PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Herbert Dardon, Commissioner
Terrence West, Commissioner
Tom Kamin, Commissioner

A G E N D A

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

PLANNING COMMISSION

MONDAY, MAY 12, 2025

6:00 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

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PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM
ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 815 9060 4262
CALL IN PHONE NUMBER: (707) 438-1720
REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING BY EMAILING CLERK@SUISUN.COM (PRIOR TO 4 PM),
VIA WEBSITE OR ZOOM CALL IN PHONE NUMBER: (707) 438-1720.
*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 25-02)

ROLL CALL
Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION
(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)
1. City Staff

PUBLIC COMMENTS
(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a

future agenda.)

SPECIAL BUSINESS

2. Administration of Oath of Office to Newly Appointed Planning Commissioner Thomas Kamin - (Kearns: Jkearns@suisun.com).
3. Election of Chairperson and Vice-Chairperson (Kearns: Jkearns@suisun.com).

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

PUBLIC HEARING

4. PUBLIC HEARING: Resolution No. PC25-___: A Resolution of the Planning Commission of the City of Suisun City Approving Conditional Use Permit No. PLN 25-00001 for the Establishment of a Tattoo Studio at 403 Marina Center (APN 0032-440-020) - (Kearns: jkearns@suisun.com).
5. PUBLIC HEARING: Planning Commission Consideration of Site Plan/Architectural Review Application No. PLN 25-00002 To Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110 (Kearns: Jkearns@suisun.com).

    a. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110.
    b. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Denying Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110.

GENERAL BUSINESS

REPORTS: (Informational items only.)

ADJOURNMENT

Public Access To Agenda Documents

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: https://www.suisun.com/Government/City-Council/Agendas

The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations
If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City's reasonable accommodation policy is available for review on the City's website at www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum
All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

Ordinances
Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.

Certification Of Posting
Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Ashley Nash, Administrative Assistant II for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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AGENDA ITEM NO. 4.

AGENDA TRANSMITTAL

MEETING DATE: May 12, 2025

AGENDA ITEM: PUBLIC HEARING: Resolution No. PC25-___: A Resolution of the Planning Commission of the City of Suisun City Approving Conditional Use Permit No. PLN 25-00001 for the Establishment of a Tattoo Studio at 403 Marina Center (APN 0032-440-020).

BACKGROUND: The tenant space at 403 Marina Center is a part of a larger commercial center (Marina Center) located within the Waterfront District Specific Plan. The center is located south of Highway 12, west of Marina Boulevard, and north of Lotz Way. The tenant space is located between a cafe and beauty supply store on the east side of the center. In 2016, when amending the Waterfront District Specific Plan, the City chose to add language to the use tables for each of the commercial districts which requires a Conditional Use Permit for "Shops selling age-restricted goods or providing age-restricted services". For this reason, the action is at the discretion of the Planning Commission.

STAFF REPORT: The applicant, Obsidian Arts Collective, LLC, has submitted an application requesting a conditional use permit to operate a tattoo studio at 403 Marina Center.

Use Description

The applicant has submitted the following description of the business which can also be found as an attachment to this report:

"Obsidian Arts Collective is a tattoo studio committed to providing high-quality, custom tattoos in a clean, professional, and welcoming environment. Our mission is to offer a space where personal expression, creativity, and the art of tattooing are celebrated. With over 50 years of combined experience among our artists, we pride ourselves on the craftsmanship and professionalism that define our studio.

Our artists, each with an established clientele, specialize in creating unique, custom designs that are tailored to the individual preferences of our clients. Obsidian Arts Collective offers a professional yet comfortable environment for those seeking custom tattoos. The studio is dedicated to maintaining the highest standards of safety, cleanliness, and customer satisfaction, ensuring that every client enjoys a safe and positive tattoo experience."

In addition, the applicant provided the following details relative to the proposed operation:

Hours of Operation: The studio will be open from 10:00 AM to 8:00 PM Monday through Saturday.

Staffing

Artists: The studio is home to three established tattoo artists, collectively bringing over 50 years of experience to the table. Each artist has built a loyal client base and is skilled in various tattoo styles, ensuring that we can accommodate a wide range of artistic preferences.

Future Expansion: To meet the growing demand, we plan to hire two additional tattoo artists.

Owner/Manager: The studio will be owned and managed by Daisi Taber, who will oversee day-to-day operations, client relations, and studio management. Daisi will also be available for consultations and scheduling.

Approval/Permits

It is anticipated that at the least, the applicant/operator will need to obtain permits/approvals from the City of Suisun City (Business License Tax Certificate) and Solano County Environmental Health Permit.

Required Findings for Conditional Use Permit

1. That the proposed location of the use is consistent with the goals, objectives, and policies of this Plan and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.
3. That the proposed use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, new construction or conversion of small structures.

The use of tattoo studio has changed over the years. Staff has found that the former stereotype of how such a use is operated is no longer consistent with how they are operated. Further, with the proposed conditions of approval, staff feels that the recommendation for approval is supported as the use will not have a negative impact on adjacent land uses or the nearby community.

Proposed Conditions of Approval

1. Final Plan and use shall be substantially consistent with the approval of the Planning Commission.
2. The operator shall comply with all applicable provisions of the municipal code and all applicable laws.
3. The operator shall obtain all local permits including but not limited to a Suisun City Building Permit, Solano County Health Department Permit, and Suisun City Business License Tax.
4. Hours of operation shall be limited to 10am to 8pm Monday through Saturday.
5. No loitering in or around the tenant space.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. PC25-__; A Resolution of the Planning Commission of the City of Suisun City Approving Conditional Use Permit No. PLN 25-00001 for the Establishment of a Tattoo Studio at 403 Marina Center (APN 0032-440-020).

DOCUMENTS ATTACHED:

1. Resolution No. PC 25 - __; A Resolution of the Planning Commission of the City of Suisun City Approving Conditional Use Permit No. PLN 25-00001 for the Establishment of a Tattoo Studio at 403 Marina Center (APN 0032-440-020).
2. Application Materials

PREPARED BY: John Kearns, Principal Planner
REVIEWED BY: Jim Bermudez, Development Services Director
APPROVED BY: Jim Bermudez, Development Services Director

ATTACHMENTS:

May 12, 2025 - 403 Marina Center Attachment 1.pdf

May 12, 2025 - 403 Marina Center Attachment 2.pdf

RESOLUTION NO. PC25-___

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. PLN 25-00001 TO ESTABLISH A TATTOO STUDIO AT 403 MARINA CENTER, APN 0032-440-020

WHEREAS, the Planning Commission considered and reviewed Conditional Use Permit Application No. PLN 25-00001 at its special meeting of May 12, 2025; and

WHEREAS, a report by City staff was presented and made a part of the record of the May 12, 2025, meeting; and

WHEREAS, Conditional Use Permit Application No. PLN 25-00001 was noticed as a Public Hearing and published in the *Daily Republic* on April 30, 2025, as well as posted in three public places and on the Suisun City website; and

WHEREAS, based on evidence presented at the meeting by City staff, the applicant, the Public and Commissioners, the following Findings are hereby made:

1. That the proposed location of the use is consistent with the goals, objectives, and policies of this Plan and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.

3. That the proposed use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.

4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, new construction or conversion of small structures.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC25-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. PLN 25-00001 to Establish a tattoo studio at 403 Marina Center, APN 0032-440-020**,** including the following conditions of approval:

1. Final Plan and use shall be similar in the design of those conceptual plans attached in the staff report for Conditional Use Permit No. PLN 25-00001.
2. The operator shall comply with all applicable provisions of the municipal code and all applicable laws.
3. The operator shall obtain all local permits including but not limited to a Suisun City Building Permit, Solano County Health Department Permit, and Suisun City Business License Tax.
4. Hours of operation shall be limited to 10am to 8pm Monday through Saturday.
5. No loitering will be permitted in or around the tenant space.

The forgoing motion was made by Commissioner ____ and seconded by Commissioner _____ and carried by the following vote:

AYES: Commissioners:

NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 12th day of May 2025.

_____
Michael Elm
Commission Secretary

Obsidian Arts Collective LLC Project Description

Project Overview

Obsidian Arts Collective is a tattoo studio committed to providing high-quality, custom tattoos in a clean, professional, and welcoming environment. Our mission is to offer a space where personal expression, creativity, and the art of tattooing are celebrated. With over 50 years of combined experience among our artists, we pride ourselves on the craftsmanship and professionalism that define our studio.

Our artists, each with an established clientele, specialize in creating unique, custom designs that are tailored to the individual preferences of our clients. Obsidian Arts Collective offers a professional yet comfortable environment for those seeking custom tattoos. The studio is dedicated to maintaining the highest standards of safety, cleanliness, and customer satisfaction, ensuring that every client enjoys a safe and positive tattoo experience.

Business Operations

Obsidian Arts Collective will operate as a tattoo studio with the following details:

- **Hours of Operation:** The studio will be open from **10:00 AM to 8:00 PM** Monday through Saturday.
- **Staffing:**
  - **Artists:** The studio is home to three established tattoo artists, collectively bringing over 50 years of experience to the table. Each artist has built a loyal client base and is skilled in various tattoo styles, ensuring that we can accommodate a wide range of artistic preferences.
  - **Future Expansion:** To meet the growing demand, we plan to hire two additional tattoo artists.
  - **Owner/Manager:** The studio will be owned and managed by **Daisi Taber**, who will oversee day-to-day operations, client relations, and studio management. Daisi will also be available for consultations and scheduling.

Community Engagement

At Obsidian Arts Collective, we are deeply committed to fostering community engagement and building strong relationships with local businesses and residents. While our primary service is tattooing, we plan to host a variety of community-oriented events to engage with the local community, including:

- **Art Shows:** Showcasing local artists and providing a platform for them to share their work with the public. These events will create opportunities for local art appreciation and interaction.
- **Collaborations with Local Businesses:** We aim to partner with neighboring small businesses to host events, promotions, and collaborations that benefit both the business community and the wider Suisun City area.

Conclusion

Obsidian Arts Collective is committed to providing top-quality tattoos in a professional and safe environment. With over 50 years of combined experience and an established, loyal clientele, our team of artists is well-equipped to offer custom tattoos tailored to each individual. We are excited to expand our team and engage with the local community through events and collaborations. By maintaining the highest standards of cleanliness, safety, and customer service, we are confident that our studio will be a valuable and respected addition to the local community.

We appreciate your consideration of this application and look forward to being a positive and long-lasting business in Suisun City.

Contact Information

For any inquiries on this project, reach out to:

Daisi Taber
Project Manager

(707)688-1890
Daisiitzli@gmail.com

Obsidian Arts Collective LLC
Project Justification

General Description of Operations

Obsidian Arts Collective is a tattoo studio focused on quality custom tattoo artistry and application services. We cater to a broad client base seeking both artistic and personal self-expression through tattoo artistry. Our primary operation will involve tattooing clients with all work being conducted in a professional, sterile, and creative environment. The space will be used for providing tattoo services, consultations, customer check-ins, and aftercare guidance.

Outdoor Activities

There will be no significant outdoor activities associated with Obsidian Arts Collective. All work, storage, display, and services will take place indoors within the designated tattoo studio.

Odors, Noise, Dust, or Glare:

- **Odors:** There may be minor odors related to tattooing procedures (e.g., the use of ink, disinfectants, and cleaning materials). These odors are typical of tattoo studios and will be managed through proper use and ventilation systems.
- **Noise:** Noise levels are expected to remain low. The noise produced by tattoo machines is minimal, and any noise generated by client conversations or artists at work will be kept within acceptable levels. No loud or disruptive noise will be produced.
- **Dust or Glare:** There will be minimal dust generated in the operation of the tattoo studio. Glare from the studio lighting will be controlled to avoid disturbances to neighboring properties.

Hazardous or Volatile Materials

The studio will utilize common materials for tattooing, including tattoo ink, needles, gloves, cleaning agents, and sterilizing solutions. All materials used will adhere to strict safety guidelines, and the studio will follow industry standards for disposal and safety precautions to avoid any hazardous or volatile conditions. Chemicals used in the process will be stored securely in compliance with required health and safety regulations.

Vehicle Traffic and Parking

Vehicle Traffic: The proposed location will see moderate vehicle traffic, primarily from clients visiting for tattoo appointments. Most visitors will be arriving in personal vehicles.

Access and Parking: Ample parking will be available onsite. We will ensure that access to the shop is convenient and that any drop-off/pick-up arrangements will not impede the flow of traffic.

Truck Deliveries: Delivery truck services are not required for our business

Refuse Pickup: Waste and refuse generated by the business will be collected and disposed of through regular municipal pickup services

Prior Use of Property

The space will be renovated to meet the specific needs of a tattoo studio, including adding sterile workstations, client consultation areas, and appropriate storage for supplies. No previous use of the property conflicts with the intended use for Obsidian Arts Collective.

Additional Information

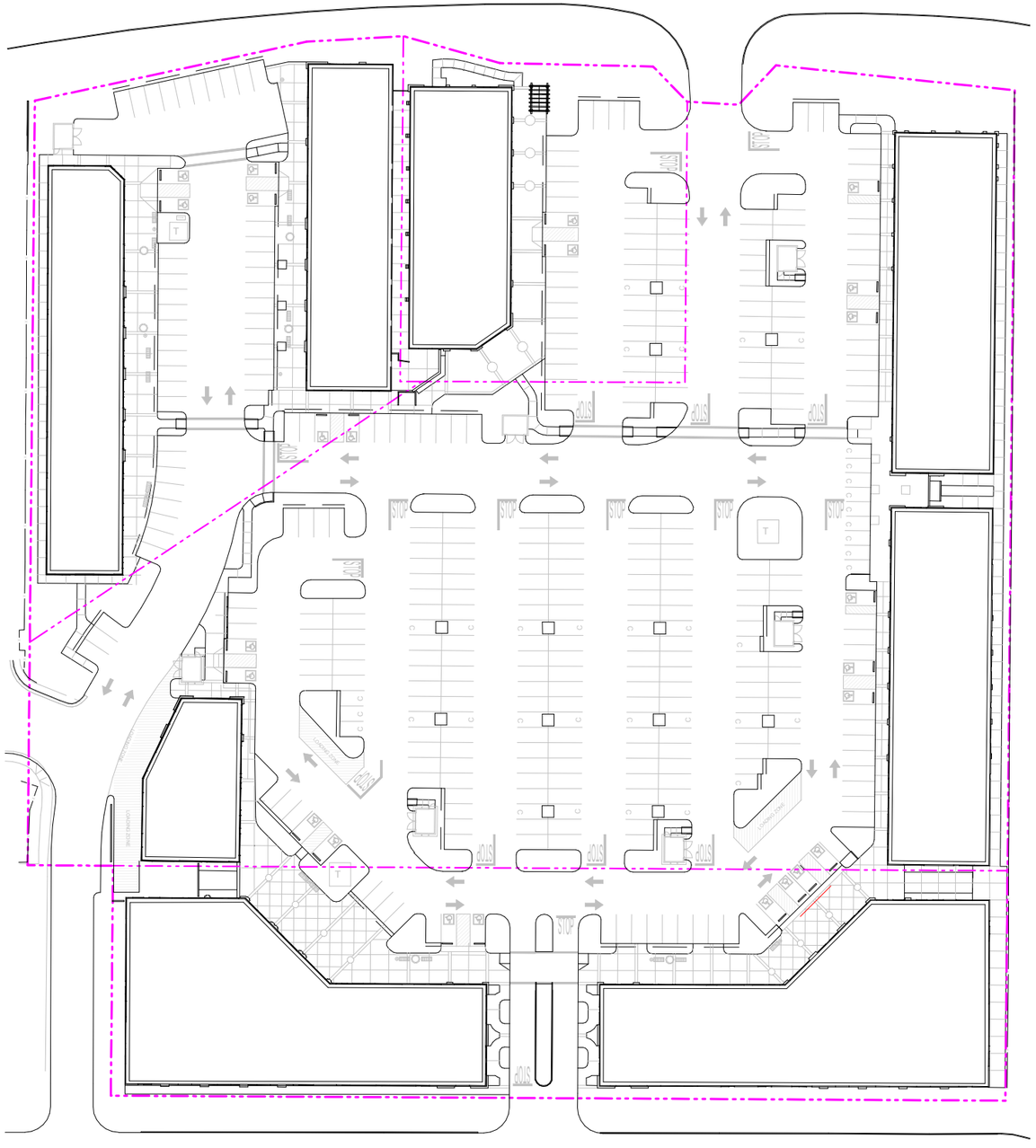
Should the Zoning Administrator require any further details or documentation, we are happy to provide additional information as needed to ensure compliance with local zoning laws and safety regulations. Our team is committed to maintaining a professional environment that upholds the highest standards of cleanliness, safety, and service.

Contact Information

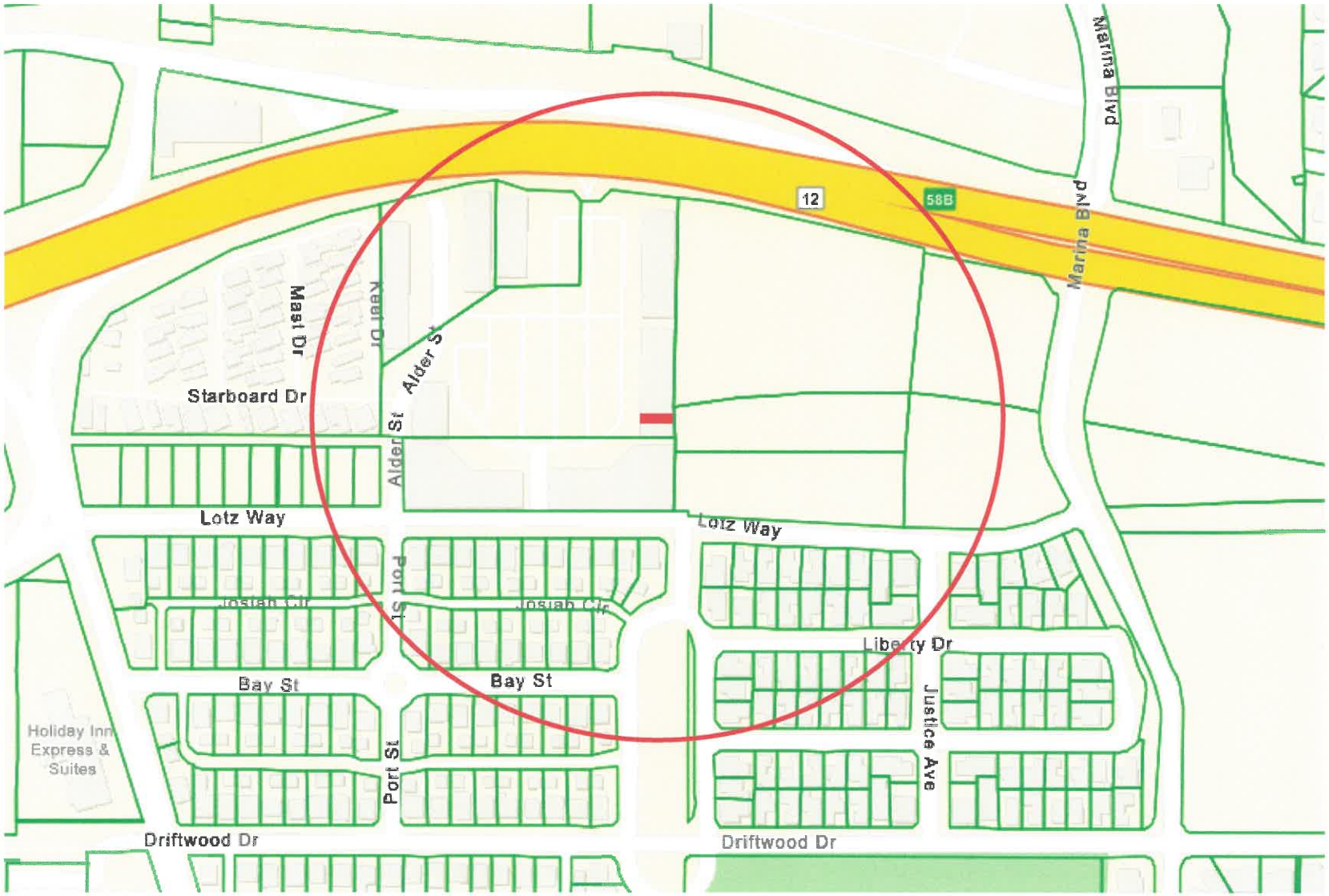
For any inquiries on this project, reach out to:

Daisi Taber
Project Manager

(707)688-1890
Daisiitzli@gmail.com


STOP
STOP
STOP

600’ Radius From Project



Map Source: Solano County Parcel Viewer—4.15.25

Denotes Project Site

Denotes Boundaries of Notification Radius

AGENDA ITEM NO. 5.

AGENDA TRANSMITTAL

MEETING DATE: May 12, 2025

AGENDA ITEM:

PUBLIC HEARING: Planning Commission Consideration of Site Plan/Architectural Review Application No. PLN 25-00002 To Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110 (Kearns: Jkearns@suisun.com).

a. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110.
b. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Denying Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110.

BACKGROUND: The property at 201 Sacramento Street is located at the southeast corner of Sacramento Street and West Street and within the Historic Residential District of the Waterfront District Specific Plan. In recent years, the property at 201 Sacramento Street was cleared and sold to a new owner. The new owner has submitted an application to locate a manufactured home on the property. This request requires a Site Plan/Architectural Review Permit which typically is at the discretion of the Development Services Director. However, due to the nature and location of the project the Director has moved the item to the Planning Commission for consideration. In late 2024, the manufactured home was located on the site without City approval and staff and the applicant team have been working since to move forward through the process with a complete Site Plan/Architectural Review application.

STAFF REPORT: The proposed manufactured home has 1,333 square feet in size and includes three-bedrooms. The applicant has prepared a narrative describing the proposed project and how they feel the project is consistent with the surrounding neighborhood. This narrative has been included as an attachment to this staff report for Planning Commission reference.

When considering the subject application, the Planning Commission shall review (and keep in mind) both Section 7.6.1 "Site Plan and Architectural Review" on page 7.8 and Appendix A "Architectural Review, Demolition + Review Procedures in the Historic Residential and Historic Limited Commercial Zones" of the Waterfront District Specific Plan. Both of these sections have been provided to the Commission as an attachment to this staff report. Both of these sections set the parameters of review for such projects. Further, the Commission is to take into account the context of the site, adjacent uses, and the neighborhood when considering action on these discretionary requests. Since staff is not making a recommendation on this item, two resolutions have been prepared for Commission consideration (one each for approval and denial). The approval resolution includes proposed conditions of approval.

If the Commission approves the application, there will be certain conditions required to be satisfied prior to either building permit issuance or final inspection of the project. However, if the application is denied, the applicant will need to remove the manufactured home from the property.

STAFF RECOMMENDATION: It is recommended that the Planning Commission either:

A. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110; or

B. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Denying Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110.

DOCUMENTS ATTACHED:

1. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110
2. Resolution No. PC25-___; A Resolution of the City of Suisun City Planning Commission Denying Site Plan/Architectural Review No. PLN 25-00002 to Locate a Manufactured Home at 201 Sacramento Street, Assessor's Parcel Number 0032-113-110
3. Application Materials
4. Waterfront District Specific Plan - Section 7.6.1 and Appendix A

PREPARED BY: John Kearns, Principal Planner
REVIEWED BY: Jim Bermudez, Development Services Director
APPROVED BY: Jim Bermudez, Development Services Director

ATTACHMENTS:

May 12 2025-201 Sacramento Street Attachment 1.pdf
May 12 2025-201 Sacramento Street Attachment 2.pdf
May 12 2025-201 Sacramento Street Attachment 3.pdf
May 12 2025-201 Sacramento Street Attachment 4.pdf

RESOLUTION NO. PC25-___

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING SITE PLAN/ARCHITECTURAL REVIEW NO. PLN 25-00002 TO LOCATE A MANUFACTURED HOME AT 201 SACRAMENTO STREET, APN 0032-113-010

WHEREAS, the Planning Commission considered and reviewed Site Plan/Architectural Review Application No. PLN 25-00002 at its special meeting of May 12, 2025; and

WHEREAS, a report by City staff was presented and made a part of the record of the May 12, 2025, meeting; and

WHEREAS, Conditional Use Permit Application No. PLN 25-00002 was noticed as a Public Hearing and published in the *Daily Republic* on April 30, 2025, as well as posted in three public places and on the Suisun City website; and

WHEREAS, based on evidence presented at the meeting by City staff, the applicant, the Public and Commissioners, the following Findings are hereby made:

1. That the proposed location of the use is consistent with the goals, objectives, and policies of this Plan and the purposes of the zone in which the site is located;

2. That the proposed location of the manufactured home and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.

3. That the proposed use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.

4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, new construction or conversion of small structures.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC25-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. PLN 25-00002 to locate a manufactured home at 201 Sacramento Street, APN 0032-113-010**,** including the following conditions of approval:

1. Final Plan and use shall be similar in the design of those conceptual plans attached in the staff report for Conditional Use Permit No. PLN 25-00002.
2. The applicant shall comply with all applicable provisions of the municipal code and all applicable laws.
3. Prior to any site work or construction, a building permit must be applied for and granted for the subject property.
4. The applicant shall submit improvement plans that are prepared and signed by a California licensed Civil Engineer. The improvement plans must include, at a minimum, the following plan sheets: title, demolition/cleanup, grading, utility, onsite/offsite improvements, landscaping/irrigation, and details.
5. The parcel is located within a flood zone. The grading of the site shall ensure that the building foundation complies with Suisun City's Ordinance No. 729 (attached) and the most

current Building Code. The grading plans prepared by the Civil Engineer should include adequate elevation information to demonstrate compliance with these requirements.

6. The site shall be graded to ensure that drainage flows toward the roadways and not to adjacent private parcels.
7. In addition to the building, the parcel shall include hard surfaces such as concrete, asphalt concrete, gravel paths, and/or landscaping. Bare soil areas will not be permitted.
8. The proposed project shall include the construction of a 5-foot-wide sidewalk, curb, and gutter along the West Street frontage. Drainage shall be directed to the nearest existing catch basin on Sacramento Street. The improvement plans must also include an ADA-compliant driveway along West Street, as well as an ADA-compliant curb ramp at the corner of Sacramento Street and West Street.
9. The proposed project shall include the installation of a 6-foot-tall perimeter wood fence.
10. The building setback along Sacramento Street must be at least 20 feet behind the sidewalk.
11. Along West Street, the building must be no closer than 10 feet to the edge of the pavement.
12. During the preparation of the improvement plans, the applicant shall videotape and inspect the existing sanitary sewer lateral. Any deficiencies identified must be corrected as part of the proposed project.
13. Dust control measures shall comply with City standards and ordinances. Vehicles hauling dirt or construction debris from the site shall cover any open loads with a tarpaulin or other secure covering to minimize dust emissions.
14. The applicant shall pay all applicable Public Works fees, including plan review and inspection fees, in accordance with the City's Public Works Fee Schedule at the time of improvement plan submission.
15. Dumpsters used on this project shall be provided by Republic Services, in accordance with the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters must be screened from public view using an approved method and must be covered at all times after work hours.
16. All work within the public right-of-way, whether performed by the applicant, general contractor, or subcontractors, must be included in a single City Encroachment Permit issued by the City Public Works Department. The permit must be obtained, and all associated fees must be paid prior to the start of work. All work under the Encroachment Permit must be completed before the issuance of the occupancy permit.
17. The applicant shall obtain all necessary permits from applicable agencies prior to the commencement of construction.
18. All work shall conform to these comments and conditions, as well as all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will inspect to ensure compliance. Any deviations from these documents must be reviewed and approved in writing by the City Engineer. Deviations or exceptions to design requirements for private improvements must be clearly outlined in the design guidelines or submitted for approval to the City Engineer.

The forgoing motion was made by Commissioner ____ and seconded by Commissioner _____ and carried by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 12th day of May 2025.

_____

Michael Elm
Commission Secretary

RESOLUTION NO. PC25-___

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION DENYING SITE PLAN/ARCHITECTURAL REVIEW NO. PLN 25-00002 TO LOCATE A MANUFACTURED HOME AT 201 SACRAMENTO STREET, APN 0032-113-010

WHEREAS, the Planning Commission considered and reviewed Site Plan/Architectural Review Application No. PLN 25-00002 at its special meeting of May 12, 2025; and

WHEREAS, a report by City staff was presented and made a part of the record of the May 12, 2025, meeting; and

WHEREAS, Conditional Use Permit Application No. PLN 25-00002 was noticed as a Public Hearing and published in the *Daily Republic* on April 30, 2025, as well as posted in three public places and on the Suisun City website; and

WHEREAS, based on evidence presented at the meeting by City staff, the applicant, the Public and Commissioners, the following Findings are hereby made:

1. That the proposed location of the use is inconsistent with the goals, objectives, and policies of this Plan and the purposes of the zone in which the site is located;

2. That the proposed location of the manufactured home and the proposed conditions under which it would be operated or maintained will be inconsistent with the General Plan.

3. That the proposed use will be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.

4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, new construction or conversion of small structures.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC25-___; A Resolution of the City of Suisun City Planning Commission Denying Site Plan/Architectural Review No. PLN 25-00002 to locate a manufactured home at 201 Sacramento Street, APN 0032-113-010**.**

The forgoing motion was made by Commissioner ____ and seconded by Commissioner _____ and carried by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 12th day of May 2025.

Michael Elm
Commission Secretary

201 SACRAMENTO STREET

GENERAL NOTES

- DESIGN IS CONCEPTUAL IN NATURE AND IN THE EVENT THAT THE CONSTRUCTION APPLICATION OF DESIGN IS NOT PERMITTED DUE TO EXISTING OR NEW CONDITIONS OR ANY OTHER CONSTRUCTION OR PRACTICAL LIMITATIONS, THE DESIGNER IS TO BE NOTIFIED AND ADDITIONAL DESIGN WORK MAY BE REQUIRED.
- SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS, INSTALLATION OR FINISHES.
- DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS TO THE DESIGNER IMMEDIATELY.
- VERTICAL AND HORIZONTAL FIRE BLOCKING SHALL CONFORM CBC R608.2.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM OR ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTOR'S RESPONSIBILITY IS TO NOTIFY THE ARCHITECT & OWNER OF THESE OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER. THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
- NEITHER THE DESIGNER, THE ENGINEER, OR THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS. TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; DRAWINGS OR SPECIFICATIONS.
- VERIFY DIMENSIONS. GRADE5, ELEVATIONS AND CRITICAL LOCATIONS. SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS. SPECIFICATIONS AND EXISTING SITE CONDITIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
- SITE PLANS INCLUDING PROPERTY LINES DEVELOPED BY THE DESIGNER OR ANYONE OTHER THAN A LICENSED SURVEYOR OR CIVIL ENGINEER ARE APPROXIMATE IN NATURE AND USE EXISTING BOUNDARIES AS REFERENCE POINTS SUCH AS FENCING OR WALLS
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. INSTRUCTIONS AND APPLICABLE ICBO REPORTS UNLESS OTHERWISE NOTED OR INSTRUCTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED. ALL WORK SHALL BE ERECTED AND PROPER ALIGNMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF THE DRAWINGS AND SPECIFICATIONS TO ALL TRADES UNDER HIS JURISDICTION.
- SUBSTITUTIONS. REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE DESIGNER.
- NO WORK DEFECTIVE IN C0NSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE DUE TO THE DESIGNERS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION, DEFECTIVE WORK REVEALED WILL AT THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS. THEN THE SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR ARE TO BE ASSUMED

SCOPE OF WORK

SCOPE OF WORK:

NEW FOUNDATION TO BE CONSTRUCTED AND UTILITY LINES TO BE CONNECTED. PROPOSED PREFABRICATED MANUFACTURED HOME TO BE PLACED ON EXISTING LOT. HUD MANUFACTURED HOME FINISH MATERIALS TO CONSIST OF DUAL PANE WINDOWS, CEMENT COMPOSITE SIDING,METAL DOORS, COMPOSITE SHINGLE ROOF, REDWOOD OR CEDAR DOOR AND WINDOW TRIM AND EXTERIOR PAINT

Site Preparation

1. Demolition and Cleanup (if necessary):
   - Remove any existing structures, trees, or debris on the lot.
2. Grading and Excavation:
   - Grade the lot to ensure proper water drainage and utility access.
3. Utility Stub-Outs:
   - Prepare underground utility connections for water, sewer, electricity, and gas.
   - Ensure proper drainage systems are in place.

Assembly and Finishing

1. Seam and Interior Assembly:
   - Connect and seal the two sections of the home.
   - Complete interior finishes, including trim, drywall, and flooring.
2. Utility Hookups:
   - Connect the home to water, sewer, electricity, and gas utilities.
   - Test all systems for functionality.
3. Exterior Work:
   - Install skirting around the home.
   - Complete exterior finishes, including siding, paint touch-ups, and steps/porches.
4. Driveway and Walkway Installation:
   - Pour a driveway and any necessary walkways or patios.
5. Landscaping (Optional):
   - Grade and seed the yard, or install landscaping as per customer specifications.

SHEET INDEX

GENERAL

A0.0COVER SHEET
A0.1NOTES & ABBREVIATIONS
A0.2GENERAL NOTES (CONTINUED)

ARCHITECTURAL

A2.1 EXISTING AND PROPOSED SITE PLAN
LT101 LITERATURE PLAN
FL101 FLOORING PLAN
AE101 ELEVATIONS
AS101 CROSS SECTIONS
AS102 WEIGHTS AND AXLES
T1 TRUSS DETAILS
SR101 TRUSS
T2 TRUSS DETAILS
SR101 A TRUSS

PROJECT INFORMATION

ADDRESS: 201 SACRAMENTO STREET

LOT AREA: 0.13 ACRES

GROSS BUILDING AREA, EXISTING (SF): 0 SQFT
NO EXISTING STRUCTURE

GROSS BUILDING AREA PROPOSED (SF): 1333 SQFT

PROJECT TEAM

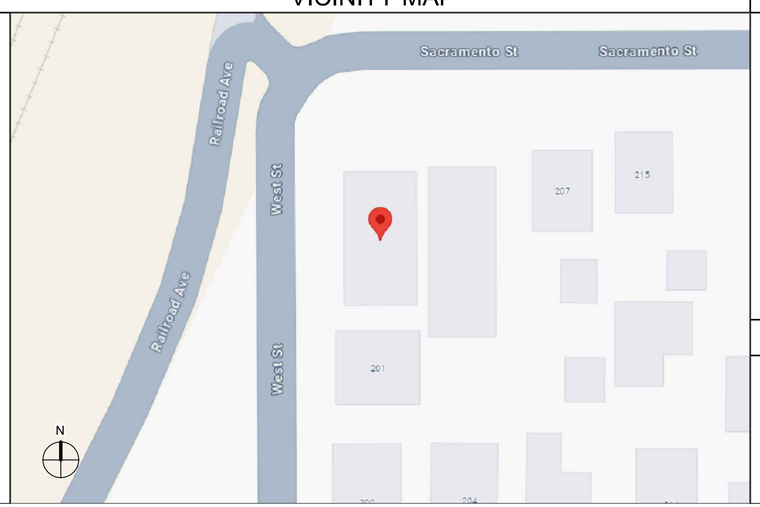
OWNER:
ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585

DESIGNER:
VINO DESIGN + BUILD
2405 LAUREL ST. #104
NAPA, CA 94558
CONTACT: DANIEL BARRAGAN
707-681-5942
Daniel@VINOCONTRACTING.COM

SYMBOL LEGEND

- ℄ CENTERLINE
- DATUM / ELEVATION POINT
- PLAN REFERENCE NUMBER / SHEET NUMBER
- SECTION REFERENCE NUMBER / SHEET NUMBER
- HB HOSE BIB w/NON-REMOVABLE BACKFLOW PREVENTION DEVICE

VICINITY MAP



CODE INFORMATION

CONSTRUCTION TYPE: V

OCCUPANCY TYPE: R-3

FIRE SPRINKLERS: NO

NUMBER OF STORIES: 1

CITY APPROVAL

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

DEFERRED SUBMITTALS

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD

PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:
ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: COVER SHEET

SHEET NUMBER: A0.0

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

ABBREVIATIONS

&	And	G.	Gas Outlet	S.	South
<	Angle	GA.	Gauge	S.C.	Solid Core
@	At	GALV.	Galvanized	S.C.D.	See Civil Drawings
#	Pound or Number	G.D.	Garbage Disposal	S.D.	Storm Drain
A.C.	Air Conditioning or Asphaltic Concrete	GEN.	General	SCHED.	Schedule
		G.F.C.I.	Ground Fault Circuit Interrupt	SECT.	Section
CONC.	Concrete			S.E.D.	See Electrical Drawings
ACOUS.	Acoustical	GL.	Glass	SEP.	Separation
A.A.	Area Drain	GND.	Ground	S.H.	Sprinkler Head
ADJ.	Adjustable	GR.	Grade	SHR.	Shower
ADJAC.	Adjacent	G.S.M.	Galvanized Sheet Metal	SHT.	Sheet
A.F.F.	Above Finish Floor			SIM.	Similar
AGGR.	Aggregate	GYP.	Gypsum	SL.	Sliding
ALT.	Alternate	GWB	Gypsum Wall Board	S.K.D.	See Kitchen Drawings
ALUM.	Aluminum	H.B.	Hose Bib	S.L.D.	See Landscape Drawings
APPROX.	Approximate	H.C.	Hollow Core	S.M.D.	See Mechanical Drawings
ARCH.	Architectural	HD.	Head	S.P.D.	See Plumbing Drawings
ASPH.	Asphalt	HDBD.	Hardboard	SP.E.	Space Evenly
BD.	Board	HDR.	Header	SPEC.	Specification
BITUM.	Bituminous	HDWD.	Hardwood	SQ.	Square
BLDG.	Building	HGR.	Hanger	S.S.	Stainless Steel
BLK.	Block	HT.	Height	S.S.D.	See Structrural Drawings
BLKG.	Blocking	H.M.	Hollow Metal	S.S.K.	Service Sink
BM.	Beam	HORIZ.	Horizontal	STD.	Standard
B.O.	Bottom Of	HR.	Hour	STL.	Steel
B.P.	Building Paper	H.R.	Handrail	STOR.	Storage
BTWN.	Between	H.W.H.	Hot Water Heater	STRL.	Structural
C.B.	Catch Basin	I.D.	Inside Diameter	S.V.	Sheet Vinyl
CEM.	Cement	IN.	Inch	S.W.	Shear Wall
CER.	Ceramic	INSUL.	Insulation	SYM.	Symmetrical
C.J.	Control Joint	INT.	Interior	SYS.	System
C.I.P.	Cast in Place	INTER.	Intermediate	T.	Tree
CLG.	Ceiling	JAN.	Janitor	T.B.	Towel Bar
CLKG.	Caulking	JST.	Joist	T.B.D.	To Be Determined
CLR.	Clear	JT.	Joint	T.C.	Top of Curb
C.M.U.	Concrete Masonry Unit	KIT.	Kitchen	TEL.	Telephone
		LAM.	Laminate	TEMP.	Tempered
CNTR.	Counter	LAV.	Lavatory	T&G	Tongue and Groove
C.O.	Clean-Out	LB.	Pound	TER.	Terrazzo
COL.	Column	LIN.	Linear	THK.	Thick
C.,P.	Center of Post	LN.	Line	T.M.E.	To Match Existing
CONC.	Concrete	LT.	Light	T.O.	Top of
COND.	Condition	MACH.	Machine	T.O.C.	Top of Concrete
CONN.	Connection	MAINT.	Maintain	T.O.P.	Top of Plate
CONST.	Construction	MAT.	Material	T.O. PLY	Top of Plywood
CONT.	Continuous	MAX.	Maximum	T.O.W.	Top of Wall
CONTR.	Contractor	M.B.	Machine Bolt	TYP.	Typical
CL.	Closet	M.C.	Medicine Cabinet	U.B.C.	Uniform Building Code
C.T.	Ceramic Tile	MECH.	Mechanical	UNEXC.	Unexcavated
CTR.	Center	MEMB.	Membrane	UNF.	Unfinished
C.W.	Cold Water	MTL.	Metal	U..N.	Unless Otherwise Noted
DBL.	Double	MFR.	Manufacturer	VAR.	Varies
DET.	Detail	MIN.	Minimum	V.C.T.	Vinyl Composition Tile
D.F.	Drinking Fountain	MISC.	Miscellaneous	VEN.	Veneer
DIA.	Diameter	MTD.	Mounted	VERT.	Vertical
DIM.	Dimension	MUL.	Mullion	VEST.	Vestibule
DISP.	Dispenser	(N)	New	V.G.D.F.	Vertical Grain Douglas Fir
DN.	Down	N.	North	V.I.F.	Verify in Field
DR.	Door	N.I.C.	Not in Contract	VOL.	Volume
D.W.	Dishwasher	NO. or #	Number	W.	West
DWG.	Drawing	NOM.	Nominal	W/	With
DWR.	Drawer	N.T.S.	Not to Scale	W.C.	Water Closet
EA.	Each	O/	Over	WD.	Wood
(E)	Existing	O.A.	Overall	W.H.	Water Heater
E.F.	Exhaust Fan	O.C.	On Center	W/O	Without
E.J.	Expansion Joint	O.D.	Outside Diameter	W.P.	Waterproofing
EL.	Elevation	OPNG.	Opening	W.P.M.	Waterproof Membrane
ELEC.	Electrical	OPP.	Opposite	WSCT.	Wainscot
EMER.	Emergency	(P)	Proposed	W.S.P.	Wet Standpipe
ENCL.	Enclosure	PERIM.	Perimeter	WT.	Weight
E.P.	Electrical Panel	PL.	Plate	WR.	Water Resistant
EQ.	Equal	P.LAM.	Plastic Laminate	WW.	Welded Wire
EQUIP.	Equipment	PLAS.	Plaster		
EXIST.	Existing	PLYWD.	Plywood		
EXP.	Expansion	PNL.	Panel		
EXT.	Exterior	PNT.	Paint		
F.A.	Fire Alarm	P.S.I.	Per Square Inch		
F.A.U.	Forced Air Unit	PT.	Point		
F.B.	Flat Bar	P.T.	Pressure Treated		
F.D.	Floor Drain	PTD.	Painted		
F.E.C.	Fire Extinguisher Cabinet	PTN.	Partition		
		Q.T.	Quarry Tile		
FIN.	Finish	R.	Riser		
FIXT.	Fixture	R.A.	Return Air		
FLR.	Floor	RAD.	Radius		
FLASH.	Flashing	REC.	Recessed		
FLUOR.	Fluorescent	REF.	Reference		
F.O.C.	Face of Concrete	REFR.	Refrigerator		
F.O.F.	Face of Finish	RE.	Register		
F.O.P.	Face of Plywood	REINF.	Reinforced		
F.O.S.	Face of Stud	REQ.	Required		
F.P.	Fireproof	RESIL.	Resilient		
FR.	Frame	RET.	Retaining		
FT.	Foot or Feet	REV.	Revision/Revised		
FTG.	Footing	RM.	Room		
FUR.	Furring	REMOV.	Removable		
FUT.	Future	R.O.	Rough Opening		
		RWD.	Redwood		
		RWL.	Rainwater Leader		

GENERAL NOTES(CONTINUED)

ALL ITEMS NOTED SHALL BE INCORPORATED INTO THE WORK UNLESS MORE RESTRICTIVE REQUIREMENTS ARE SHOWN OR SPECIFIED ON THE APPROVED PLANS OR ARE OTHERWISE REQUIRED BY CODE.

GENERAL REQUIREMENTS

1. NEW BUILDINGS AND WHERE AN ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, MUST COMPLY WITH THE REQUIREMENTS OF CALGREEN. CALGREEN DOES NOT APPLY TO REPAIRS OR FOR DETACHED "U"OCCUPANCY BUILDINGS. FOR NEW RESIDENTIAL BUILDINGS AND MOST ADDITIONS, THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY A QUALIFIED CALGREEN SPECIAL INSPECTOR, LISTED BY THE CITY OF SONOMA BUILDING DEPARTMENT, TO PERFORM CALGREEN SPECIAL INSPECTION SERVICES TO VERIFY AND CERTIFY THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2. WHEN COMPLIANCE WITH CALGREEN MEASURES IS REQUIRED, BUILDER SHOULD CONSULT WITH THE CALGREEN SPECIAL INSPECTOR PRIOR TO CLOSE-IN INSPECTION. THE CALGREEN SPECIAL INSPECTOR MUST VERIFY ALL CALGREEN IMPLEMENTATION MEASURES.
3. WHEN THE FULL EXTENT OF SOIL DISTURBING ACTIVITIES IS LIMITED TO TRENCHING FOR UTILITIES, FOOTINGS, DEMOLITIONS, SWIMMING POOLS, OR FOUNDATIONS FOR RESIDENTIAL ADDITIONS OR ALTERATIONS, NON-SITE-SPECIFIC AND TYPICAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MET AS APPLICABLE. (SMC 14.20.205).
4. FOR NEW BUILDINGS WHERE GRADING OR SOIL-DISTURBING ACTIVITIES INCLUDING LANDSCAPING, EXCAVATIONS, TRENCHING, OR OTHER ACTIVITIES WHERE EROSION OR SOIL DISTURBANCE MAY OCCUR, EROSION CONTROL AND STORM WATER POLLUTION PREVENTION MEASURES MUST BE TAKEN TO CONTROL EROSION AND ELIMINATE STORM WATER POLLUTION DURING CONSTRUCTION (SMC 14.20.205). THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES SHALL BE SLOPED 2% MIN. (CRC R401.3).

FLOOR PLAN

1. ALL NEW HABITABLE ROOMS EXCEPT KITCHENS SHALL BE AT LEAST 70 SQUARE FEET IN AREA AND SHALL HAVE A WIDTH OF AT LEAST 7 FEET. IN ADDITION, THERE SHALL BE AT LEAST ONE ROOM WITH A MINIMUM OF 120 SQUARE FEET IN EACH DWELLING (CRC R304/R305). MINIMUM CEILING HEIGHT SHALL BE 7 FT. (CRC R305.1) [SEE CRC R304 AND R305 FOR EXCEPTIONS.]
2. NEW OR ALTERED ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD (CRC R302.7).
3. NEW OR ALTERED SLEEPING ROOMS AND ANY BASEMENT MUST HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MINIMUM NET AREA OF 5.0 SQUARE FEET. THE MINIMUM NET VERTICAL OPENING DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR (CRC R 310.1).
4. PROVIDE 22-INCH X 30-INCH MINIMUM ATTIC ACCESS OPENING FOR NEW ATTICS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER (CRC R807.1). IN ATTICS WHERE AN APPLIANCE IS INSTALLED, AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE SHALL BE REQUIRED (CMC 904.10).
5. SAFETY GLAZING SHALL BE PROVIDED FOR NEW GLAZING IN ALL HAZARDOUS LOCATIONS AS FOLLOWS (CRC R-308):
   A. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS [SEE CODE EXCEPTIONS].
   B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE [SEE CODE EXCEPTIONS].
   C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS [SEE CODE EXCEPTIONS]:
      - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE; AND
      - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
      - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
      - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
   D. ALL GLAZING IN GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
   E. GLAZING IN WALLS, ENCLOSURES OR FENCES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS AND INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE [SEE EXCEPTION].
   F. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE [SEE EXCEPTIONS].
   G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD NOSING [SEE EXCEPTIONS].
6. BUILDER SHALL LEAVE NFRC FENESTRATION LABELS ON ALL NEW DOORS WITH GLAZING AND WINDOWS UNTIL INSPECTED AND APPROVED BY THE BUILDING INSPECTOR.

STAIRWAYS, LANDINGS, HANDRAILS & GUARDS

1. THERE SHALL BE A LEVEL LANDING AT EACH SIDE OF ALL NEW OR ALTERED DOORS, EXCEPT EXTERIOR LANDINGS MAY BE SLOPED NOT MORE THAN 2%. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36 INCHES MINIMUM LENGTH MEASURED IN THE DIRECTION OF TRAVEL. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT) (CRC R311.3).
   - LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-1/2 INCH LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (CRC R311.3.1).
   - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY (CRC R311.3.2).
2. FOR NEW AND ALTERED STAIRWAYS, STAIRWAY RISE SHALL BE 4 INCHES MINIMUM AND 7¾ INCHES MAXIMUM. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RUN SHALL BE 10 INCHES MIN. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. HEADROOM SHALL BE 80 INCHES MIN. WIDTH SHALL BE 36 INCHES MIN. (R311.7). [SEE SPECIAL REQUIREMENTS FOR SPIRAL AND WINDING STAIRWAYS (CRC R311.7.5.2 AND R311.7.10)]
3. THE RADIUS OF CURVATURE AT THE TREAD NOSING SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. (R311.7.5.3)
4. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY AND SHALL BE AT LEAST 36 INCHES IN THE DIRECTION OF TRAVEL. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS (CRC R311.7.6).
5. FOR NEW AND ALTERED STAIRWAYS, CONTINUOUS HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS SHALL BE 34 –38 INCHES ABOVE TREAD NOSING (SEE EXCEPTIONS IN R311.7.8.2) WITH OPENINGS LESS THAN 4-3/8 INCHES CLEAR (R312.3). HANDRAILS MUST HAVE A CIRCULAR CROSS-SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES OR MUST OTHERWISE HAVE A GRIP SIZE THAT MEETS THE REQUIREMENTS OF R311.7.8.3.
6. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, LANDINGS, AND DECKS, THAT ARE MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE. REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES ABOVE THE ADJACENT WALKING SURFACE EXCEPT THAT HANDRAILS MAY BE CONSIDERED AS GUARDS AT STAIRWAYS. OPENINGS IN GUARDS SHALL NOT EXCEED 4 INCHES (CRC R312).
7. WINDOW FALL PROTECTION. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLESECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR (CRC R312.2.1).
8. NEW, RECONSTRUCTED OR REPLACED WOOD-BURNING APPLIANCES (I.E. FIREPLACES, WOOD STOVES, ETC.) SHALL BE 1) A PELLET-FUELED WOOD HEATER, 2) AN EPA-CERTIFIED WOOD HEATER; 3) A WOOD-BURNING APPLIANCE APPROVED FOR USE BY THE NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT, OR 4) A FIREPLACE CERTIFIED BY THE EPA, SHOULD THE EPA DEVELOP A FIREPLACE CERTIFICATION PROGRAM (SMC 14.28.040). [SEE EXEMPTION IN SMC 14.28.020]

GARAGES & CARPORTS

1. NEW OR ALTERED CARPORTS WITH HABITABLE SPACE ABOVE AND ATTACHED GARAGES SHALL BE PROTECTED BY A RESIDENTIAL FIRE SPRINKLER SYSTEM (CRC R309.6) [SEE EXCEPTIONS FOR ADDITIONS AND ALTERATIONS.]
2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES ARE NOT PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHESTHICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING (CRC R302.5.1). [NOTE SEE EXCEPTION WHEN FIRE SPRINKLERS ARE INSTALLED].
3. NEW OR ALTERED ATTACHED GARAGES SHALL BE PROVIDED WITH ½-INCH GYPSUM BOARD FOR FIRE SEPARATION ON WALLS SUPPORTING FLOOR/CEILING ASSEMBLIES, ON WALLS ADJACENT TO HABITABLE SPACE OR ATTICS OR IF LOCATED LESS THAN 3 FEET FROM A DWELLING ON THE SAME LOT. WHERE HABITABLE ROOMS ARE LOCATED ABOVE A GARAGE OR CARPORT, 5/8-INCH GYPSUM BOARD SHALL BE INSTALLED ON THE GARAGE CEILING AND THE WALLS OR COLUMNS SUPPORTING THE CEILING ASSEMBLY MUST BE PROTECTED WITH ½-INCH GYPSUM BOARD (CRC R302.6).
4. NEW GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY (CRC R309.1).

PLUMBING AND MECHANICAL

1. ALL HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH CPC 609.11 AND ENERGY CODE 150.0(J).
2. REQUIRED PLUMBING CLEANOUTS FOR UNDERFLOOR PIPING SHALL BE EXTENDED TO OR ABOVE THE FLOOR OR EXTENDED OUTSIDE THE BUILDING CRAWLSPACE UNLESS LOCATED WITHIN 5 FEET OF AN ACCESS DOOR OR CRAWL HOLE PURSUANT TO THE REQUIREMENTS OF CPC 707.9.
3. ALL NEW TOILETS, URINALS, SHOWERHEAD AND INTERIOR FAUCETS MUST BE WATER CONSERVING FIXTURES (I.E. 1.8 GPM MAX. SHOWER HEADS; 1.2 GPM MAX LAVATORY FAUCETS; 1.8 GPM MAX. KITCHEN FAUCETS; 1.28 GAL. PER FLUSH WATER CLOSETS).
4. ALL NONCOMPLIANT EXISTING PLUMBING FIXTURES AS DEFINED IN CA CIVIL CODE 1101.1-1101.8. AND INSTALLED IN HOMES BUILT AND AVAILABLE FOR USE PRIOR TO JANUARY 1, 1994 MUST BE CONVERTED TO WATER CONSERVING FIXTURES.
5. WHERE LESS THAN 18 INCHES OF CLEAR HEIGHT (INCLUDING DUCTS AND PIPING) IS PROVIDED UNDER A NEW FLOOR, CLEANOUTS SHALL BE EXTENDED ABOVE THE FLOOR OR OUTSIDE OF THE BUILDING. NO NEW OR ALTERED UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FT. FROM AN UNDERFLOOR ACCESS DOOR (CPC 707.9).
6. WATER CLOSETS IN NEW OR ALTERED BATHROOMS SHALL BE LOCATED AT LEAST THAN 15 INCHES FROM A SIDE WALL OR OBSTRUCTION AND WITHIN A SPACE NOT LESS THAN 30 INCHES IN WIDTH WITH 24 INCHES MINIMUM CLEARANCE IN FRONT OF THE TOILET. NEW OR ALTERED BATHROOM DOORS SHOULD NOT SWING INTO THE REQUIRED CLEAR SPACE (CPC 402.5).
7. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR (CRC R307.2). PROVIDE CURTAIN ROD OR APPROVED ENCLOSURE.
8. SHOWER FLOOR AREA SHALL BE NOT LESS THAN 1024 SQ. INCHES AND NOT LESS THAN 30 INCHES DIAMETER. A CURB, DAM OR THRESHOLD AT THE SHOWER ENTRY SHALL BE NOT LESS THAN 2 INCHES ABOVE THE SHOWER DRAIN.
9. SHOWER CONTROL VALVES AND SHOWERHEADS SHALL BE ARRANGED SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)
10. NEW OR ALTERED HOSE BIB TYPE FAUCETS SHALL BE PROVIDED WITH APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES. (CPC 603.5.7)
11. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR NEW OR RELOCATED WATER HEATERS (CPC 608.5). PROVIDE SEISMIC STRAPPING FOR TANK TYPE WATER HEATERS (CPC 507.2).
12. NEW ENCLOSURES FOR GAS WATER HEATER AND/OR FURNACE LOCATED WITHIN OR ADJACENT TO CONDITIONED SPACE SHALL BE PROVIDED WITH A FULLY WEATHER-STRIPPED, 24-INCH MINIMUM WIDTH DOOR AND INSULATED WALLS. 30 INCHES OF CLEAR UNOBSTRUCTED WORKING SPACE IS REQUIRED ALONG THE ENTIRE FRONT OF THE FIREBOX FOR SERVICING OF THE EQUIPMENT. (CMC 304.1 & ENERGY CODE 150.0)
13. A GAS SUPPLY OF AT LEAST 200 CUBIC FEET SHALL BE PROVIDED FOR ALL NEW TANK TYPE GAS WATER HEATERS (ENERGY CODE 150(N)).
14. NO WOOD BURNING DEVICES (I.E. WOOD HEATER, FIREPLACE, ETC.) MAY BE INSTALLED IN NEW BUILDING CONSTRUCTION (WITHIN BUILDINGS). NO FIREPLACE OR CHIMNEY ALTERATION WITH A COST GREATER THAN $15,000 SHALL BE MADE UNLESS A GAS-FIRED, ELECTRIC OR EPA CERTIFIED DEVICE IS INSTALLED. (BAAQMD REGULATION 6 RULE 3)
15. A HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FEET ABOVE FLOOR LEVEL AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS (R303.10).
16. NEW OR ALTERED SPACE HEATING, SPACE COOLING, WATER HEATING, FENESTRATION AND INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ENERGY DOCUMENTATION AND COMPLY WITH THE CA ENERGY CODE.
17. GAS APPLIANCE ENCLOSURES SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN ACCORDANCE WITH CMC CHAPTER 7.
18. GAS WATER HEATERS AND FURNACES ARE NOT ALLOWED IN AN AREA OPENING INTO A BEDROOM OR BATHROOM UNLESS THE REQUIREMENTS OF CPC 504.1 AND CMC 904.1 ARE MET.
19. VENT DRYER TO THE OUTSIDE OF THE BUILDING, NOT TO THE UNDERFLOOR AREA. NEW OR ALTERED DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT., INCLUDING TWO 90-DEGREE ELBOWS. 2 FT. SHALL BE DEDUCTED FOR EACH ELBOW IN EXCESS OF TWO (CMC 504.4.2.1).
20. NEW AND ALTERED APPLIANCES INSTALLED IN ATTICS SHALL HAVE THE FOLLOWING (CMC 304.1 AND CMC 904.10):
   - APPROVED LISTING FOR ATTIC INSTALLATION.
   - 30 INCH X 30 INCH ATTIC ACCESS AND PASSAGEWAY TO EQUIP.
   - 24-INCH-WIDE SOLID CATWALK FROM ATTIC ACCESS TO APPLIANCE.
   - 30-INCH SOLID WORKING PLATFORM IN FRONT OF SERVICING LOCATIONS.
   - A PERMANENT ELECTRICAL RECEPTACLE AND HIGH EFFICACY LIGHTING FIXTURE WITH A VACANCY SENSOR NEAR THE APPLIANCE LOCATION (CMC 304.4.4 AND ENERGY 150.0(K)2.J).
   - WATER HEATERS AND COOLING UNITS SHALL BE PROVIDED WITH A WATER-TIGHT CORROSION-RESISTANT 1.5 INCH MINIMUM HEIGHT METAL PAN WITH A CONDENSATE DRAIN TO THE EXTERIOR OF THE BUILDING (CMC 310)
21. FOR NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS AND FOR ADDITIONS OVER 1,000 SQUARE FEET OF CONDITIONED FLOOR AREA, SHOW THE METHOD OF REQUIRED CONTINUOUS, QUIET MECHANICAL WHOLE-BUILDING VENTILATION TO COMPLY WITH ASHRAE 62.2
22. EACH NEW OR ALTERED KITCHEN AND BATHROOM MUST HAVE A LOCAL VENTILATION EXHAUST FAN THAT EXHAUSTS INDOOR AIR TO THE EXTERIOR. EXHAUST FANS IN BATHROOMS MUST BE CONTROLLED BY A HUMIDISTAT UNLESS PART OF THE WHOLE-BUILDING VENTILATION SYSTEM (CGBC 4.506.1). WINDOW OPERATION IS NOT ALLOWED AS A PERMISSIBLE METHOD FOR PROVIDING THE REQUIRED VENTILATION. (ENERGY -SECTION 150(O) AND CRC R303.3.1). [SEE ASHRAE 62.2 FOR MORE REQUIREMENTS.]
23. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE (CRC R302.5.2).
24. NEW OR ALTERED APPLIANCES AND RECEPTACLES INSTALLED IN GARAGES AND CARPORTS GENERATING A GLOW, SPARK, OR FLAME SHALL BE LOCATED 18 INCHES MIN. ABOVE THE FLOOR. PROVIDE PROTECTIVE BOLLARD OR OTHER IMPACT BARRIER (I.E. 3-INCH DIA. STEEL PIPE FILLED WITH CONCRETE) WHEN SUBJECT TO VEHICULAR DAMAGE (CMC 305).

ELECTRICAL

1. SMOKE ALARMS SHALL BE INSTALLED IN NEW RESIDENTIAL CONSTRUCTION OR ADDITIONS, ALTERATIONS OR REPAIRS TO RESIDENTIAL BUILDINGS WHERE THE VALUE OF THE WORK EXCEEDS $1,000. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL HAVE A BATTERY BACKUP AND SHALL BE INTERCONNECTED WITH ALL OTHER SMOKE ALARMS TO BE CLEARLY AUDIBLE IN ALL BEDROOMS (SEE EXCEPTIONS IN CRC R314). SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R314):
   - IN EACH SLEEPING ROOM.
   - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED WHERE FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN NEW RESIDENTIAL CONSTRUCTION OR ADDITIONS, ALTERATIONS OR REPAIRS TO RESIDENTIAL BUILDINGS WHERE THE VALUE OF THE WORK EXCEEDS $1,000. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL HAVE A BATTERY BACKUP AND SHALL BE INTERCONNECTED WITH ALL OTHER CARBON MONOXIDE ALARMS IN THE INDIVIDUAL UNIT (SEE EXCEPTIONS IN CRC R315). CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R315):
   - OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
   - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
   - IN ANY BEDRO

GENERAL NOTES (CONTINUED)

FOUNDATION

1. CONCRETE SHALL BE 2,500 PSI MIN. FOR FOUNDATIONS (INCLUDING STEM WALLS), SLABS, RETAINING WALLS AND OTHER CONCRETE ELEMENTS UNLESS OTHERWISE NOTED (CRC R404.1.2.3.1;TABLE R402.2)
2. CONCRETE FOUNDATIONS FOR STUD-BEARING WALLS SUPPORTING ONE FLOORSHALL HAVE A 12-INCH MIN. WIDTH FOOTING, 6 INCH MIN. THICK FOOTING AND 12-INCH MIN. FOOTING DEPTH BELOW UNDISTURBED SOIL. [TABLE R403.1(1)] STEM WALLS SHALL BE DESIGNED AND REINFORCED IN ACCORDANCE WITH R403.1.3 AND R404.
3. CONCRETE FOUNDATIONS FOR STUD-BEARING WALLS SUPPORTING TWO FLOORSSHALL HAVE A 16-INCH MIN. WIDTH FOOTING, 6-INCH MIN. THICK FOOTING AND 12-INCH MIN. FOOTING DEPTH BELOW UNDISTURBED SOIL. [TABLE R403.1(1)] STEM WALLS SHALL BE DESIGNED AND REINFORCED IN ACCORDANCE WITH R403.1.3 AND R404.
4. FOOTING SUPPORT SHALL BE PROVIDED FOR ALL CONCENTRATED LOADS (CRC R403.1).
5. CONTINUOUS, REINFORCED CONCRETE FOOTINGS ARE REQUIRED UNDER EXTERIOR WALLS, BEARING WALLS, AT GARAGE DOOR OPENINGS AND AROUND ANY COVERED FLOOR AREA. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOIL OR ENGINEERED FILL (CRC R403.1). INDIVIDUAL FOOTING PADS SUPPORTING PIERS AND COLUMNS MAY BE USED WHEN JUSTIFIED BY CALCULATIONS BASED ON THE TRIBUTARY LOAD AND THE ALLOWABLE SOIL-BEARING CAPACITY (CRC R403.1.1).
6. CONCRETE FOUNDATIONS WITH STEM WALLS SHALL HAVE HORIZONTAL REINFORCING WITH A MINIMUM OF ONE #4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL AND ONE #4 BAR LOCATED 3 TO 4 INCHES FROM THE BOTTOM OF THE FOOTING (CRC R403.1.3.1)
7. WHEN THE STEM WALL AND FOOTING ARE NOT POURED MONOLITHICALLY, VERTICAL REINFORCEMENT OF #4 REBAR SHALL BE INSTALLED VERTICALLY AT 4 FT. MINIMUM O.C. THE VERTICAL BAR SHALL EXTEND TO 3 INCHES CLEAR FROM THE BOTTOM OF THE FOOTING, HAVE A STANDARD HOOK, AND EXTEND A MINIMUM OF 14 INCHES INTO THE STEM WALL (CRC R403.1.3).
8. CONCRETE SLABS SHALL BE A MINIMUM OF 3.5 INCHES THICK (CRC R506.1). SLABS ON GROUND WITH TURNED DOWN FOOTINGS SHALL HAVE A MINIMUM OF ONE NO. 4 BAR AT THE TOP AND THE BOTTOM OF THE FOOTING (SEE CRC EXCEPTION R403.1.3.3). WHERE THE SLAB IS NOT CAST MONOLITHICALLY WITH THE FOOTING, #3 OR LARGER VERTICAL DOWELS WITH STANDARD HOOKS ON EACH END SHALL BE PROVIDED AT 48 INCHES ON CENTER.
9. CONCRETE SLABS BELOW HEATED SPACES SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL. POLYETHYLENE VAPOR RETARDER. (CRC R506.2.3).
10. MINIMUM SILL ANCHOR BOLTING: ANCHOR BOLTS SHALL BE MINIMUM ½"X 10"PLACED AT 6 FT. O.C. MAXIMUM .EMBED BOLTS 7 INCHES MIN. LOCATE END BOLTS NEITHER LESS THAN 3.5 INCHES NOR MORE THAN 12 INCHES FROM ENDS OF SILL MEMBERS OR SPLICES (CRC R 403.1.6). PROVIDE 3"X 3"X 0.229"PLATE WASHERS ON EACH BOLT (CRC R602.11.1).

FRAMING

1. THE UNDERFLOOR GRADE UNDER NEW CONSTRUCTION SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIALS (CRC R408.4).
2. PROVIDE 18 INCH X 24 INCH UNDERFLOOR ACCESS THROUGH THE FLOOR OR 16 INCH X 24 INCH UNDERFLOOR ACCESS THROUGH THE PERIMETER WALL WITHIN 20 FT. OF PLUMBING CLEANOUTS. ACCESS TO UNDERFLOOR CLEANOUTS SHALL PROVIDE AN 18 INCH HIGH BY 30 INCH WIDE UNOBSTRUCTED PATH FROM THE UNDERFLOOR ACCESS TO THE PLUMBING CLEANOUT (CRC R408.4; CPC 707.9).
3. FLOOR JOIST SIZES, GRADE AND SPACING SHALL BE IN ACCORDANCE WITH CRC R502.3 AND ASSOCIATED SPAN TABLES UNLESS OTHERWISE JUSTIFIED BY STRUCTURAL CALCULATIONS.
4. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN CRC R502.8.
5. AT FLOOR OPENINGS WHERE HEADER JOIST SPAN EXCEEDS 4 FT. SHOW DOUBLE TRIMMER JOISTS AND HEADERS. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET (CRC R502.10).
6. MINIMUM NAIL SPACING FOR WOOD STRUCTURAL FLOOR PANELS: 6 INCHES O.C. AT EDGES, 12 INCHES O.C. IN FIELD (CRC TABLE R602.3(1)).
7. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH OR PROVIDE ENGINEER'S CALCULATIONS. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED (R502.4).
8. ALL BEAMS, GIRDERS AND HEADERS SHALL BE SIZED IN ACCORDANCE WITH CRC TABLE R602.7(1), TABLE R602.7(2) OR TABLE R602.7(3) UNLESS OTHERWISE JUSTIFIED BY STRUCTURAL CALCULATIONS.
9. WOOD STRUCTURAL PANEL SHEATHING SHALL BE BONDED BY EXTERIOR GLUE (CRC R803.2). SPECIFY MINIMUM ROOF SHEATHING NAILING PER CRC TABLE R602.3(1) (I.E. 8D COMMON, BOX OR CASING AT 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD). NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
10. STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN CRC R802.7.
11. ALL GIRDER OR TERMINAL HIP-TYPE TRUSSES SHALL BE SUPPORTED BY DOUBLED STUDS PLACED DIRECTLY UNDER THE TRUSS.
12. SPANS FOR ROOF RAFTERS, RAFTER TIES AND CEILING JOISTS SHALL BE IN ACCORDANCE WITH CRC TABLES R802.4(1) & (2) FOR CEILING JOISTS AND CRC TABLES R802.5.1(1) & (2) FOR RAFTERS, UNLESS OTHERWISE JUSTIFIED BY STRUCTURAL CALCULATIONS.
13. TRUSS DESIGN, LAYOUT PLAN AND CONNECTION DETAILS PREPARED BY A LICENSED DESIGN PROFESSIONAL MUST BE SUBMITTED FOR BUILDING DEPARTMENT APPROVAL WHEN TRUSSES ARE ORDERED AND PRIOR TO DELIVERY OF TRUSSES TO JOB SITE.
14. SLOPED CEILINGS BE SHALL BE PROVIDED WITH AN APPROVED METHOD OF TYING OPPOSING RAFTERS TOGETHER, SUCH AS A RAFTER TIE OR A 1-1/4"X 18"X 20 GA. STEEL TIE STRAP (TABLE R602.3(1))
15. FRAMING EXPOSED TO THE WEATHER SHALL BE RESISTANT OR PROTECTED FROM DECAY (I.E. REDWOOD, CEDAR, PRESSURE TREATED, PAINTED, ETC.) (R609 AND R703).
16. WOOD FRAMING SHALL BE CONNECTED IN A MANNER THAT MEETS NOT LESS THAN THE MINIMUM FASTENING REQUIREMENTS OF CRC TABLE R602.3(1).

WALL BRACING

1. BRACED WALL LINES ARE REQUIRED AND SHALL BE SIZED, CONFIGURED AND SHOWN IN ACCORDANCE WITH CRC SECTION R602.10 IN ITS ENTIRETY.
2. SILLS AT BRACED WALL LINES SHALL BE ANCHORED TO CONCRETE OR MASONRY FOUNDATIONS. PLATE WASHERS A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES IN SIZE SHALL BE PROVIDED EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED (R602.11.1).
3. BRACED PANELS, A PORTAL FRAME WALL WITH HOLD-DOWNS, OR ENGINEERED SHEAR WALLS SHALL BE PROVIDED AT VEHICLE GARAGE DOOR OPENINGS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R602.10.
4. SPACING BETWEEN BRACED WALL LINES IN EACH STORY SHALL NOT EXCEED 25 FEET (7620 MM) ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS EXCEPT IN ONE-AND TWO-STORY BUILDINGS, SPACING BETWEEN TWO ADJACENT BRACED WALL LINES SHALL NOT EXCEED 35 FEET ON CENTER IN ORDER TO ACCOMMODATE ONE SINGLE ROOM NOT EXCEEDING 900 SQUARE FEET IN EACH DWELLING UNIT (CRC R602.10.1.3).
5. EXTERIOR BRACED WALL PANELS SHALL BE CONNECTED TO ROOF FRAMING PURSUANT TO CRC R602.10.8.2.
6. WHERE STONE OR MASONRY VENEER IS USED, WALL BRACING SHALL BE INCREASED IN ACCORDANCE WITH CRC R602.10.6.5.

ROOF

1. ALL ROOFING SHALL BE A MINIMUM OF CLASS A FIRE-RESISTIVE MATERIAL, SUPPORTED BY SOLID SHEATHING (CRC R902.1.3).
2. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (¼"PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
3. ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

EXTERIOR ELEVATIONS

1. APPROVED HOUSE ADDRESS NUMBERS SHALL BE PROVIDED IN AN ILLUMINATED AREA, PLAINLY VISIBLE AND LEGIBLE FROM THE PUBLIC STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH (CRC R319.1).
2. EXPOSED GLU-LAMS SHALL BE PRESERVATIVE TREATED OR MADE FROM NATURALLY DURABLE WOOD.
3. WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED (CRC R 406 AND R 703).
4. ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION-RESISTANT (CRC R703.3.3). CORROSION-RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS AS LISTED IN CRC R703.8.
5. UNDERFLOOR SPACE SHALL HAVE A VENTILATION OPENING AREA OF 1/150 SQUARE FEET OF UNDERFLOOR AREA. IF A CLASS I VAPOR RETARDER IS USED, THE RATIO MAY BE REDUCED

   TO 1/1500. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER. OPENINGS SHALL BE COVERED WITH A COVERING HAVING OPENINGS NO GREATER THAN 1/4 INCH (CRC R408.2).

SECTIONS

1. SOLE PLATE NAILING TO JOIST OR BLOCKING SHALL BE A MINIMUM OF 16D AT 16 INCHES O.C. AND 3-16D AT 16 INCHES AT BRACED WALL PANELS (CRC TABLE 602.3).
2. CRIPPLE WALLS LESS THAN 14 INCHES IN HEIGHT SHALL BE FULLY SHEATHED OR CONSTRUCTED OF SOLID BLOCKING (CRC R602.9).
3. MINIMUM SHEATHING NAILING FOR WOOD STRUCTURAL PANEL FLOOR, WALL AND ROOF SHEATHING SHALL BE 6 INCHES O.C. AT EDGES AND 12 INCHES O.C. IN FIELD (CRC TABLE R602.3(1)).
4. STRUCTURAL FLOOR MEMBERS, RAFTERS AND BEAMS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN CRC R502.8.
5. PROVIDE NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD FOR THE FOLLOWING LOCATIONS (CRC R317.1):
   - WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES RESPECTIVELY, TO THE EXPOSED GROUND.
   - WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
   - SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT ARE IN DIRECT CONTACT WITH THE GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
   - THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH ON TOPS, SIDES AND ENDS.
   - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
   - WOOD STRUCTURAL MEMBERS EXPOSED TO THE WEATHER.
   - WOOD FURRING STRIPS OR OTHER WOOD ATTACHED TO MASONRY OR CONCRETE WALLS BELOW GRADE.
   - WOOD COLUMNS (SEE EXCEPTIONS R317.1.4).
   - ALL WOOD IN CONTACT WITH THE GROUND.
   - GLUED-LAMINATED TIMBERS EXPOSED TO THE WEATHER.
   - ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
6. WHEN ATTACHED TO A WALL, DECK FRAMING SHALL BE POSITIVELY ATTACHED TO BUILDING FRAMING AT A MINIMUM OF TWO LOCATIONS WITH CONNECTORS NOT USING NAILS IN WITHDRAWAL (CRC NOT 8).
7. DECK FRAMING, SUPPORT POSTS AND OTHER LUMBER EXPOSED TO THE WEATHER SHALL BE OF PRESERVATIVE-TREATED OR DECAY-RESISTANT LUMBER (CRC R317.1). HARDWARE AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER (CRC R317.3.1). SPANS FOR DECKING, DECK FRAMING AND DECK BEAMS SHALL NOT EXCEED THE ALLOWABLE VALUES IN TABLES R507.4, R507.5, R507.6 AND R507.8.
8. CANTILEVER SPANS FOR FLOOR JOISTS SUPPORTING LIGHT-FRAME EXTERIOR BEARING WALLS AND A ROOF SHALL BE IN ACCORDANCE WITH CRC TABLE R502.3.3(1) AND SHALL HAVE A BACKSPAN TO CANTILEVER SPAN RATIO OF 3:1. SPANS FOR EXTERIOR BALCONIES SHALL BE IN ACCORDANCE WITH CRC TABLE R502.3.3(2) AND SHALL HAVE A BACKSPAN TO CANTILEVER SPAN RATIO OF 2:1.
9. STUD SIZE, GRADE AND SPACING SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5) AND R602.3.1. ALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO ROOF UNLESS OTHERWISE BRACED (CRC R602.3). THE MAXIMUM STUD HEIGHT FOR LATERALLY UNSUPPORTED 2X4-INCH BEARING WALLS IS 10 FT. THE MAXIMUM STUD HEIGHT FOR LATERALLY UNSUPPORTED 2X4-INCH NONBEARING WALLS IS 14 FT. INCREASES IN LISTED STUD HEIGHTS ARE PERMITTED ONLY WHEN JUSTIFIED BY STRUCTURAL CALCULATIONS.
10. BALLOON FRAME GABLE END WALLS OR PROVIDE SOFT-WALL BRACING DETAIL.
11. PROVIDE ONE LAYER OF 15# FELT OR OTHER APPROVED MATERIAL UNDER EXTERIOR SIDING. MATERIAL SHALL HAVE UPPER LAYER LAPPED 2 INCHES MIN. OVER LOWER LAYER WITH 6 INCHES MIN LAPS AT JOINTS. (CRC R703.2) PROVIDE 2 LAYERS OF GRADE D PAPER OR EQUIVALENT BETWEEN WOOD SHEATHING AND STUCCO LATH (CRC R703.7.3).
12. DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING (CRC R602.6):
    - NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.
    - DRILLING. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.
13. DOUBLE TOP PLATES SHALL HAVE A MINIMUM LAP OF 24 INCHES. NAIL WITH EIGHT 16D NAILS ON EACH SIDE OF THE JOINT, UNLESS ADDITIONAL NAILING IS SPECIFIED. LAP PLATES AT INTERSECTIONS AND CORNERS (CRC TABLE R602.3.2).
14. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FT. (CRC R302.11).
15. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER CRC TABLES R802.4(1) & (2) FOR JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
16. NAIL RAFTERS TO ADJACENT PARALLEL CEILING JOISTS. WHERE NOT PARALLEL, USE RAFTER TIES AT 4 FT. O.C. MAX (R802.5.2). CONNECT TIES PER CRC TABLE R802.5.1(9). RAFTER TIES SHALL BE INSTALLED NEAR ADJUSTMENT FACTOR OF FOOTNOTE F FOR HEIGHT ABOVE SUPPORTING WALL AND MUST BE IN LOWER THIRD OF ATTIC SPACE. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED (CRC R802.10.2).
17. SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS (CRC R602.10.8.2). NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
18. TRUSSES SHALL BE CONNECTED TO WALL TOP PLATES BY THE USE OF APPROVED CONNECTORS HAVING A RESISTANCE TO UPLIFT OF NOT LESS THAN THAT SPECIFIED IN CRC TABLE R802.11.
19. WOOD STRUCTURAL PANEL SHEATHING SHALL BE BONDED BY EXTERIOR GLUE (CRC R803.2.) MINIMUM NAILING PER CRC TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
20. INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED PROVIDED THAT THEY ARE CONTINUOUS, SIZED NO LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT AND ARE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET (CRC R802.5.1).
21. ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF A CLASS I OR II VAPOR BARRIER IS APPLIED TO WARM-IN WINTER SIDE OF CEILING, OR, IF 50% -80% OF THE VENTS ARE AT LEAST 3'ABOVE THE EAVES AND THE REMAINING VENTS ARE IN THE EAVES, THEN THE RATIO MAY BE REDUCED TO 1/300 (CRC R806.2). UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF CRC R806.4. ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION (MIN. 1"CLEAR) (CRC R806.3).
22. AIR INFILTRATION AND INSULATION SHALL BE COORDINATED WITH THE APPROVED ENERGY DOCUMENTATION AND SHALL MEET THE CA ENERGY CODE.
23. SPRAY-APPLIED INSULATION MUST BE PROVIDED WITH A THERMAL OR IGNITION BARRIER PER CRC R316. SPRAY-APPLIED IGNITION BARRIERS FOR SPRAY-APPLIED INSULATION MUST BE INSPECTED AND VERIFIED BY SPECIAL INSPECTION PURSUANT TO CBC 1705.14

DETAILS

1. SOLID BLOCK ALL JOISTS AT ENDS AND OVER SUPPORTS WITH FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL THICKNESS, OR USE OTHER APPROVED CONNECTIONS (CRC R502.7).
2. FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER (SEE EXCEPTIONS CRC R317.3.1).
3. FOR ENCLOSED ROOF DECKS, PROVIDE ROOF AND OVERFLOW DRAINS SIZED IN ACCORDANCE WITH THE CPC APPENDIX D. OVERFLOW DRAINS SHALL BE LOCATED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS, WHERE INSTALLED, SHALL BE THREE TIMES THE SIZE OF THE ROOF DRAIN, HAVE A MINIMUM HEIGHT OF 4 INCHES AND BE LOCATED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF (CRC R903.4.1).
4. THE INSTALLATION OF GLASS UNIT MASONRY (GLASS BLOCK) SHALL COMPLY WITH SECTION CRC R610.
5. WHERE POST AND BEAM OR POST TO CONCRETE CONSTRUCTION IS USED, CONNECTORS

   APPROVED FOR THE PROPOSED USE SHALL BE USED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT (R502.9 AND R507.9.2).

GENERAL CONDITIONS

1. THE PLANS INDICATE THE GENERAL LEVEL OF NEW CONSTRUCTION NECESSARY TO ACHIEVE THE DESIGN INTENT, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. FULL SCOPE OF DEMOLITION AND NEW WORK IS INCLUDED REGARDLESS OF WHETHER SPECIFICALLY SHOWN IN THE DRAWINGS OR NOTED.
2. GENERAL CONTRACTOR SHALL BECOME FULLY AQUAINTED WITH THE EXISTING SITE AND BUILDING CONDITIONS, AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS.
3. THESE DRAWINGS ARE TO SCALE WHEN PRINTED AT 24"x36"; HOWEVER, WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
4. DEMOLITION WORK SHALL INCLUDE ANY AND ALL ITEMS ASSOCIATED WITH THE ASSEMBLIES TO BE DEMOLISHED, INCLUDING FINISHES, STRUCTURE, FASTENERS, UTILITIES, HARDWARE, EQUIPMENT, ETC.
5. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY STRUCTURE NECESSARY TO COMPLETE THE WORK.
6. DETAILS SHOWN HEREIN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
7. ALL WEATHERPROOFING AND WATERPROOFING SHOWN HEREIN IS FOR DESIGN INTENT PURPOSES ONLY, AND SHOULD NOT BE CONSIDERED SUITABLE FOR CONSTRUCTION. ALL WEATHERPROOFING AND WATERPROOFING SHALL BE SPECIFIED BY A DESIGN/BUILD WATERPROOFING SUBCONTRACTOR OR CONSULTANT. LOCATIONS OF WATERPROOFING ITEMS SHOWN, INCLUDING MEMBRANES, FLASHING, SEALANTS, CAULKING, ETC. IS NOT INTENDED TO BE ALL INCLUSIVE. FOLLOW MANUFACTURERS' INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY BUILDING STANDARDS.
8. ALL ITEMS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
9. GENERAL CONTRACTOR SHALL REPAIR, PATCH, AND REFINISH ANY ITEMS THAT MAY BE DAMAGED AS A RESULT OF THE WORK. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEAVE THE PROJECT AND SITE IN CLEAN, "MOVE-IN" READY CONDITION WHEN COMPLETE.
10. GENERAL CONTRACTOR SHALL OBTAIN AND PROVIDE SHOP DRAWINGS FOR ALL DOORS, WINDOWS, AND MILLWORK.
11. ANY AND ALL HAZARDOUS MATERIALS DISCOVERED AT THE PROJECT SITE SHALL BE TREATED AND REMOVED BY A QUALIFIED SPECIALIST.
12. ALL EXTERIOR DOORS SHALL HAVE A CLEAR LANDING ON BOTH SIDES PER 2019 CRC SEC. 311.3 WITH A CLEAR WIDTH NOT LESS THAN THE WIDTH OF THE DOOR SERVED, AND CLEAR LENGTH NOT LESS THAN 36" IN THE DIRECTION OF TRAVEL. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.

ROOF (CONT.)

1. 5" HALF ROUND GSM GUTTERS WITH 3" DIA. DOWNSPOUTS TYP. U.O.N..
2. ROOF DRAINAGE SHALL BE SIZED PER 2019 CPC: 1.5 IN/HR & 0.016 GPM/SF
3. EACH 3" DIA. DOWNSPOUT @ 1.5 IN/HR SHALL DRAIN A MAX. ROOF AREA OF 4,810 SF PER 2019 CPC
4. ALL GUTTERS TO BE PROVIDED WITH A REMOVABLE LEAF GUARD PER 2019 CBC 705A.4

DOORS

1. VERIFY QUANTITY, SWINGS & HANDING WITH FLOOR PLANS.
2. DOOR SIZES SHOWN ARE NOMINAL FINISHED OPENINGS, MFR. TO DETERMINE UNIT SIZE, CONTRACTOR TO DETERMINE ROUGH OPENING DIMENSIONS. VERIFY ALL OPENING DIMENSIONS AND WALL THICKNESSES IN FIELD PRIOR TO MANUFACTURING.
3. ALL GLAZING TO BE TEMPERED GLASS.
4. ALL EXTERIOR GLAZING TO BE INSULATED CLEAR LOW-E GLASS, U.O.N.
5. SWINGING DOORS SHALL OPEN A MIN. OF 90°.
6. SHOP DRAWINGS FOR ALL DOORS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.
7. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
8. FLOOR OR LANDING AT DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN TOP OF THRESHOLD OF THE DOORWAY.
9. CHANGES IN LEVEL AT DOOR BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.
10. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED @ 38" A.F.F.
11. ALL DOOR HINGES TO BE STEEL BALL BEARING, FULL MORTISE TYPE. ALL EXTERIOR HINGES TO HAVE NON-REMOVABLE PINS.
12. ALL INTERIOR SWING DOORS TO BE PROVIDED WITH WALL OR FLOOR STOPS.
13. SEE ALSO TITLE 24 REPORT FOR MORE INFORMATION REGARDING GLAZING REQUIREMENTS FOR DOOR AND WINDOW SYSTEMS.

WINDOWS

1. SIZES GIVEN ARE FINISHED OPENINGS. CONTRACTOR & SUPPLIER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND WALL THICKNESSES IN FIELD PRIOR TO MANUFACTURING.
2. ALL GLAZING WITHIN EXTERIOR WINDOWS SHALL BE TEMPERED, INSULATED, DOUBLE PANE GLASS.
3. ALL GLAZING TO BE TRUE DIVIDED LITES WHEREVER POSSIBLE. IF NOT POSSIBLE, MUNTINS TO BE SURFACE MOUNTED ON BOTH SIDES OF GLAZING WITH SPACER. SPACERS TO BE SAME COLOR AS MUNTINS.
4. VERIFY QUANTITY, HANDING & CLEARANCES WITH FLOOR PLANS.
5. CONTRACTOR TO PROVIDE HARDWARE FINISH SAMPLES FOR APPROVAL PRIOR TO ORDERING
6. SHOP DRAWINGS FOR ALL WINDOWS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.
7. FINISH OPENING IS EQUIVALENT TO FRAME INTERIOR OUTSIDE DIMENSION.
8. SEE ALSO TITLE 24 REPORT FOR MORE INFORMATION REGARDING GLAZING REQUIREMENTS FOR DOOR AND WINDOW SYSTEMS.
9. BEDROOM WINDOWS SHALL COMPLY WITH EMERGENCY ESCAPE AND RESCUE REQUIREMENTS PER CRC 310.2
10. WINDOWS SHALL COMPLY WITH THE FALL PROTECTION REQUIREMENTS OF CRC 312.2.

PIPING

1. TYPICAL PIPE MATERIALS:
   - A. POTABLE WATER: TYPE 'L' LEAD-FREE SOLDERED JOINTS OR APP'D EQ., TYP.
   - B. PROPANE GAS: SCHEDULE 40 STEEL (GALVANIZED @ EXTERIOR) W/THREADED FITTINGS, TYP.
   - C. SANITARY WASTE/VENT PIPES: SCHEDULE 40 PVC-DWV PLASTIC
2. TYPICAL PIPE SIZES (DIA.):
   - A. LAVATORIES & SHOWERS:
     - SUPPLY: 3/4"
     - WASTE: 2"
     - VENT: 1-1/2"
   - B. W.C.:
     - SUPPLY: 1/2"
     - WASTE: 3"
     - VENT: 2"
3. ALL PIPING MATERIALS AND SIZES SHALL BE SPECIFIED AND VERIFIED BY A QUALIFIED PLUMBING CONTRACTOR.

GENERAL CALGREEN NOTES

CAL GREEN

4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES,CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY. MIN. 65% MIXED-WASTE RECYCLING FACILITY REQUIRES THIRD PARTY VERIFIED DIVERSION RATES.

4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, AN OPERATION MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

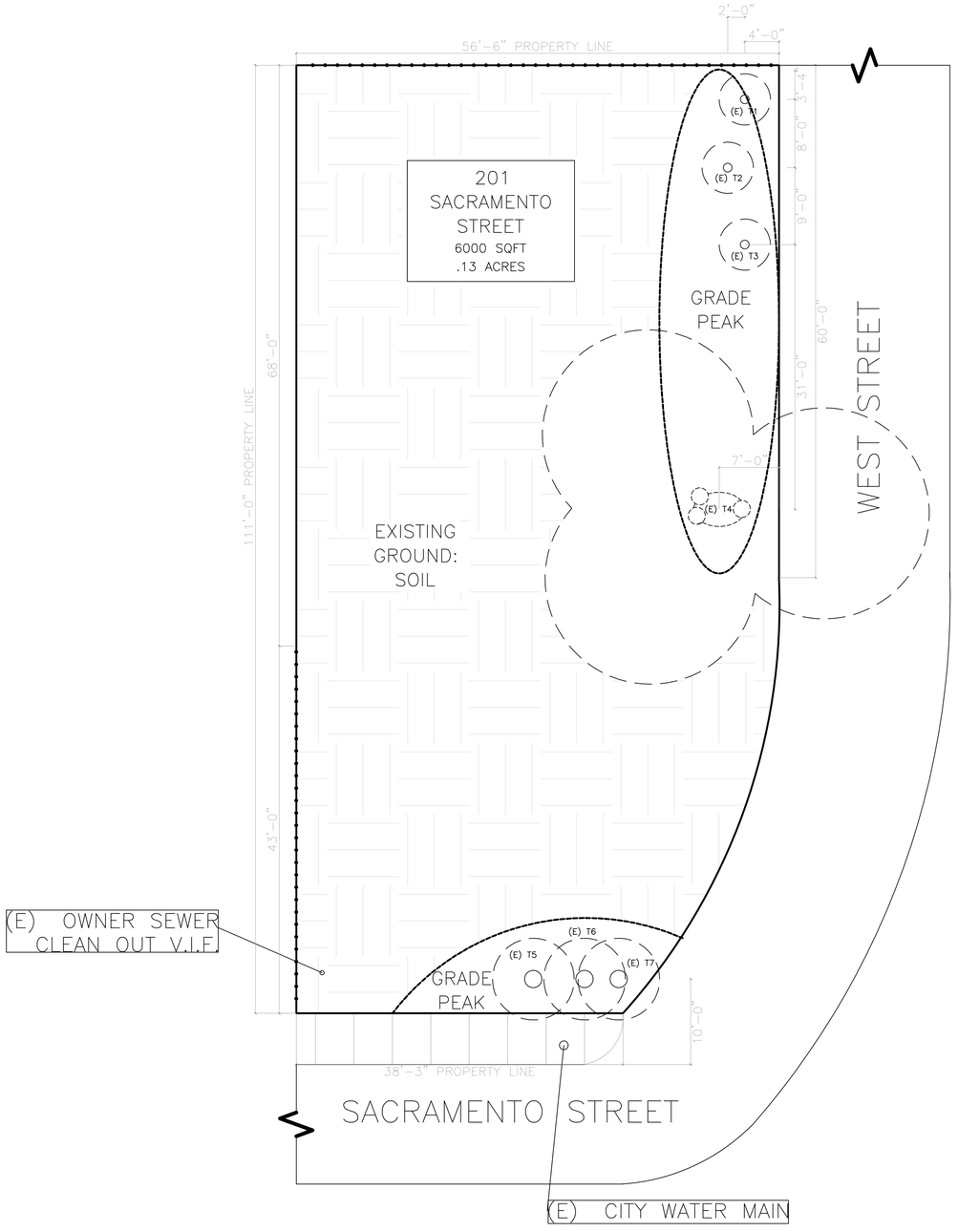
4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (TABLE 4.504.1 & 4.504.2).

4.504.2.2 PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (TABLE 4.504.3).

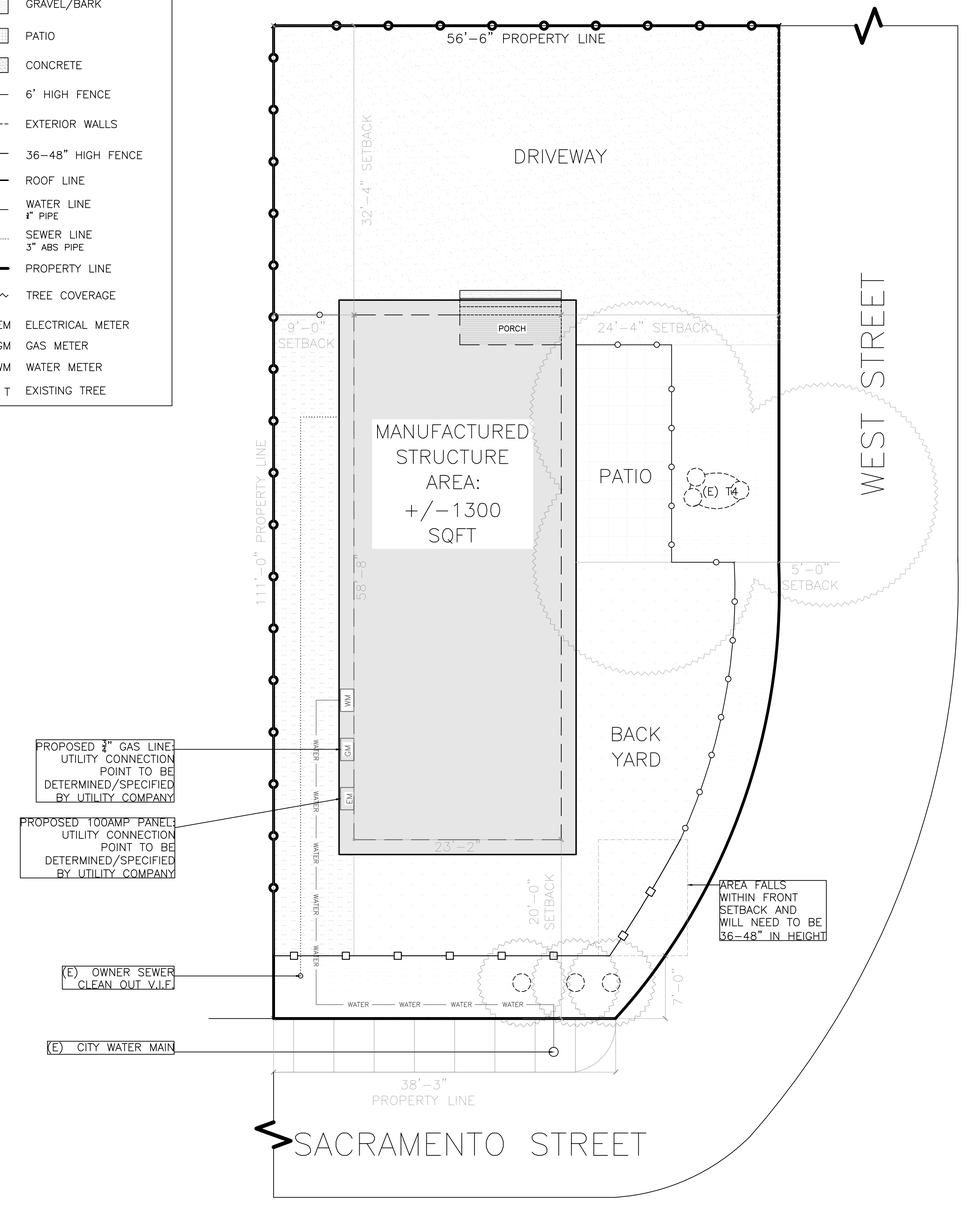
4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

4.504.2.4 VERIFICATION. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'0"

LEGEND	
	ROOF
	GRASS
	GRAVEL/BARK
	PATIO
	CONCRETE
	6' HIGH FENCE
	EXTERIOR WALLS
	36-48" HIGH FENCE
	ROOF LINE
WATER	WATER LINE 1" PIPE
	SEWER LINE 3" ABS PIPE
	PROPERTY LINE
	TREE COVERAGE
EM	ELECTRICAL METER
GM	GAS METER
WM	WATER METER
(E) T	EXISTING TREE



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'0"

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD

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PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

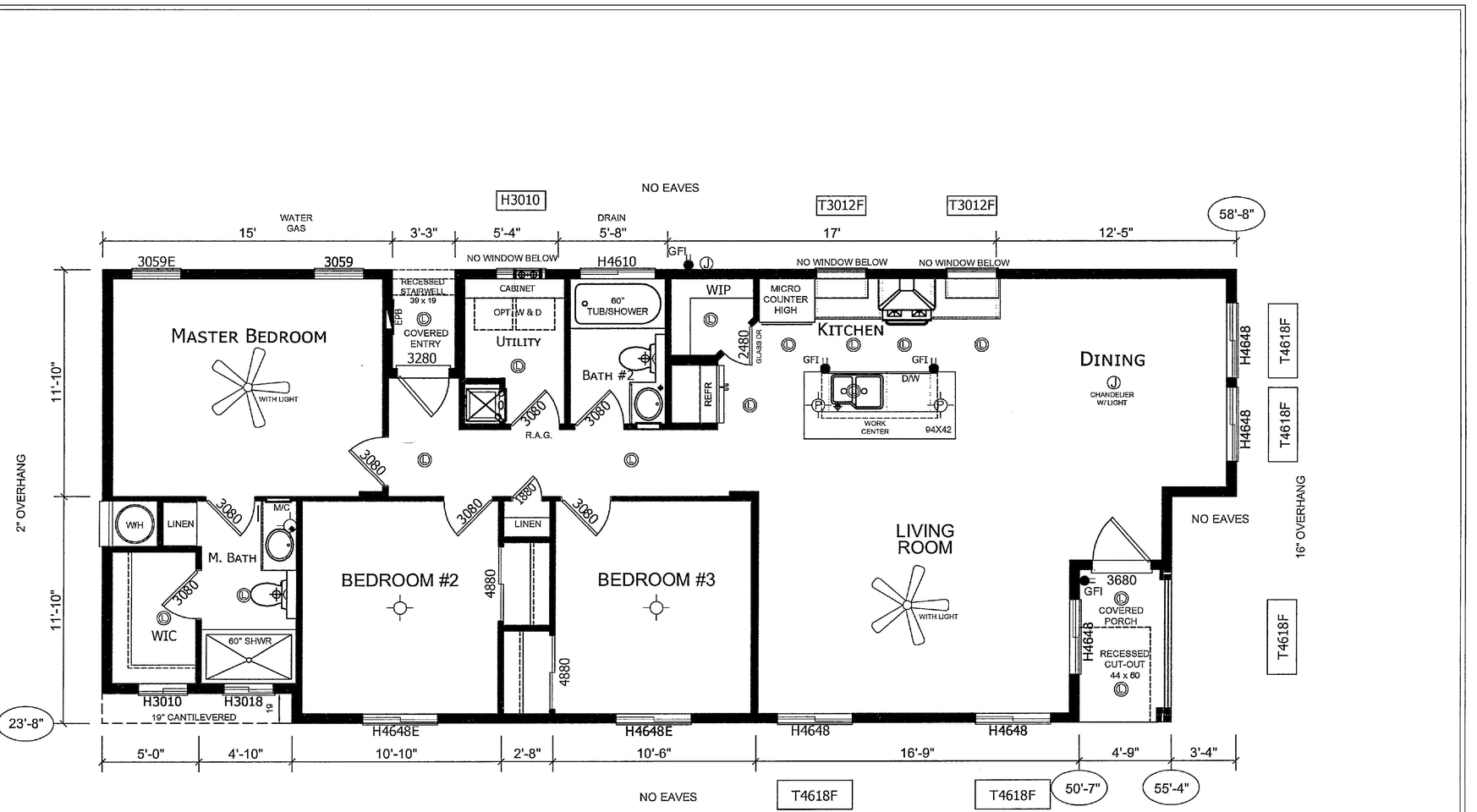
PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:

ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE:	SHEET NUMBER
EXISTING AND PROPOSED SITE PLAN	A2.1
SCALE: 1/8" = 1'-0"	



- 2 x 6 EXTERIOR WALLS
- 9' FLAT CEILINGS THROUGHOUT
- ENERGY STAR
- NO FURNACE DOOR
- *GRANITE TOTALS:*
  - *KITCHEN= 42 SQ FT*
  - *ISLAND= 34 SQ FT*

SQUARE FOOTAGE		
PLAN 6448H-LT101		
FLOOR AREA	1295	SQ. FT.
PORCH AREA	38	SQ. FT.
TOTAL AREA	1333 SQ. FT.	

ROOM DIMENSIONS MAY CHANGE PER CONSTRUCTION PLAN

CUSTOMER: 28712 CONTINENTAL

(NAVISION REVISION # 4)

Silvercrest/// CHAMPION MANUFACTURED BEAUTIFULLY™

299 N. Smith Ave., Corona CA 92880

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APPROVER'S SEAL

MODIFICATIONS

1A-SEE REV LOG	SR	9-8-21

MODEL: 6448H (6356H-BD-07-SP)
58-8/55-4/50-7/23-8-3BR

TITLE: LITERATURE PLAN

SHEET NO.: LT-101

DATE: 07-13-21 | SCALE: 1/8" = 1'-0" | FILENAME: 6448H-LT101

DRAWN BY: ACARBONE | CHECKED BY: SR

PAGE: 1 OF 1

DATE: 5/30/2024

REVISIONS

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PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:

ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: LITERATURE PLAN

SHEET NUMBER: LT101

SCALE: VARIES



- 2 x 6 EXTERIOR WALLS
- 9' FLAT CEILINGS THROUGHOUT
- ENERGY STAR
- NO FURNACE DOOR
- *GRANITE TOTALS:*
  - *KITCHEN= 42 SQ FT*
  - *ISLAND= 34 SQ FT*

CUSTOMER: 28712 CONTINENTAL

(NAVISION REVISION # 4)

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MODIFICATIONS

MODEL: 6448H (6356H-BD-07-SP)
58-8/55-4/50-7/23-8-3BR

TITLE: FLOORING PLAN

DATE: 07-13-21 | SCALE: 1/8" = 1'-0" | FILENAME: 6448H-LT101

DRAWN BY: ACARBONE | CHECKED BY: SR

SHEET NO.: FL-101

PAGE: 1 OF 1

DATE: 5/30/2024

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Prepared by: Daniel Barragan

PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN: 0032113010
SITE PLAN AND UTILITY PLAN

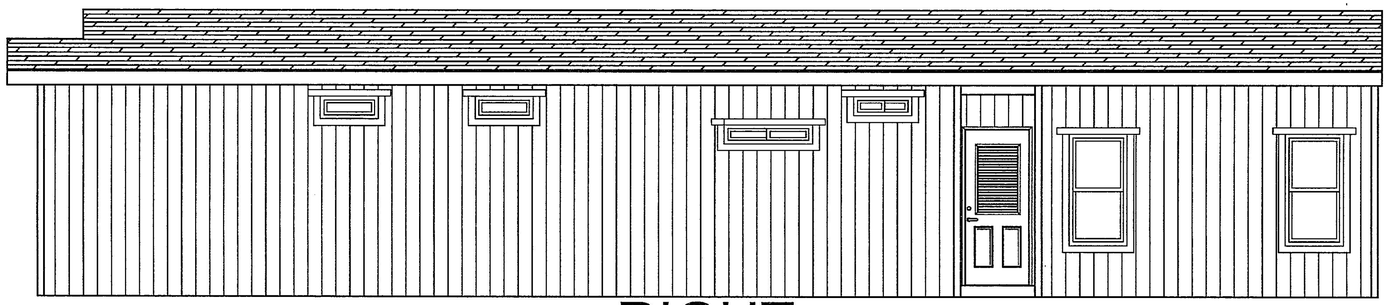
OWNER:

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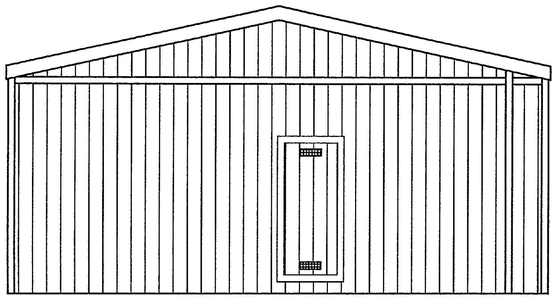
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SHEET NUMBER: FL101

SCALE: VARIES



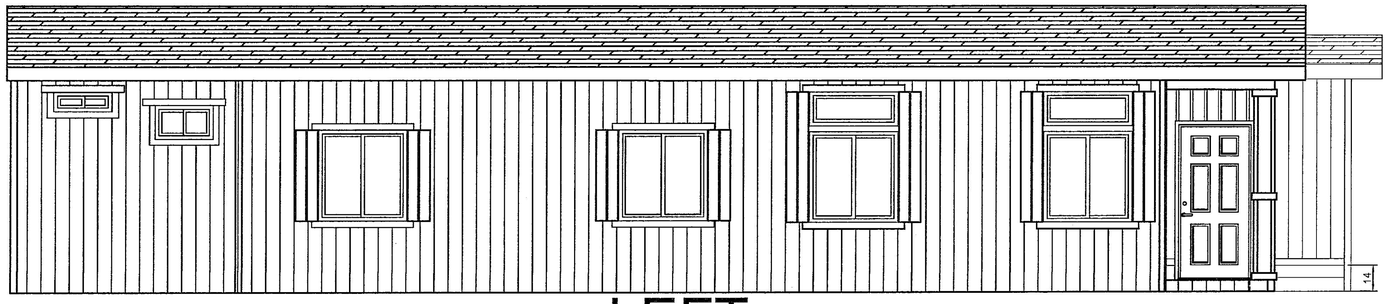
RIGHT



REAR



FRONT



LEFT

CUSTOMER: 28712 CONTINENTAL

(NAVISION REVISION # 4)

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APPROVER'S SEAL	MODIFICATIONS		
	1A-SEE REV LOG	SR	9-8-21

MODEL: 6448H (6356H-BD-07-SP) 58-8/55-4/50-7/23-8-3BR			SHEET NO.: AE-101
TITLE: ELEVATIONS FOR INFORMATION PURPOSES ONLY			
DATE: 07-13-21	SCALE: N.T.S.	FILENAME: 6448H-LT101	PAGE: 1 OF 1
DRAWN BY: ACARBONE	CHECKED BY: SR		

DATE: 5/30/2024

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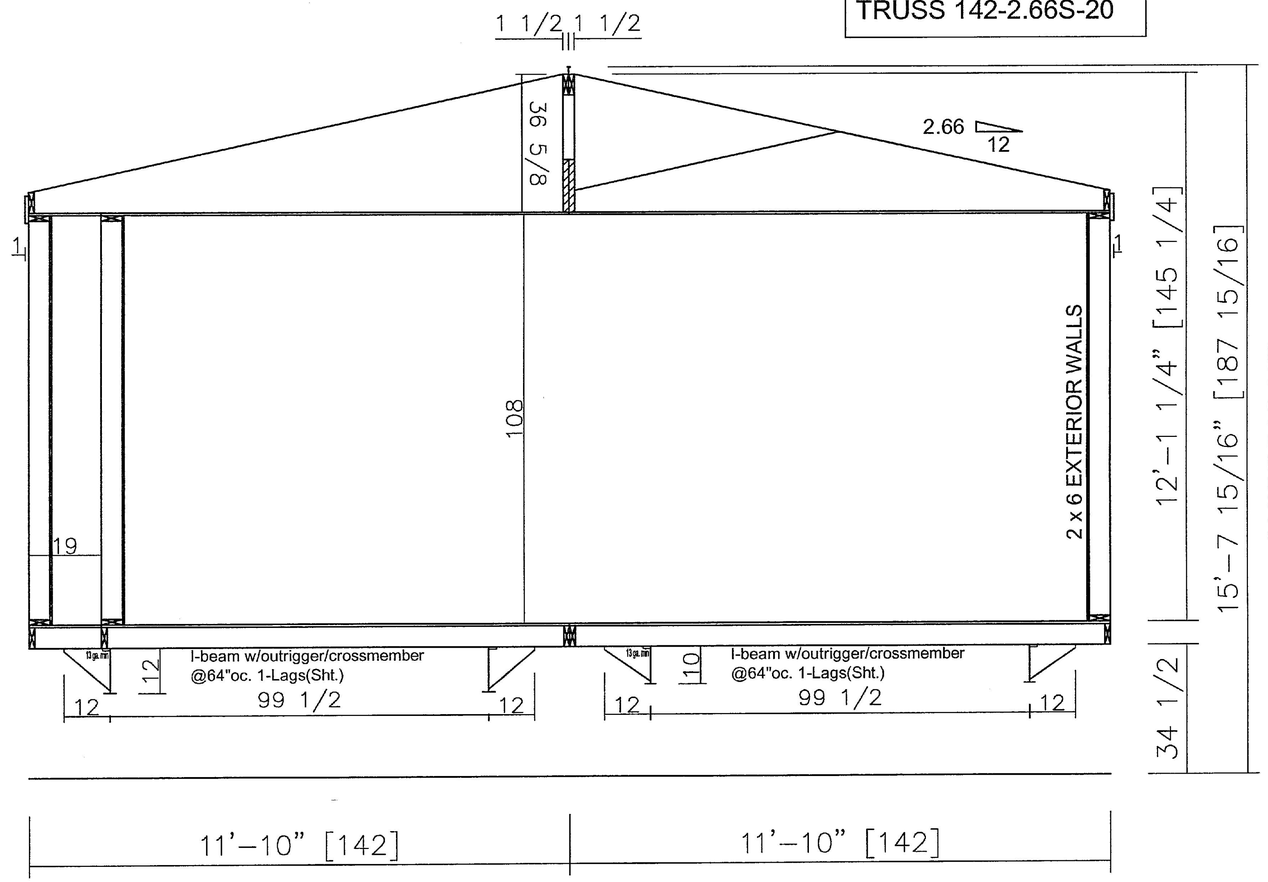
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7074706449

DRAWING TITLE:	SHEET NUMBER
ELEVATIONS	AE101
SCALE: VARIES	

TRUSS 142-2.66F-20

1 1/2" X 14"
LVL RIDGE BEAM

TRUSS 142-2.66F-20
TRUSS 142-2.66S-20



CUSTOMER: 28712 CONTINENTAL
(NAVISION REVISION # 4)

Silvercrest
CHAMPION MANUFACTURED BEAUTIFULLY
299 N. Smith Ave., Corona CA 92880

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APPROVER'S SEAL

MODIFICATIONS

MODEL: 6448H (6356H-BD-07-SP)
58-8/55-4/50-7/23-8-3BR

TITLE: CROSS SECTION

DATE: 07-13-21 | SCALE: 1/4" = 1'-0" | FILENAME: 6448H-LT101

DRAWN BY: ACARBONE | CHECKED BY: SR

SHEET NO.: AS-101

PAGE: 1 OF 1

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

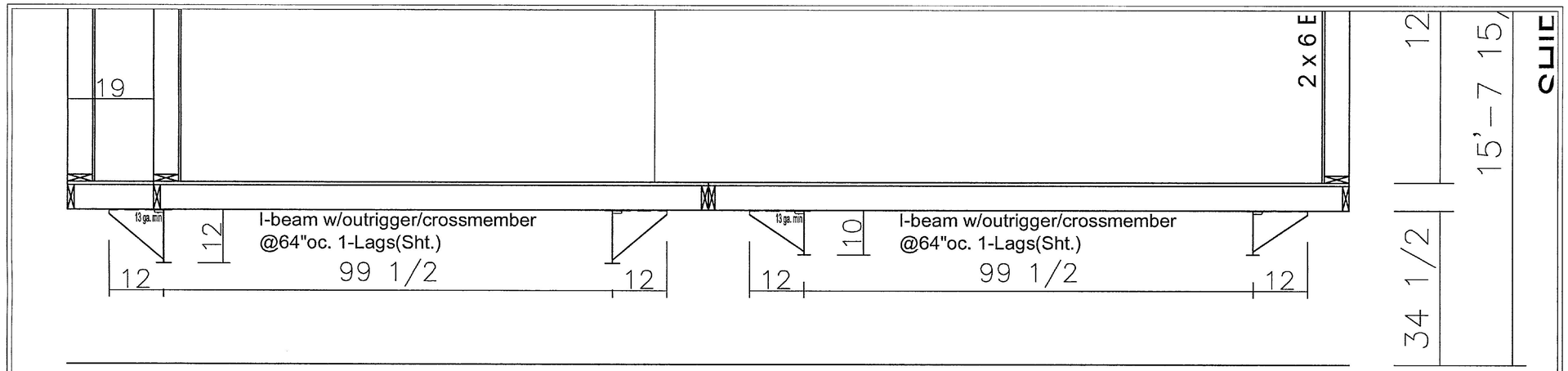
VINO DESIGN+BUILD
PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:
ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: CROSS SECTIONS
SHEET NUMBER: AS101
SCALE: VARIES



CUSTOMER: 28712 CONTINENTAL

(NAVISION REVISION # 4)

DLR.	CUSTOMER:	PLAN #	
ADVANTAGE	28712 CONTINENTAL	6448H	# AXLES
FLOOR	HEIGHT	WEIGHT	14 PLY
A	15'-8"	30,757	5
B	15'-8"	27,937	4

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APPROVER'S SEAL

MODIFICATIONS

MODEL: 6448H (6356H-BD-07-SP)
58-8/55-4/50-7/23-8-3BR

TITLE: WEIGHTS & AXLES

DATE: 07-13-21 | SCALE: N.T.S. | FILENAME: 6448H-LT101

DRAWN BY: ACARBONE | CHECKED BY: SR

SHEET NO.: AS-102

PAGE: 1 OF 1

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD

PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:

ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: WEIGHTS AND AXLES

SHEET NUMBER: AS102

SCALE: VARIES

TRUSS 142-2.66F-20 SN# A102572

CHB: S-340C
10/1/2021
Version: 1.10

1 of 2

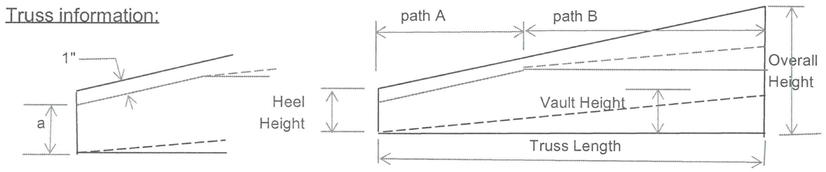
CHAMPION HOME BUILDERS

Double Wide

Lbs. per bag: 25

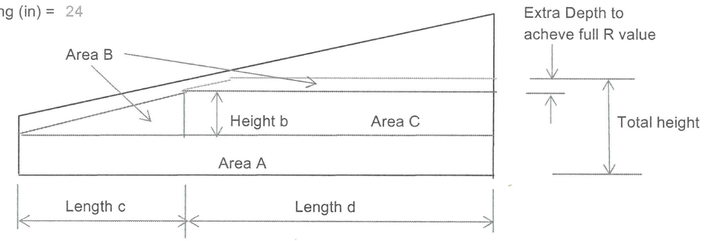
Insulation: Green Fiber Sanctuary

Truss information:



Overall Height (in): 36.625
Truss Length (in): 139.00
Vault Height (in): 0
Heel Height (in): 5.875
Maximum King Post Insulation Height (in): 35

Minimum Bottom cord:
Height (in)= 1.6875
Width (in)= 1.5
Truss Spacing (in) = 24



BC Length: 139.00		height for vent: 1.02			heel - vent: 4.85		
BC Angle: 0.00	depth a: 4.85	TC Angle: 0.22			Angle 3: 0.22		2.26
Area A sq in:		674.26	674.26	674.26	674.26	674.26	674.26
Height b		1.75	3.45	4.05	4.93	6.35	8.05
Length c=		7.91	15.59	18.30	22.30	28.70	36.38
Area B sq in:		6.92	26.88	37.06	55.03	91.11	146.43
Length d=		131.09	123.41	120.70	116.70	110.30	102.62
Area C sq in:		229.31	425.60	488.72	575.80	700.31	825.97
Length f=		0.00	0.00	0.00	0.00	0.00	0.00
Area D=		0.00	0.00	0.00	0.00	0.00	0.00
Total sf=sum areas =		6.37	8.01	8.59	9.45	10.81	12.45
Heat loss path A %		6%	11%	13%	16%	21%	26%
Heat loss path B %		94%	89%	87%	84%	79%	74%
Total Height Average R =		6.60	8.30	8.90	9.79	11.20	12.90
Extra dept to acheve full R value (in)=		0.05	0.22	0.31	0.48	0.84	1.47
Total Height =		6.65	8.52	9.21	10.26	12.04	14.37

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10/1/2021
Version: 1.10

2 of 2

CHAMPION HOME BUILDERS

Ceiling R Value:	22	28	30	33	38	44
Lbs. per cu ft:	1.20	1.28	1.30	1.34	1.41	1.48
Cu. Ft per bag:	20.91	19.59	19.21	18.66	17.74	16.93
R/in:	3.33	3.37	3.37	3.37	3.39	3.41
Settlement %:	8.20	7.09	7.23	7.91	7.69	7.50
Settled R/in:	3.61	3.61	3.61	3.64	3.65	3.67
Average Depth:	6.60	8.30	8.90	9.79	11.20	12.90

Average Number of bags per floor:

Ceiling R Value:		22	28	30	33	38	44
Depth in inches:		6.65	8.52	9.21	10.26	12.04	14.37
Min. Settled Depth (in):		6.15	7.95	8.59	9.51	11.18	13.37
	40	12.0	16.1	17.7	20.0	24.1	29.2
Floor	42	12.6	16.9	18.5	21.0	25.3	30.6
Length	44	13.2	17.8	19.4	22.0	26.5	32.1
in Feet	46	13.8	18.6	20.3	23.0	27.8	33.5
	48	14.4	19.4	21.2	24.0	29.0	35.0
	50	15.0	20.2	22.1	25.0	30.2	36.5
	52	15.6	21.0	23.0	26.0	31.4	37.9
	54	16.2	21.8	23.8	27.0	32.6	39.4
	56	16.8	22.6	24.7	28.0	33.8	40.8
	59	17.7	23.8	26.1	29.5	35.6	43.0
	60	18.0	24.2	26.5	30.0	36.2	43.8
	62	18.6	25.0	27.4	31.0	37.4	45.2
	64	19.2	25.8	28.3	32.0	38.6	46.7
	66	19.8	26.6	29.1	33.0	39.8	48.1
	68	20.4	27.4	30.0	34.0	41.0	49.6
	70	21.0	28.2	30.9	35.0	42.2	51.1
	72	21.6	29.1	31.8	36.0	43.4	52.5
	74	22.2	29.9	32.7	37.1	44.7	54.0
	76	22.8	30.7	33.6	38.1	45.9	55.4

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S-340C Ins R value depth-ver1-10
Double Wide

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD

PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:
ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: TRUSS DETAILS

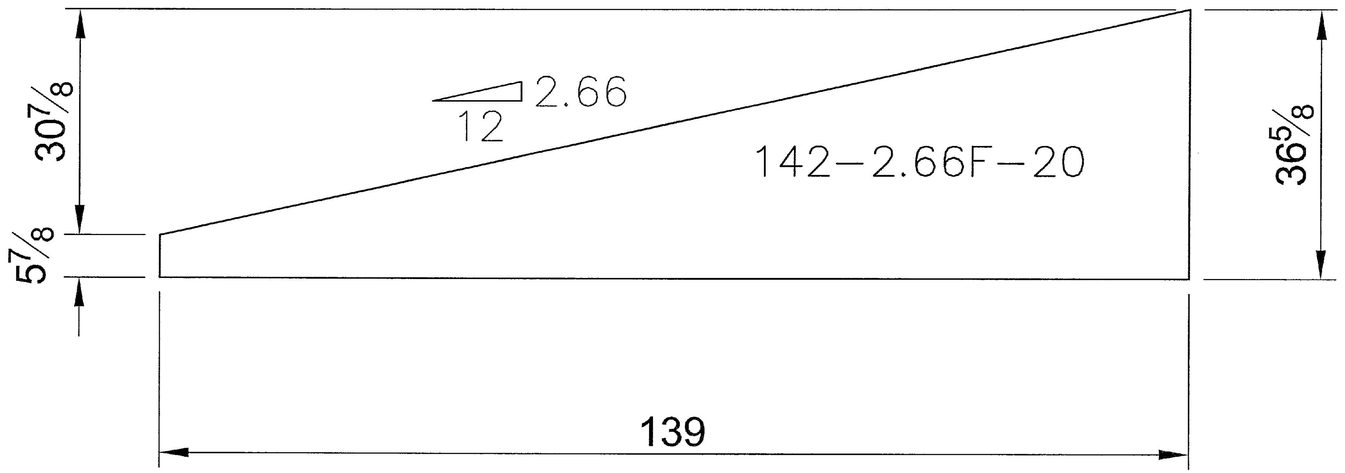
SHEET NUMBER: T1

SCALE: VARIES

FLAT

H.U.D. CODE
24" O.C.(TOP CHORD L.L. 20)

TOP CHORD L.L.	20
TOP CHORD D.L.	10
BOTTOM CHORD L.L.	—
BOTTOM CHORD D.L.	5
TOTAL	35



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APPROVER'S SEAL	MODIFICATIONS

MODEL: 142-2.66F-20 TRUSS
TITLE: 23'-8" WIDE
DATE: 04-18-14 | SCALE: 1/2" = 1'-0" | FILENAME: 142-144 Flat
DRAWN BY: BMS | CHECKED BY:

SHEET NO.: SR-101
PAGE: 1 OF 1

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD
PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:
ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: TRUSS
SHEET NUMBER: SR101
SCALE: VARIES

TRUSS 142-2.66S-20 SN# A102572

CHB: S-340C
10/1/2021
Version: 1.10

1 of 2

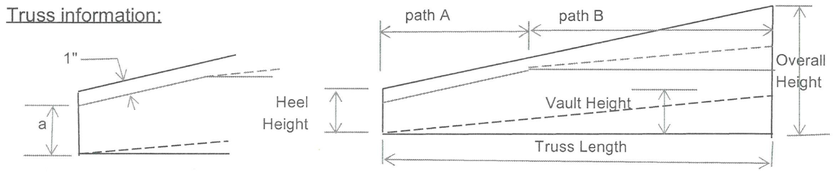
CHAMPION HOME BUILDERS

Double Wide

Lbs. per bag: 25

Insulation: Green Fiber Sanctuary

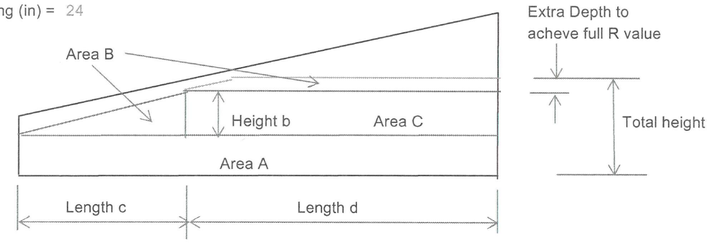
Truss information:



Overall Height (in): 21.25
Truss Length (in): 139.00
Maximum King Post

Vault Height (in): 0
Heel Height (in): 5.8125
Insulation Height (in): 20

Minimum Bottom cord:
Height (in)= 1.6875
Width (in)= 1.5
Truss Spacing (in) = 24



BC Length: 139.00		height for vent: 1.01			heel - vent: 4.81	
BC Angle: 0.00	depth a: 4.81	TC Angle: 0.11			Angle 3: 0.11	4.50
Area A sq in:	668.08	668.08	668.08	668.08	668.08	668.08
Height b	1.79	3.49	4.09	4.98	6.39	8.09
Length c=	16.15	31.45	36.86	44.83	57.57	72.88
Area B sq in:	14.48	54.93	75.44	111.59	184.04	294.91
Length d=	122.85	107.55	102.14	94.17	81.43	66.12
Area C sq in:	220.35	375.68	418.13	468.85	520.64	535.19
Length f=	0.00	0.00	0.00	0.00	0.00	0.00
Area D=	0.00	0.00	0.00	0.00	0.00	0.00
Total sf=sum areas =	6.37	8.01	8.59	9.45	10.81	12.45
Heat loss path A %	12%	23%	27%	32%	41%	52%
Heat loss path B %	88%	77%	73%	68%	59%	48%
Total Height Average R =	6.60	8.30	8.90	9.79	11.20	12.90
Extra dept to acheve full R value (in)=	0.12	0.52	0.76	1.26	2.65	#NUM!
Total Height =	6.72	8.82	9.66	11.05	13.85	#NUM!

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CHB: S-340C
10/1/2021
Version: 1.10

2 of 2

CHAMPION HOME BUILDERS

Ceiling R Value:	22	28	30	33	38	44
Lbs. per cu ft:	1.20	1.28	1.30	1.34	1.41	1.48
Cu. Ft per bag:	20.91	19.59	19.21	18.66	17.74	16.93
R/in:	3.33	3.37	3.37	3.37	3.39	3.41
Settlement %:	8.20	7.09	7.23	7.91	7.69	7.50
Settled R/in:	3.61	3.61	3.61	3.64	3.65	3.67
Average Depth:	6.60	8.30	8.90	9.79	11.20	12.90

Average Number of bags per floor:

Ceiling R Value:		22	28	30	33	38	44
Depth in inches:		6.72	8.82	9.66	11.05	13.85	#NUM!
Min. Settled Depth (in):		6.21	8.24	9.01	10.24	12.86	#NUM!
	40	12.0	16.1	17.7	20.0	24.1	29.2
Floor	42	12.6	16.9	18.5	21.0	25.3	30.6
Length	44	13.2	17.8	19.4	22.0	26.5	32.1
in Feet	46	13.8	18.6	20.3	23.0	27.8	33.5
	48	14.4	19.4	21.2	24.0	29.0	35.0
	50	15.0	20.2	22.1	25.0	30.2	36.5
	52	15.6	21.0	23.0	26.0	31.4	37.9
	54	16.2	21.8	23.8	27.0	32.6	39.4
	56	16.8	22.6	24.7	28.0	33.8	40.8
	59	17.7	23.8	26.1	29.5	35.6	43.0
	60	18.0	24.2	26.5	30.0	36.2	43.8
	62	18.6	25.0	27.4	31.0	37.4	45.2
	64	19.2	25.8	28.3	32.0	38.6	46.7
	66	19.8	26.6	29.1	33.0	39.8	48.1
	68	20.4	27.4	30.0	34.0	41.0	49.6
	70	21.0	28.2	30.9	35.0	42.2	51.1
	72	21.6	29.1	31.8	36.0	43.4	52.5
	74	22.2	29.9	32.7	37.1	44.7	54.0
	76	22.8	30.7	33.6	38.1	45.9	55.4

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REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD

PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:

201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:
ISABELLE PINTO
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: TRUSS DETAILS

SCALE: VARIES

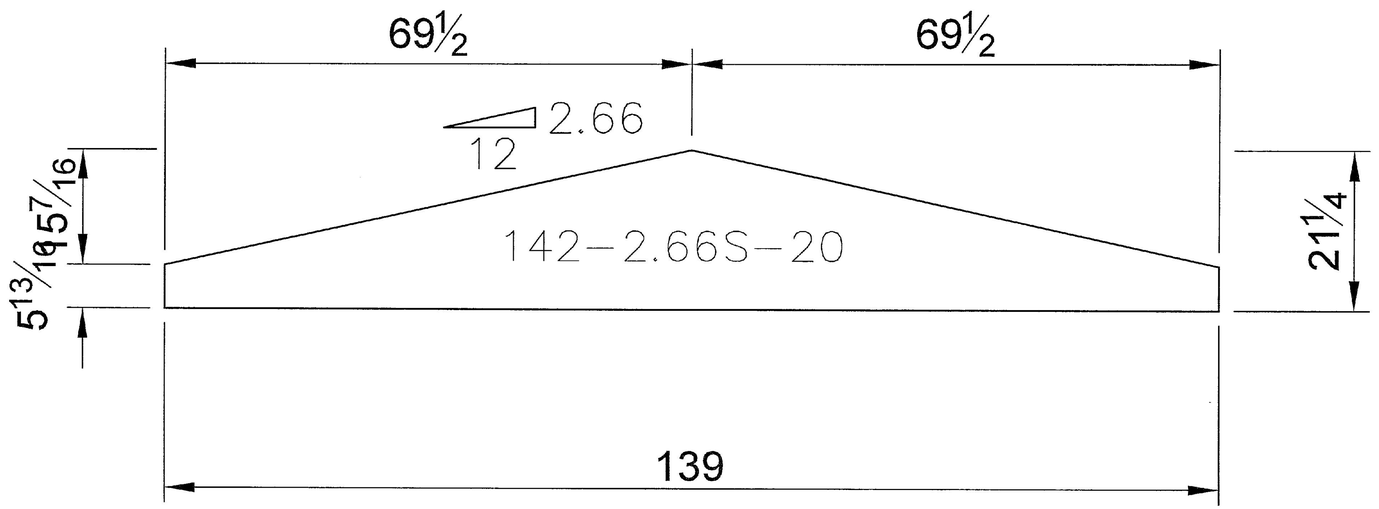
SHEET NUMBER: T2

single FLAT

H.U.D. CODE

24" O.C.
(TOP CHORD L.L. 20)

TOP CHORD L.L.	20
TOP CHORD D.L.	10
BOTTOM CHORD L.L.	—
BOTTOM CHORD D.L.	5
TOTAL	35



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APPROVER'S SEAL

MODIFICATIONS

MODEL: 142-2.66S-20 TRUSS
TITLE: 23'-8" WIDE
DATE: 3-26-15
SCALE: 1/2" = 1'-0"
FILENAME: 142-144 Flat
DRAWN BY: tito
CHECKED BY:
SHEET NO.: SR-101A
PAGE: 1 OF 1

DATE: 5/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

VINO DESIGN+BUILD
PO BOX 6782 NAPA, CA 95681
PHONE: (707)681-5942
ADMIN@VINOCONTRACTING

Prepared by: Daniel Barragan

PROJECT:
201 SACRAMENTO STREET
SUISUN CITY, CA 94585
APN:0032113010
SITE PLAN AND UTILITY PLAN

OWNER:
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201 SACRAMENTO STREET
SUISUN CITY, CA 94585
7074706449

DRAWING TITLE: TRUSS
SHEET NUMBER: SR101A
SCALE: VARIES

Proposed 2021 Manufactured Home Installation for Isabella Pinto 201 Sacramento St Suisun Ca

Summary for Suisun Planning Commission:

We present this supporting document with photos and brief architectural descriptions in support of our client's proposal to install a new 2021 manufactured home on a parcel located within the city's historical district. This proposal addresses the current condition of the parcel, which until recently served as an unsightly reminder of neglect and disrepair within our community. Thanks to the efforts of the property owners, a young couple dedicated to revitalizing their surroundings, the parcel has been meticulously cleaned and prepared for redevelopment.

In reviewing the neighboring homes within the historical district, it becomes evident that many lack a congruent compatibility in architectural design, color schemes, and exterior features. The proposed manufactured home, in contrast, aligns closely with the prevalent aesthetic themes of the area. It features a suitable roof pitch, large front windows adorned with white trim, a modest front porch, vertical paneled siding similar to nearby homes, and a cohesive color palette. These design elements ensure harmony with the existing architectural landscape of the district.

Moreover, the vacant lot's transformation from a neglected eyesore to a well-maintained property underscores our client's commitment to enhancing the community's appeal and livability. By replacing the previous blight with a thoughtfully designed manufactured home that respects the area's architectural heritage, our clients aim to contribute positively to the historical district's character and charm.

We respectfully request the Planning Commission's favorable consideration of this proposal, recognizing its adherence to architectural standards and its potential to further beautify our beloved historical district.

Thank you for your time and consideration.

Proposed 2021 Manufactured Home



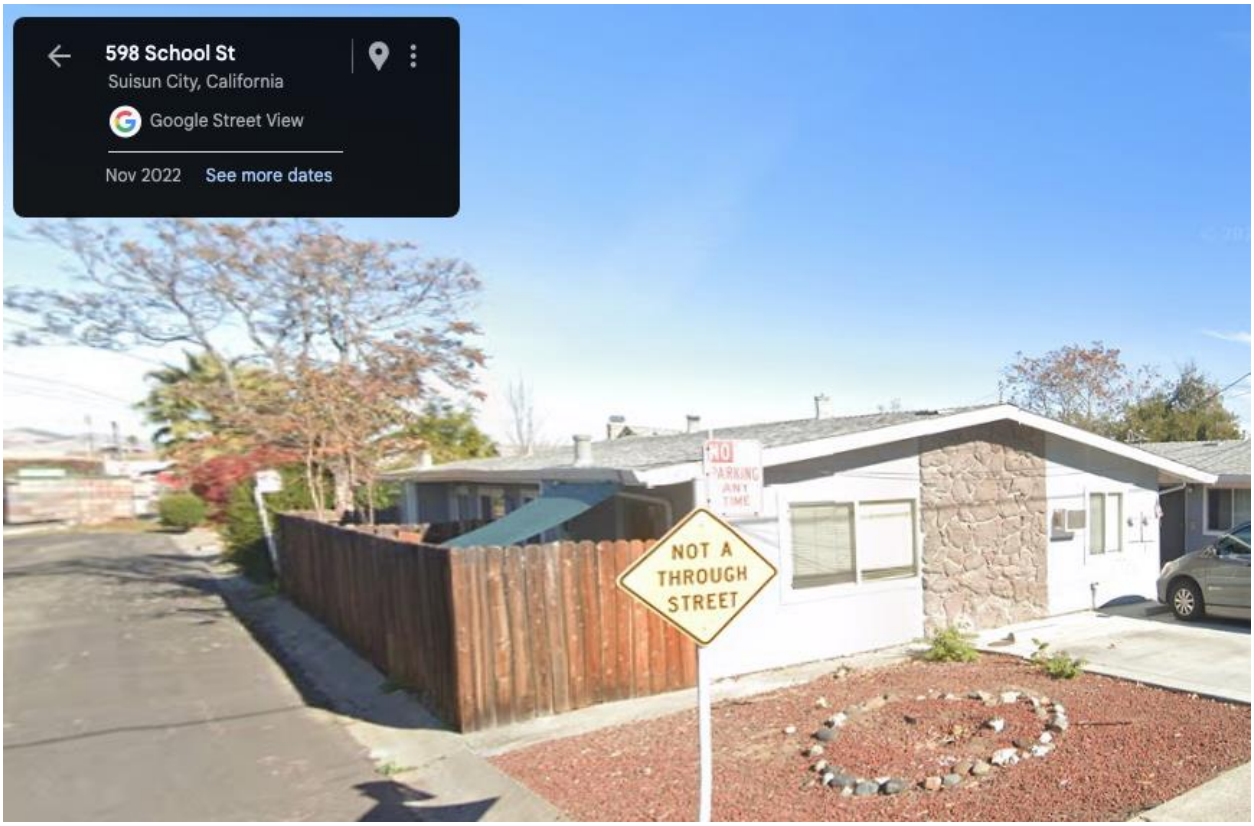
The manufactured home we propose to install currently has these architectural design features:

- Roof pitch: 3/12
- Color: Gray/white
- Exterior Finishes: Cement Composite vertical panel siding
- Exterior Notes:
    - Large front windows with white trim
    - White facia/trim
    - Front Porch
    - Double Gable
    - Composition shingle roof

Neighborhood Compatibility photos

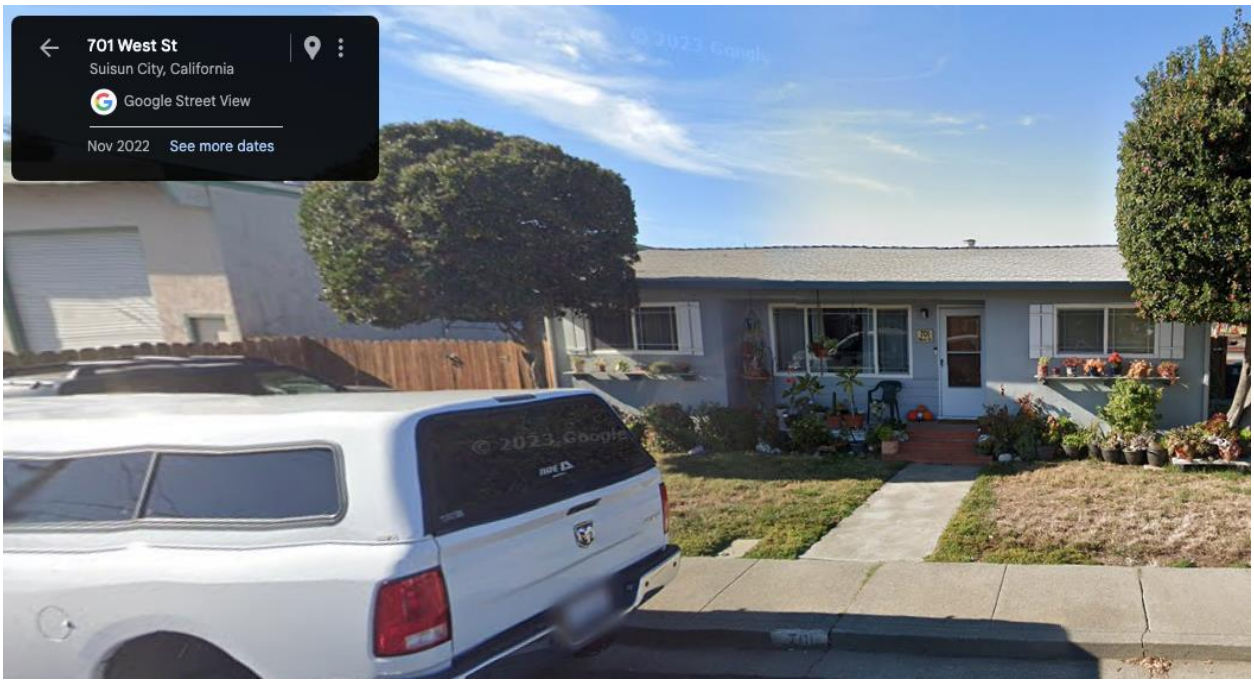
598 School Street

- Roof pitch: 2/12
- Color: Blue/white
- Exterior Finishes: Stucco
- Exterior Notes:
    - Large front windows with white trim,
    - White facia/trim
    - Composition shingle roof



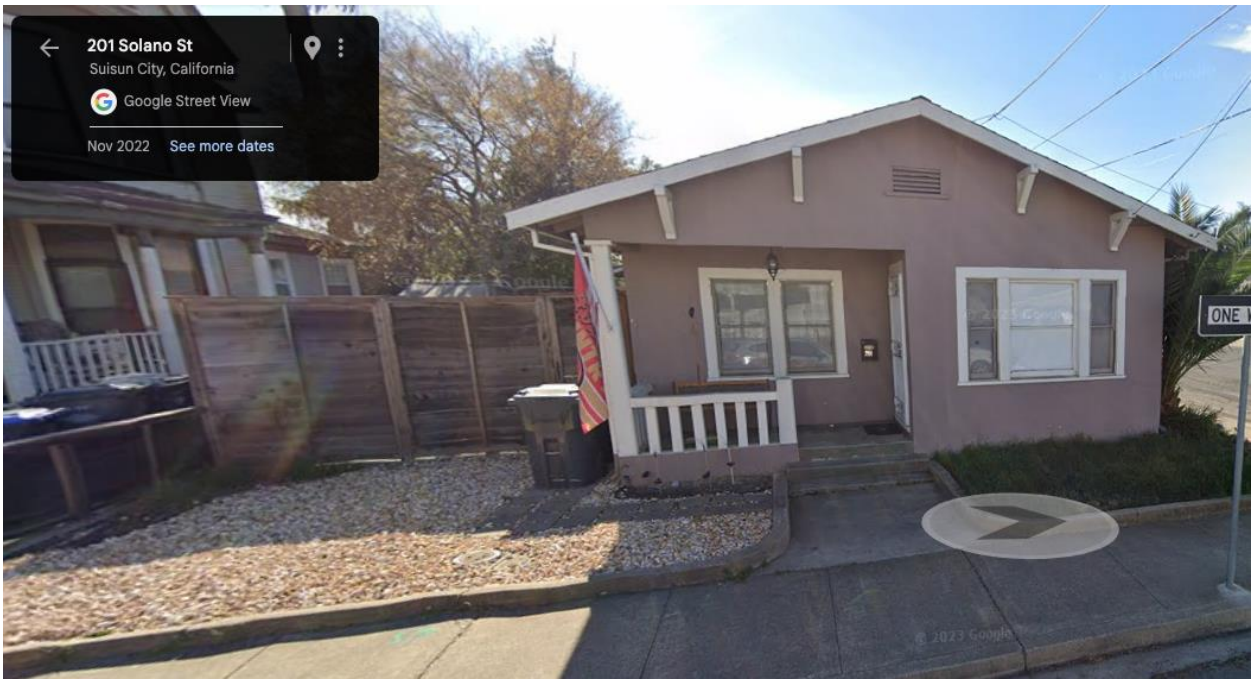
701 West Street

- Roof pitch: 3/12
- Color: Blue/green
- Exterior Finishes: Stucco/lap
- Exterior Notes:
    - Large front windows with white trim,
    - green facia/trim
    - Front porch
    - Composition shingle roof



201 Solano Street

- Roof pitch: 4/12
- Color: Beige
- Exterior Finishes: Stucco
- Exterior Notes:
    - Large front windows with white trim,
    - White facia/trim
    - Front porch
    - Composition shingle roof



200/202 Sacramento Street

- Roof pitch: 4/12
- Color: Biege/green
- Exterior Finishes: Stucco/panel
- Exterior Notes:
    - Large front windows
    - Green facia/trim,
    - Double Gable
    - Composition shingle roof



200 California Street

- Roof pitch: 3/12
- Color: Gray/white
- Exterior Finishes: Stucco/lap
- Exterior Notes:
    - Large front windows with white trim,
    - White facia/trim
    - Front porch
    - Composition shingle roof



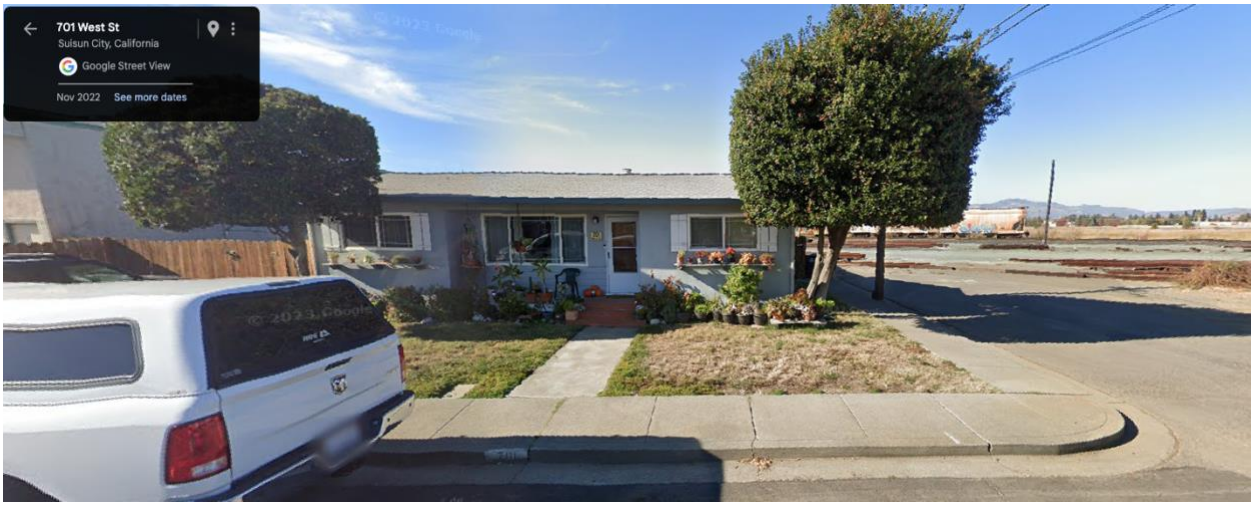
834 West Street

- Roof pitch: 3/12
- Color: Blue/dk. blue
- Exterior Finishes: Stucco/lap
- Exterior Notes:
    - Dk. Blue facia/trim
    - Composition shingle roof



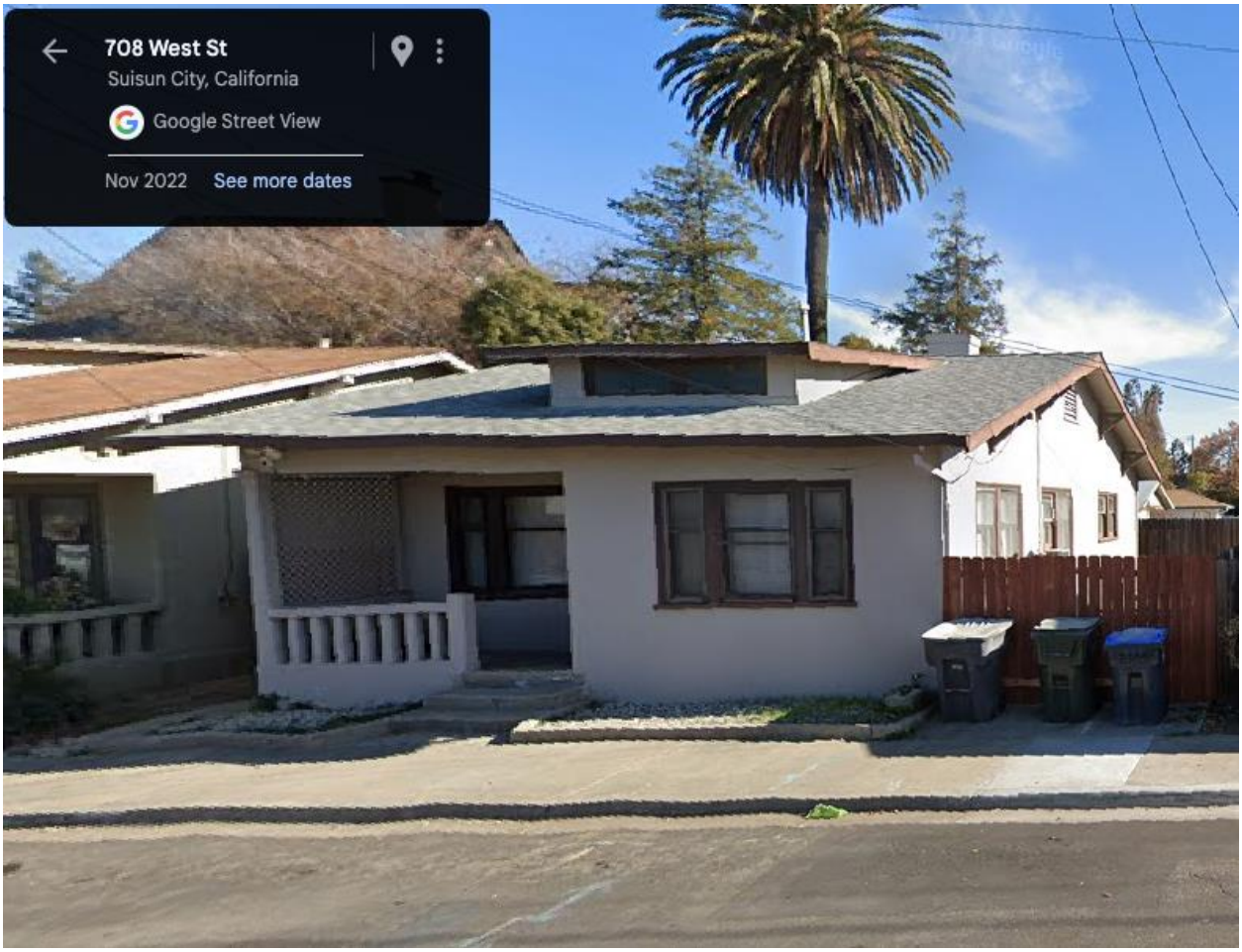
701 West Street

- Roof pitch: 3/12
- Color: Blue/green
- Exterior Finishes: Stucco/lap
- Exterior Notes:
    - Large front windows with white trim,
    - green facia/trim
    - Front porch
    - Composition shingle roof



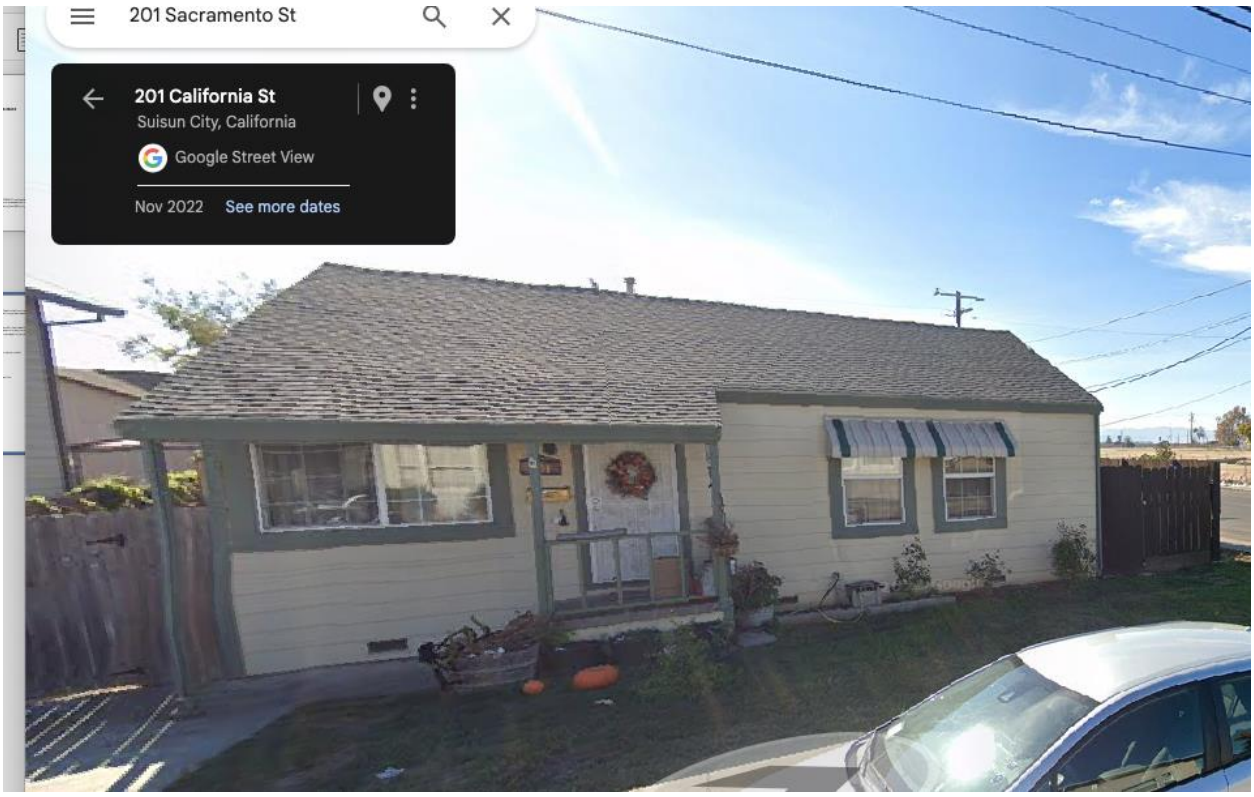
708 West Street

- Roof pitch: 3/12
- Color: Beige
- Exterior Finishes: Stucco
- Exterior Notes:
    - Large front windows
    - Brown facia/trim
    - Front porch
    - Composition shingle roof



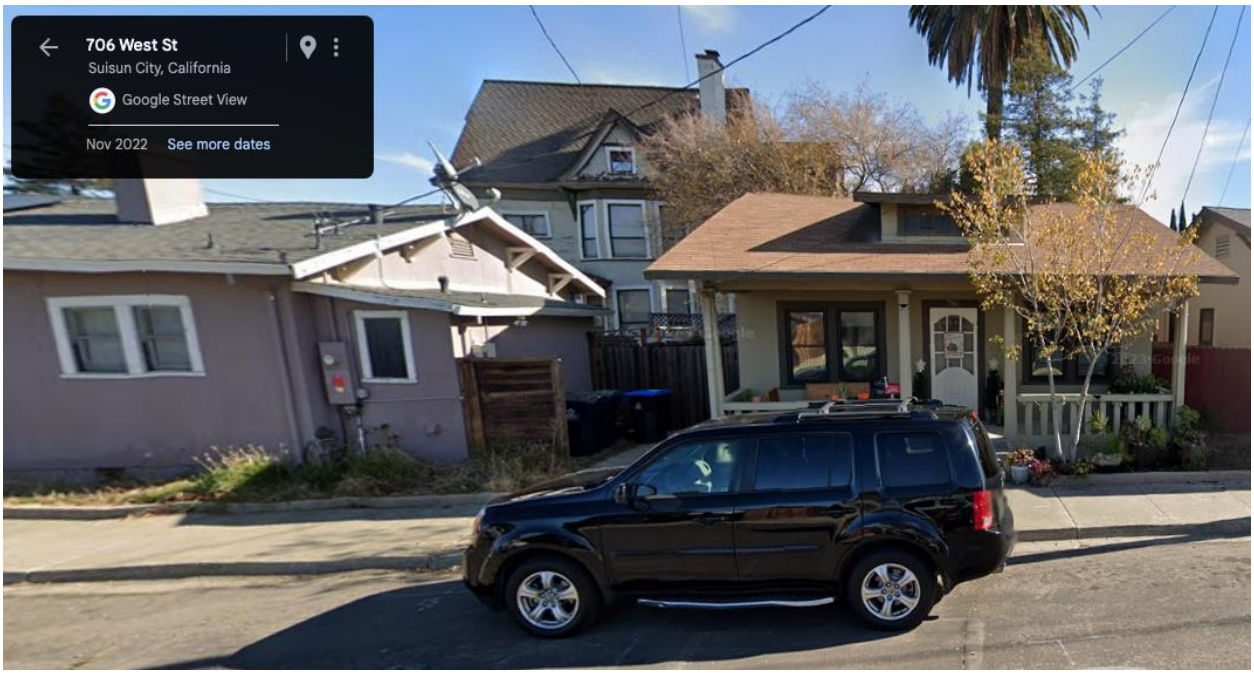
701 West Street

- Roof pitch: 3/12
- Color: Yellow/green
- Exterior Finishes: Lap siding
- Exterior Notes:
    - Large front windows
    - Green facia/trim
    - Front porch
    - Composition shingle roof



706 West Street

- Roof pitch: 3/12
- Color: Lt. Green
- Exterior Finishes: Stucco/lap
- Exterior Notes:
    - Large front windows
    - Brown facia/trim
    - Front porch
    - Composition shingle roof









7.6 PERMITS

7.6.1 Site Plan and Architectural Review

A. Purpose

Site Plan and Architectural Review is required to ensure that the function, character, and appearance of the physical environment are consistent with the goals, objectives, policies, and standards of this Specific Plan. More specific purposes and intent of the Site Plan and Architectural Review process are discussed in Chapter 6.

B. Applicability

Site Plan and Architectural Review approval shall be required prior to issuance of a building permit, certificate of occupancy, business license, grading permit, or utility service connection for the following:

1. **In all commercial and mixed use zones (DC, HLC, WC, DMU, MSMU) and the HR, Historic Residential Zone.** For projects or purposes that include demolition, new construction, or construction changes substantially affecting the exterior appearance of the building as viewed from a public right-of-way or circulation to the site, signs, and changes or intensification in use, occupancy, or tenancy of an existing building or portion of a building. Demolition requests shall follow the procedures in Appendix A of this Specific Plan.

2. **In all other zones.** For all projects, except individual single-family residences not a part of a proposed subdivision or development project, that involves new construction or exterior alterations, additions, and signs.

C. Procedure

Site Plan and Architectural Review shall consist of the procedures described in Chapter 18.68 of the Zoning Code.

1. **Renewal.** The Administrator may renew Site Plan and Architectural Review approval for a period of one year upon determining that the original findings made remain valid. Request for renewal shall be made in writing at least thirty (30) days prior to expiration.

2. **Changed Plans.** The Administrator or the Administrator's designee, or the Planning Commission, as the case may be, may approve changes to approved plans or Conditions of Approval upon determining that the changes in conditions are minor and are consistent with the intent of the original approval. Revisions

involving substantial changes in project design or Conditions of Approval shall be treated as new applications.

3. **Alternative Development Standards or Guidelines.** Alternative approaches to the development standards and design guidelines (Chapter 6) shall be identified by the applicant and shall be reviewed during the site plan and architectural review process. Approval of deviations to development standards or design guidelines may be permitted, if the applicant can demonstrate that the deviation(s) would still accomplish the intent of the Specific Plan standards and guidelines to the same degree or better. The applicant must request a Minor Specific Plan Amendment, accompanied by adequate justification for the proposed changes in accordance with the procedures for Minor Specific Plan Amendments described in Section 7.3.4.

D. Appeals

1. **Rights of Appeal and Review.** Site Plan and Architectural Review decisions of the Administrator may be appealed by any interested party to the Planning Commission. Planning Commission decisions may be appealed to the City Council, in accordance with the standards for appeals, addressed in Chapter 18.76 of the Zoning Code.

7.6.2 Planned Unit Development (PUD) Permit

A. Purpose

1. To provide for development of larger parcels, designated for a mix of residential and/or commercial uses. The specific location, layout, design, and phasing of these zones may be determined through this process.

2. To allow a flexible approach to the application of development standards, where a higher quality of design, amenity, and community environment would result. The PUD Permit procedure is not intended as a means to circumvent the application of normal and appropriate development standards.

3. To encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.

B. Application and Procedure for Approvals and Amendments

Application for and the process for approving and amending PUD Permits shall be as described in Chapter 18.63 of the Zoning Code.

APPENDIX A | ARCHITECTURAL REVIEW, DEMOLITION + REVIEW PROCEDURES IN THE HISTORIC RESIDENTIAL AND HISTORIC LIMITED COMMERCIAL ZONES

A.1 In General

Any proposed alteration, enlargement, construction, removal or demolition of any structure in the Historic Residential (HR) and Historic Limited Commercial (HLC) zone shall be subject to Architectural Review, prior to issuance of building permits. Architectural Review shall be conducted as prescribed by this Section. Architectural Review and approval shall be the responsibility of the Development Services Department.

A.2 Applicability

Architectural Review shall not apply to the following types of building permit applications:

- Re-roofing and re-siding with like materials.
- Masonry repairs with like materials.
- Chimney repair with like materials.

NOTE: "Like Materials" shall mean same or similar quality materials to those being replaced. Any deviation from the original shall be reviewed by and may be referred to the Planning Commission.

A.3 Criteria

The Development Services Department staff or the Planning Commission, as the case may be, shall consider the proposed demolition, new construction, or addition in the context of the architectural or historical value and significance of the site and structure.

1. For Demolitions and Removals

The demolition permit may be approved immediately if the Chief Building

Official finds that the structure presents an immediate hazard to the public health and safety. Absent of a finding of immediate threat to the public health or safety, no demolition or moving permit shall be issued for any structure within the HR or HLC district without prior review and approval by the Planning Commission. To assist in this evaluation, the Development Services staff shall submit a report and recommendation to the Planning Commission. If after review of the request for a demolition permit, the Planning Commission determines that the structure itself has historical, architectural, or cultural interest or value, the Commission may withhold approval for demotion or removal for 180 days (from the date of the Planning Commission action) or environmental review is completed, whichever occurs later.

During the 180 days, the Planning Commission may direct the Development Services staff to consult with recognized historic preservation organizations and other civic groups, public agencies, and interested citizens, to make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one or more structures or other features, and take any other measures it deems necessary.

At the end of the 180-day period, the demolition permit may be issued if environmental review determines there will not be significant impact on the environment, including cultural, architectural, and historical impacts, consistent with the requirements in this chapter. The permit may not be issued if there are found to be substantial environment impacts and specific health, safety, or welfare considerations found to make infeasible the mitigation measures or alternatives identified during environmental review.

If after review of the request for a demolition or moving permit, the Planning Commission determines that the building or structure has no substantial historical, architectural, or cultural interest or value, a building permit for demolition or removal may be issued.

2. For New Improvements

The Development Services staff or the Planning Commission shall not grant architectural review approval for any new improvements, unless it finds that the proposed new improvements will be compatible with and help achieve the purposes and intent of the HR or HLC District. In reviewing an application, the following general design principles shall be considered:

- **Height and Scale.** New buildings should be constructed to a height that is compatible with the average height of existing adjacent buildings on the block and shall deviate no more than 20% from the average height of buildings on the block.
- **Spacing of Buildings on Street.** The existing rhythm of the repeated building masses to separations should be retained.
- **Relationship of Materials and Textures.** Choice of building materials and textures (smooth and rough) should enhance desired neighborhood qualities such as compatibility, similarity, and continuity.

- **Relationship of Architectural Details and Roof Shapes.** Choice of architectural details and roof shapes should ensure compatible appearance with surrounding structures.
- **Walls of Continuity.** Physical ingredients such as low brick walls, wrought iron and picket fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street in keeping with the historic character of the district.
- **Landscaping.** Landscaping should reflect the historic quality and quantity of landscaping within the surrounding area. The concern here is primarily with mass and continuity.
- **Directional Expression of Front Elevations.** Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures, which may be horizontal, vertical or non-directional in nature. Location and emphasis of major entries should also be compatible with the adjacent structures.

3. For Alterations, Additions, or Enlargements of Existing Structures

This section contains criteria for reviewing all applications for Building Permits for exterior rehabilitation, renovation, alteration, reconstruction, or enlargement of any existing structure more than (30) years old within the HR District and for any interior modification that requires the issuance of a building permits for a publicly owned and publicly accessible structure. In reviewing an application, the Development Services Department staff or Planning Commission shall consider the following general standards and principles:

- Every reasonable effort shall be made to provide a compatible use for property that requires minimal alteration of the building structure or site and its environment or use a property for its originally intended purpose.
- The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided.
- All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historic basis and/or seek to create an earlier or later appearance shall be discouraged.
- Changes that may have taken place over the course of time, are evidence of the history and development of a building, structure, or site and its environment. If the Development Services Department staff or Planning Commission finds that these changes have acquired significance in their own right, this significance shall be recognized and respected.
- Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features,

substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site, shall be treated with sensitivity.

- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage older building materials shall not be undertaken, without prior approval of the Development Services Department.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

4. Maintenance of Structures and Premises

All property owners in the HR or HLC district shall have the obligation to maintain structures and premises in good repair. Structures and premises in good repair shall present no material deviation in apparent condition from surrounding structures in compliance with the provisions of this Plan. Good repair includes and is defined as the level of maintenance that ensures the continued availability of the structure and premises for a lawfully permitted use and prevents deterioration, dilapidation, and decay of the exterior portions of the structure and premises, such as lack of paint, peeling, chipping, crumbling, breakage, accumulation of dirt and/or similar evidence. This is not intended to preclude normal construction activities in conjunction with a valid building permit, provided that the completion of such activities is diligently pursued in accordance with the standards of the Building Code.

A.4 Effective Date

Decisions of the Development Services Department staff or the Planning Commission shall be final on the 10th day after the date of the decision, unless appealed, as prescribed by Chapter 7.

A.5 Economic Hardship of Waiver

If an applicant for design approval presents evidence of inability to meet the cost of complying with a condition of approval, the Planning Commission may grant the approval with the requirement that all conditions be met within a period of up to two years. The exact waiver period granted is at the discretion of the Development Services Director or by appeal to the Planning Commission. If such conditions are not met within the stated time, the property owner shall be subject to the enforcement provisions of Chapter 7.