

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 6/13/2019

SUBJECT: Variance V-2-19; 163 Santa Clara Street; R-1 District; Variance for additions to a single-family dwelling to exceed the 20 foot height limit within 15 feet of the front property line and for the eaves of the addition to encroach up to 1 foot, 6 inches from the north side property line; Cameron Helland, applicant; Ambert Yeung, owner.

REQUEST: The applicant requests Planning Commission approval of a variance to the 20 ft height limit within 15 ft of the front property line and to the 2 ft, 6 inch setback requirement for roof eaves to the side property line to allow approximately 142 sq ft of additions to an existing single-family home with nonconforming lot coverage and setbacks.

RECOMMENDATION: Approve Variance V-2-19 in part by approving the requested height limit variance and denying the requested eave setback variance via adoption of Resolution V-2-19, containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Additions to an existing single-family home are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301(e) of the CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: The R-1 District development standards are located in BMC Section 17.060.040. Regulations for alterations of nonconforming structures are contained in BMC Chapter 17.38. Variance application procedures and findings are located in BMC Chapter 17.46.

ANALYSIS AND FINDINGS:

Project Description

The subject property is a substandard lot with respect to the minimum lot size, width, and depth requirements of the R-1 District, measuring approximately 2,444 sq ft in size, 25 feet in width, and 98 feet in depth. The property features an approximately 31% cross-slope upward (southeast) from Santa Clara Street. The site is developed with a two-level duplex and a one-car garage totaling 1,618 sq ft (including a 200 sq ft exemption for the garage as allowed per BMC Section 17.06.040.F). The existing duplex use, lot coverage, and setbacks of existing development on the property do not conform to the R-1 District standards.

The project would convert the nonconforming duplex unit to a conforming single-family dwelling and accessory dwelling unit and add approximately 142 sq ft of additions to the structure consistent with BMC Section 17.38.080. As the project would result in a conforming single-family use (with

ADU), no Use Permit is required to allow expansion of the structure as would otherwise be required per BMC Section 17.38.030.

The project would add approximately 94 sq ft at the first level (ADU), and approximately 48 sq ft at the second level (single-family home) within the existing structural footprint of the building, resulting in no increase in the existing nonconforming lot coverage. The additions would comply with the required 3 ft side and 7 ft, 10 inch (block average) front setbacks and the maximum floor area of 1,760 sq ft. However, the additions would exceed the 20 ft height limit within 15 ft of the front property line by approximately 4 ft, 1 inch. Additionally, the proposed eaves of the addition would be setback 1 ft, 6 inches from the north side property line where a minimum setback of 2 ft, 6 inches is allowed by BMC Section 17.32.070.A.1.a.

Variance Analysis

In order to approve a Variance per BMC Section 17.46.010, the Planning Commission must find that special circumstances are applicable to the property such that strict application of the zoning regulation would deprive the property of privileges enjoyed by other properties in the vicinity in the same zoning district, and must impose conditions to assure that the adjustment does not constitute a grant of special privilege.

Special Circumstances Applicable to Subject Property: Based on staff's review of the 26 properties in the 100-block of Santa Clara Street, while the lot's substandard size alone would not be unusual, the degree of discrepancy between the north and south side lot lines, resulting angled front lot line, and cross-slope make the property's situation unique. Attachment C shows the neighborhood context in an aerial view and provides assessor parcel maps showing lot dimensions for comparison purposes.

The subject property has an approximately 31% cross-slope rising from its northwest corner to its southeast corner, and an angled front property line resulting from a 12 ft discrepancy in the length of the north and south side property lines. These circumstances, combined with the existing nonconforming lot coverage of the existing structure, constrain expansion of the home to a narrow, angled band within the existing footprint of the structure, toward Santa Clara Street. As shown on the applicant's site plan, the southern portion of the proposed additions falls just outside the area of the lot subject to the 20 ft height limit within 15 ft of the front property line, but the northern portion extends into this area due to the angle of the front property line.

While special circumstances exist to support the requested variance to the 20 ft height limit within 15 ft of the front lot line, no circumstances appear to exist to support the requested variance to the 2 ft, 6 inch setback for roof eaves. While the requested setback variance would allow for the new roof eaves to be flush with the existing building wall- an aesthetically appealing architectural design- the eaves could be reduced from their proposed 2 ft, 2 inch dimension to comply with the 2 ft, 6 inch setback and still provide a 1 ft, 2 inch overhang. As such, staff is recommending that the eave design be modified to comply with the 2 ft, 6 inch setback in the plans submitted for the building permit.

Privileges Enjoyed by Others in the Vicinity Deprived to Subject Property: In the R-1 District, structures within 15 ft of the front lot line may not exceed 20 ft in height, though the maximum height for any other location on the lot may be 28 ft or 30 ft, depending on the slope of the lot. Strict application of the 20 ft height limitation in the only area of the subject property where expansion may occur (limited by the circumstances described above) would allow for only the first level (ADU) to be expanded as designed, and would preclude expansion of the second level (the single-family dwelling). Other lots in the 100-block of Santa Clara Street are not similarly encumbered, whether due to their larger size or the lesser degree of the angle of their front property lines to Santa Clara Street.

While strict application of the 20 ft height limit within 15 ft of the front lot line would deprive the property owner of privileges enjoyed by others in the vicinity, strict application of the 2 ft, 6 inch setback requirement for roof eaves would not prevent reasonable expansion of the existing dwelling. As indicated in the previous section, the addition eaves could be reduced to 1 ft, 2 inches in dimension in order to comply with the setback.

It should be noted that both the ADU and single-family dwelling would retain the same number of bedrooms (one and two, respectively). The square footage of both the ADU and single-family dwelling would remain modest at 632 sq ft and 1,128 sq ft, respectively.

Conditions Necessary to Prevent a Grant of Special Privilege: To ensure the height variance would not constitute a grant of special privilege, Conditions of Approval A.1 and A.2 require new door and window openings and exterior materials to meet all applicable California Building and Fire Code standards in regards to fire rating, design, and operation. Additionally, Condition of Approval A.3 requires that the pre-existing structure be brought into conformity with the standards for new construction to eliminate existing health or safety hazards if the Building Official determines the alterations constitute a "major rebuild", per BMC Section 15.08.140. Lastly, Condition of Approval A.4 requires that existing nonconforming roof eaves be eliminated in the submitted roof plan, such that the only nonconforming eaves would be the eaves associated with the additions subject to this variance request.

No conditions of approval are included for the request for the eave setback variance as staff is not recommending approval of that part of the request.

ATTACHMENTS:

- A. Draft Resolution V-2-19 with recommended Findings and Conditions of Approval
- B. Vicinity map
- C. Project data table
- D. Neighborhood aerial and assessor parcel maps (100-block of Santa Clara Street)
- E. Applicant's supporting statements and plans



Julia Ayres, Associate Planner



John Swiecki, Community Development Director

Draft
RESOLUTION V-2-19

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING VARIANCE V-2-19
FOR ADDITIONS TO 163 SANTA CLARA STREET

WHEREAS, Cameron Helland applied to the City of Brisbane for Variance approval for construction of additions to a single-family dwelling at 163 Santa Clara Street to exceed the 20 foot height limit within 15 feet of the front lot line, and for the eaves of the additions to encroach within 1 foot, 6 inches from the side property lines, such application being identified as V-2-19; and

WHEREAS, on June 13, 2019, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301(e) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Variance review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of June 13, 2019 did resolve as follows:

Variance V-2-19 is approved in part by approving the requested height limit variance and denying the requested eave setback variance via adoption of Resolution V-2-19, containing the findings and conditions of approval.

ADOPTED this 13th day of June, 2019, by the following vote:

AYES:
NOES:
ABSENT:

PAMALA SAYASANE
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

DRAFT
EXHIBIT A

Action Taken: Partial approval of Variance V-2-19, approving the requested variance to the 20 ft height limit within 15 ft of the front lot line and denying the requested eave setback variance, per the staff memorandum with attachments, via adoption of Resolution V-2-19.

Findings:

Variance V-2-19

- The granted variance to the 20 ft height limit requirement within 15 ft of the front property line is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located, per the conditions of approval contained in Exhibit A, specifically, Conditions of Approval A.1, A.2, A.3, and A.4.
- Because of special circumstances applicable to subject property, specifically its 31% southeast cross-slope, angled front property line resulting from a 12 ft discrepancy between the north and south side property lines, and the existing nonconforming lot coverage of the existing structure, expansion of the home is constrained to a narrow, angled band within the existing footprint of the structure. The strict application of the 20 ft height limit within 15 ft of the front property line is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, namely to expand the single-family home within allowable setbacks, floor area, and lot coverage limitations of the R-1 District. However, the applicant's variance request for the setback requirements for roof eaves is not supported by special circumstances and its strict application would not deny the property owner of privileges enjoyed by others in the vicinity, and that part of the variance request is hereby denied.

DRAFT

Conditions of Approval:

Prior to Issuance of a Building Permit

- A. The applicant shall obtain a building permit prior to proceeding with construction. Plans submitted for the building permit shall substantially conform to plans on file in the City of Brisbane Planning Department, subject to the following conditions:
 1. The submitted plans shall show the eaves for the addition with no less than a 2 ft, 6 inch setback from the side property lines. Additionally, existing nonconforming roof eaves shall be eliminated in submitted roof plans.
 2. Any new or modified window or door openings in existing walls encroaching within required setbacks shall conform to all applicable California Building Code and Fire Code provisions, as determined by the Building Official.
 3. All new exterior materials, including but not limited to siding and roof, shall be fire-rated consistent with all applicable California Building Code and Fire Code requirements, as determined by the Building Official.
 4. The pre-existing structure shall be brought into conformity with the standards for new construction as the Building Official may determine to be necessary or appropriate to eliminate existing health or safety hazards, including, but not limited to, defects in structural integrity, defective or inadequate electrical installations, defective or inadequate fire sprinkler, sanitary sewer or storm drainage facilities, and substandard street access to the property should the Building Official determine that the alterations will constitute a "major rebuild", where 75% or more of the combined surface area of the interior walls and ceilings of the habitable rooms are to be removed to expose support members, per BMC Section 15.08.140.
- B. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit from the Department of Public Works for any proposed construction activity and private improvements within the public right-of-way.
- C. Prior to issuance of a building permit, an agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.
- D. Prior to issuance of a building permit, the applicant shall obtain an Accessory Dwelling Unit Permit from the Planning Director.

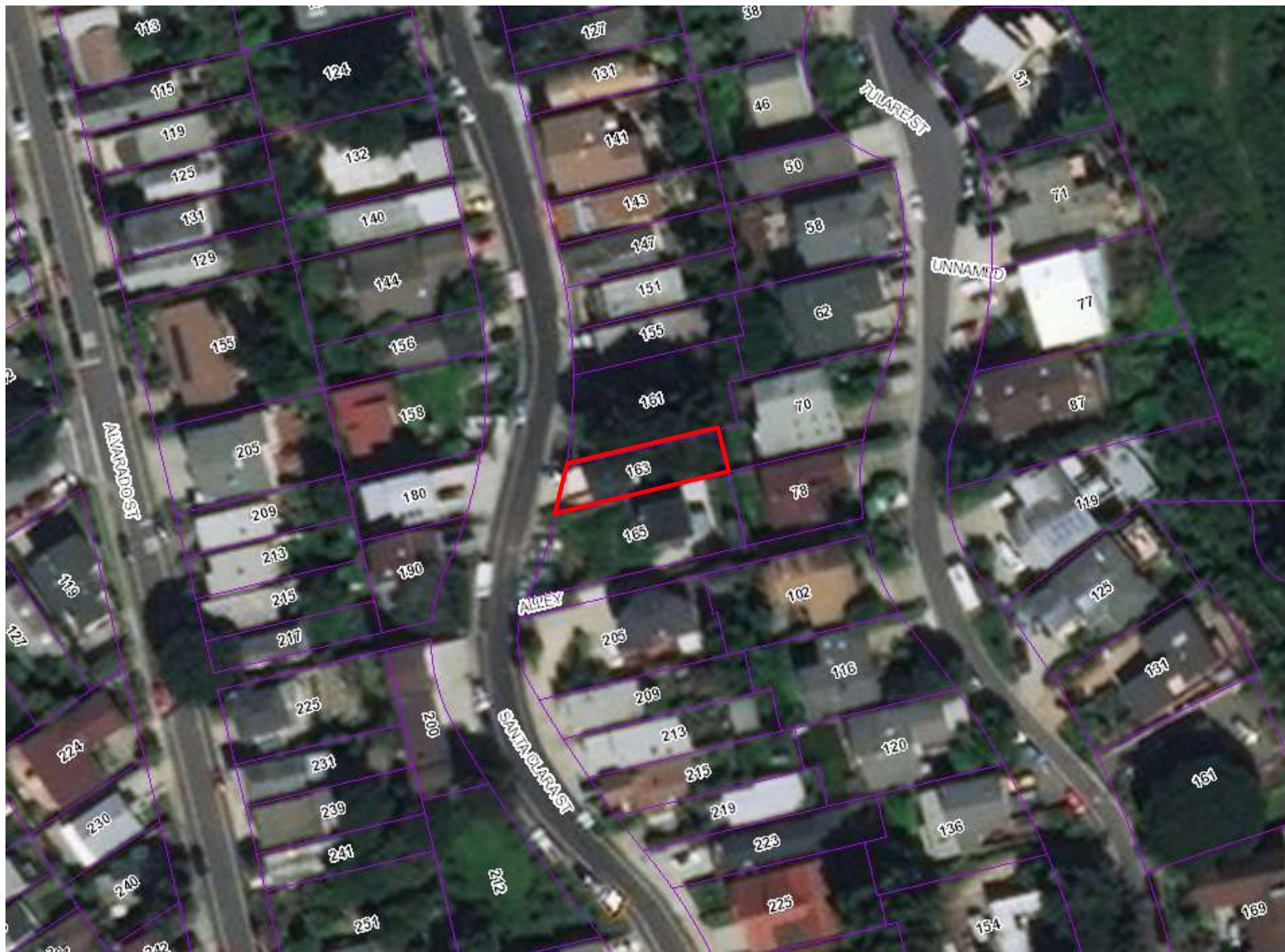
Other Conditions

- E. All glass shall be nonreflective, and all exterior lighting shall be located so as not to cast glare upward or onto surrounding streets or properties.
- F. Water and sanitary sewer service and storm drainage details shall be subject to approval by the City Engineer.

- G. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
- H. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
- I. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- J. The Variance permit approval shall expire two years from its effective date (at the end of the appeal period) if a Building Permit has not been issued for the approved project or if the Building Permit, once issued, is allowed to expire prior to final inspection.

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Vicinity Map



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Neighborhood Aerial and Assessor Parcel Maps

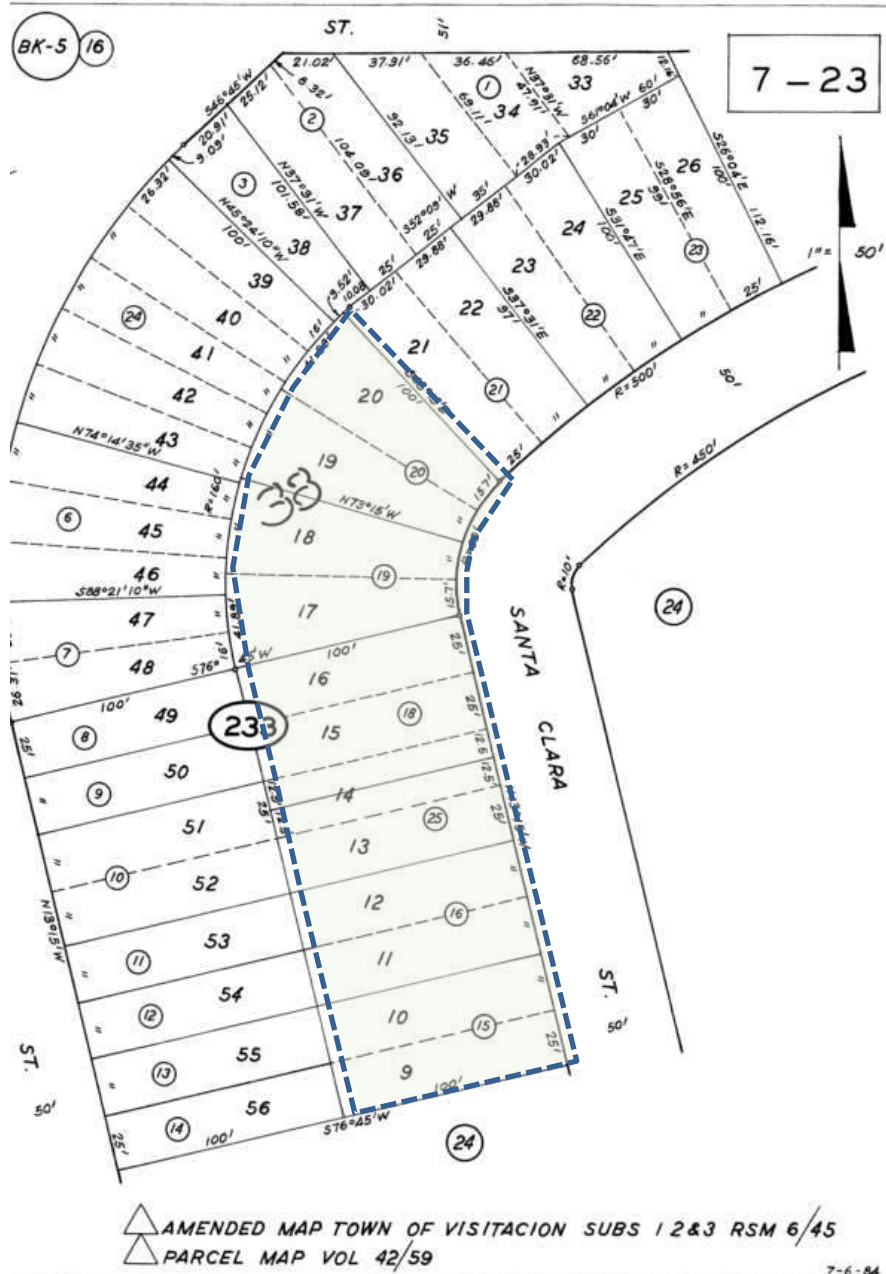


Neighborhood Aerial and Assessor Parcel Maps

7-24



Neighborhood Aerial and Assessor Parcel Maps



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Project Data Table

ADDRESS	163 Santa Clara Street				
APN	007242220				
ZONING DISTRICT	R-1 District				
Development Standard	Existing	Proposed	Min/Max	Complies	Does not comply
Lot Area	2444 SF	n/a	5,000 SF	X Lot of record	
Lot Slope	31%	n/a	n/a	n/a	
Lot Coverage	1240 SF or 51%	n/c	977.6 or 40%		X existing
Floor Area	1818 SF gross - 200 SF garage = 1618 SF or 0.66 FAR	+ 142 SF = 1960 SF gross - 200 SF garage = 1760 or 0.72 FAR	1760 or 0.72 FAR	X	
Setbacks					
N Side Lot Line	1'	Additions:	3'	X Additions	
S Side Lot Line	1.2'	Additions:	3'	X Additions	
Rear Lot Line	35.3'	Additions:	10'	X	
Front Lot Line	12'	Additions: 7' 10"	7' 10" (block average)	X	
Garage	Front: 0'	n/c	0'	X	
	N Side: 1.17'	n/c	3'		X existing
	S Side: ~ 6'	n/c	3'	X	
Eaves	0'	Additions: 1' 6" to side lot line	2' 6" to side lot line		X Variance
Height	18' 6"	Additions: 24' 1"	30'	X	
15' from front lot line	n/a	Additions: 24' 1"	20'		X Variance
Parking	2 (1 covered)	n/c	ADU: 0 Main home: 2 (1 covered)	X	

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HELLAND ARCHITECTURE

Project: Santa Clara Street (BzL) Remodel
Address: 163 Santa Clara Street, Brisbane, CA 94005
APN: 007242220
Owner: Ambert Yeung
Date: 4/18/2019

Variance Application - Supporting Statements - Attachment A**1) What special circumstances, such as size, shape, or topography of the property, or its location or surroundings, apply to your site?**

The subject property is < 2,500 sq. ft. and is a long, narrow lot on a steeply sloping (>20%) site. The front property line cuts across at 26° which is the greatest on the 100 block of Santa Clara Street and is the only 2,500 sq. ft. lot affected to this degree. Due to historical reasons the 50 ft. right-of-way of Santa Clara Street runs directly along the front facade of the garage structure. After the adoption of modern planning code, this property fell into non-conformance for its side and front setbacks and lot coverage. The existing property is surrounded on three sides (to the North, East and South) by neighboring, multi-level structures. Three, mature and over-grown pine trees, rooted along the property line of the neighbor to the North, shade the rear half of our property for a majority of the day. As a result of the steeply sloping site and the proximity of the neighboring structures and vegetation, the primary access to light and views is at the front half (western-most) facing side of the property.

2) How do these special circumstances impact your site when the Zoning Ordinance is applied to the site?

Due to the extensive grade change from the back of the property (high-point) to the front (low-point), the existing building is a terracing structure, stepping down the property from the rear yard to the front yard driveway abutting Santa Clara Street. As a result, the only expansion option to achieve the small lots maximum floor area ratio is to move the front facade forward. One alternative that was considered involves excavating deep into the hillside which is impossible due to the existing lot coverage, excessive associated costs, and would result in significant excavation into below grade space. The only compliant solution would require lowering the top floor roof height significantly and then angling the front facade at 26° which is awkward and undesirable.

The side setback non-conformance affects any modification to the existing roofline and eaves structure. In order to move in the direction of compliance, our current proposal voluntarily removes the eaves and traditional gutters along both sides of the house and incorporates them into the roofline thus reducing the overall non-conformance by 71 sq. ft. and proposes to continue this feature through the front addition and eave.

3) What privileges enjoyed by other properties in the vicinity and same zoning district would you be deprived of when the Zoning Ordinance is applied to your site, given its special circumstances?

Due to the existing non-compliance of the lot coverage area and the side-yard setback, the only significant and viable development that can occur on the site is at the front of the property and over the existing patio to reach the allowable floor area ratio. Both adjacent properties that share the 26° front property line have lot sizes far greater that would allow significant property expansion due to its layout and respective floor area ratio and thus are not constrained by this issue. Since we cannot expand the building's overall footprint, we are seeking a minor variance to permit the building height of 25' within 15' of the front property line, so we can expand the livable floor area of both floors over a portion of the existing front patio. Additionally, we are offering to remove the existing, non-compliant roof eaves and integrate the gutter system into the roof itself, a challenging design that would be best implemented as a straight line along the entire roof edge.

4) What conditions of approval could be attached to the variance to assure that you comply with the intent of the Zoning Ordinance and other applicable regulations?

- No expansion beyond the existing building footprint
- Overall building height to remain unchanged and roof slope and roof profile to match existing
- Existing non-compliant roof eaves and gutters will be removed and integrated into the roof design

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SANTA CLARA STREET REMODEL Attachment E

PROJECT TEAM	DRAWING LIST INDEX
OWNERS AMBERT YEUNG 163 SANTA CLARA STREET BRISBANE, CA 94005 TEL (650) 387-5822 EMAIL ambertyeung@gmail.com	COVERS & TITLE-24 A0.1 TITLE SHEET A0.2 GENERAL NOTES A0.3 EXTERIOR MATERIALS A0.4 EXISTING AREA CALCULATIONS A0.5 SITE PHOTOS
ARCHITECT CAM HELLAND HELLAND ARCHITECTURE 389 12TH AVE SAN FRANCISCO, CA 94118 TEL (970) 275-8778 (Cam) EMAIL cam@hellandarchitecture.com	SURVEY - HOUSE LOCATION SURVEY
	SITE A1.0 EXISTING SITE PLAN A1.1 PROPOSED SITE PLAN
	LANDSCAPE L1.1 CONCEPTUAL LANDSCAPE PLAN
	ARCHITECTURE A2.0 EXISTING & DEMOLITION FLOOR PLANS A2.1 PROPOSED FLOOR PLANS A2.2 EXISTING & PROPOSED ROOF PLANS A3.1 EXISTING EXTERIOR ELEVATIONS A3.2 PROPOSED EXTERIOR ELEVATIONS A4.1 BUILDING SECTIONS



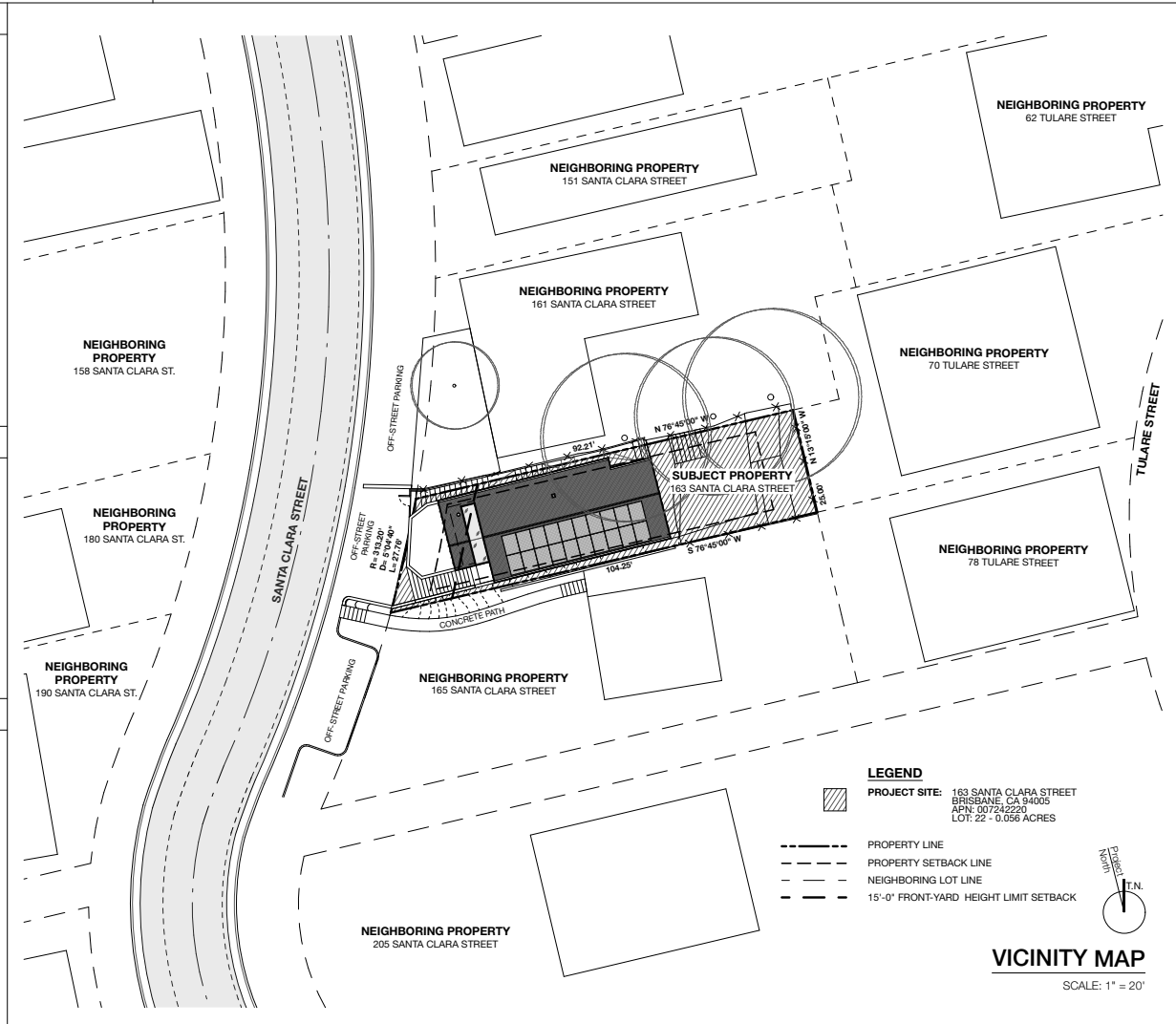
EXISTING FRONT FACADE - VIEW FROM SANTA CLARA STREET



PROPOSED FRONT FACADE - VIEW FROM SANTA CLARA STREET

PROJECT SCOPE			
SCOPE OF WORK INCLUDES THE INTERIOR RENOVATION AND EXTERIOR IMPROVEMENTS TO AN EXISTING 1,818 SQ. FT. NON-COMFORMING, RESIDENTIAL DUPLEX.			
SCOPE INCLUDES CONVERTING LEVEL 1 INTO AN ACCESSORY DWELLING UNIT (ADU)			
SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO:			
BASEMENT LEVEL: IMPROVEMENTS INCLUDE: NEW GARAGE DOOR, NEW PLUMBING, ELECTRICAL AND MECHANICAL EQUIPMENT, WATERPROOFING AND WATER MITIGATION AT EXISTING FOUNDATION AND EXPOSED BEDROCK			
LEVEL 1 (ADU): IMPROVEMENTS INCLUDE: ADDING +94 SQ. FT. OF LIVING SPACE, LOWERING THE FINISH FLOOR APPROX. 2'-0" (REDUCE CEILING SPACE OF GARAGE), KITCHEN AND BATHROOM REMODEL, NEW FINISHES, FIXTURES & EQUIPMENT, NEW M.E.P. AND NEW EXTERIOR DOORS AND WINDOWS			
LEVEL 2 (UNIT 2): IMPROVEMENTS INCLUDE: ADDING +48 SQ. FT. OF LIVING SPACE, NEW STAIRS, KITCHEN AND BATHROOM REMODEL, NEW FINISHES, FIXTURES & EQUIPMENT, NEW M.E.P. AND NEW EXTERIOR DOORS AND WINDOWS			
EXTERIOR: NEW EXTERIOR WALL AND ROOF CLADDING, NEW STAIRS-ON-GRADE, NEW SKYLIGHTS AND NEW PV SOLAR PANEL ARRAY AT ROOF, NEW LANDSCAPE, HARDSCAPE AND LANDSCAPE RETAINING WALLS			
NOTE: THE ABOVE PARAGRAPH IS ONLY A BRIEF SUMMARY OF THE WORK. CONTRACTOR TO CAREFULLY EXAMINE THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND DETERMINE THE ACTUAL EXTENT OF WORK TO BE PERFORMED.			
PROJECT DATA			
LEGAL			
LOCATION:	163 SANTA CLARA ST, BRISBANE, CA 94005		
LOT NO.:	22		
ACCESSOR'S PARCEL NO.:	007242220		
ZONING DISTRICT:	R-1 (RESIDENTIAL DISTRICT)		
USE:	RESIDENCE & ACCESSORY DWELLING UNIT (ADU)		
BUILDING DATA			
LOT SIZE:	0.056 ACRES / 2,444 SQ. FT.		
SITE SLOPE:	>25%		
EXISTING LOT COVERAGE:	1,240 SQ. FT. = 50.7%		
EXISTING FLOOR AREA RATIO:	0.74 = 1,818 SQ. FT.		
	0.66 = 1,618 SQ. FT. (with 200 SF. deduction per 17.06.D4)		
MAX. LOT COVERAGE:	ALLOWED: 40% = 978 SQ. FT. PROPOSED: 50.7% (1,240 SF.) - EXISTING (NO CHANGE)		
BUILDING HEIGHT LIMIT:	30'-0" (NO CHANGE)		
MAX. FLOOR AREA RATIO:	0.72 = 1,760 SQ. FT. (1,760 SF.)		
BUILDING AREA CALCULATION (NET SQUARE FEET)			
	EXISTING	PROPOSED	
GARAGE:	330 SQ. FT.	330 SQ. FT.	(+0 SF.)
ADU - LEVEL 1:	574 SQ. FT.	668 SQ. FT.	(+94 SF.)
UNIT 2 - LEVEL 2:	914 SQ. FT.	962 SQ. FT.	(+48 SF.)
SUBTOTAL:	1,818 SQ. FT.	1,960 SQ. FT.	(+142 SF.)
		-200 SQ.FT. (17.06.D4 (Deduction))	
COMBINED FLOOR AREA TOTAL:		1,760 SQ. FT. (COMBINED)	
REQUIRED BUILDING SETBACKS			
FRONT:	7'-10" (BLOCK AVERAGE)		
SIDE:	3'-0" (PER 17.06.040.2)		
REAR:	10'-0"		
PARKING PROVIDED			
ADU:	0 (NONE REQUIRED)		
UNIT 2:	1 COVERED (GARAGE) + 1 UNCOVERED (DRIVEWAY)		
OCCUPANCY GROUP			
RESIDENCE:	R-3		
GARAGE:	U		
CONSTRUCTION TYPE			
TYPE V-B; (N) SPRINKLER SYSTEM			

SITE LOCATION MAP (NTS)	
APPLICABLE BUILDING CODES	
ALL WORK NOTED SHALL BE IN FULL ACCORD AND COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES AND STANDARDS LISTED BELOW AND ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN SAN MATEO COUNTY AND THE CITY OF BRISBANE, CA	
2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA FIRE CODE (CFC) 2016 CALIFORNIA PLUMBING CODES (CPC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA ENERGY CODE (EFFECTIVE JANUARY 1, 2017) 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA EXISTING BUILDING CODE	
GENERAL NOTES	
1. DO NOT SCALE THESE DRAWINGS 2. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK 3. IF THESE DRAWINGS ARE NOT IN 24"x36" FORMAT, THEY HAVE BEEN REDUCED OR ENLARGED. 4. ALL OMISSIONS OR CONFLICTS BETWEEN DRAWINGS, SPECIFICATIONS AND GOVERNING CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE STARTING THE WORK INVOLVED. 5. TITLE 24 ENERGY REQUIREMENTS DESCRIBED IN THE REPORT ARE INCLUDED IN THE CONTRACT DOCUMENTS AND REPRESENT MINIMUM REQUIREMENTS. THESE DRAWINGS REPRESENT APPROXIMATIONS OF THE EXISTING CONDITIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES BETWEEN DRAWINGS AND/OR SUPPORTING DOCUMENTS AND EXISTING SITE CONDITIONS BEFORE STARTING THE WORK INVOLVED. 6.	



HELLAND ARCHITECTURE
 389 12TH AVE | SAN FRANCISCO, CA 94118 | T 970 275 8778

LICENSED ARCHITECT
 CAMERON HELLAND
 STATE OF CALIFORNIA
 C 35654
 REN 02/28/2021

PRELIMINARY
 NOT FOR CONSTRUCTION

SANTA CLARA STREET REMODEL
 163 SANTA CLARA STREET,
 BRISBANE, CA 94005

DRAWING ISSUE:		DATE	DESCRIPTION
NO.	1	04/03/19	PRE-APPLICATION PLANNING REVIEW
	2	04/18/19	PLANNING VARIANCE APPLICATION
	3	05/29/19	PLANNING SUBMITTAL
	4		
	5		
	6		

TITLE SHEET

DRAWING BY: CH
 DATE: 5/29/19
 SCALE: AS NOTED

A0.1



VIEW FROM STREET AT NORTHWEST PROPERTY CORNER
FACING NORTH AND WEST (FRONT) FACADES



VIEW FROM STREET AT SOUTHWEST PROPERTY CORNER
FACING SOUTH AND WEST (FRONT) FACADES



1 7/8" CORRUGATED RUSTED (CORTEN) METAL SIDING AND ROOFING



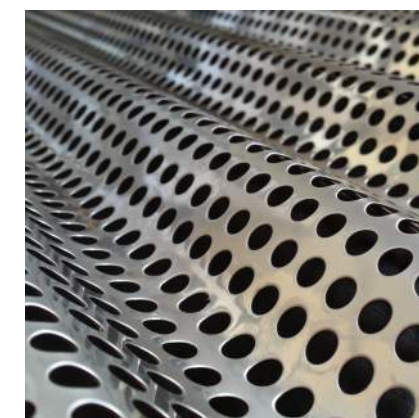
2 RUSTED (CORTEN) METAL PLATE, TRIM AND FLASHING; MATCH CORRUGATED MATERIAL



3 SMOOTH TROWELED EXTERIOR CEMENT STUCCO



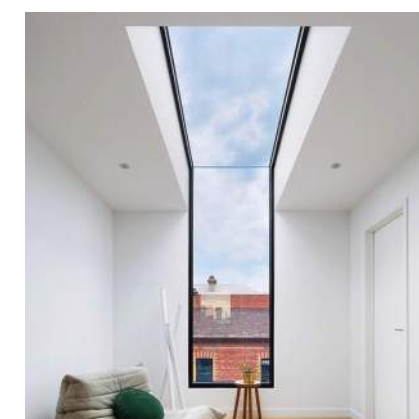
4 SMOOTH 'SACKED FINISH' NATURAL CONCRETE



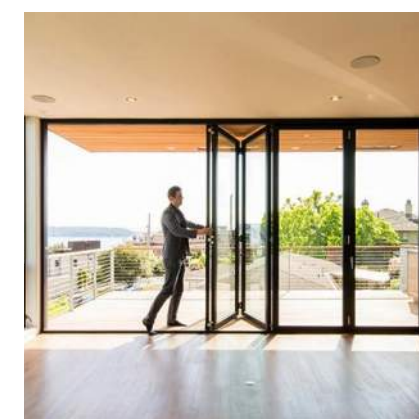
5 7/8" CORRUGATED PERFORATED CLEAR-ANODIZED ALUMINUM SCREEN OVER GLAZING



6 EXTERIOR-GRADE FIBER CEMENT BOARD PANEL WITH EXPOSED FASTENERS



7 CONTINUOUS ALUMINUM FRAME, TEMPERED & LAMINATED GLASS SKYLIGHT



8 CLEAR ANODIZED, THERMALLY-BROKEN, ALUMINUM FRAME WINDOWS AND DOORS

HELLAND | ARCHITECTURE
389 BETHAVE | SAN FRANCISCO | CA 94118 | T 970 275-8778

LICENSED ARCHITECT
CAMERON HELLAND
STATE OF CALIFORNIA
C 3 5 6 5 4
REN 02/28/2021

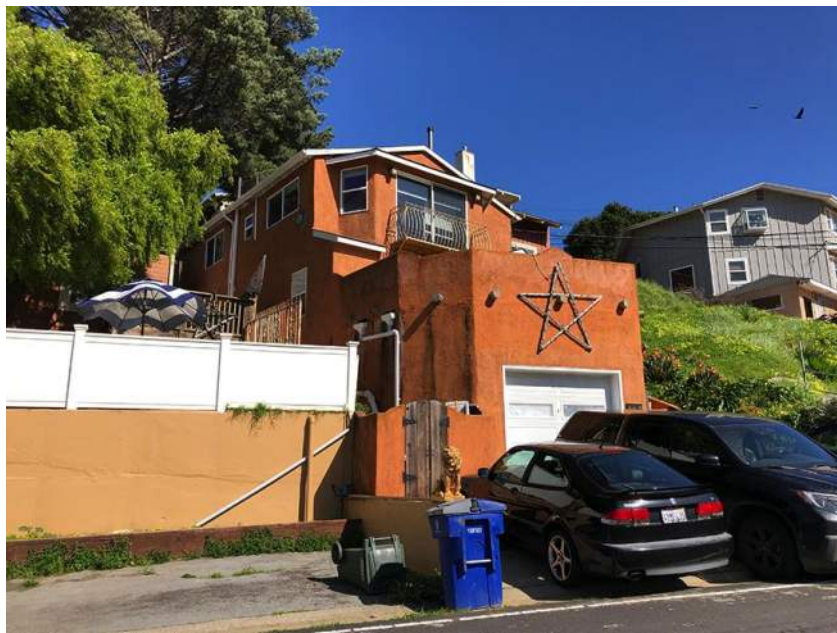
PRELIMINARY
NOT FOR CONSTRUCTION

SANTA CLARA STREET REMODEL
163 SANTA CLARA STREET,
BRISBANE, CA 94005

DRAWING ISSUE:		DESCRIPTION
NO.	DATE	
1	04/03/19	PRE-APPLICATION PLANNING REVIEW
2	04/16/19	PLANNING VARIANCE APPLICATION
3	05/29/19	PLANNING SUBMITTAL
4		
5		
6		

EXTERIOR MATERIALS
DATE: 5/29/19
SCALE: AS NOTED
DRAWING BY: CH

A0.3



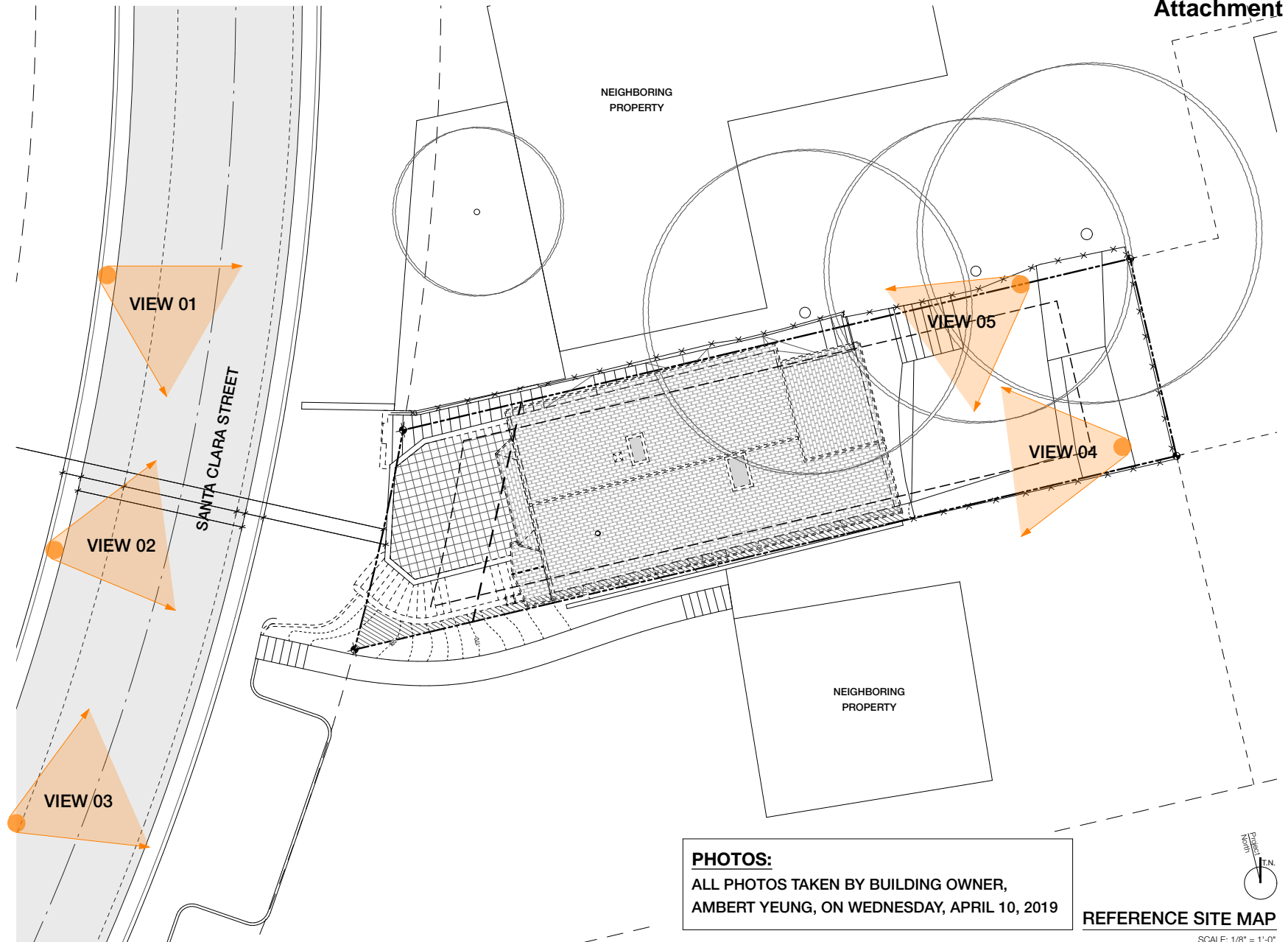
SITE PHOTO - VIEW 01



SITE PHOTO - VIEW 02



SITE PHOTO - VIEW 03



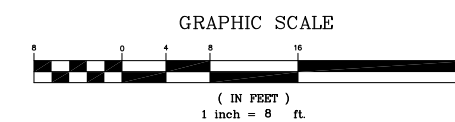
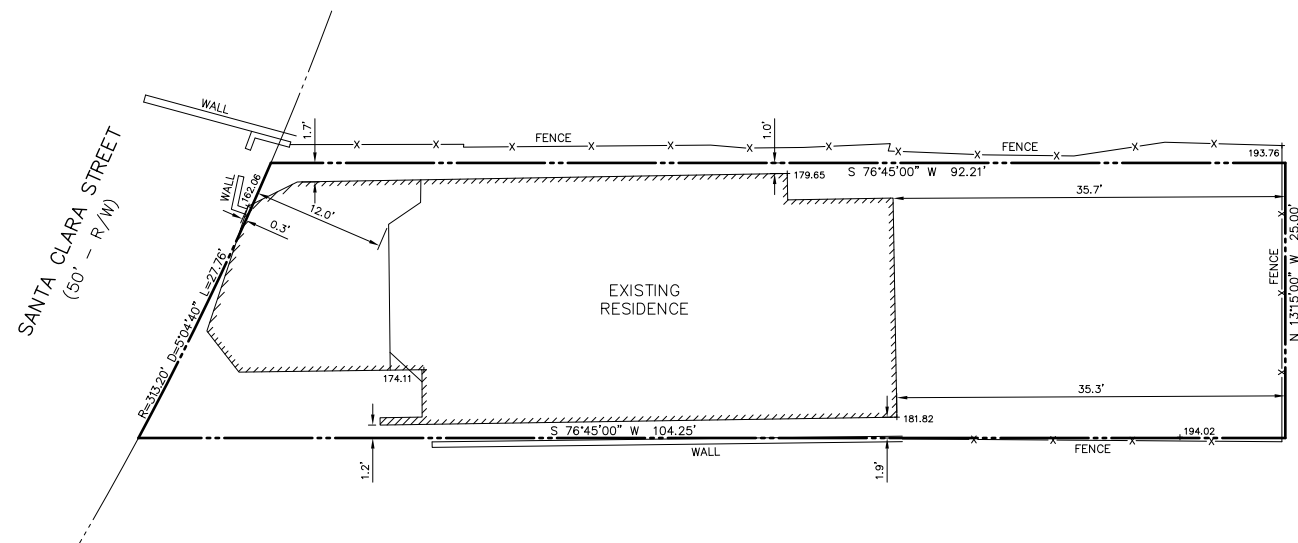
SITE PHOTO - VIEW 04



SITE PHOTO - VIEW 05

DRAWING ISSUE:	NO.	DATE	DESCRIPTION
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	5		
	6		

SITE PHOTOS	DATE	DRAWING BY: CH
	5/29/19	
	SCALE: AS NOTED	



REV.	DESCRIPTION	BY:	DATE:









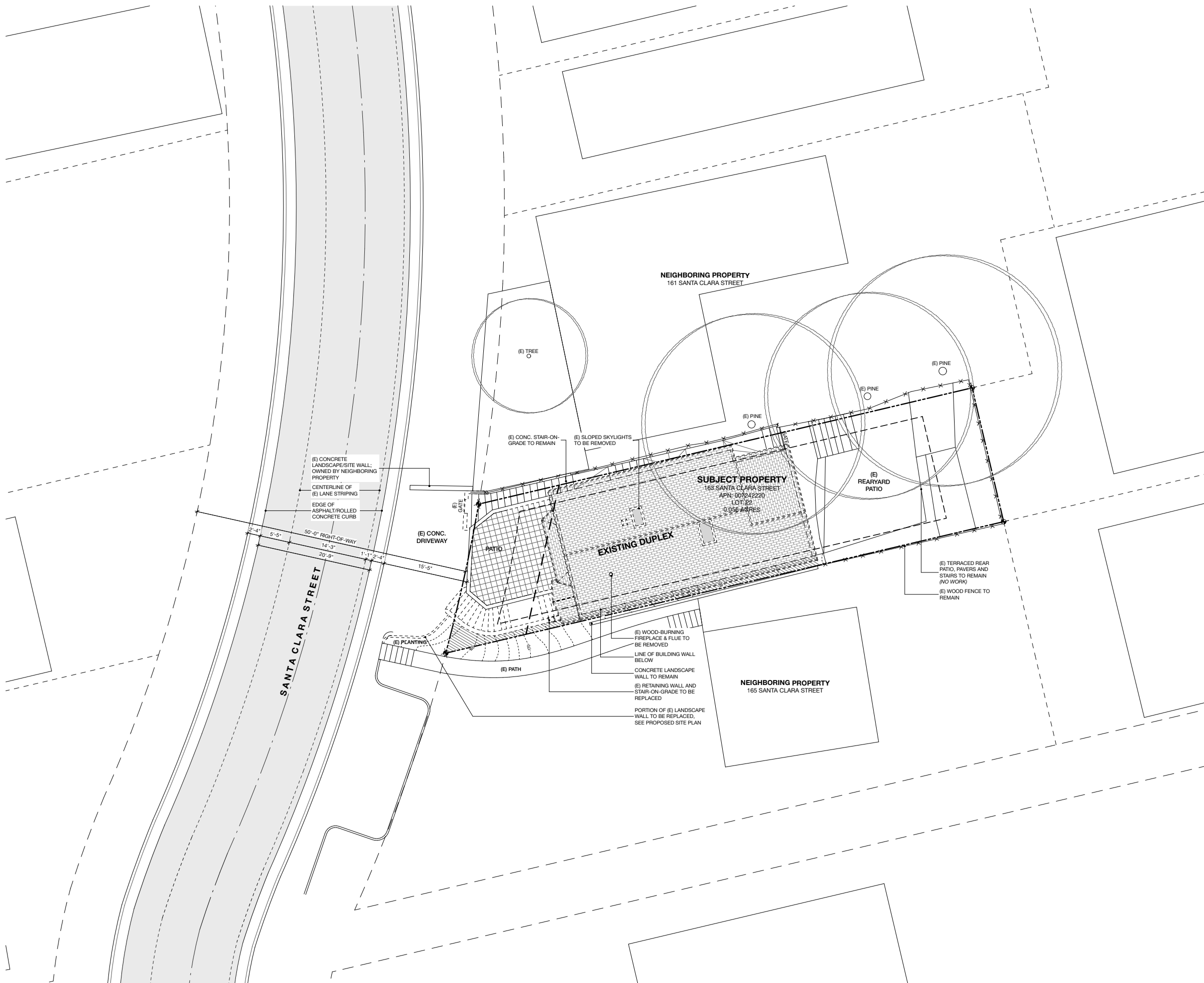
DAINS LAND SURVEYING
 rdains@dainslandsurveying.net
 (650) 743-0831

PREPARED FOR:
 AMBERT YEUNG

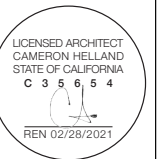
HOUSE LOCATION PLAN
 163 SANTA CLARA STREET
 A.P.N. 007-242-220
 LOT 37, BLOCK 39, 6 MAPS 45
 BRISBANE SAN MATEO COUNTY CALIFORNIA

DRAWN BY: RJD
 DESIGNED BY: ---
 CHECKED BY: RJD
 SCALE: 1"=8'
 DATE: 11/29/18
 PROJECT NO.
 18-797
 SHEET
 1 OF 1

- SHEET NOTES:**
-  < 20% SLOPE
 -  ASPHALT STREET (PUBLIC)
 -  PROPERTY LINE
 -  BUILDING SETBACK
 -  NEIGHBORING PROPERTY
 -  50' RIGHT-OF-WAY



HELLAND ARCHITECTURE
389 BETHAVE | SAN FRANCISCO | CA 94118 | T 970 275-8778



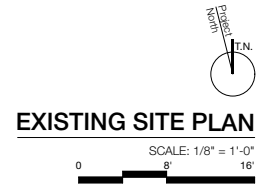
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NOT FOR CONSTRUCTION

SANTA CLARA STREET REMODEL
163 SANTA CLARA STREET,
BRISBANE, CA 94005







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EXISTING SITE PLAN	DRAWING BY: CH
DATE: 5/29/19	SCALE: AS NOTED



A1.0

- SHEET NOTES:**
-  < 20% SLOPE
 -  ASPHALT STREET (PUBLIC)
 -  PROPERTY LINE
 -  BUILDING SETBACK
 -  NEIGHBORING PROPERTY
 -  50' RIGHT-OF-WAY

HELLAND ARCHITECTURE
389 BETHAVE | SAN FRANCISCO | CA 94118 | T 970 275-8778

LICENSED ARCHITECT
CAMERON HELLAND
STATE OF CALIFORNIA
C 3 5 6 5 4
REN 02/28/2021

PRELIMINARY
NOT FOR CONSTRUCTION

SANTA CLARA STREET REMODEL
163 SANTA CLARA STREET,
BRISBANE, CA 94005

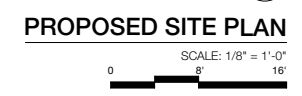
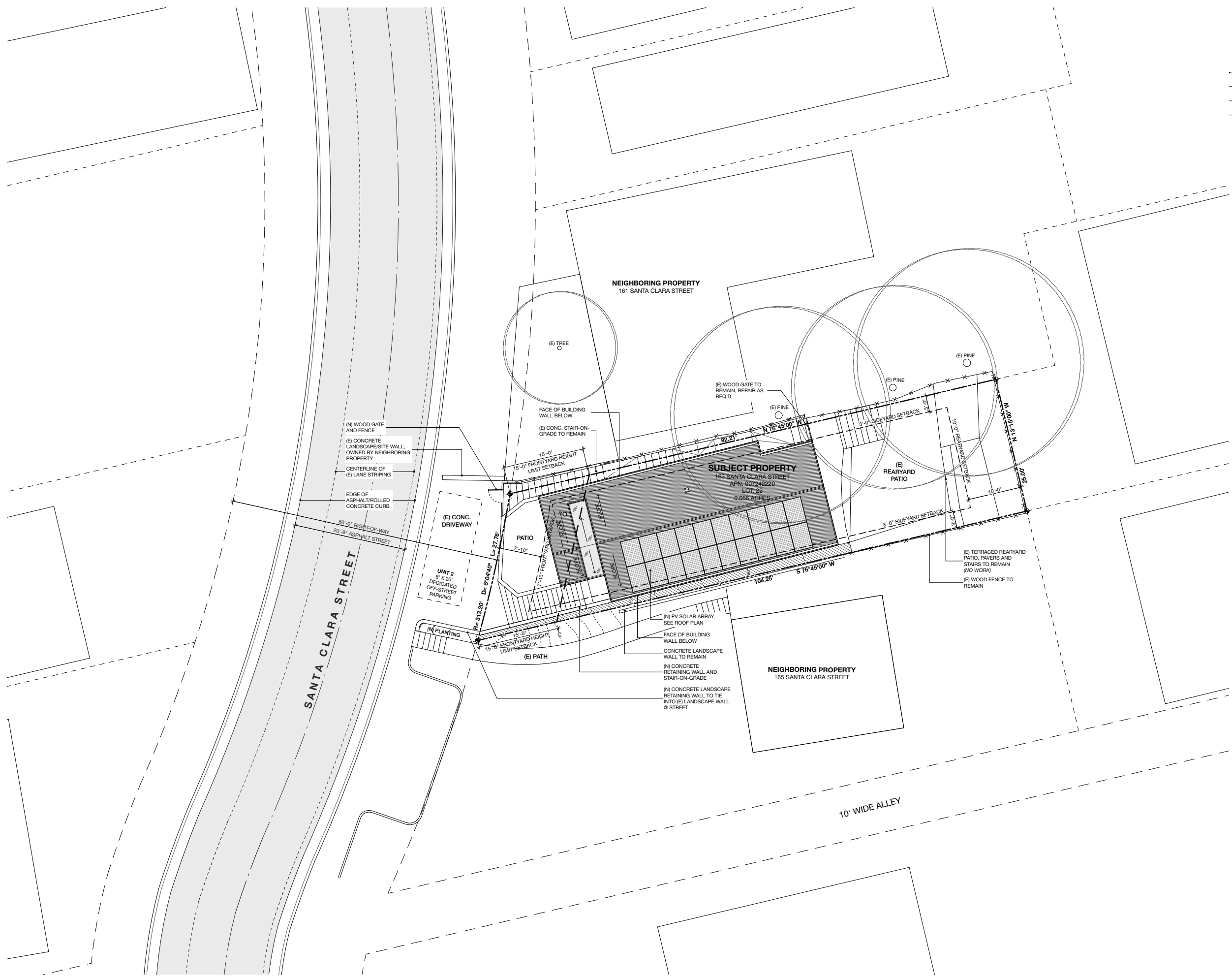
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PROPOSED SITE PLAN

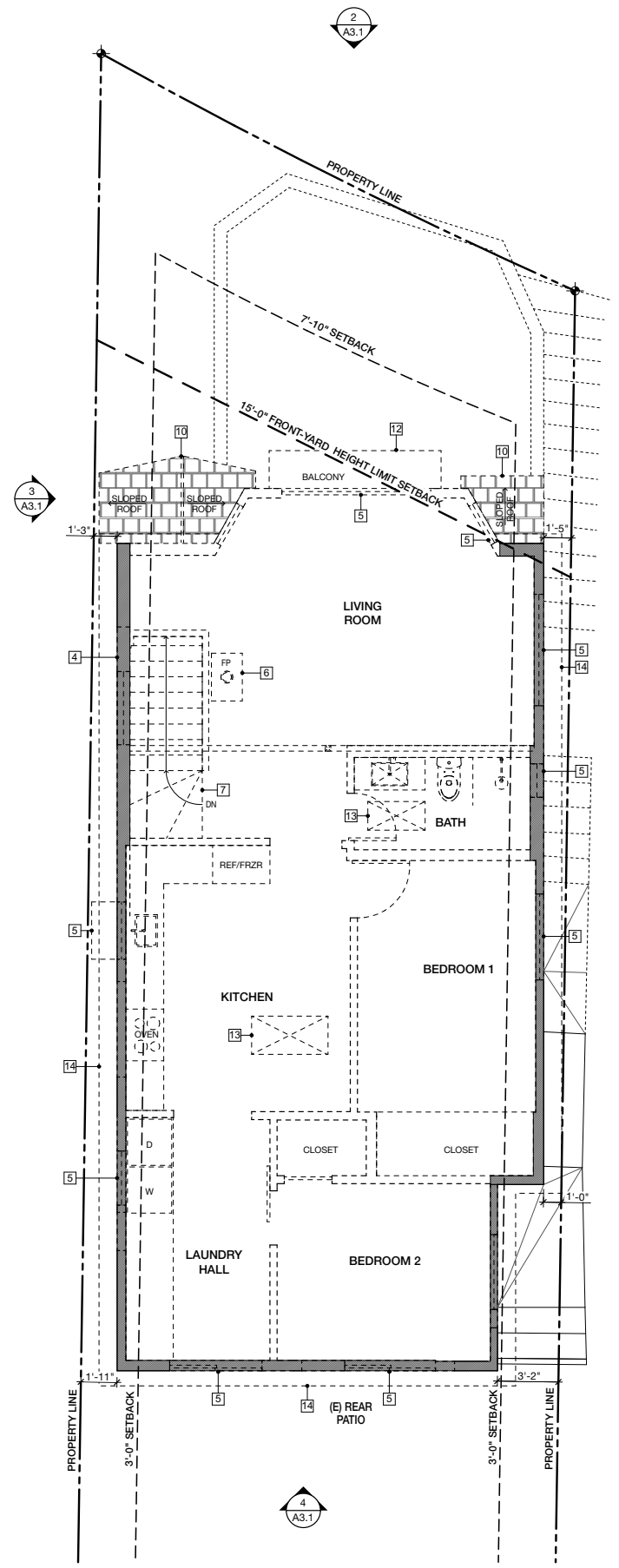
DATE: 5/29/19	DRAWING BY: CH
SCALE: AS NOTED	

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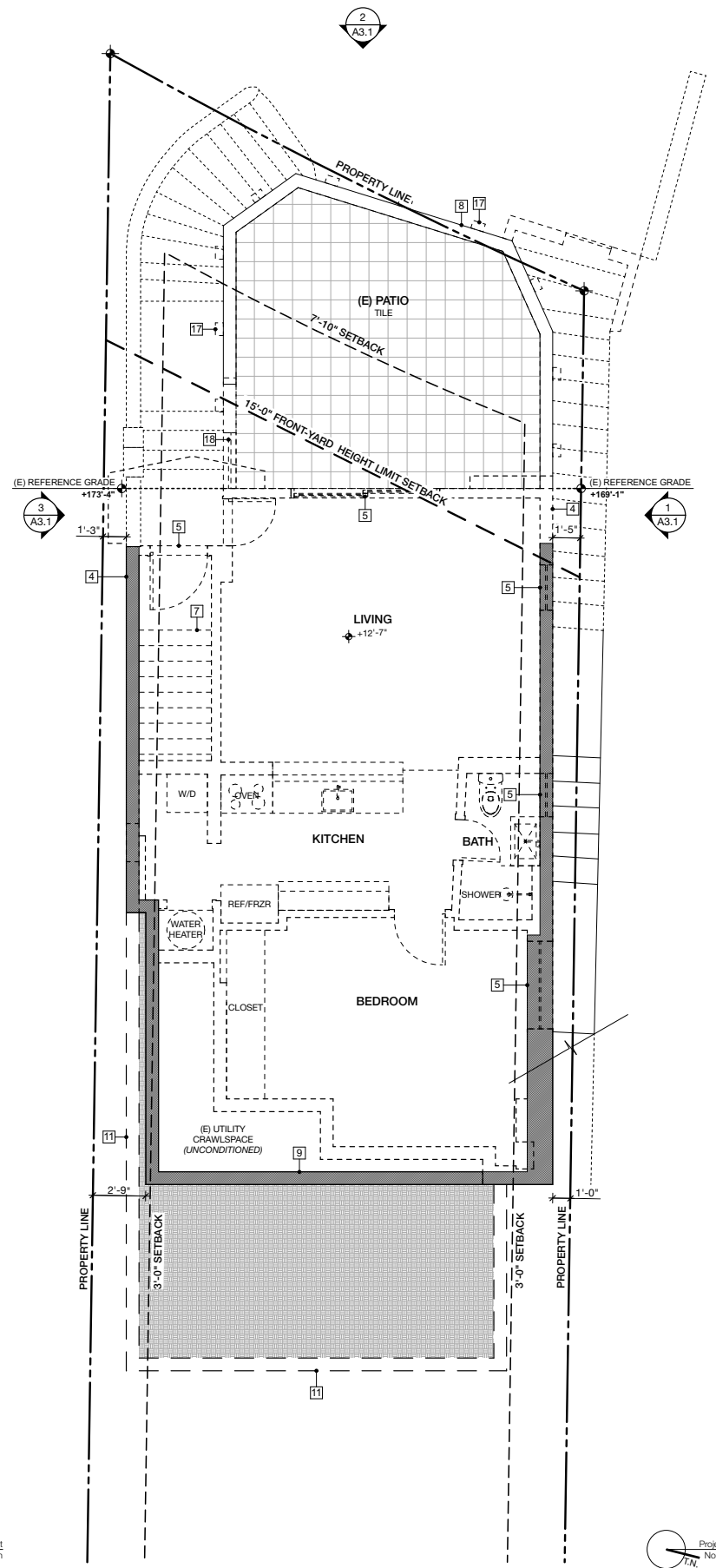


- KEYED NOTES:**
- EXISTING WALLS OR OTHER ITEMS TO BE DEMOLISHED
 - EXISTING WALLS OR OTHER ITEMS TO REMAIN
 - PORTION OF EXISTING WALL FRAMING TO REMAIN; SEE PROPOSED FLOOR PLANS AND ELEVATIONS FOR NEW DOOR/WINDOW OPENINGS IN EXISTING FRAMED WALL

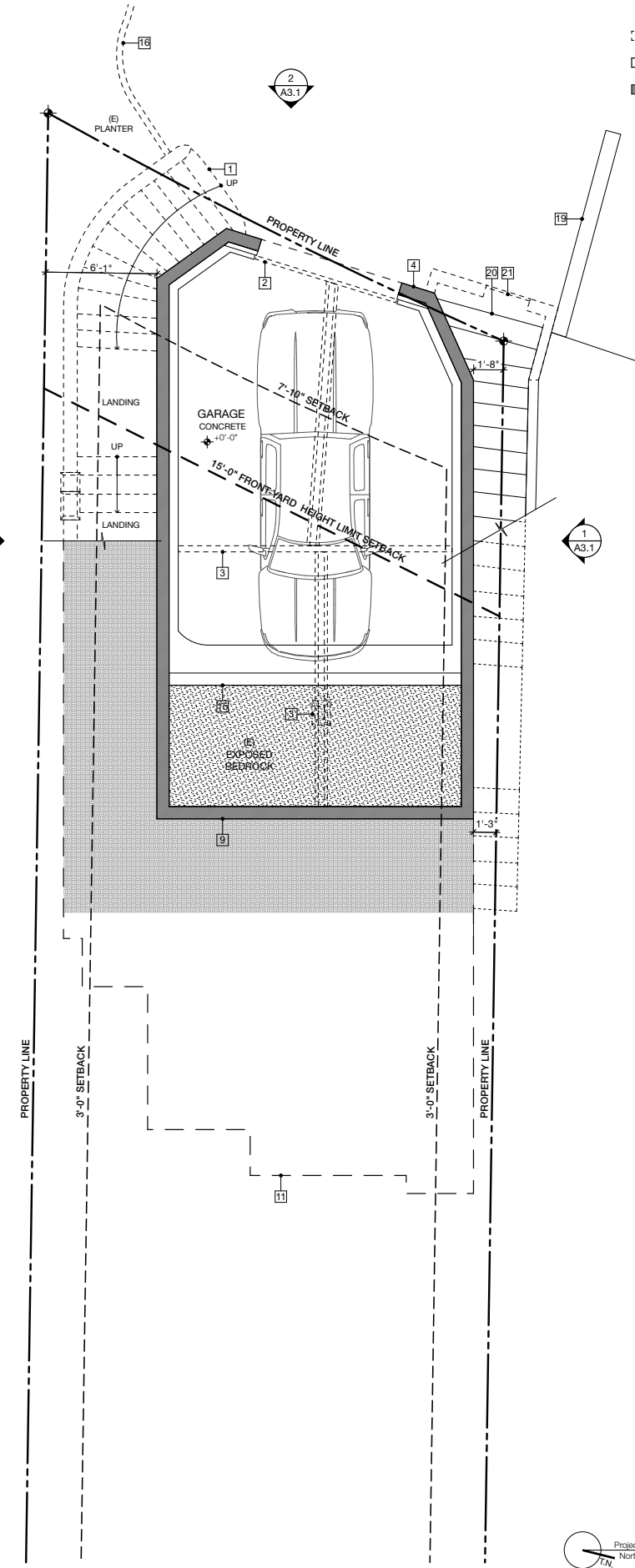
- 1 (E) STAIR-ON-GRADE TO BE REPLACED
- 2 (E) GARAGE DOOR TO BE REPLACED
- 3 (E) FLOOR FRAMING AND STRUCTURE (ABOVE) TO BE REPLACED, S.S.D.
- 4 (E) STUCCO SIDING TO BE REMOVED, TYP.
- 5 (E) EXT. WINDOW AND/OR DOOR TO BE REMOVED; PATCH OPENINGS AS REQ'D. TO MATCH ADJ. CONDITIONS, TYP.
- 6 (E) WOOD-BURNING FIREPLACE AND FLUE TO BE REMOVED; PATCH ROOF PENETRATION AS REQ'D.
- 7 (E) INTERIOR STAIR TO BE REPLACED
- 8 (E) PATIO PARAPET WALL TO BE LOWERED, IF POSSIBLE; SEE PROPOSED ELEVATIONS
- 9 (E) FOUNDATION WALL TO BE RETAINED WHEREVER POSSIBLE; REPLACE AND REPAIR WHERE REQ'D; PROVIDE IN WATERPROOFING AND DRAINAGE, TYP., S.C.D., S.S.D.
- 10 (E) SLOPED ROOF TO BE DEMOLISHED
- 11 DASHED LINE INDICATES OUTLINE OF FLOOR / FOUNDATION ABOVE
- 12 (E) EXT. BALCONY & GUARDRAIL TO BE DEMOLISHED
- 13 SKYLIGHT ABOVE TO BE REMOVED
- 14 (E) ROOF EAVE AND FASCIA ABOVE TO BE REMOVED; SEE ROOF PLAN
- 15 (E) EXPOSED BEDROCK & CONCRETE FOUNDATION TO REMAIN
- 16 PORTION OF (E) STONE LANDSCAPE WALL TO BE REMOVED AND REPLACED W/ (N) CONC. LANDSCAPE RETAINING WALL
- 17 (E) EXPOSED DECORATIVE TIMBER (LOG) BEAMS TO BE REMOVED, NON-STRUCTURAL
- 18 (E) GATE TO BE REMOVED
- 19 (E) CONCRETE LANDSCAPE / SITE WALL; OWNED BY NEIGHBORING PROPERTY
- 20 (E) CONCRETE STAIR-ON-GRADE TO REMAIN
- 21 (E) STUCCO FENCE AND WOOD GATE AT FRONT OF PROPERTY TO BE REMOVED AND REPLACED; SEE PROPOSED PLANS



DEMO PLAN - SECOND LEVEL
SCALE: 1/4" = 1'-0" **3**



DEMO PLAN - FIRST LEVEL
SCALE: 1/4" = 1'-0" **2**



DEMO PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0" **1**

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EXISTING AND DEMOLITION FLOOR PLANS	DRAWING BY: CH
DATE: 5/29/19	SCALE: AS NOTED

SHEET NOTES:

PROPOSED ADDED FLOOR AREA	0 SQ. FT.
GARAGE:	94 SQ. FT.
ADU - FIRST LEVEL:	94 SQ. FT.
UNIT 2 - SECOND LEVEL:	48 SQ. FT.
TOTAL:	142 SQ. FT.

(N) INSULATED WALL FRAMED AGAINST (E) CONCRETE RETAINING WALL

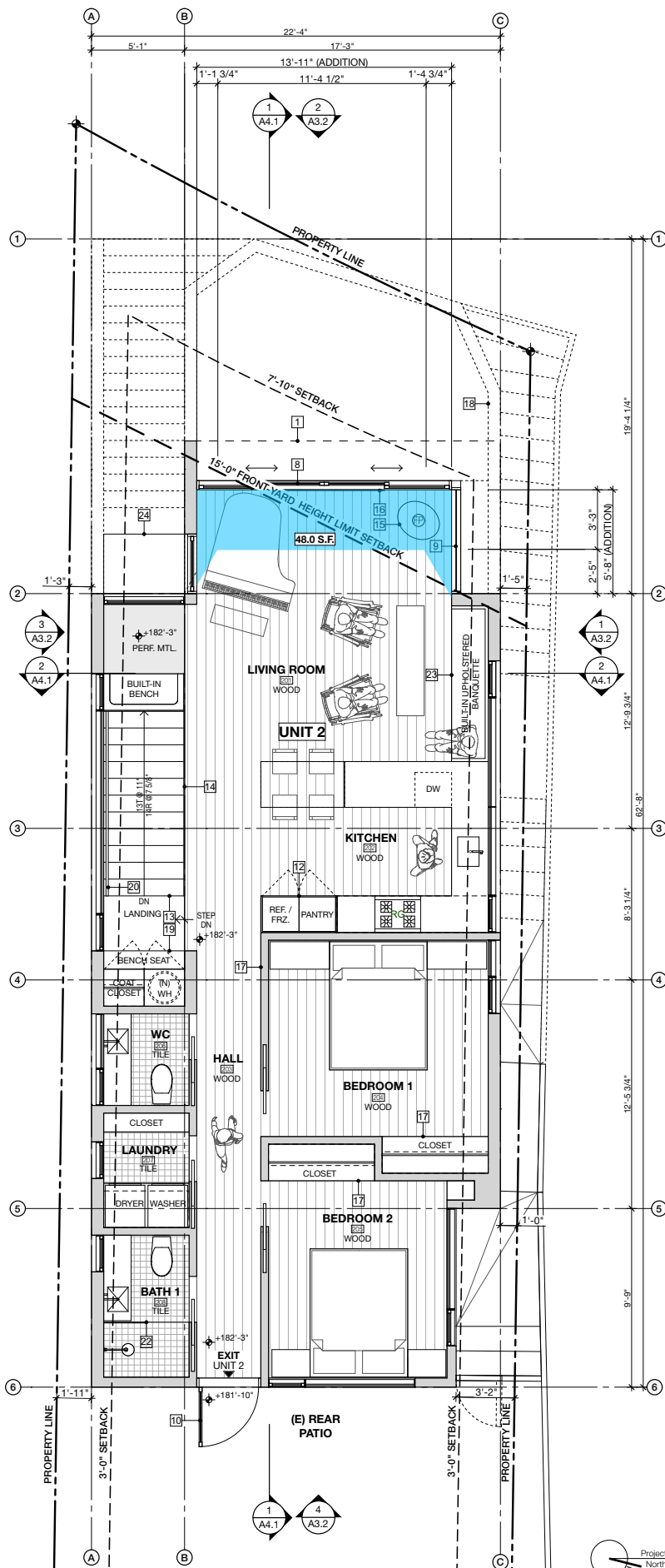
KEYED NOTES:

- 1 EDGE OF CEILING OR ROOF ABOVE
- 2 (N) CONCRETE STAIR-ON-GRADE
- 3 (N) CONCRETE LANDSCAPE RETAINING WALL
- 4 (N) FLUSH-MOUNT OVERHEAD GARAGE DOOR
- 5 (E) CONCRETE CURB / FOUNDATION, TYP.
- 6 (N) EXTERIOR WALL CLADDING, SEE ASSEMBLIES
- 7 (E) CONCRETE STAIR-ON-GRADE TO REMAIN
- 8 (N) PTD. ALUM. FRAME SLIDING GLASS DOOR SYSTEM, SEE DOOR SCHEDULE
- 9 (N) PTD. ALUM. FRAME WINDOW SYSTEM, SEE WINDOW SCHEDULE
- 10 (N) PTD. ALUM. FRAME EXT. SWING DOOR SYSTEM, SEE DOOR SCHEDULE
- 11 (N) MODIFIED PARAPET WALL HEIGHT AND CLADDING, T.O.W. +42" MIN. A.F.F.
- 12 (N) BUILT-IN CABINETS, SEE INT. ELEVS
- 13 (N) WOOD INTERIOR STAIR
- 14 (N) 1/2" STL. GUARDRAIL, +42" MIN. A.F.F., TYP.
- 15 (N) GAS FIREPLACE
- 16 1/2" TEMPERED GLASS GUARDRAIL, +42" MIN. A.F.F.
- 17 (N) BUILT-IN CLOSET W/ INT. ST. ST. ROD AND UPPER WOOD SHELF, TYP.
- 18 LINE OF WALL OR FLOOR BELOW
- 19 BUILT-IN BENCH
- 20 (N) GUARDRAIL, +42" A.F.F., TYP.
- 21 (N) BUILT-IN UPPER SHELF, SEE INT. ELEVS
- 22 SHOWER WITH TEMPERED GLASS ENCLOSURE, INSTALL 1/2" WONDERBOARD UNDER TILE TO HEIGHT OF 70" MIN. ABOVE DRAIN INLET, TYP.
- 23 BUILT-IN BANQUETTE WITH INTEGRAL STORAGE, SEE INT. ELEVS
- 24 EDGE OF MTL. ROOF CANOPY BELOW
- 25 (E) CONCRETE RETAINING / FOUNDATION WALL AT (E) EXPOSED BEDROCK WALL TO REMAIN
- 26 (E) CONCRETE FOUNDATION WALL PROVIDE (N) WATERPROOFING AND DRAINAGE, TYP., S.C.D., S.S.D.
- 27 (N) 6'-0" TALL VERTICAL MTL. BAR SCREEN FENCE & GATE AT FRONT (STREET) FACADE

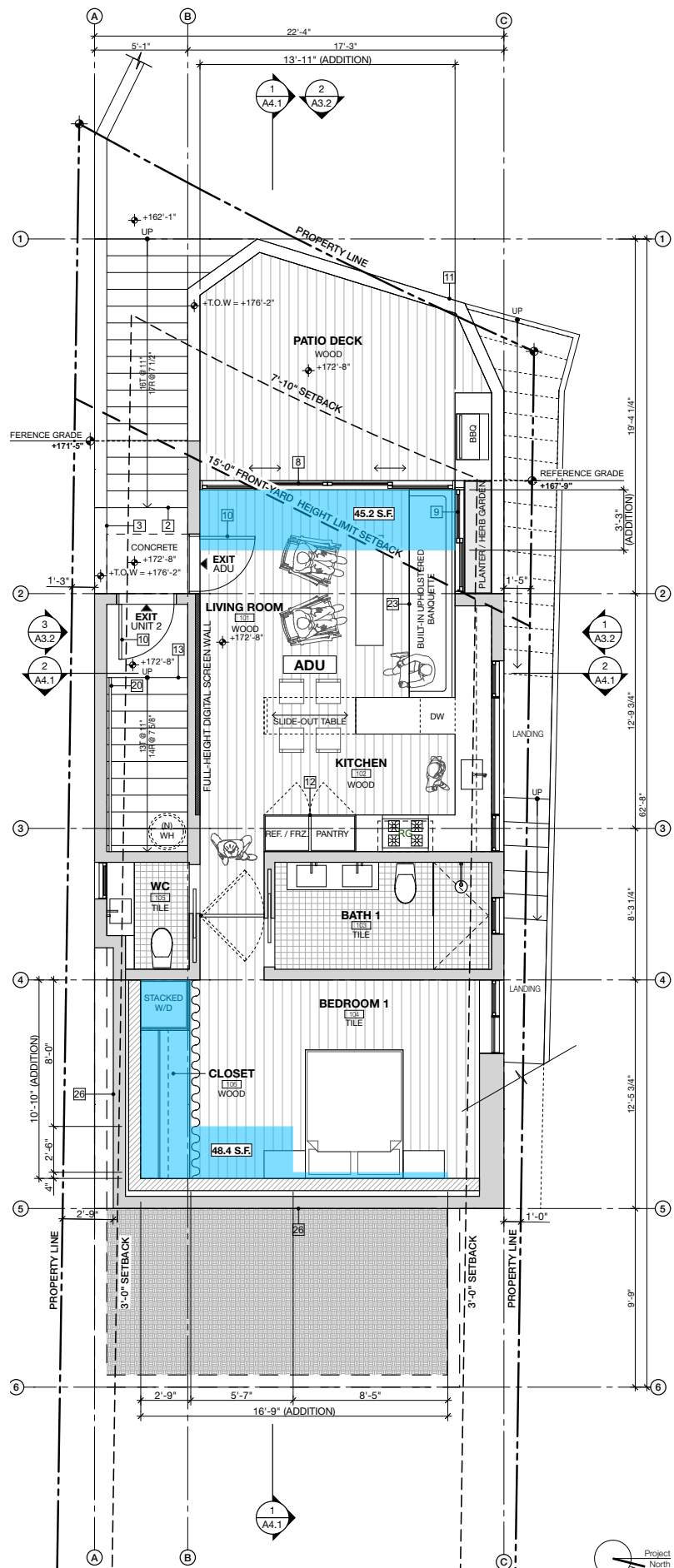
EMERGENCY EGRESS NOTES:

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS PER: CRC R310.2.1
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQ. FT. IN AREA
 - SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44" A.F.F.
2. EXIT DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" AND BE AS WIDE AS DOOR OPENING, TYP. PER: SEC 1003.3.16, 1003.3.1.7

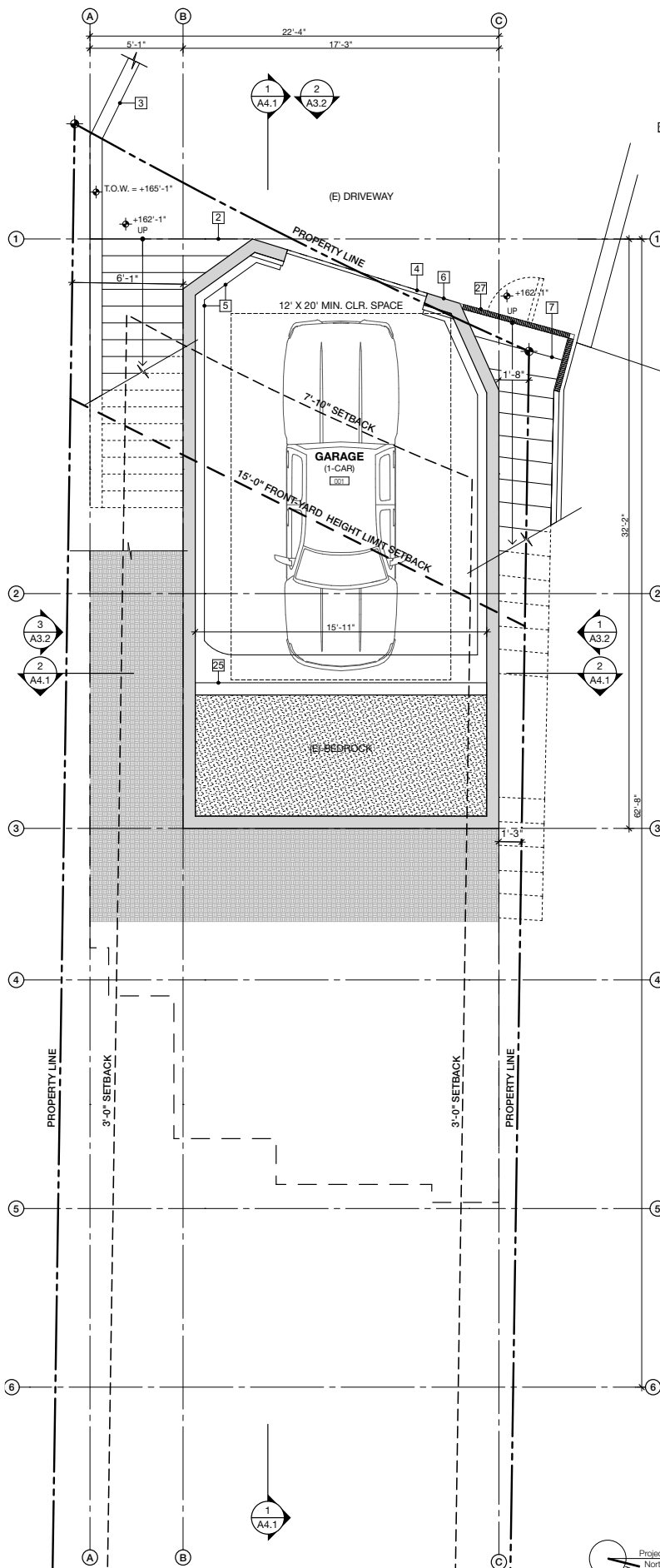
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UNIT 2 - FLOOR PLAN - SECOND LEVEL
SCALE: 1/4" = 1'-0" 3



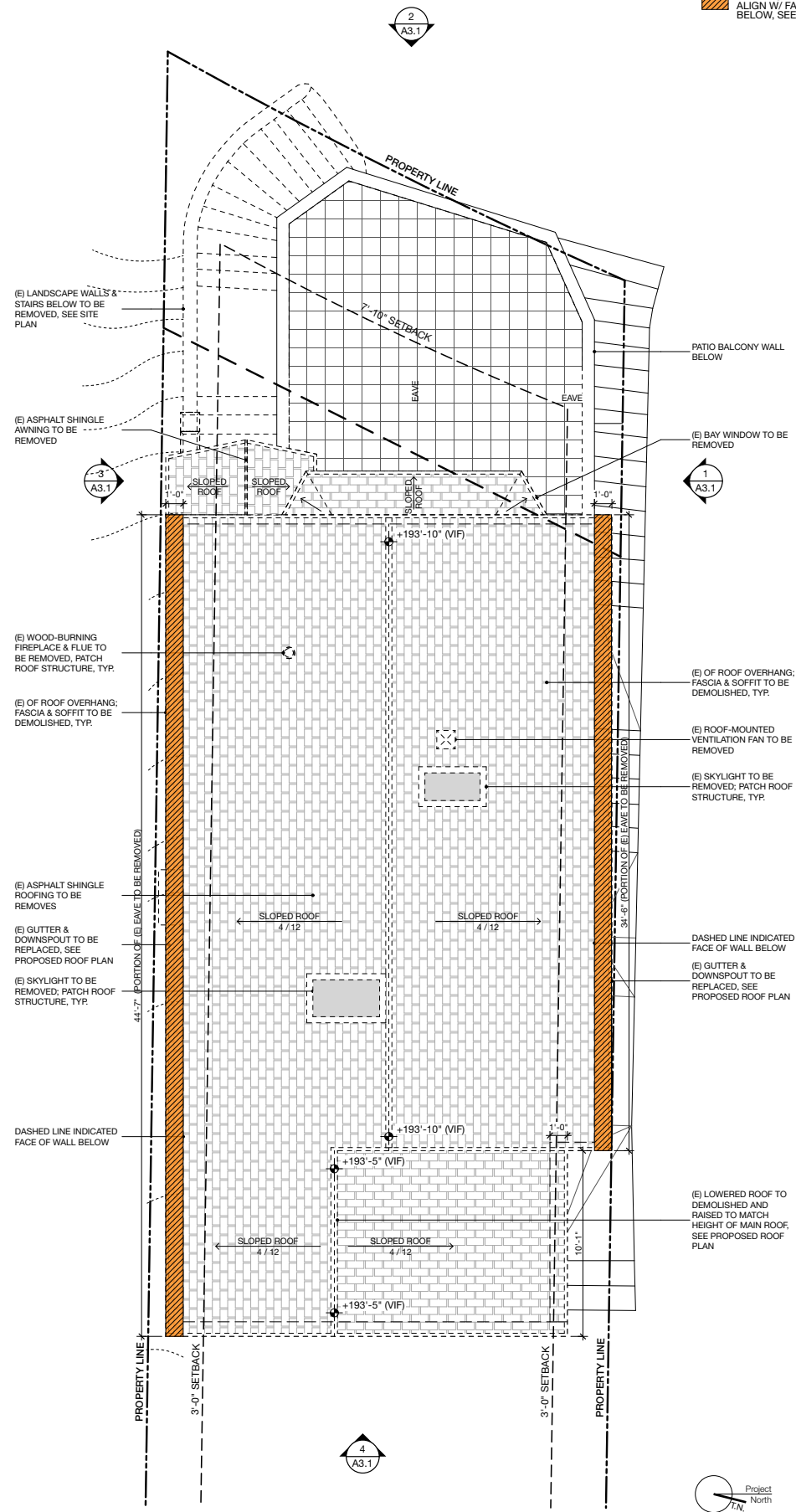
ADU - FLOOR PLAN - FIRST LEVEL
SCALE: 1/4" = 1'-0" 2



FLOOR PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0" 1

SHEET NOTES:

SHADED AREA INDICATES PORTION OF (E) ROOF EAVES AND GUTTERS PROPOSED TO BE REMOVED; ROOF EAVES CUT-BACK TO ALIGN W/ FACE OF EXTERIOR WALL BELOW. SEE PROPOSED ROOF PLAN



EXISTING & DEMO ROOF PLAN SCALE: 1/4" = 1'-0" **2**

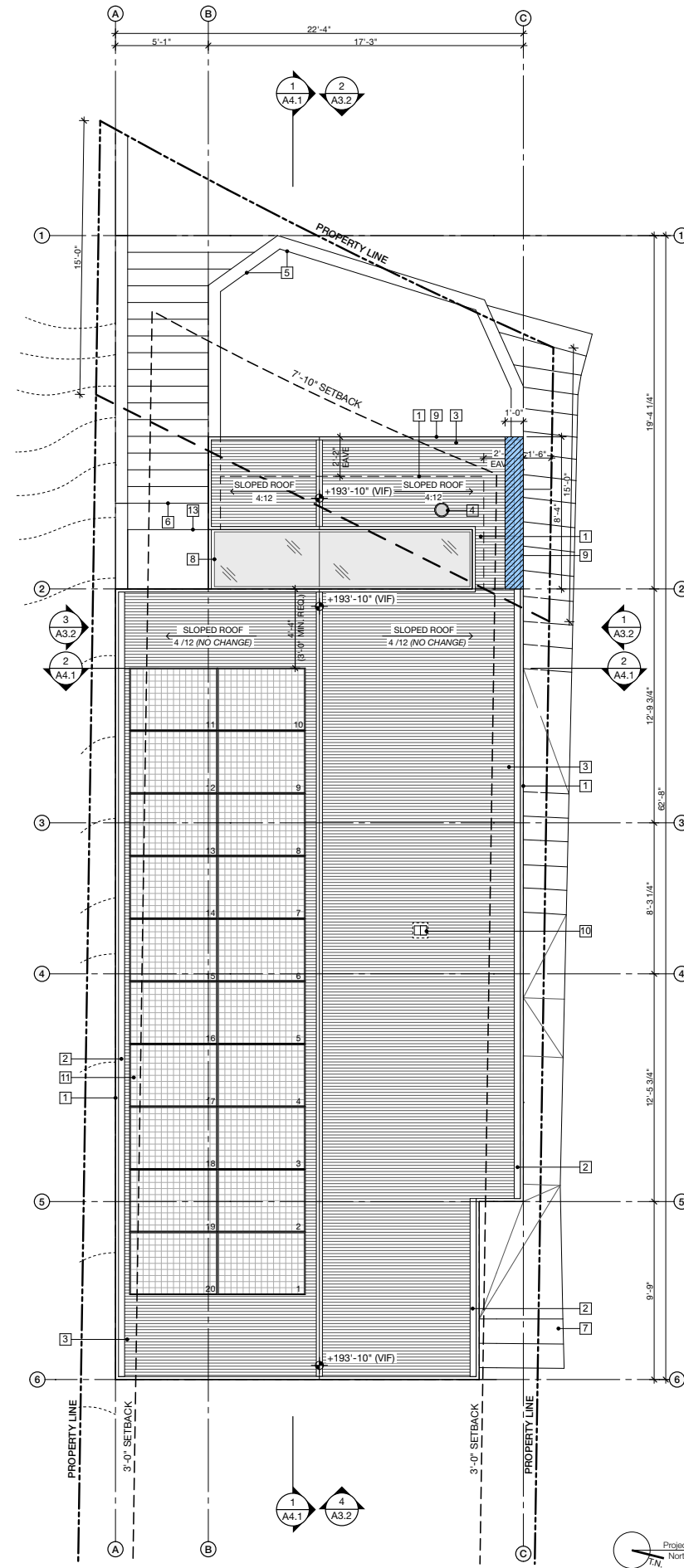
KEYED NOTES:

- 1 FACE OF WALL BELOW
- 2 (N) INTEGRAL, RECESSED GUTTER AND INTERNAL DOWNSPOUT, TYP.
- 3 (N) CORRUGATED METAL ROOFING, TYP.
- 4 (N) METAL FIREPLACE FLUE W/ INTEGRAL SPARK ARRESTOR
- 5 LINE OF (E) PATIO BALCONY WALL BELOW
- 6 (N) STAIR-ON-GRADE BELOW
- 7 (E) STAIR-ON-GRADE BELOW
- 8 (N) FIXED, SKYLIGHT RIBBON WINDOW
- 9 (N) ROOF OVERHANG
- 10 (N) ROOF MOUNTED EXHAUST VENT, TYP.
- 11 (N) HIGH-EFFICIENCY PHOTOVOLTAIC (PV) SOLAR PANEL ARRAY INSTALLED ON SLOPED ROOF TYP. LOCATION, QUANTITY AND INSTALLATION INSTRUCTIONS AND SPECIFICATIONS TO BE PROVIDED BY SOLAR ENERGY CONSULTANT, TYP.
- 12 (N) PLUMBING VENT STACK @ ROOF, 12" A.F.S, TYP.
- 13 FRONT ENTRANCE ROOF CANOPY, BELOW

SHEET NOTES:

PORTION OF NEW ROOF EAVE W/ INTERNAL GUTTER THAT EXTENDS INTO SETBACK AND WITHIN 2'-6" FROM SIDE PROPERTY LINE

NOTE: PROPOSED ROOF PEAK AND ROOF PITCH TO MATCH EXISTING ROOF HEIGHT & SLOPE. PROPOSED ROOF DOES NOT ADD HEIGHT AND WILL MAINTAIN SAME OVERALL HEIGHT ABOVE GRADE AS EXISTING ROOF



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

HELLAND | ARCHITECTURE
389 BETHAVE | SAN FRANCISCO | CA 94118 | T 970 275-8778

LICENSED ARCHITECT
CAMERON HELLAND
STATE OF CALIFORNIA
C 35654
REN 02/28/2021

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163 SANTA CLARA STREET,
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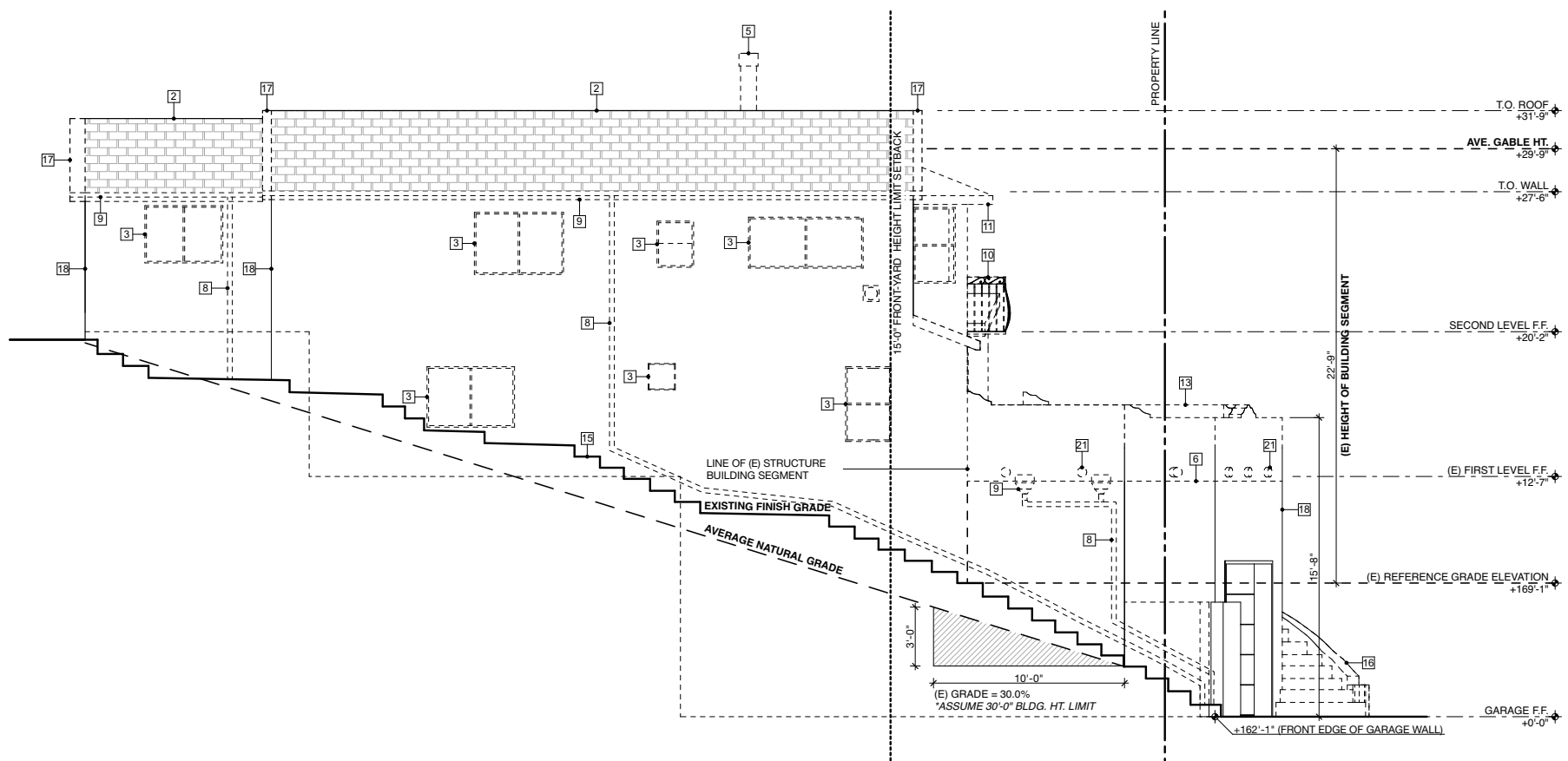
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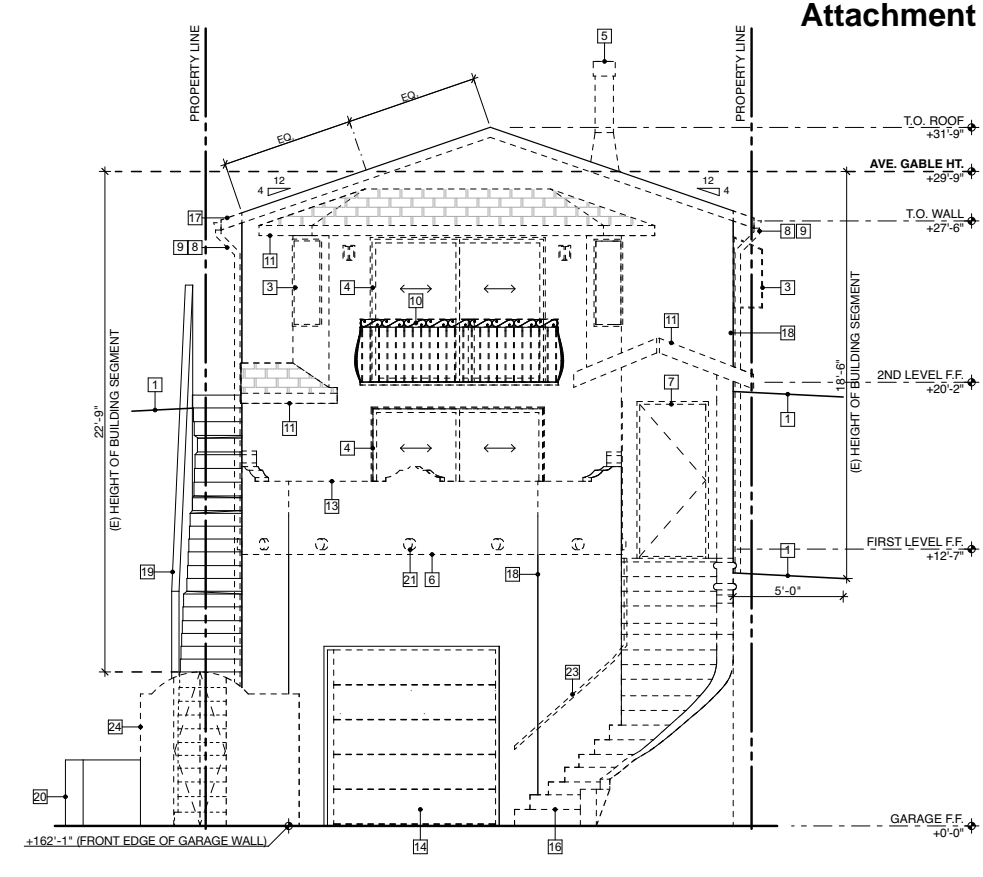
EXISTING & PROPOSED ROOF PLANS
DATE: 5/29/19
DRAWING BY: CH
SCALE: AS NOTED

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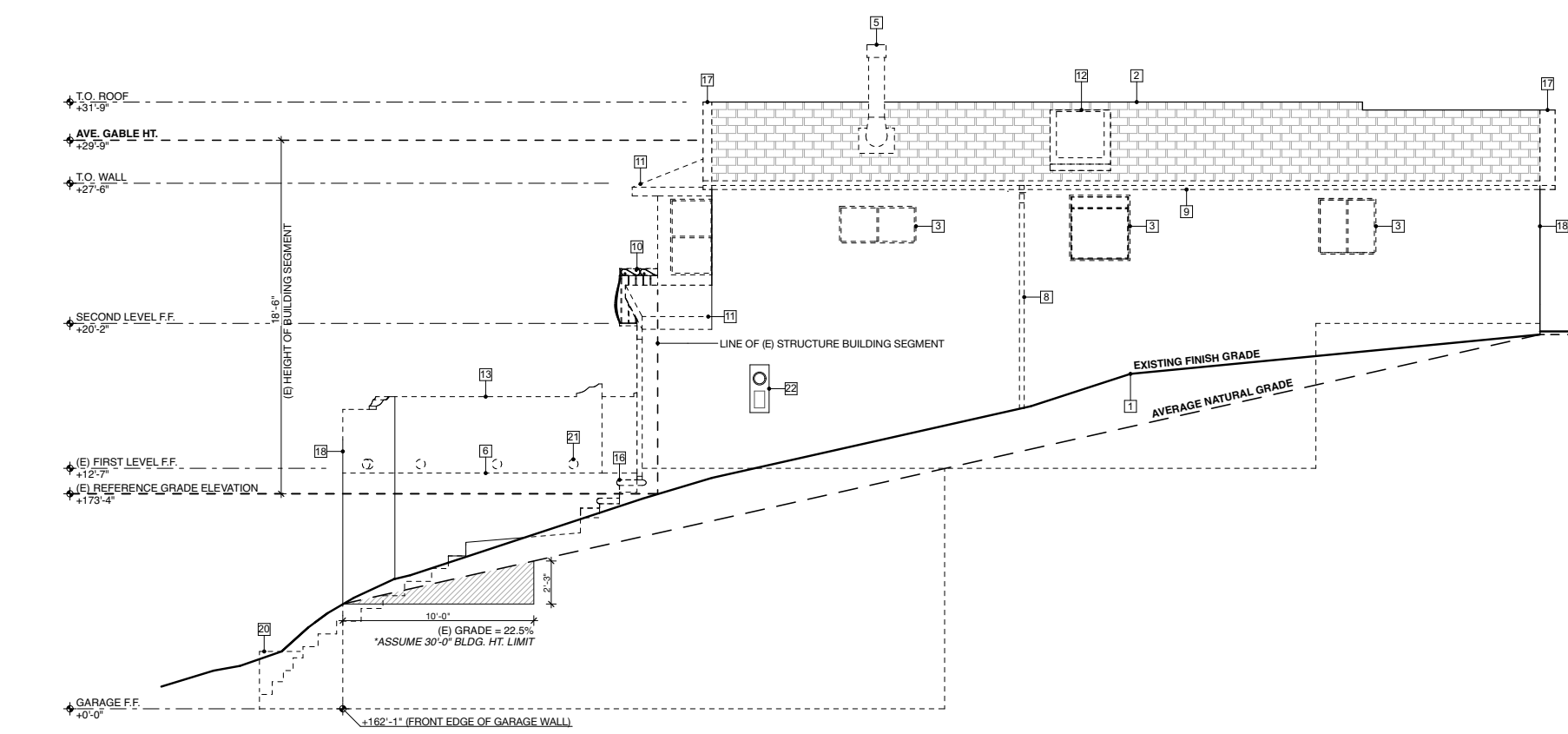
EXISTING EXTERIOR ELEVATIONS	DRAWING BY: CH
DATE: 5/29/19	SCALE: AS NOTED



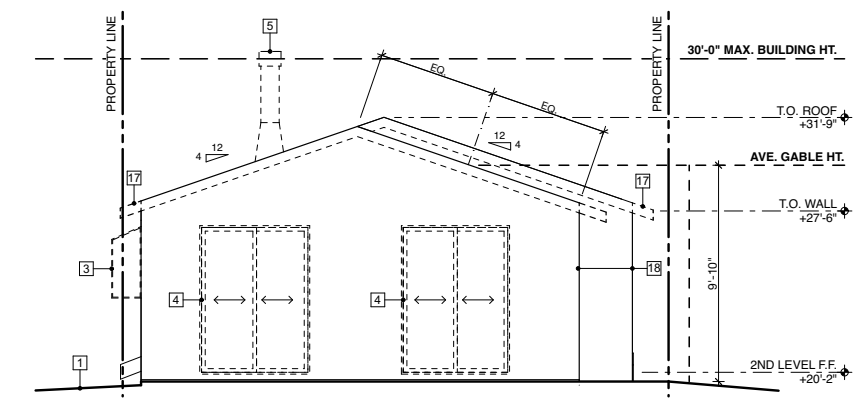
NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"



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

SHEET NOTES:

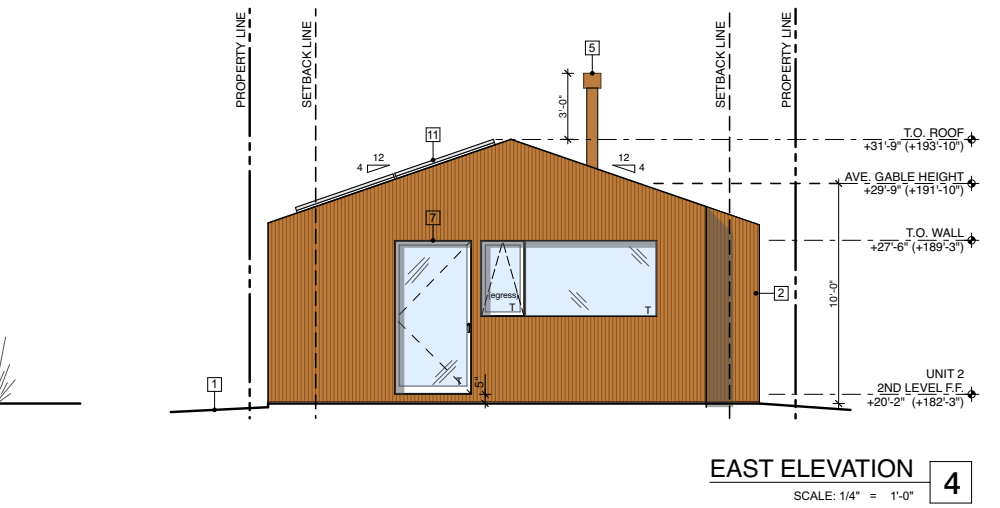
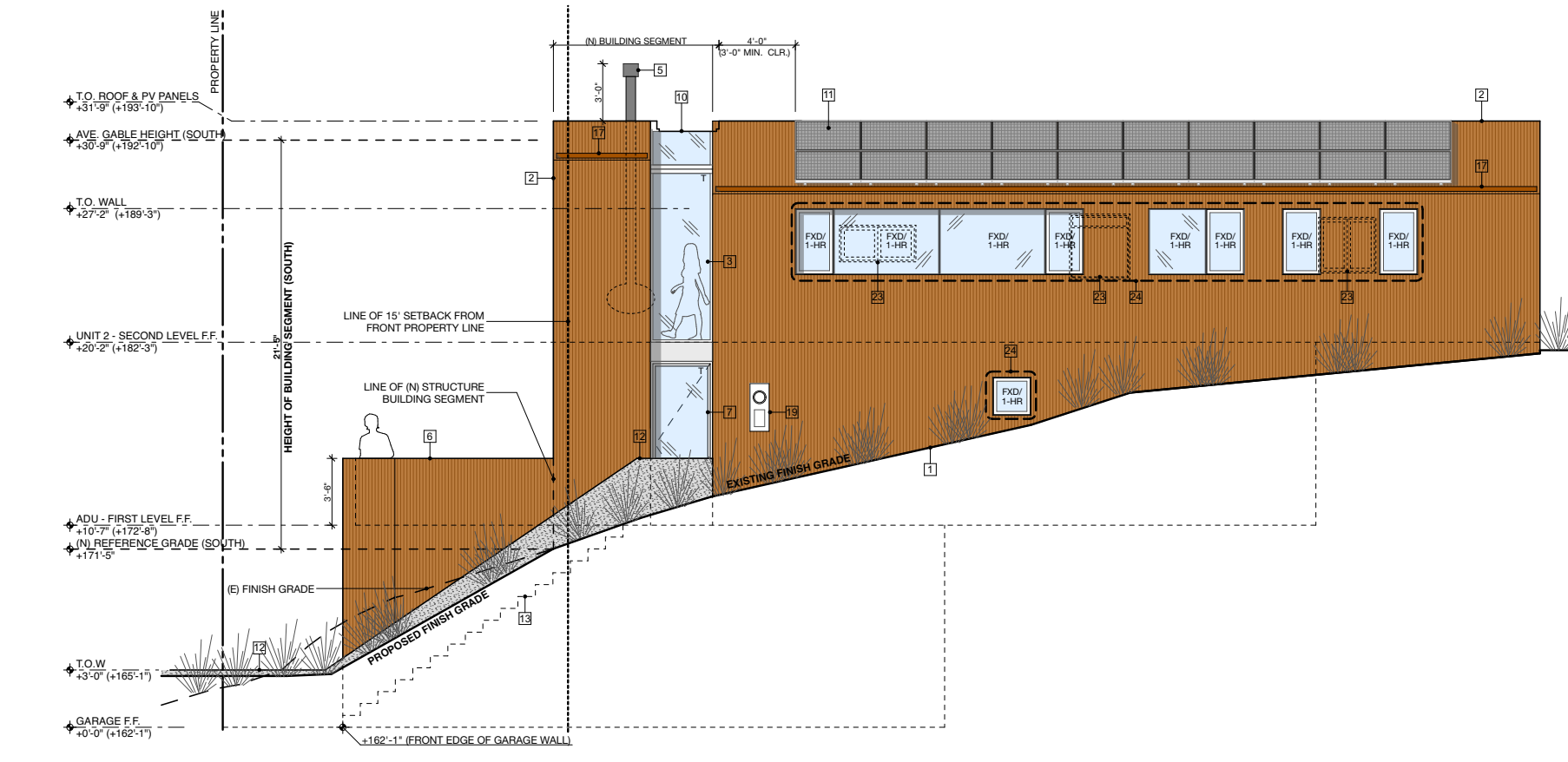
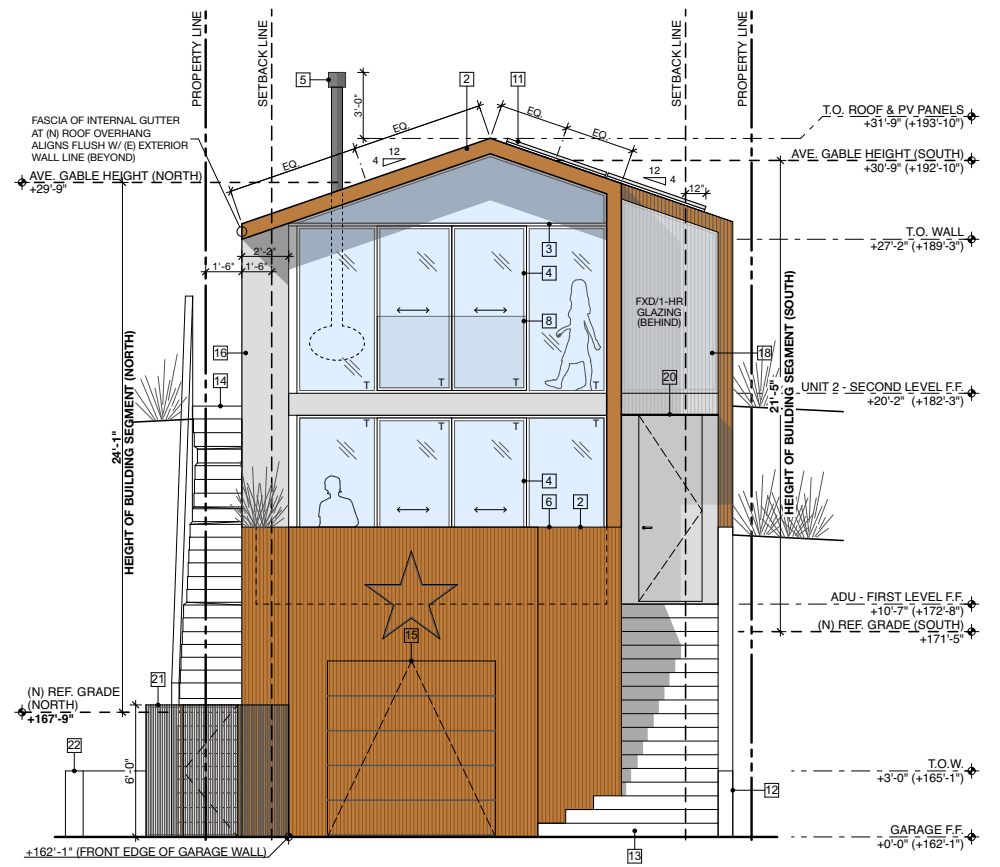
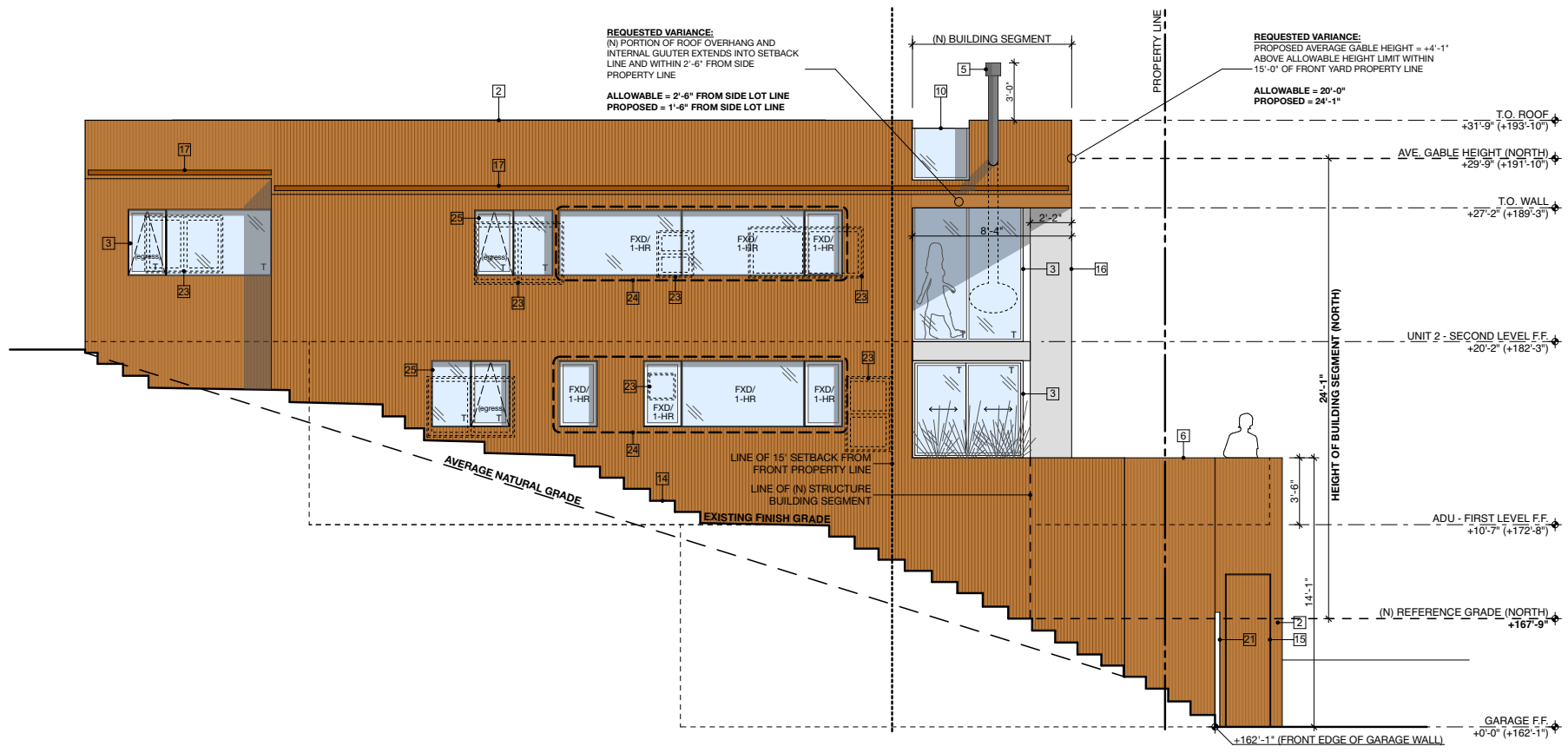
SEE A2.0 EXISTING AND DEMOLITION FLOOR PLANS FOR ADDITIONAL NOTES AND CALLOUTS OF EXTERIOR LOCATIONS TO BE DEMOLISHED
SEE A3.2 PROPOSED EXTERIOR ELEVATIONS FOR NEW AND EXISTING MATERIAL CALLOUTS AND NOTES

KEYED NOTES:

- | | |
|--|--|
| 1 EXISTING FINISH GRADE | 13 (E) PATIO WALL TO BE LOWERED W/ FLOOR; +42" MAX. A.F.F. |
| 2 (E) ASPHALT SHINGLE ROOF TO BE REPLACED, TYP. | 14 (E) GARAGE DOOR TO BE REPLACED |
| 3 WINDOW TO BE REMOVED | 15 (E) CONCRETE STAIR ON GRADE TO REMAIN |
| 4 SLIDING GLASS DOOR TO BE REMOVED | 16 (E) STAIR-ON-GRADE & LANDSCAPE WALL TO BE REMOVED AND REPLACED |
| 5 CHIMNEY TO BE REMOVED | 17 (E) ROOF EAVES TO BE CUTBACK TO WALL LINE, TYP., U.O.N. |
| 6 PATIO STRUCTURE TO BE LOWERED | 18 (E) STUCCO SIDING TO BE REMOVED, TYP. |
| 7 ENTRY DOOR TO BE REPLACED | 19 (E) FENCE TO REMAIN |
| 8 PVC DOWNSPOUT TO BE REMOVED & REPLACED IN NEW LOCATION, SEE PLAN | 20 (E) CONCRETE LANDSCAPE / SITE WALL; OWNED BY NEIGHBORING PROPERTY |
| 9 METAL GUARDRAIL & BALCONY TO BE REMOVED | 21 (E) DECORATIVE TIMBER (LOG) BEAMS TO BE REMOVED |
| 10 ROOF STRUCTURE TO BE DEMOLISHED | 22 (E) GAS METER TO REMAIN |
| 11 SKYLIGHT TO BE REMOVED; PATCH ROOF STRUCTURE | 23 (E) EXTERIOR HANDRAIL TO BE REMOVED |
| | 24 (E) STUCCO FENCE & WOOD GATE TO BE REPLACED, SEE PROPOSED PLANS |

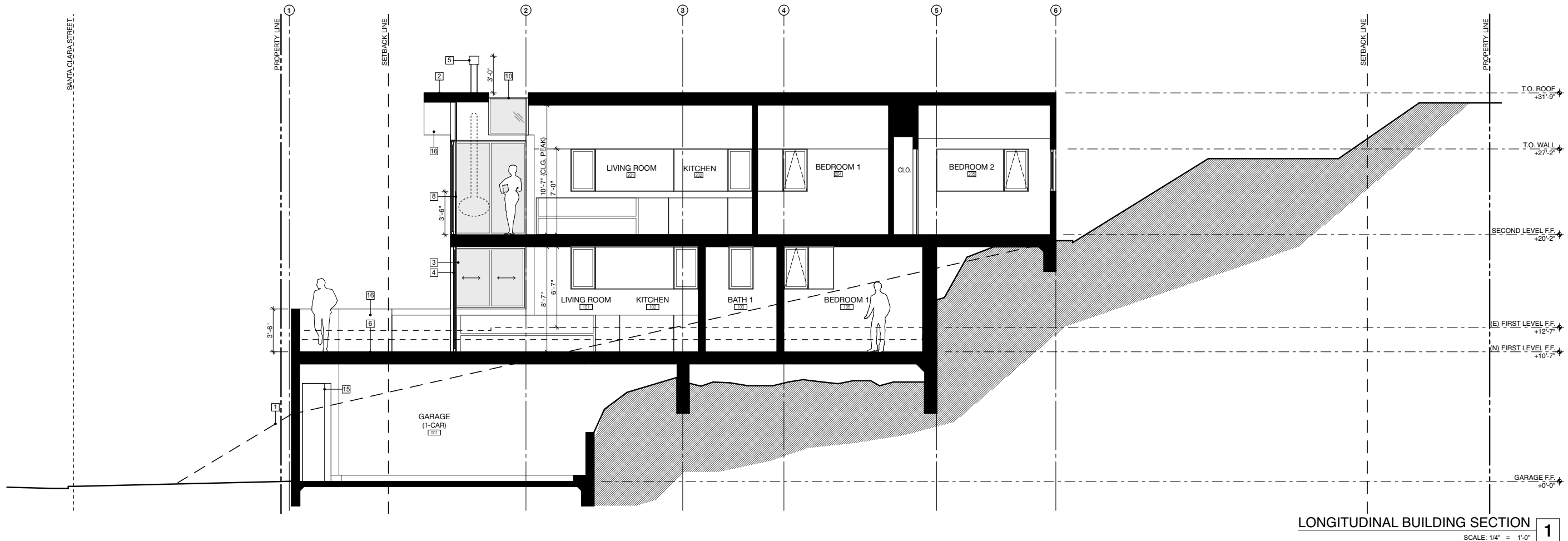
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PROPOSED EXTERIOR ELEVATIONS	DATE:	5/29/19
	DRAWING BY:	CH
	SCALE:	AS NOTED

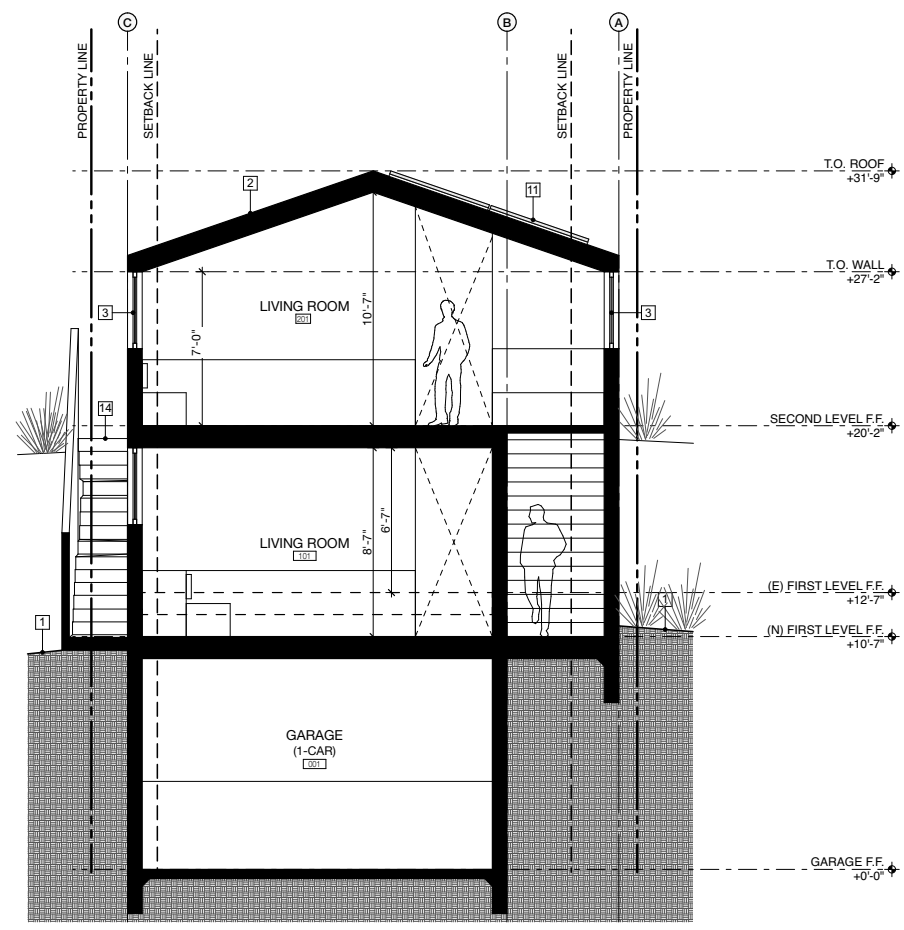


- KEYED NOTES:**
- 1 EXISTING GRADE
 - 2 (N) CORRUGATED CORTEN (RUSTED) STEEL ROOF & SIDING
 - 3 (N) ALUMINUM FRAME WINDOW SYSTEM
 - 4 (N) ALUMINUM FRAME SLIDING GLASS DOOR SYSTEM
 - 5 (N) PAINTED METAL CHIMNEY WITH INTERNAL SPARK ARRESTOR
 - 6 RECONSTRUCTED PATIO PARAPET WALL; +42" A.F.F., TYP.
 - 7 (N) EXT. ALUMINUM FRAME SWING DOOR
 - 8 (N) INTERIOR GLASS GUARDRAIL; +42" A.F.F.
 - 9 (N) INTERNAL GUTTER & DOWNSPOUT
 - 10 (N) ALUMINUM FRAME SKYLIGHT
 - 11 (N) HIGH-EFFICIENCY PHOTOVOLTAIC (PV) SOLAR PANEL ARRAY INSTALLED ON SLOPED ROOF @ SOUTH SIDE ONLY
 - 12 (N) LANDSCAPE RETAINING WALL
 - 13 (N) CONCRETE STAIR-ON-GRADE
 - 14 (E) CONCRETE STAIR-ON-GRADE
 - 15 (N) FLUSH-MOUNT OVERHEAD GARAGE DOOR; METAL CLAD TO MATCH SIDING
 - 16 SMOOTH EXT. STUCCO
 - 17 INTEGRAL, RECESSED GUTTER AND INTERNAL DOWNSPOUTS, TYP.
 - 18 CLEAR ANODIZED PERFORATED METAL PANEL OVER GLAZING
 - 19 (E) GAS METER TO REMAIN, REPAIR / RELOCATE AS REQ'D
 - 20 (N) CLEAR ANODIZED ALUMINUM PLATE CANOPY OVER ENTRY DOORS
 - 21 (N) 6'-0" TALL VERTICAL MTL. BAR SCREEN FENCE & GATE AT FRONT (STREET) FACADE A.F.F., TYP.
 - 22 (E) CONCRETE LANDSCAPE / SITE WALL
 - 23 EXISTING VINYL AND/OR ALUMINUM WINDOW TO BE REMOVED; PATCH AND FINISH WALL TO MATCH ADJ. WALL CONDITIONS, SEE PROPOSED PLAN
 - 24 (N) 1-HR RATED ALUMINUM FIREFRAME AND FIRELITE FIREGLASS AT EXTERIOR WALL
 - 25 (N) ALUMINUM FRAME EGRESS WINDOW TO REPLACE EXISTING EGRESS WINDOW; (N) WINDOW SIZE AND AREA TO MATCH (E). TYP.

SOUTH ELEVATION
SCALE: 1/4" = 1'-0" **3**



LONGITUDINAL BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



BUILDING CROSS SECTION 2
SCALE: 1/4" = 1'-0"

- KEYED NOTES:**
- 1 EXISTING GRADE
 - 2 (N) CORRUGATED CORTEN (RUSTED) STEEL ROOF & SIDING
 - 3 (N) ALUMINUM FRAME WINDOW SYSTEM
 - 4 (N) ALUMINUM FRAME SLIDING GLASS DOOR SYSTEM
 - 5 (N) PAINTED METAL CHIMNEY WITH INTERNAL SPARK ARRESTOR
 - 6 RECONSTRUCTED PATIO PARAPET WALL; +42" A.F.F. TYP
 - 7 (N) EXT. ALUMINUM FRAME SWING DOOR
 - 8 (N) INTERIOR GUARDRAIL; +42" A.F.F.
 - 9 (N) INTERNAL GUTTER & DOWNSPOUT
 - 10 (N) ALUMINUM FRAME SKYLIGHT
 - 11 (N) HIGH-EFFICIENCY PHOTOVOLTAIC (PV) SOLAR PANEL ARRAY INSTALLED ON SLOPED ROOF @ SOUTH SIDE ONLY
 - 12 (N) LANDSCAPE RETAINING WALL
 - 13 (N) CONCRETE STAIR-ON-GRADE
 - 14 (N) CONCRETE STAIR-ON-GRADE
 - 15 (N) FLUSH-MOUNT OVERHEAD GARAGE DOOR; METAL CLAD
 - 16 SMOOTH EXT. STUCCO

DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	04/03/19	PRE-APPLICATION PLANNING REVIEW
2	04/16/19	PLANNING VARIANCE APPLICATION
3	05/29/19	PLANNING SUBMITTAL
4		
5		
6		

BUILDING SECTION

DATE:	DRAWING BY:
5/29/19	CH
SCALE:	AS NOTED