



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 11, 2020**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT

SUBJECT: P19-0487 CERTIFICATE OF APPROPRIATENESS – AN APPEAL BY RANDALL NEAL OF THE CULTURAL HERITAGE BOARD’S DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE AFTER-THE-FACT DEMOLITION OF AN EXISTING RESIDENCE, LISTED AS A NON-CONTRIBUTING STRUCTURE OF THE MOUNT RUBIDOUX HISTORIC DISTRICT, AND REPLACEMENT OF THE SINGLE-FAMILY RESIDENCE MAIN LEVEL, REPLACEMENT OF THE TWO-CAR GARAGE, AND EXPANSION OF THE BASEMENT – LOCATED AT 4674 BEACON WAY, SITUATED ON THE SOUTH SIDE OF BEACON WAY BETWEEN LADERA LANE AND REDWOOD DRIVE

ISSUE:

Consider the appeal requested by Randall Neal of the Cultural Heritage Board’s denial of a Certificate of Appropriateness for after-the-fact demolition of an existing residence, listed as a non-contributing structure of the Mount Rubidoux Historic District and replacement of the single-family residence main level, replacement of the two-car garage, and expansion of the basement.

RECOMMENDATIONS:

That the City Council:

1. Determine that that the project is exempt from the California Environmental Quality Act pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as this project is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and will not have a significant effect on the environment;
2. Uphold the appeal by Randall Neal and approve the Certificate of Appropriateness for the demolition of the residence only, as part of Planning Case P19-0487, based on the findings outlined in the Cultural Heritage Board staff report and subject to the recommended conditions of approval;
3. Return the Certificate of Appropriateness for the proposed residence main level and garage and basement expansion, as part of Planning Case P19-0487, to the Cultural Heritage Board with the following directions:

- a. Establish a subcommittee, no later than at its March 2020 meeting, to work with the applicant on design modifications of the residence;
 - b. Schedule a meeting between the applicant and subcommittee within 30 days of forming the subcommittee;
 - c. Obtain final action by the Cultural Heritage Board on the Certificate of Appropriateness by the May 2020 meeting; and
 - d. If no final action is taken by the Cultural Heritage Board by the May 2020 meeting, the Certificate of Appropriateness for proposed residence main level and basement expansion, as part of Planning Case P19-0487, will be returned to the City Council for final action.
4. Direct staff to evaluate remedies for non-contributors in Title 20 – Chapter 20.40.050 for City Council consideration.

COMMITTEE RECOMMENDATION:

On January 13, 2020, the Utility Services/Land Use/Energy Development Committee met with Chair Conder, Vice Chair Edwards and Member Fierro present to consider an appeal by Randall Neal of the Cultural Heritage Board's denial of Certificate of Appropriateness for after-the-fact demolition of existing residence listed as non-contributor to Mount Rubidoux Historic District and replacement of single-family residence main level, two-car garage, and basement expansion – 4674 Beacon Way. Following discussion, a motion was made by Vice Chair Edwards and seconded by Member Fierro recommending that the City Council (1) uphold the appeal and issue a Certificate of Appropriateness for the retroactive demolition of the residence only, effective after local fines have been assessed and paid; (2) for the portion of the Certificate of Appropriateness regarding design of the replacement residence main level and garage and expansion of the basement, that (a) staff return this portion to the Cultural Heritage Board to form a subcommittee regarding the architectural design of the replacement residence; (b) the subcommittee be formed no later than the Cultural Heritage Board March meeting; (c) the subcommittee meet within 30 days to attempt to resolve the architectural issues with the applicant and return to the full Cultural Heritage Board in May for final action on this portion of the Certificate of Appropriateness; (d) should the Cultural Heritage Board fail to take action approving or denying the Certificate of Appropriateness by May, that the matter be returned to the City Council for final action; and (e) until such time as fines are paid, any approval by the Cultural Heritage Board will be stayed; and (3) requesting staff explore revising Title 20 regarding penalties for demolition and other violations of Title 20 for properties that are non-contributors in an historic district. Motion carried unanimously.

BACKGROUND:

The subject property is located in the Mount Rubidoux Historic District and surrounded by single family residences. The 0.49-acre property was developed in 1961 with a 1,340 square foot, one-story, Mid-Century Ranch style residence that included a basement and a 251 square foot two-car garage that was connected to the residence by a porch. The residence was listed as a non-contributor to the Mount Rubidoux Historic District and was not eligible for designation as a City Landmark or Structure of Merit because: 1) records indicate the design of the residence was not attributed to a notable architect or builder; 2) the residence was not associated with any persons

or events significant in local, state or national history; and 3) the Mid-Century Ranch style of architecture is common throughout the City of Riverside.

DISCUSSION:

Project Description

The applicant requested approval of a Certificate of Appropriateness (COA) for an after-the-fact demolition of the existing residence's main level (street level), and replacement of the residence's main level, replacement of the garage, and expansion of the basement.

The main level of the proposed single-story residence includes the original 1,340 square feet footprint and a 707 square foot addition on the east side of the residence, totaling 2,047 square feet. The reconstruction of the two-car garage includes a 197 square foot expansion, for a total area of 448 square feet. Improvements to the existing basement will be below the street level and include an 826 square foot addition on the northeast side.

The design of the proposed residence is a modern interpretation of the Farmhouse Ranch architectural style. The proposed residence and garage feature a variety of architectural details, including: a combination of gable, shed, and pent standing seam metal roofs, painted black; fixed and single-hung wood clad, fiberglass-framed windows, painted black; shiplap and vertical board siding, painted white; and stone veneer on the basement level in brown and gray colors.

Unpermitted Demolition

On September 3, 2019, staff became aware that the main level of the residence had been demolished without the necessary permits and approvals, and immediately began an investigation. The demolition and reconstruction of the main level of the residence was scheduled to be considered by the CHB on September 18, 2019. Because time was needed to investigate the unpermitted demolition, a continuance was approved by the Cultural Heritage Board (CHB) to the October 16, 2019 meeting.

Fines and Penalties

Since the existing home was demolished without the required permits, the City began an investigation to determine fines and penalties. A summary of City fines and penalties includes:

1. Code Enforcement Administrative Citations for (3) Riverside Municipal Code misdemeanor violations (No Demo Permit \$100 / No COA \$100 and No Grading Permit \$100) - \$300 – paid by owner on 12/13/2019.
2. Special Investigation Fee: \$177.08 – paid by the owner on 11/27/2019.
3. Penalty Building Permit Fee: \$934.50 - due at permit issuance.
4. Penalty Grading Fees without permit: \$4,982.70 - due at permit issuance.

In addition, the City has notified the Contractors State License Board and the Air Quality Management District who may assess additional penalties or carry out further enforcement(s) subject to their respective agency guidelines.

Cultural Heritage Board Decision and Substitute Facts for Findings

On October 16, 2019, the CHB considered the COA and expressed concerns with the architectural design of the proposed residence, and its compatibility with the surrounding structures and the Mount Rubidoux Historic District Design Guidelines. The CHB recommended the creation of a CHB Subcommittee to work with the applicant to address the CHB concerns. Since the applicant was not present, the CHB continued the project to the November 20, 2019 meeting (included in Attachment 1).

On November 20, 2019, the applicant agreed to work with the CHB Subcommittee on the architecture of the proposed residence. During the meeting, the applicant indicated that he was aware of the requirements for a COA prior to the demolition of the former residence. Following discussion, the CHB withdrew its prior recommendation for the applicant to work with the CHB Subcommittee, rejected staff's facts for findings, and provided substitute facts for findings for denial of the COA. The project was unanimously denied by the CHB based on the substitute facts-for-findings (included in Attachment 1). For additional background information, please refer to the CHB Minutes and Staff Report (included in Attachment 1).

Appeal

The applicant filed a timely appeal of the CHB denial of the proposed project. The applicant's appeal is based on the following: 1) the former residence was not considered a Cultural Resource as defined by Title 20 of the RMC; and 2) the proposed project is consistent with the Chapter 8 (Infill Development Design Guidelines) for the Mount Rubidoux Historic District Design Guidelines (Attachment 3).

Public Comments

Following publication of the Utility Services/Land Use/Energy Development Committee on December 31, 2019, staff received five letters in opposition of the proposed project, and four letters in support (Attachment 4). Letters received prior to publication of the CHB staff report are included as an exhibit to that report. As presented by staff, comments provided on the letters did not include any additional items that have not already been addressed in the CHB staff report, with the exception of a concern related to the potential for archeological resources and the implication to the CEQA.

As stated in the Mt. Rubidoux Historic District Guideline, the areas of the Mt. Rubidoux Historic District, which has a high archaeological sensitivity, are those on the northwestern slopes of Indian Hill and along the Santa Ana River. The subject property is located on the southern slope of Indian Hill, and therefore was determined to have a lower level of archaeological sensitivity. Additionally, there is a low probability that unique archeological resources, as defined by CEQA Section 21083.2, would be discovered on the site, because the site was previously disturbed and developed in 1961. Furthermore, the new excavation is located under the existing foundation. Therefore, it was determined by staff that the proposed project will have a less than significant potential for impacts to archaeological research.

During the Committee meeting seven members of the public addressed the Committee about the project, five in opposition and two in support. Comments given at the meeting did not include any additional items that have not already been addressed in the CHB staff report.

FISCAL IMPACT:

There is no fiscal impact associated with this action, since all costs are borne by the applicant.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Concurs with

A handwritten signature in dark ink, appearing to read "Chuck Conder", written over a horizontal line.

Chuck Conder, Chair
Utility Services/Land Use/Energy Development Committee

Attachments:

1. Land Use Committee Report (Includes Cultural Heritage Board Report and Minutes) – January 13, 2020
2. Applicant Appeal Request – November 27, 2019
3. Comment Letters
4. Presentation



City of Arts & Innovation

Utility Services / Land Use / Energy Development Committee

TO: UTILITY SERVICES / LAND USE/ENERGY DEVELOPMENT COMMITTEE MEMBERS **DATE: JANUARY 13, 2020**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT **WARD: 1**

SUBJECT: P19-0487 CERTIFICATE OF APPROPRIATENESS – ON BEHALF OF RANDALL NEAL, AN APPEAL OF A DENIAL BY THE CULTURAL HERITAGE BOARD FOR THE AFTER-THE-FACT DEMOLITION OF AN EXISTING RESIDENCE, LISTED AS A NON-CONTRIBUTING STRUCTURE OF THE MOUNT RUBIDOUX HISTORIC DISTRICT, AND REPLACEMENT OF THE SINGLE-FAMILY RESIDENCE MAIN LEVEL, REPLACEMENT OF THE TWO-CAR GARAGE, AND EXPANSION OF THE BASEMENT – LOCATED AT 4674 BEACON WAY, SITUATED ON THE SOUTH SIDE OF BEACON WAY BETWEEN LADERA LANE AND REDWOOD DRIVE

ISSUE:

Consider the appeal, requested by Randall Neal, of the Cultural Heritage Board's denial of a Certificate of Appropriateness for after-the-fact demolition of an existing residence, listed as a non-contributing structure of the Mount Rubidoux Historic District and replacement of the single-family residence main level, replacement of the two-car garage, and expansion of the basement.

RECOMMENDATIONS:

That the Utility Services/Land Use/Energy Development Committee refer the case to City Council and recommend that the City Council:

1. Determine that that the project is exempt from the California Environmental Quality Act pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as this project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will not have a significant effect on the environment; and
2. Uphold the appeal by Randall Neal and approve Planning Case P19-0487 Certificate of Appropriateness, based on the findings outlined in the Cultural Heritage Board Staff report and subject to the recommended conditions of approval.

CULTURAL HERITAGE BOARD DETERMINATION:

On November 20, 2019, the Cultural Heritage Board met with eight members present and one member absent and received a request for Certificate of Appropriateness by Broeske Architects & Associates, on behalf of Randall Neal, for the after-the-fact demolition, replacement of the single-family residence main level and two-car garage, and expansion of the basement for the property located at 4676 Beacon Way. Following discussion, the Cultural Heritage Board rejected Staff's recommended facts for findings, prepared substitute facts for findings, and denied the Certificate of Appropriateness request by a unanimous vote.

BACKGROUND:

The subject property is located in the Mount Rubidoux Historic District and surrounded by single-family residences.

The subject 0.49-acre property was developed in 1961 with a 1,340 square foot, one-story, Mid-Century Ranch style residence that included a basement and a 251 square foot two-car garage that was connected to the residence by a porch. The residence was listed as a non-contributor to the Mount Rubidoux Historic District and was not eligible for designation as a City Landmark or Structure of Merit because: 1) records indicate the design of the residence was not attributed to a notable architect or builder; 2) the residence was not associated with any persons or events significant in local, state or national history; and 3) the Mid-Century Ranch style of architecture is common throughout the City of Riverside.

Project Description

The applicant is requesting approval of a Certificate of Appropriateness (COA) for an after-the-fact demolition of the existing residence's main level (street level), and replacement of the residence's main level, replacement of the garage, and expansion of the basement.

The main level of the proposed single-story residence consists of the original 1,340 square feet footprint and a 707 square foot addition on the east side of the residence, totaling 2,047 square feet. The reconstruction of the two-car garage includes a 197 square foot expansion, for a total area of 448 square feet. Improvements to the existing basement will be below the street level and include an 826 square foot addition on the northeast side.

The design of the residence consists of a modern interpretation of the Farmhouse Ranch architectural style. The proposed residence and garage feature a variety of architectural details, including: a combination of gable, shed, and pent standing seam metal roofs, painted black; fixed and single-hung wood clad, fiberglass-framed windows, painted black; shiplap and vertical board siding, painted white; and stone veneer on the basement level in brown and gray colors.

Unpermitted Demolition

On September 3, 2019, staff became aware that the main level of the residence had been demolished without the necessary permits and approvals, and immediately began an investigation. The demolition and reconstruction of the main level of the residence was scheduled to be considered by the CHB on September 18, 2019. Because time was needed to investigate the unpermitted demolition, a continuance was approved by the Cultural Heritage Board (CHB) to the October 16, 2019 meeting. The investigation is still on-going, and penalties allowed under the Riverside Municipal Code (RMC) are being assessed by the various City Departments, along with

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pertinent outside agencies that regulate such work, including the Contractors State License Board and the Air Quality Management District.

As a matter of information, remedies described in Section 20.40 - Enforcement and Penalties of Title 20 (Cultural Resources) for civil penalties and moratorium related to Cultural Resources, do not apply to the subject property. The subject property is a non-contributor to a Historic District and is not individually significant; it is, therefore, not a Cultural Resource as defined by Title 20.

DISCUSSION:

In hearing this appeal, the Utility Services / Land Use / Energy Development Committee will make their own determination and agreed upon findings based on the applicable Municipal Code provisions.

Staff's Facts for Findings

In the staff report prepared for the October 16, 2019 CHB meeting, staff made facts for findings (Attachment 1 – Page 3) in support of the COA. These include consistency with the Mount Rubidoux Historic District Design Guidelines, the Secretary of the Interior Standards for the Treatment of Historic Properties as applied to a Historic District and Title 20 of the Riverside Municipal Code.

Cultural Heritage Board Decision and Substitute Facts for Findings

On October 16, 2019, the CHB considered the COA and expressed concerns with the architectural design of the proposed residence, and its compatibility with the surrounding structures and the Mount Rubidoux Historic District Design Guidelines. The CHB recommended the creation of a CHB Subcommittee to work with the applicant to address the CHB concerns. Since the applicant was not present, the CHB continued the project to the November 20, 2019 meeting (Attachment 2).

On November 20, 2019, the applicant agreed to work with the CHB Subcommittee on the architecture of the proposed residence. During the meeting, the applicant indicated that he was aware of the requirements for a COA prior to the demolition of the former residence. Following discussion, the CHB withdrew its prior recommendation for the applicant to work with the CHB Subcommittee, rejected staff's facts for findings, and provided substitute facts for findings for denial of the COA. The project was unanimously denied by the CHB based on the substitute facts-for-findings (Attachment 3 – Page 6).

For additional background information, please refer to the CHB Minutes and Staff Report (Attachments 1, 2, and 3).

Appeal

The applicant filed a timely appeal of the CHB denial of the proposed project. The applicant's appeal is based on the following: 1) the former residence was not considered a Cultural Resource as defined by Title 20 of the RMC; and 2) the proposed project is consistent with the Chapter 8 (Infill Development Design Guidelines) for the Mount Rubidoux Historic District Design Guidelines (Attachment 5). The applicant agrees with staff's recommended facts for findings. A summary of the applicant's grounds for appeal and staff's response includes:

1. Comment: The former residence was not a Cultural Resource.

Response: The former residence was listed as a non-contributor to the Mount Rubidoux Historic District. Records were reviewed by staff and the former residence did not meet applicable criteria for local, state, or national designation. Title 20 (Cultural Resources) of the RMC defines a Cultural Resource as follows:

“Cultural Resources means improvements, natural features, sites, cultural landscapes, or other objects, which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political, military, historical or archaeological significance. This includes designated cultural resources, eligible cultural resources, and contributing features to Historic Districts and Neighborhood Conservation Areas.”

The subject property does not meet this definition and, therefore, was not considered a Cultural Resource under Title 20.

2. Comment: The project is consistent with the Mount Rubidoux Historic District Design Guidelines. The Guidelines associated with the Historic District suggest that non-contributing residences should be sensitive to the “Neighborhood Zone” in which the residence is located.

Response: The approach to designing compatible infill developments is highlighted in this excerpt from the Mount Rubidoux Historic District Design Guidelines (Guidelines):

“New construction should suggest the design principles of the historic district. Size, scale, proportion, color and material are all important factors to consider in new building design. New design should allow for the awareness of modern technology and material usage, but in a manner sensitive to surrounding historic structures.

In taking all of the above factors into account, it is possible that a compatible design scheme will be thoroughly contemporary, without any overt historical references. Quality contemporary designs and materials are permitted granted they pass the above test for compatibility. They would serve to prove that compatibility goes beyond superficial visual similarities”.

The Guidelines establish the Neighborhood Zone, which encourages new building to be “compatible and complementary with their immediate neighbors and the entire Mount Rubidoux Historic District.” Also included in the Guidelines are nine principles for the design of contemporary buildings: 1) Articulate Large Masses; 2) Avoid Blank Walls; 3) Retain Scale of Components; 4) Maintain Similar Proportions; 5) Limit New Emphasis; 6) Use Compatible Textures; 7) Use Related Colors; 8) Screen Mechanical Equipment; and 9) Provide Compatible Roof Lines.

The proposed residence was analyzed for consistency with the Neighborhood Zone and the nine principles for the design of contemporary buildings and it complies based on the following:

- The project site is situated in an area of the historic district which consists primarily of non-contributors to the district.
- The proposed single-story residence is contemporary in design, like the adjacent residences, but is consistent with the larger scale and massing of the residences throughout the district which includes one-, two-, and three-story residences.

- The proposed residence is consistent with the nine principles found in the Guidelines through the use of similar scale, proportions, massing, and building height as the former residence; gabled and hipped roofs, which are common in the historic district; architectural details on all elevations; materials that are found throughout the historic district, such as wood siding and stone veneer; and subdued colors.

Public Comments

Following publication of the CHB staff report on November 7, 2019, staff received seven letters in opposition of the proposed project, and one letter in support (Attachment 6). Letters received prior to publication of the CHB staff report are included as an exhibit to that report. As presented by staff, comments provided on the letters did not include any additional items that have not already been addressed in the CHB staff report.

Conclusion

Based on the analysis above and the facts for finding contained in the CHB staff report, staff finds:

1. That the retroactive COA request for the demolition of the former residence's main level and garage is consistent with Title 20 of the RMC. The residence was listed as a non-contributor to the historic district and was not eligible for individual historic designation; therefore, its demolition will not negatively impact the Mount Rubidoux Historic District.
2. The proposed replacement main level and garage is consistent with Title 20 because the proposed residence is compatible with the size, scale, proportion, color, and materials found in the Mount Rubidoux Historic District.

FISCAL IMPACT:

There is no fiscal impact associated with this action, since all costs are borne by the applicant.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Reports – October 16, 2019 & November 20, 2019
2. Cultural Heritage Board Minutes – October 16, 2019
3. Cultural Heritage Board Minutes – November 20, 2019
4. Applicant Appeal Request – November 27, 2019
5. Mount Rubidoux Historic District Guidelines
6. Comment Letters
7. Presentation



MEMO

Community & Economic Development Department

DATE: NOVEMBER 20, 2019

AGENDA ITEM: 3

TO: CULTURAL HERITAGE BOARD

FROM: SCOTT WATSON, HISTORIC PRESERVATION OFFICER

CC: MARY KOPASKIE-BROWN, CITY PLANNER

PATRICIA BRENES, PRINCIPAL PLANNER

RE: P19-0487 - CERTIFICATE OF APPROPRIATENESS FOR AFTER-THE-FACT DEMOLITION, REPLACEMENT OF THE SINGLE-FAMILY RESIDENCE MAIN LEVEL AND TWO-CAR GARAGE, AND EXPANSION OF THE BASEMENT – 4674 BEACON WAY

BACKGROUND

At its meeting of October 16, 2019, the Cultural Heritage Board (CHB) considered a Certificate of Appropriateness (P19-0487) for the after-the-fact demolition, replacement of the single-family residence main level and two-car garage, and expansion of the basement, listed as a non-contributing resource of the Mount Rubidoux Historic District.

The CHB expressed concerns with the architectural design of the proposed residence, and compatibility with the surrounding structures and the Mount Rubidoux Historic District Design Guidelines; thus, the CHB recommended the creation of a CHB Subcommittee to work with the applicant on addressing their concerns. Since the applicant was not present to agree on CHB's recommendation, the CHB continued the project to the November 20, 2019 meeting.

As a matter of record, at the October 16, 2019 CHB meeting, staff distributed a total of 16 comment letters regarding this project for CHB consideration - five letters in support, ten letters in opposition, and 1 letter in support of the Cultural Heritage Board reviewing the project (Exhibit 1). As presented by staff, comments provided on the letters did not include any additional items that have not already been addressed in the CHB staff report.

For project background information, refer to the CHB Staff Report, dated October 16, 2019 (Exhibit 2).

EXHIBITS

1. Comment Letters
2. Cultural Heritage Board Staff Report – October 16, 2019

From: Spencer Boles <sjboles@sbcglobal.net>
Sent: Wednesday, October 16, 2019 9:52 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way

Hello, Frances,

This is to let you know that I support the CHB in dealing with the demolition on Beacon Way.

Spencer J. Boles

4567 Mission Inn Ave.

Riverside, California

92501

951-682-3558

sjboles@sbcglobal.net

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From: Kathleen <kathleenmarie009@gmail.com>
Sent: Wednesday, October 16, 2019 6:16 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way

Fines, yes if applicable. But to impose delay in building as a "punishment" to satisfy the often-inflated-egos of the gods of CHB, NO! Let the people build their home, and let's remember they are our neighbors and give them a more welcoming reception to the neighborhood!

Kathleen Marie Brown
Ladera Lane

From: Alan Curl <alan.curl@yahoo.com>
Sent: Thursday, October 10, 2019 5:38 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Unauthorized Demolition of House in the Mount Rubidoux Historic District

In a preservation district, a demolition permit has the special role of ensuring that a contributing element of that district is not removed without thorough review and approval.

The notion that it is easier to win forgiveness than approval should be disproved with vigor in this case. To do otherwise sends the message that the City's that there are no unpleasant consequences for ignoring the City's historic preservation ordinance. The City Attorney's Office should, if it has not already done so, advise on the penalties that might apply if the Cultural Heritage Board does not give a retroactive approval in this case.

If this structure was a contributing element within the preservation district, it raises the question of what will replace it. There have been cases in other cities in which the property owner was required to construct a replica of the demolished historic original.

From: Cathy Decker <bcjldecker@gmail.com>
Sent: Tuesday, October 15, 2019 3:38 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] The Demolished home on Beacon Way

To the Cultural Heritage Board of Riverside concerning the demolition of the home on Beacon Way

My husband and I are adjacent neighbors to the home that Mr. Neal demolished and we have lived at 4668 Beacon Way for 34 years. Our home is the youngest on the list of homes contributing to the historic value of the Mount Rubidoux Historic District. It was built in 1946 in the Mediterranean Revival style. We are now in our 70's and planning on putting our house on the market. We are in need of a one story residence and we are hoping to tell perspective buyers that there soon will be a nice home built on the lot in question.

Our neighbors who live below us in the Mount Rubidoux Historic District seem to be very concerned about having the builder not be a speculator who will build a cheap and unattractive home. We have watched over the past year the builder deal with the rocks while excavating for his elevator and basement space. I am not privy to the amount of money Mr. Neal has already spent on this project, but it has to be extremely sizable, and if Mr. Neal is a speculator, I can't imagine he will make any money from this project.

After listening to the CHB and another speaker at the September meeting, it sounded like you wanted to punish Mr. Neal for the demolition. We heard suggestions of fines and a 5 year building moratorium.

Since the Smith's passing the home has been empty, and over the past few years the vagrants have discovered the property. The party people as well have also discovered it. Beer cans, used prophylactics, food wrappers, people sleeping in their cars have been a problem on the street in front of the old Smith's home as well as between our 2 homes.

The house that was torn down without a permit was deemed a non contributing home and in most people eyes was not appealing. Bruce and I were extremely happy to see it go. Yes, we thought Mr. Neal had a permit for the demolition but we certainly share his concern for the nightly goings on. The last 2 years have been a nightmare for us and I can imagine Mr. Neal's piece of mind.

We are not asking for just another house. We want it reviewed and approved, but please don't push for a building moratorium. That will severely impact all of us up on Beacon Way and put our entire neighborhood at risk. There have been camp fires set up there and we don't want the homeless and party people to have a reason to roam through our neighborhood. We need a quality home to be built as soon as possible.

After 43 years of taking care of our home and relying on the Cultural Heritage board to protect our property values (as well as all who live on Beacon Way), we hope a reasonable and just decision is made.

Cathy and Bruce Decker

Tiffany Edwards
2933 Mission Inn Avenue
Riverside, CA 92507

October 9, 2019

To the Cultural Heritage Board:

My family moved to Riverside just over two years ago and bought a historic home in the Eastside 7th Street District. When we purchased this home, it was understood and clearly expressed to us in the escrow and purchase process what our responsibility was once we purchased a historic home in Riverside. When we had to get property insurance as part of the mortgage, we had to get additional coverage because it is a historic home so that we could repair or replace parts or the whole home in as much as possible of the original state if we had tragedy strike us. This was on top of the general responsibilities and requirements under the law of owning a home in the City of Riverside. This is a choice, responsibility, and a duty. A person cannot just have an “oops I demolished a historic home” moment and then carry on without real consequences.

My family chose to live in a historic neighborhood and help preserve the legacy of Riverside. If the Cultural Heritage Board agrees with the City Staff and just retroactively approves the demolition of the home in question, you are diminishing the importance of the history and people of Riverside and the importance of the law. More and more I have witnessed people breaking laws and trying to erase history without consequences. When we continue with this type of behavior it has rippling affects and effects not only in the local community, but also for the greater good.

I, and my family, implore you to consider how the history of Riverside, Mount Rubidoux, Beacon Way, and this home can be preserved. The person/people responsible for the demolition of the house should have to face the consequences of each law that was broken. Perhaps they should be required to take a course on the history of Riverside and/or contribute to preservation efforts in our great city. Maybe the home, or at least the façade of the house, should be rebuilt. That is all for you to determine, but sweeping this situation under the rug sets a precedent for not following the law and ignoring history.

Sincerely,

Tiffany Edwards and family

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From: Karen Fleisher <karenfleisher@att.net>
Sent: Monday, October 14, 2019 11:02 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] CHB Agenda Item Wrongful Demolition on Beacon Way

Members of the Riverside Cultural Heritage Board:

As a long-time resident of one of Riverside's historic districts, I find it very upsetting to hear that the City staff will be recommending retroactive approval of an unauthorized demolition of the home on Beacon Way in the Mount Rubidoux Historic District to the Cultural Heritage Board on Wednesday, October 16.

This retroactive approval with no penalty undermines the integrity of Riverside's historic preservation ordinance. I would urge the board to reject this recommendation and put the City back on a path of preserving our historic resources so that we once again have "an active and well-respected" historic preservation program.

Thank you.

Karen Fleisher
Wood Street Resident

From: April Glatzel <aprilglatzel@gmail.com>
Sent: Friday, October 11, 2019 8:43 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Demolition of Home in Historic District

Hello Frances,

I'm writing to state my **dissatisfaction** with the City for allowing the **unauthorized demolition** of a home on Beacon Way in the Mount Rubidoux Historic District. I would like to attend the City Council Meeting on Wednesday October 16th at 3:30 pm but will be out of the country.

April Glatzel
4364 Brentwood Avenue
Riverside CA 92506
951-205-4429

Denise C. Harden
5796 Grand Avenue
Riverside, California 92504
Cell: 951.233.5087 ♦ Home: 951.276.1787

October 16, 2019

Cultural Heritage Board
City of Riverside
3900 Main Street
Riverside, CA 92501

Subject: CHB Oct 16, 2019, Agenda Item No. 19-3432
Planning Case P19-0487 (COA) for 4674 Beacon Way

Members of the Cultural Heritage Board:

I oppose approval of the Certificate of Appropriateness (COA) for Planning Case P19-0487 as presented on two grounds. First, the staff report is incomplete; and second, because it is fundamentally flawed and thus invalid.

Staff recommends approving, retroactively and without qualification, the unpermitted demolition of a structure while investigation of it remains ongoing, and penalties remain unidentified. Demolition requires approvals and permits in advance under the Municipal Code. Unqualified retroactive approval of an unpermitted demolition for which there was no emergent necessity tacitly condones an illegal action, which the CHB most certainly should not do. This undercuts not only the law, but the purpose for which the CHB exists.

The CHB previously requested staff report the findings and conclusions of their investigation of this matter, and on penalties available for such illegal actions. However, that information is not provided in this staff report. So consideration of this item without that information is premature. Consideration should proceed only once staff provides the information necessary to take a qualified action that addresses the illegality of the unpermitted demolition.

Secondly, to justify compatibility of the proposed structure with the historic district, the staff report compares it to other non-contributing structures. The district exists to protect the context of the area's historic structures. To accomplish that, new or replacement structures should be assessed for consistency with contributing structures. Comparing the proposed structure to other non-contributing structures undercuts the intended preservation of the area's historic context.

Due to this fundamental flaw in the analysis, the staff report's conclusions regarding consistency with the district's guidelines are invalid, and the recommended actions unsound. Consideration of this COA should proceed only once staff provides valid

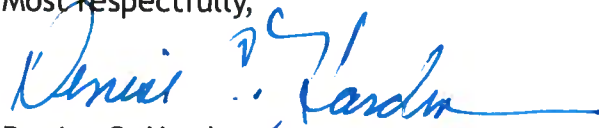
assessment of the proposed structure for consistency with contributing structures within the historic district.

Based on these grounds, I advocate the Cultural Heritage Board vote to approve the following alternative actions at this time:

1. Request that staff provide a written report regarding their findings and conclusions pertaining to the unpermitted demolition of the former structure at this location; and,
2. Request that staff provide a written report regarding all relevant and applicable fines, penalties, and other actions available to the City to address the unpermitted demolition of the former structure; and,
3. Request that staff prepare a revised assessment of the proposed replacement structure using as its basis contributing structures within the historic district, including any revised CEQA findings that result from that reassessment; and,
4. Continue consideration of the Certificate of Appropriateness for as long as necessary until the three reports noted above are complete and prepared for presentation to the CHB.

I thank the Cultural Heritage Board for its time and consideration in this matter.

Most respectfully,



Denise C. Harden

From: Maggie Herrera <maggiej81@gmail.com>
Sent: Tuesday, October 15, 2019 1:44 PM
To: Wheeler, Tiffany A. <TAWheeler@riversideca.gov>
Subject: [External] Cultural Heritage Board - Home to be built on Beach Way

My husband and I went through a similar situation years ago, trying to get our home built on Ladera Lane, even though we did go through the Cultural Heritage Board and the City Council for approval. We had to face a group of people who stood up and stated all their various reasons why they did not approve of our plans. It was quite challenging and very discouraging, to say the least, while all we wanted to do was build a home.

In the current situation, yes, the builders should have gotten the correct permits, and should be fined if need be. But we do NOT believe that imposing a delay as punishment upon the couple building their retirement home would be warranted or even neighborly, for that matter, especially while they're trying to get their project off the ground. We wonder if anyone has even tried to contact them.

If building were delayed, it would be a danger and a liability to have an empty lot surrounded by just a fence, while there are children and skateboarders who could be injured during the time of vacancy and it could also be an invitation for the homeless to move in. Lastly, it would also be an eyesore to the neighborhood for anyone trying to sell their home on Beacon Way.

Let the people build their home. The property will look much nicer with a home on it.

Santos and Maggie Herrera
4671 Ladera Lane
Riverside, CA 92501

"You're never wrong to do the right thing."

Mark Twain ~



ReplyForward

Cultural Heritage Board: October 16, 2019
Agenda Item: 3

From: Venita Jorgensen <kvenitaj@att.net>
Sent: Wednesday, October 09, 2019 3:46 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way house

Dear Ms. Andrade

We would like to voice our opinion on the torn down Beacon Way home.

We toured this 1961 house when it was for sale two years ago, in our opinion, it had no historic value and was of no particular architectural value. We recommend retroactive approval of the demolition permit. .
Thank you for letting us voice our opinion.

Kirke and Venita Jorgensen, 4435 Mission Inn Ave, Riverside, Ca 92501

Re: House on Beacon Way

After much research and thought I want to add my opinion to the disappointment that once again we are seeing one ask forgiveness after the damage is done.

This home has been considered a non-contributor to the Mt. Rubidoux Historic District, but it was a contributor to the neighborhood itself. After unpermitted demolition you are being asked to approve a COA for the new design and staff has recommended you do so. Before you do consider how this new home will affect the overall neighborhood. The owner disregard for the environment and the air in the neighborhood was evident when he demoed the property with out the proper permits or mitigation. What land fill was contaminated with the home's debris? His plans for the new home show disregard for the overall neighborhood unity. He did not take into consideration any guidelines for the Historic District in anyway. His plans were submitted by the architect who did the Dales Senior center a well-designed infill to a historic surveyed area. So, I am guessing the plans reflect the owner's personal style and wishes, again this new construction shows total disregard for the neighborhood and the Historic District. A good neighbor can be unique without compromising the area it's in. This is not the plan here, this design is not meant to stand out, but to fit in. In the future this design as shown will never blend or become part of a founding Historic District it will always stand out which is not what the guidelines and infill intentions are. I think they can be no way this design with materials that do not adhere any guidelines or attempt to be a good neighbor should be rewarded with a COA after the damage has been done.

Thank you from a non-contributor in a surveyed area,

Nanci Larsen
3160 Brockton Ave.
Riverside, CA. 92501

-----Original Message-----

From: Mary Moore <moo60ma@yahoo.com>
Sent: Wednesday, October 09, 2019 12:45 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Historic homes

Please do not destroy our historic homes. They add so much to our community.

Sent from my iPad

Dave, Mike and All,

I am outraged by the attitude of the City of Riverside regarding this unpermitted demolition of housing within a Historic District. The message they are sending out to developers is, "We're so pro-development, just come on in and ignore the laws, there won't be any penalties".

Thirty years ago we saw this same attitude from the City Building and Planning towards the Cultural Heritage Board. In those days, developers wanted to come into our neighborhood and build houses as cheaply as possible and use the historical character to make more profit. Having every builder's plans be approved by the Cultural Heritage Board became the way we were able to keep rogue construction from destroying the integrity of, now, thirteen historic districts in our city.

You should all be aware that in 1993, the City's **FIRST** historic district design guidelines were developed. These guidelines, for the **Mt. Rubidoux Historic District**, were created through a community-initiated effort of the Mt. Rubidoux Historic District Association (*Some of us are still residents of the MRHD*) in cooperation with the Cultural Heritage Board and with financial assistance from the City and the Western Regional Office of the National Trust for Historic Preservation.

The Cultural Heritage Board's primary responsibilities are to provide design review and guidelines for alterations to historic properties and to identify and recommend historic resources and districts for City designation.

Unfortunately, developers, and City Building and Planning, saw The Cultural Heritage Board as a real hinderance to Riverside's "fast track to high density building on any piece of dirt possible". Riverside and the Inland Empire became known as "cheap dirt" for developers. And so after the Cultural Heritage Board was created there were still instances where projects "somehow slipped by" got approved, without going to the Cultural Heritage Board first.

I believe many of us long term residents of the neighborhood were hopeful that those days of ignoring historic preservation in order to make another quick buck from developers were over. But this whole incident is a throw-back to late 1980's early 1990's. Now, the City is saying, "It's OK that some developer came into the Historic District, broke every rule in the book, but 'we don't care, and neither should you. So just sign off on it, OK?'"

It's APPALLING. Asking the Cultural Heritage Board to blindly ignore their responsibilities shows how little they respect what the Cultural Heritage Board does.

As far as I'm concerned this whole project should be stopped and not go ONE step further until the Cultural Heritage Board has their opportunity to review, get input from the residents of the Mt. Rubidoux Historic District, and then submit their approval, or denial of the project. If the developer doesn't like it. TOUGH. He disregarded the legal procedure to save time. He needs to give up a little time to see how the law works.

What's it going to be next? "Please just sign-off on these non-conforming building plans and forget any other studies that should be done on this property."

**The Cultural Heritage Board was established because the citizens wanted it and needed it.
Without our support, it will become a "nuisance" to fast track building in Riverside.**

Cultural Heritage Board: October 16, 2019

Agenda Item: 3 – P19-0487

Put October 16 at 3:30 pm, in the City Council Chambers on your calendar
and support the Cultural Heritage Board (CHB)
in DENYING the request for a Certificate of Appropriateness (COA)

*Sometimes in life you don't get the respect you deserve.
You get the respect you demand.*

Don Morris



----- Forwarded message -----

From: **Greg Roy** <gregory.roy.gr@gmail.com>
Date: Sun, Oct 13, 2019 at 4:53 PM
Subject: Wrongful Demolition on Beacon Way
To: <fandrade@riversideca.gov>
Cc: <riversiderenovators@gmail.com>, <rebekah.cloud@yahoo.com>

Greetings,

Please share my below comments with the Cultural Heritage Board as soon as possible. Thank you for your assistance.

Greg

Members of the Riverside Cultural Heritage Board,

I am writing to you as a concerned citizen and 30 plus year resident of a Riverside Historic District. The wrongful demolition of the 1961 home on Beacon Way was an egregious violation of the law and an insult to law-abiding citizens. I listened to the discussion regarding this property at the September 18th meeting, read that report, and have also read the report for the upcoming October 16th meeting, to say that I am frustrated would be an understatement. It is bad enough that a home in a historic district was wrongfully and illegally demolished (regardless of its standing as a Historic District contributor or not) without the Cultural Heritage Board getting a say in any of it. To then move forward with a recommendation to approve, in retrospect, the demolition and grant permission to build a 2019 HGTV style farmhouse truly adds insult to injury.

In Article 1, Section 9, Clause 3 of the U.S. Constitution it forbids Congress from acting in any "post facto" way, meaning that retroactive votes and laws are deemed unconstitutional. Perhaps this law applies to the highest of our country's leaders but not to those working in Riverside's City Hall.

I urge you all to take into consideration the danger of approving the recommendation made in regards to 4674 Beacon Way. By letting this violation of the law go unpunished--or in this case, handing away your right as a board to recommend punishment due to lack of final plans put forward by staff, sends out a message that in Riverside it is much easier and expedient to seek forgiveness rather than permission. I find that to be shameful.

Please make the right decision and reject this dangerous recommendation that goes against all the basic tenets of historic preservation.

Thank you for your time,

Greg Roy
2nd & Lime, Heritage Square

c.c. Old Riverside Foundation & Riverside Renovators

VIRGIL "CHUCK" HANE

4653 Beacon Way

Riverside, CA 92501

October 16, 2019

(RE) P19-0487

Bette and I support Planning Staff's findings for Planning Case P19-0487. We support issuing a Certificate of Appropriateness.

We urge the Cultural Heritage Board to issue a Certificate of Appropriateness so that Randall Neal may proceed with the construction of a replacement dwelling and garage.

We believe that when completed, the house will contribute to the City of Riverside as a whole and to our neighborhood in particular, regardless of architectural style, period, color palet, mass, or scale.

We anticipate that when occupied, the residents will lend their touch to the house which then will become THEIR home fullfilling their desires and needs.

Bette and I are encouraged that the Secretary of the Interior's Standards bestow a latitude which allows the Histoic Preservation Officer to draft the Supporting Project Analysis.

The United States of America was founded on private property ownership and it's attending "Bundle of Rights". Too often the Cultural Heritage Process has lessened, impinged, and/or impeded the rights of the individual property owner; thereby usurping and modifying those rights.

I urge the Cultural Heritage Board Members to concider that protecting the rights of each individual applicant, **In Fact**, protects the self same rights of each Board Member and their fellow citizens.

Too often Cultural Resources are enlarged by creating Historic Districts and Neighborhood Conservation Areas; much beyond the scope of Structures of Merit or Landmarks, which can stand on their own recognition. Too often Cultural Heritage reviews are based on nothing more or less than sentimental nostalgia. This is quite simply social engineering and will not stand the Test of Time.

I on occasion experience a pang of nostalgia but I do not hold out my hand and ask neighbors or fellow tax payers to support my emotion. Nor do I seek to impose my nostalgia on their sensitivities or most importantly to lessen their "Bundle of Property Rights."

Virgil "Chuck" Hane

10-16-19



Public Comment for October 16, 2019
 Cultural Heritage Board Meeting
 Prepared by the Planning Division at 2:30 p.m. on October 16, 2019

Item	Name	Neighborhood	Position	Comments
4. Annual Review of the Cultural Heritage Board's Rules for the Transaction of Business and Training on the Rules	Jennifer Jarrard		Support	The CHB has helped save the unique and beautiful history of Riverside. Rules are put into place so each situation can be taken into consideration. The unpermitted demolition of historical homes is not to be considered. As Riverside ages, homes built in the 1960s are historical! This needs to be a major consideration of the city and kept in control. Have we not learned by the loss of some of Riverside's charming homes in the past? Do not let this slide. Please enforce and do what is necessary to keep our city a beautiful example of preservation. We need to be the city of Arts, Innovation, and PRESERVATION. Thank you.



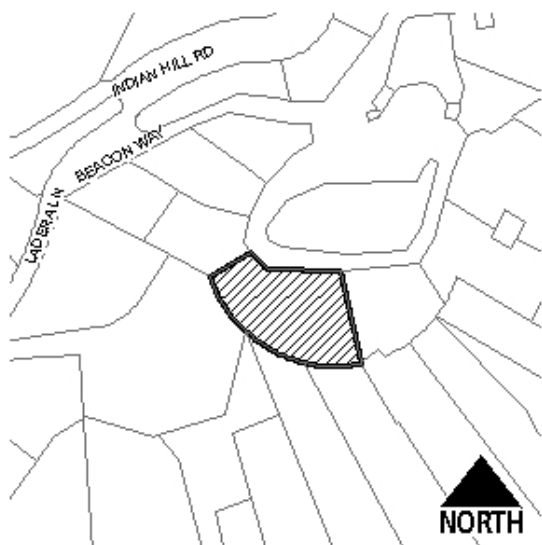
Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 16, 2019
AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P19-0487 (Certificate of Appropriateness)		
<i>Request</i>	To consider a Certificate of Appropriateness for the after-the-fact demolition, replacement of the single-family residence main level and two-car garage, and expansion of the basement, listed as a non-contributing structure of the Mount Rubidoux Historic District.		
<i>Applicant</i>	Jim Broeske of Broeske Architects & Associates, Inc. on Behalf of Randall Neal		
<i>Project Location</i>	4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive		
<i>APN</i>	207-033-033		
<i>Ward</i>	1		
<i>Neighborhood</i>	Downtown		
<i>Historic District</i>	Mount Rubidoux Historic District		
<i>Historic Designation</i>	Not Applicable		
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov		



RECOMMENDATIONS

Staff Recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as it constitutes the replacement of a single family residence compatible with the historic resource (Historic District), which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case P19-0487 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions (Exhibit 1).

BACKGROUND

The subject 0.49 acre property was developed in 1961 with a 1,340 square foot, one-story, Mid-Century Ranch style residence that included a basement and a 251 square foot two-car garage, connected to the residence by a porch. The property, located within the Mount Rubidoux Historic District, is surrounded by single-family residences. The Mount Rubidoux Historic District is bounded by Redwood Drive to the east, Indian Hill Road to the northwest, and Mount Rubidoux Drive to the southeast (Exhibits 2 and 3).

Records indicate the design of the residence is not attributed to a notable architect or builder. The residence is not associated with any persons or events significant in local, state or national history. The Mid-Century Ranch style of architecture is common throughout the City of Riverside. As such, the residence was not eligible for designation as a City Landmark or Structure of Merit and is listed as a non-contributor to the Mount Rubidoux Historic District, where examples of Craftsman Bungalow, Spanish-Mediterranean Revival, and Period Revival (Tudor and Norman Revivals) architectural styles are predominant.

Unpermitted Demolition

On September 3, 2019, staff became aware that the main level of the residence had been demolished without the necessary permits and approvals, and immediately began an investigation. The demolition and reconstruction of the main level of the residence was scheduled to be considered by the Cultural Heritage Board (CHB) on September 18, 2019. As additional time was needed to investigate the unpermitted demolition, the Cultural Heritage Board approved staff's request for a continuance to the October 16, 2019 meeting.

At the request of the CHB at the September 18, 2019 meeting, staff evaluated the potential application of Moratorium Section 20.40.060 of Title 20. This Section of Title 20 only applies to Cultural Resources defined in Title 20 as follows:

" Cultural Resources means improvements, natural features, sites, cultural landscapes, or other objects, which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political, military, historical or archaeological significance. This includes designated cultural resources, eligible cultural resources, and contributing features to Historic Districts and Neighborhood Conservation Areas.

As this property is a non-contributor to a Historic District, and is not individually significant, it does not constitute a Cultural Resource and this Section of Title 20 does not apply.

Please note, the active investigation related to the Code case continues among the various City Departments to determine the remedies consistent with Section 20.40.050 of Title 20, and penalties for violations to other Titles of the Riverside Municipal Code.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness for after-the-fact demolition of the existing residence's main level (street level), replacement of the main level single-story residence and the garage, and expansion of the basement.

The proposed main level single-story residence consists of the original 1,340 square feet and a 707 square foot addition on the east side of the residence, totaling 2,047 square feet. The floor plan has an irregular configuration, similar to the existing residence's building footprint. The proposal includes increasing the two-car garage in area by 197 square feet for a total area of 448 square feet. An 826 square foot addition is proposed on the northeast side of the basement. Basement improvements will be below the street level and will not be visible.

The design of the residence consists of a modern interpretation of the Farmhouse Ranch architectural style. The residence and garage include a combination of gable, shed, and pent

standing seam metal roofs, painted black. Fenestration includes fixed and single-hung wood clad, fiberglass-framed windows, painted black. A variety of materials are proposed including shiplap and vertical board siding, painted white, and stone veneer on the basement level that will be brown and gray colors. Access to the site will be provided from the existing driveway. Existing retaining walls facing Beacon Way and along the west side of the residence will be protected in place.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific standards when approving or denying a Certificate of Appropriateness. Staff was able to make the applicable findings for the project as follows:

<i>Chapter 20.25.050 – Principles and Standards of Site Development and Design Review</i>			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding is not applicable, because the existing residence is not a historic building. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed residence will continue to be a non-contributing structure of the Mount Rubidoux Historic District. It has been designed in a modern interpretation of the Farmhouse Ranch style, consistent with the contemporary styles of other non-contributing structures within the historic district, including Mid-Century Modern, California Ranch, and other styles from the 1970s and 1980s. The proposed residence uses materials consistent with those found throughout the Mount Rubidoux Historic District including siding and stone cladding. 			
<i>The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed residence features shiplap and vertical board siding and stone cladding, which are also found in the historic district. Residences throughout the Historic District are clad in a variety of materials including brick, stone, stucco, and wood siding. The proposed residence is consistent with the materials of adjacent Cultural Resources. The proposed residence is one-story in height with a basement, matching the height, scale, and massing of the recently demolished residence. The residences adjacent to the subject property are two- and three-stories in height. The proposed project is consistent with the height, scale, and massing of the adjacent Cultural Resources. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed residence and garage will be situated in the same location of the recently demolished residence; thereby, not changing the residence's relationship to other properties within the historic district. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The recently demolished residence was not designated as a historic resource; therefore, historic, architectural, or cultural features will not be impacted. The site has been previously developed and only a small amount of excavation is proposed; therefore, it is unlikely for the project to impact any archaeological features. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project was analyzed for consistency with the Mount Rubidoux Historic District Guidelines, which include: <ul style="list-style-type: none"> New construction should suggest the design principles of the historic district, including size, scale, proportion, color and materials. New designs should allow for an awareness of modern technology and material usage, but in a manner sensitive to surrounding historic structures. New buildings are encouraged to be compatible and complementary with their immediate neighbors and the entire Mount Rubidoux Historic District. Consistency with the Mount Rubidoux Historic District Guidelines includes: <ul style="list-style-type: none"> The proposed single story residence with a basement will not be out scale and proportion because residences throughout the historic district are larger in scale and vary in height between one-, two-, and three-stories. The materials of the proposed residence include shiplap and vertical board siding and stone cladding, consistent with the variety of materials in the historic district, which consist of brick, stone, stucco, and wood siding. The proposed residence features a modern interpretation of Mid-Century Farmhouse Ranch style, and is compatible with the contemporary styles, Mid-Century Modern and 1970s vernacular, of the immediately adjacent residences. Additionally, the proposed residence uses similar exterior finish materials as the adjacent residences, specifically wood siding. <p>Because of the architectural style and use of materials, similar to those found throughout the historic district, the proposed residence will be compatible with the immediate neighboring residences.</p>			

<i>Chapter 20.25.050 – Principles and Standards of Site Development and Design Review</i>			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project is consistent with the Standards for Rehabilitation, as follows: <ul style="list-style-type: none"> The existing residence is not designated as a historic resource; therefore, no historic material will be removed. The proposed residence will be compatible with other residences throughout the district in terms of scale, massing, and use of material, but will be differentiated from other residences in the district by using a contemporary interpretation of an architectural style found in the historic district. 			

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>The proposed project is consistent with section 20.25.050 of the City of Riverside Municipal Code because the project is compatible with other residences throughout the historic district in terms of style, scale, massing, and material.</p> <ul style="list-style-type: none"> The historic district is comprised of one-, two-, and three-story single-family residences. The proposed residence is one-story with a basement level, and therefore compatible with the scale of other residences in the historic district. The California Ranch, Mid-Century Modern, and 1970s contemporary styles are present throughout the historic district. The proposed residence is a modern interpretation of the Farmhouse Ranch style, and therefore compatible with the residences in the historic district. The proposed residence features wood siding and stone finishes, which are found throughout the district. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Consistency (Title 19)</i></p> <p>The proposed residence complies with the development standards of the Zoning Code. As a matter of information, a Variance (VR-0011-601) for the substandard front yard setback was granted in 1961 for this site. The proposed residence and garage comply with the previously approved Variance.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The replacement of a single family residence, compatible with the historic resource (Historic District) and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction) of the CEQA Guidelines, 15331 (Historical Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners adjacent to the site. As of the writing this report, Staff has received one phone call in opposition and one email in support of the project.

Comment: The comment in opposition was received from the property owner at 3587 Mount Rubidoux Drive. He expressed concerns that the increased square footage of the new residence will affect the privacy in his rear yard.

Response: The proposed residence meets the rear yard setback and lot coverage required in the R-1-7000 – Single-Family Residential Zone. Additionally, as the proposed project will replace the recently demolished residence, no impacts to privacy are anticipated.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use Committee within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Mt. Rubidoux Historic District Map
4. Project Plans (Site Plan, Demolition Plan, Floor Plan, Demolition Elevations, Proposed Elevations, Color Elevations, Materials Board)
5. Photos (Site and Surrounding Properties)

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: P19-0487

MEETING DATE: October 16, 2019

CASE SPECIFIC CONDITIONS

1. **Prior to any further approvals or permits being issued, the investigation of the illegal demolition must be complete, including all violations to the Riverside Municipal Code and other applicable State regulations, and all fines and penalties paid.**

Prior to Issuance of Grading Permit:

2. A 40-scale precise grading plan shall be submitted to Public Works and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e. Identification of location, exposed height, material and finish of any proposed retaining walls.

During Grading and Construction Activities:

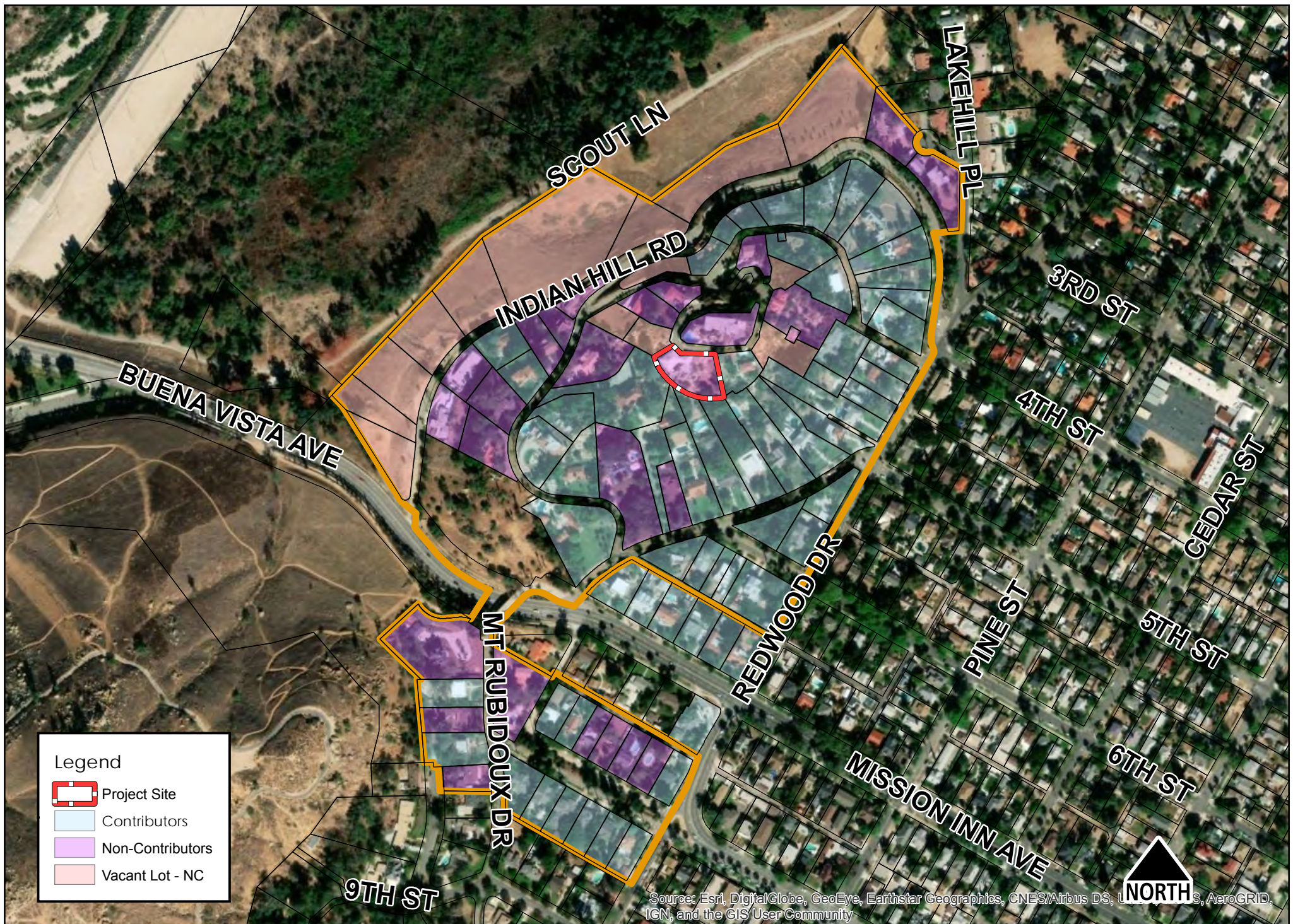
3. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
4. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the proposed project site.
5. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the proposed project site during all project construction.
6. To reduce construction related particulate matter air quality impacts of the proposed project the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;






- d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
7. The applicant shall be responsible for erosion and dust control during construction phases of the proposed project.
8. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

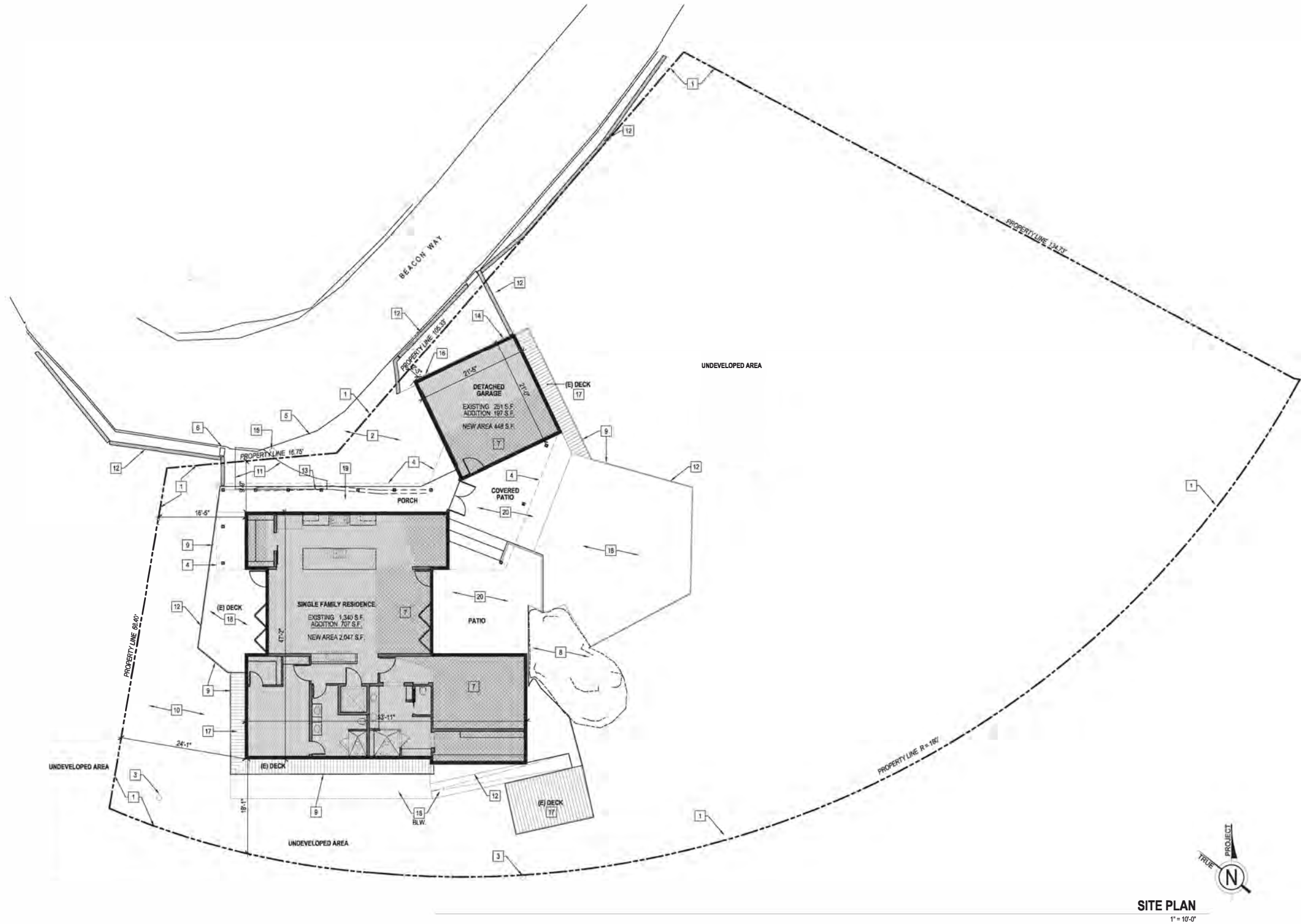
GENERAL CONDITIONS

- 1. There is a one year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. Approval will one year following the payment of all fines and penalties.
- 2. The project must be completed in accordance with the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff.
- 3. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
- 4. The granting of this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.





SITE PLAN KEYNOTES						SITE LEGEND	GENERAL NOTES	SITE DATA
1 (E) PROPERTY LINE	9 (E) GUARDRAIL	17 (E) METAL DECK - NEW FINISH MATERIAL SELECTED BY OWNER	 RESIDENCE & GARAGE  HATCHED AREA INDICATES ADDITION TO THE HOUSE & GARAGE - CONTRACTOR TO PREPARE AREA FOR EXPANSION CONSTRUCTION - SEE PLANS  CONCRETE PAVING  GRAVEL / SANDBACKFILL  EXISTING METAL DECK	1. CONTRACTOR SHALL PROPERLY DISPOSED OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS. 2. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING ITEMS TO REMAIN. G.N. TO NOTIFY ARCHITECT OF INADEQUATE CONDITIONS. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS. 4. ALL ITEMS TO REMAIN MUST BE PROTECTED IN PLACE DURING CONSTRUCTION U.N.O. HARDSCAPE AND LANDSCAPE DESIGN WILL BE BY OTHER, NOT PART OF SCOPE OF WORK.	BUILDING'S ADDRESS: 4674 BEACON WAY, RIVERSIDE, CA. 92501 ASSESSOR'S PARCEL NUMBER : 207-033-033-3 SITE AREA: 474,421 SQ. FT. (0.45 ACRES) ZONING: RESIDENTIAL EXISTING LAND USE: RESIDENTIAL			
2 (E) DRIVE-WAY CONCRETE PAVING - PATCH & REPAIR AS NEEDED	10 (E) LANDSCAPE	18 (E) CONCRETE PAVING - PATCH & REPAIR AS NEEDED						
3 (E) UTILITY POLE	11 (E) CMU LOW PLANTER TO BE REMOVED - EXTEND DRIVEWAY CONCRETE	19 NEW CONCRETE PAVING						
4 NEW EDGE OF ROOF ABV. - SEE ROOF PLAN	12 (E) CMU RETAINING WALL TO REMAIN	20 NEW SAND AND GRAVEL BACK FILL OF CONCRETE LID BELOW - TOP FINISH MATERIAL TO BE SELECTED BY OWNER						
5 (E) EDGE OF ASPHALT PAVING	13 (E) DECORATIVE CMU WALL TO BE REMOVED							
6 (E) MAILBOX TO BE REPLACED	14 (E) GAS METER - SEE PLUMBING PLANS							
7 (E) CONC. PAVING TO BE REMOVED - PREPARE AREA FOR NEW CONSTRUCTION REFER TO EXISTING AND DEMOLITION PLAN	15 (E) WATER METER - SEE PLUMBING PLANS							
8 (E) BOULDER	16 NEW ELECTRICAL PANEL BOX - SEE ELECTRICAL PLANS							



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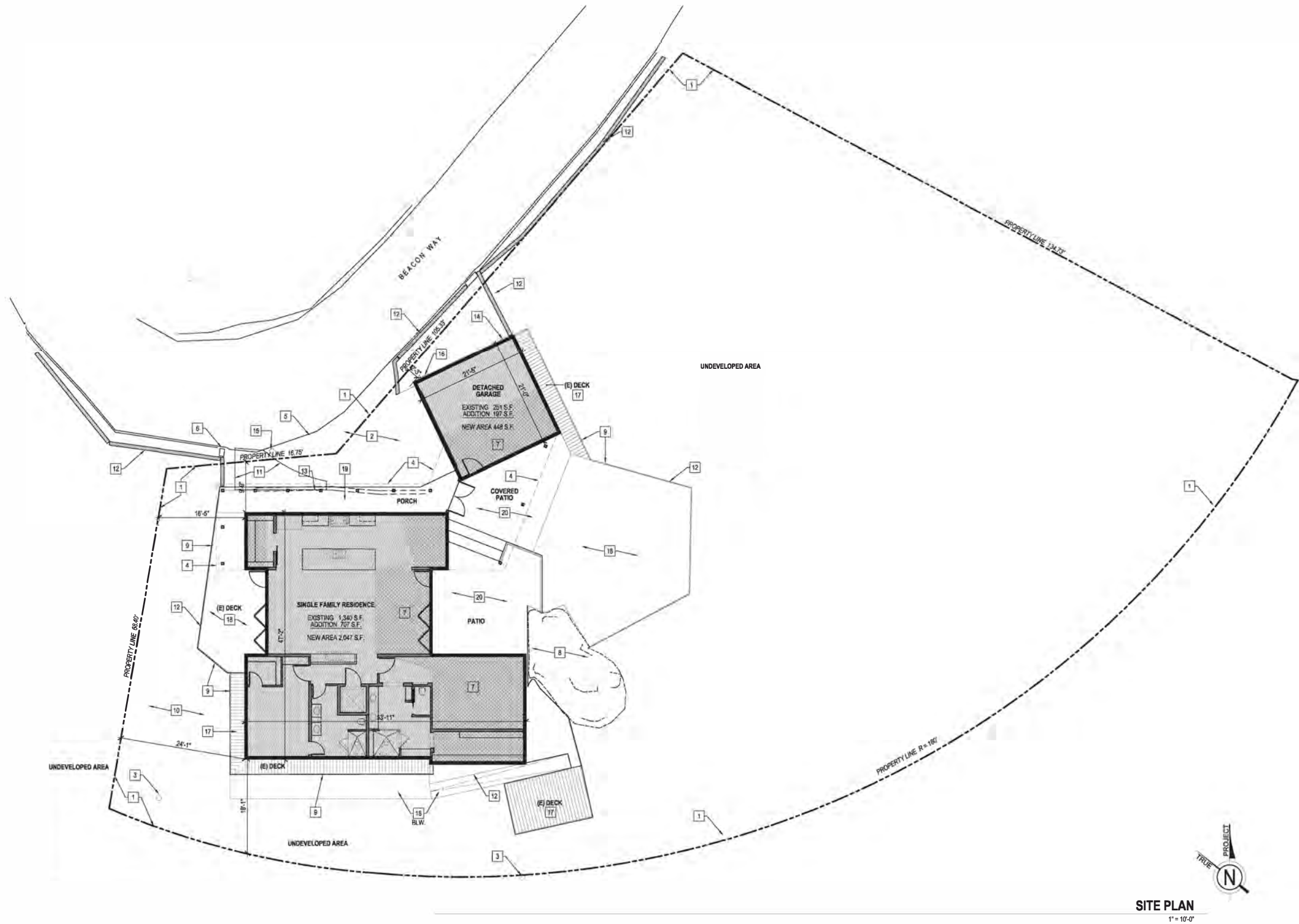
SHEET TITLE

SITE PLAN

SHEET NO.

A1.1

SITE PLAN KEYNOTES						SITE LEGEND		GENERAL NOTES		SITE DATA	
1 (E) PROPERTY LINE	9 (E) GUARDRAIL	17 (E) METAL DECK - NEW FINISH MATERIAL SELECTED BY OWNER	 RESIDENCE & GARAGE  HATCHED AREA INDICATES ADDITION TO THE HOUSE & GARAGE - CONTRACTOR TO PREPARE AREA FOR EXPANSION CONSTRUCTION - SEE PLANS  CONCRETE PAVING  GRAVEL / SANDBACKFILL  EXISTING METAL DECK	1. CONTRACTOR SHALL PROPERLY DISPOSED OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS. 2. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING ITEMS TO REMAIN. G.N. TO NOTIFY ARCHITECT OF INADEQUATE CONDITIONS. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS. 4. ALL ITEMS TO REMAIN MUST BE PROTECTED IN PLACE DURING CONSTRUCTION U.N.O. HARDSCAPE AND LANDSCAPE DESIGN WILL BE BY OTHER, NOT PART OF SCOPE OF WORK.	BUILDING'S ADDRESS: 4674 BEACON WAY, RIVERSIDE, CA. 92501 ASSESSOR'S PARCEL NUMBER : 207-033-033-3 SITE AREA: 474,421 SQ. FT. (0.45 ACRES) ZONING: RESIDENTIAL EXISTING LAND USE: RESIDENTIAL						
2 (E) DRIVE-WAY CONCRETE PAVING - PATCH & REPAIR AS NEEDED	10 (E) LANDSCAPE	18 (E) CONCRETE PAVING - PATCH & REPAIR AS NEEDED									
3 (E) UTILITY POLE	11 (E) CMU LOW PLANTER TO BE REMOVED - EXTEND DRIVEWAY CONCRETE	19 NEW CONCRETE PAVING									
4 NEW EDGE OF ROOF ABV. - SEE ROOF PLAN	12 (E) CMU RETAINING WALL TO REMAIN	20 NEW SAND AND GRAVEL BACK FILL OF CONCRETE LID BELOW - TOP FINISH MATERIAL TO BE SELECTED BY OWNER									
5 (E) EDGE OF ASPHALT PAVING	13 (E) DECORATIVE CMU WALL TO BE REMOVED										
6 (E) MAILBOX TO BE REPLACED	14 (E) GAS METER - SEE PLUMBING PLANS										
7 (E) CONC. PAVING TO BE REMOVED - PREPARE AREA FOR NEW CONSTRUCTION REFER TO EXISTING AND DEMOLITION PLAN	15 (E) WATER METER - SEE PLUMBING PLANS										
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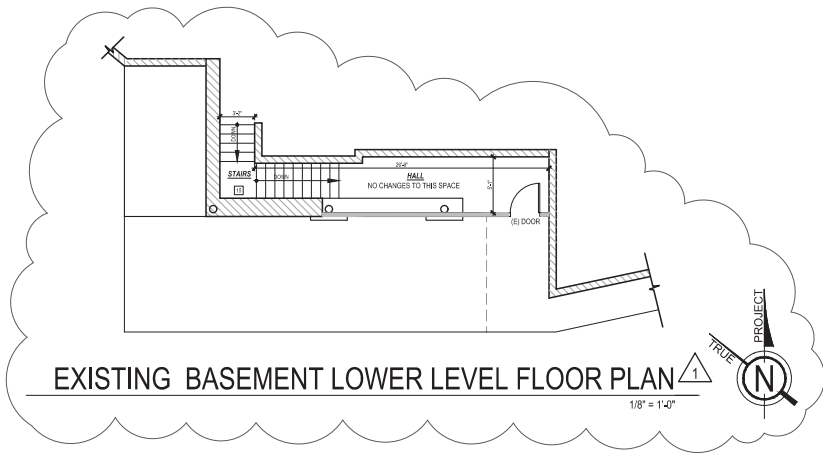
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06/24/2019	PLAN CHECK COMMENTS

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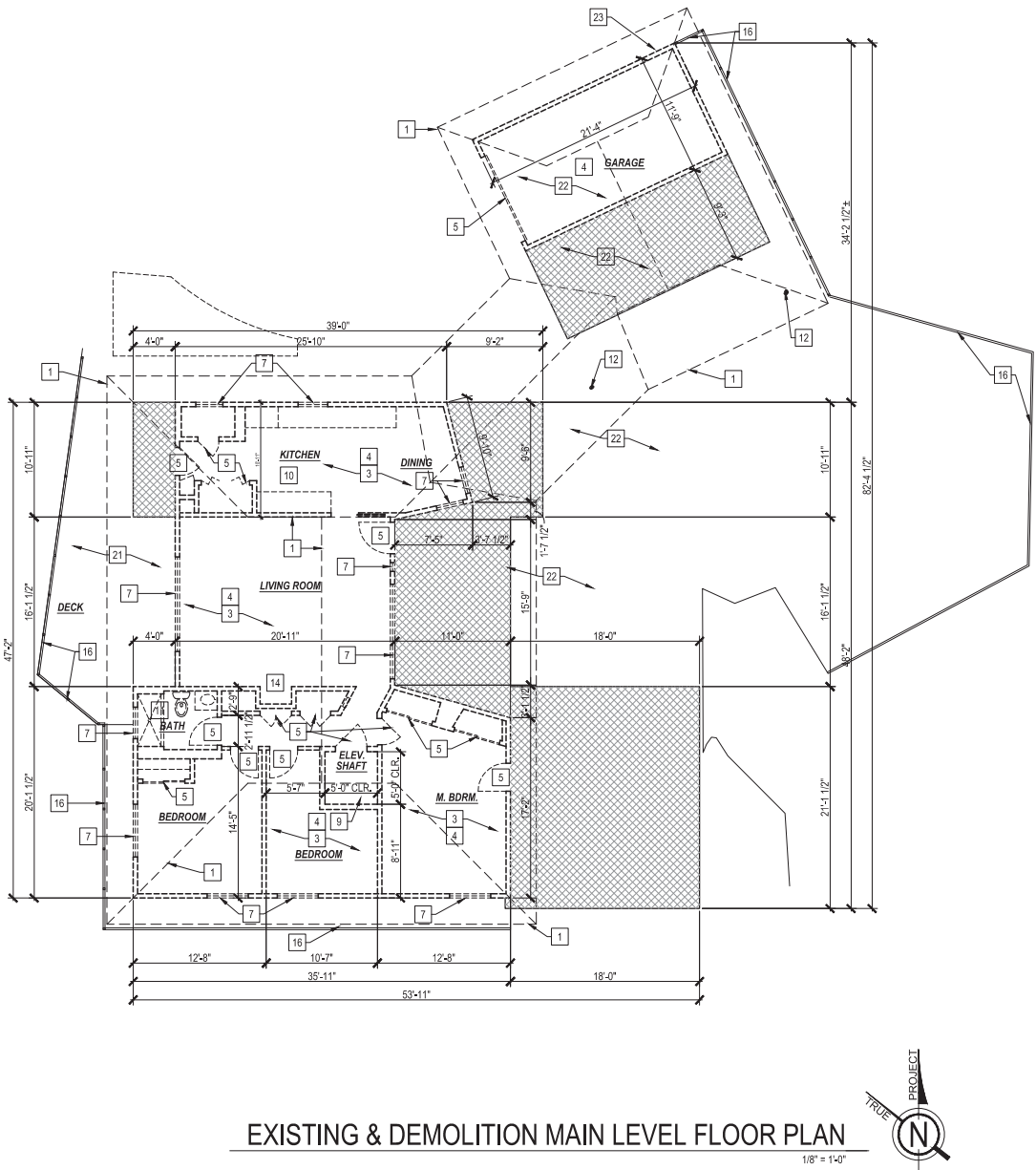
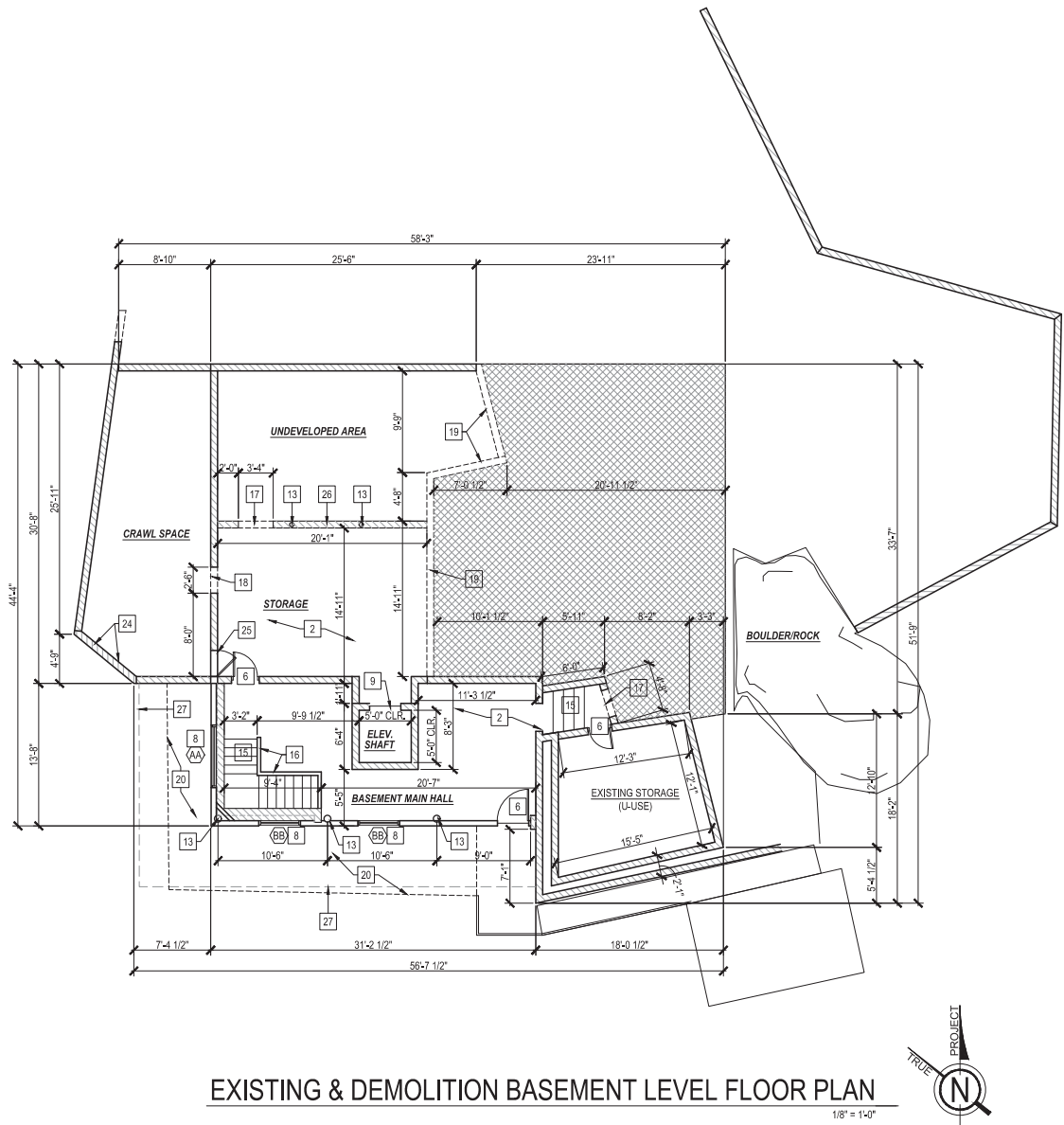
SITE PLAN

SHEET NO.

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EXISTING FLOOR PLAN LEGEND	GENERAL NOTES	EXISTING FLOOR PLAN KEYNOTES
<p>EXISTING INTERIOR WD, STUDS, WALL (FIELD VERIFY EXACT THICKNESS), NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O 1/2" PL YMD, SHEATHING (WHERE OCCURS PER STRUCT. DWGS.).</p> <p>EXISTING CMU WALL - CONTRACTOR TO PATCH & REPAIR AS NEEDED</p> <p>DASHED LINES INDICATES ITEMS TO BE DEMOLISHED - U.N.O.</p> <p>HATCHED AREA INDICATES ADDITION TO THE HOUSE & GARAGE - INDICATES SITE WORK DEMOLITION AND EXCAVATION - CONTRACTOR TO PREPARE AREA FOR EXPANSION CONSTRUCTION - SEE PLANS</p>	<p>1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWING TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.</p> <p>2. THIS DRAWING IN ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.</p> <p>3. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.</p> <p>4. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.</p> <p>5. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.</p> <p>6. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULE FINISH.</p> <p>7. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM THE SITE. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.</p> <p>8. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.</p> <p>9. ALL ITEMS TO REMAIN MUST BE PROTECTED IN PLACE.</p> <p>10. CONTRACTOR TO REVIEW STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION PRIOR TO DEMOLITION.</p>	<p>(E) ENTIRE ROOF FRAMING AND MATERIAL (ASPHALT SHINGLES) TO BE COMPLETELY REMOVED</p> <p>(E) CONCRETE FLOOR SLAB SHALL BE PREPARED TO RECEIVE NEW FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC AS REQUIRED</p> <p>(E) FINISH FLOOR AND FLOOR SHEATHING TO BE REMOVED. EXPOSING (E) FLOOR FRAMING BELOW - PREPARE ARE TO INSTALL NEW FRAMING AS SHOWN ON STRUCTURAL PLANS</p> <p>(E) CEILING FINISHES AND LIGHT FIXTURES TO BE REMOVED</p> <p>(E) DOOR AND FRAME TO BE REMOVED</p> <p>(E) DOOR AND FRAME TO REMAIN</p> <p>(E) WINDOW AND FRAME TO BE REMOVED</p> <p>(E) WINDOW AND FRAME TO REMAIN</p> <p>(E) ELEVATOR SHAFT TO REMAIN AT BASEMENT - FRAMING AT MAIN FLOOR PLAN TO BE REMOVED - CONTRACTOR TO PREPARE ARE FOR NEW FRAMING AT THE EXISTING LOCATION - SEE PLANS</p> <p>(E) KITCHEN CABINETS AND EQUIPMENT TO BE REMOVED</p> <p>(E) BATHROOM FIXTURES, PLUMBING AND CABINETS TO BE REMOVED</p> <p>(E) POST TO BE REMOVED</p> <p>(E) ROUND STRUCTURAL POST TO REMAIN</p> <p>(E) FIREPLACE & CHIMNEY TO BE REMOVED</p> <p>(E) STAIRS TO REMAIN</p> <p>(E) GUARDRAIL TO REMAIN</p> <p>REMOVE PORTION OF CMU WALL</p> <p>REMOVE PORTION OF CMU WALL FOR A 30" WIDE x 42" HIGH CRAWL SPACE ACCESS</p> <p>REMOVE ENTIRE CMU WALL - SEE STRUCTURAL PLANS FOR REQUIRED SHORING</p> <p>(E) METAL DECK WALKWAY TO BE REMOVED</p> <p>(E) WD, DECK W/ CONCRETE FINISH TO REMAIN - REFER TO KEYNOTE #2 ABOVE</p> <p>(E) CONCRETE SLAB TO BE REMOVED</p> <p>(E) LOCATION OF UTILITY METERS</p> <p>(E) 8"x16" OPENING AT CMU WALL FOR VENTING</p> <p>(E) CRAWL SPACE ACCESS PANEL TO REMAIN</p> <p>(E) LOW CMU WALL TO REMAIN</p> <p>(E) FLOOR LINE ABV.</p>



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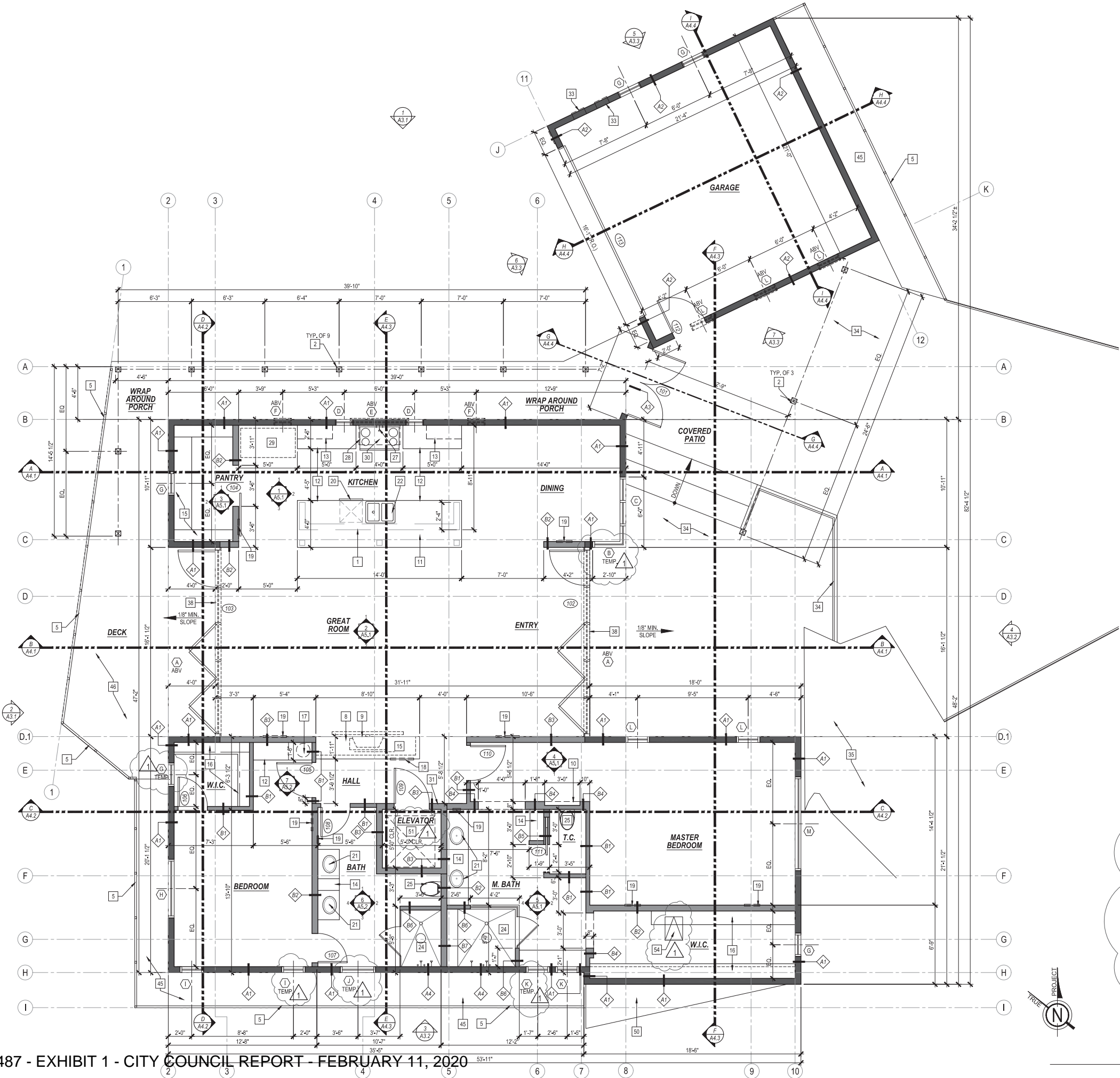
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JOB NO.	17-028
DATE	05/03/2019
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SCALE	

REVISIONS:
05/24/2019
PLAN CHECK COMMENTS

SHEET TITLE
EXISTING & DEMOLITION
FLOOR PLANS

SHEET NO.

A2.0



PROPOSED FLOOR PLAN WALL LEGEND	FLOOR PLAN KEYNOTES
<div><div></div>NEW EXTERIOR 2x6 WD. STUD FRAMING WALL, W/ NEW HARDIE PANEL SIDING OR WATER RESISTIVE BARRIER OR PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) @ EXTERIOR SIDE - SEE DETAILS 1 & 2/A7.2</div> <div><div></div>2x6 STUD WALL, W/ NEW THERMAL INSUL., AS REQUIRED PER ENERGY CALCULATIONS & NEW 5/8" GYP. BD. @ INSIDE FACE</div> <div><div></div>2x6 STUD WALL, W/ NEW 5/8" GYP. BD. @ INSIDE FACE</div> <div><div></div>2x6 STUD WALL, W/ NEW HARDIE PANEL SIDING OR WATER RESISTIVE BARRIER OR PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) AT BOTH SIDES</div> <div><div></div>2x6 STUD WALL, W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</div> <div><div></div>NEW INTERIOR 2x4 WD. STUD FRAMING WALL, FULL HT. TO STRUCT. ABV. (U.N.O.) W/ 5/8" GYP. BD. FINISH AT BOTH SIDES (U.N.O.) - SEE DETAIL 3/A7.2</div> <div><div></div>2x4 STUD WALL</div> <div><div></div>2x6 STUD WALL</div> <div><div></div>2x6 STUD WALL, W/ ACOUSTICAL INSULATION</div> <div><div></div>2x4 DBL. STUD WALL - SEE DETAIL 3/A7.2</div> <div><div></div>NEW 2x4 FLAT STUD FRAMED WALL AT POCKET DOOR</div> <div><div></div>NEW 2x4 STUD FRAMED WALL AT SHOWER ENCLOSURE, W/ NEW CEMENT BACKBOARD & TILE FINISH AT ENCLOSURE SIDE</div> <div><div></div>NEW 2x6 STUD FRAMED WALL AT SHOWER ENCLOSURE, W/ NEW CEMENT BACKBOARD & TILE FINISH AT ENCLOSURE SIDE</div> <div><div></div>NEW 2x6 Furring AT CMU WALL - SEE DETAIL 4/A7.2</div> <div><div></div>EXISTING INTERIOR WD. STUDS, WALL, FIELD VERIFY EXACT THICKNESS. NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) OF 1/2" PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.)</div> <div><div></div>EXISTING CMU WALL, W/ PLASTER FINISH AT INTERIOR - CONTRACTOR TO PATCH & REPAIR AS NEEDED AND APPLY NEW PAINT FINISH</div> <div><div></div>NEW CMU WALL (8" OR 12") - SEE STRUCT. PLANS</div>	<div><div></div>2x6 LOW WALL AT KITCHEN ISLAND - SEE DETAIL 6/A7.2</div> <div><div></div>STRUCTURAL 6x6 WD. POST - SEE STRUCT. PLANS</div> <div><div></div>(E) STAIRS TO REMAIN</div> <div><div></div>(E) GUARDWALL TO REMAIN</div> <div><div></div>(E) GUARDRAIL TO REMAIN</div> <div><div></div>NEW WOOD STEPS - SEE DETAIL 11/A7.2</div> <div><div></div>NEW WOOD FRAME LANDING AND PLATFORM</div> <div><div></div>BUILT-IN GAS FIREPLACE - PROVIDE GAS LINE, SEE PLUMBING PLANS</div> <div><div></div>MEDIA NICHE ABV. FIREPLACE - SEE DETAIL 8/A7.2</div> <div><div></div>ART NICHE - SEE INT. ELEVATIONS - SEE DETAIL 5/A7.2</div> <div><div></div>ISLAND BUILT-IN W/ BREAKFAST BAR - SEE DETAIL 6/A7.2 REFER TO INT. ELEV.</div> <div><div></div>BASE CABINET - REFER TO INT. ELEV.</div> <div><div></div>UPPER CABINET - REFER TO INT. ELEV.</div> <div><div></div>VANITY BASE CABINET W/ SINK</div> <div><div></div>SHELF(VES) - REFER TO PLAN</div> <div><div></div>CUSTOM CLOSET ORGANIZERS BY OTHER</div> <div><div></div>BUILT-IN LAUNDRY CHUTE - SEE INT. ELEV.</div> <div><div></div>WALL MOUNTED RETURN AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS</div> <div><div></div>WALL MOUNTED SUPPLY AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS</div> <div><div></div>DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VER. DIMENSIONS W/ MANUF.</div> <div><div></div>VANITY SINK - SEE PLUMBING PLANS</div> <div><div></div>SINK W/ GARBAGE DISPOSAL - VER. DIMENSION W/ MANUF. - SEE PLUMBING PLANS</div> <div><div></div>LAUNDRY SINK - PROVIDE PLUMBING, SEE PLUMBING PLANS</div> <div><div></div>BUILT-IN SHOWER ENCLOSURE W/ FLOOR DRAIN - WALLS & FLOOR TO HAVE WATER RESISTANT TILE (SEE GEN. NOTES BELOW) - GLASS ENCLOSURE TO BE SHATTERPROOF (TEMPERED) - SEE DETAIL 7/A7.2</div> <div><div></div>WALL HUNG TOILET - INSTALL PER MANUFACTURER'S RECOMMENDATIONS - SEE PLUMBING PLANS</div> <div><div></div>WASHER LOCATION - PROVIDE WATER AND WASTE FOR WASHER (CONTROL VALVES TO BE RECESSED IN WALL)</div> <div><div></div>POT FILLER FAUCET - TO BE MOUNTED +20" ABV. BURNER HEIGHT - SEE PLUMBING PLANS</div> <div><div></div>VENTLESS WALL RANGE HOOD ABV. BY PROLINE RANGE HOODS OR EQ.</div> <div><div></div>60" CLEAR SUB-ZERO REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICE MAKER (RECESSED IN WALL, SEE PLUMBING PLANS - PROVIDE POWER, SEE ELECTRICAL PLANS)</div> <div><div></div>SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD ABV. - VERIFY DIMS. W/ MANUF. SPECIFICATIONS - PROVIDE GAS HOOK UPS - SEE PLUMBING PLANS</div> <div><div></div>ELEVATOR CALL-BUTTON LOCATION - CALL BUTTON BY ARROW-LIFT</div> <div><div></div>NEW GUARDRAIL, +38" U.N.O. - PER C.B.C. SECTION 1015 - DESIGN & STYLE BY OTHERS</div> <div><div></div>14"x6" G.I. SCREENED & LOUVERED AIR VENT</div> <div><div></div>SITE WORK - SEE SITE PLAN</div> <div><div></div>(E) BOULDER - CONTRACTOR TO VERIFY EXACT LOCATION - TO REMAIN</div> <div><div></div>NEW 8" CMU LOW WALL - SEE PLAN FOR HT.</div> <div><div></div>CLOTHES DRYER LOCATION W/ DRYER VENT (VENT TO OUTSIDE), 4" MIN. DIA. - REFER TO MECHANICAL PLANS</div> <div><div></div>FINISH FLOOR AT EXTERIOR - SEE SITE PLAN - FLUSH CONDITION AT FOLDING DOOR PANELS</div> <div><div></div>CRAWL SPACE</div> <div><div></div>(E) CRAWL SPACE ACCESS PANEL</div> <div><div></div>DIRT - UNDEVELOPED AREAS - EARTH</div> <div><div></div>HILLSIDE / GROUND BELOW</div> <div><div></div>LINE OF DECK ABV.</div> <div><div></div>CONCRETE FOOTINGS - SEE STRUCTURAL PLANS</div> <div><div></div>(E) DECK WALKWAY W/ NEW FINISH - SEE SITE PLAN</div> <div><div></div>(E) DECK W/ CONCRETE SLAB OR METAL DECKING - PATCH AND REPAIR AS NEEDED</div> <div><div></div>CRAWL SPACE ACCESS PANEL 32" WIDE x 48" HIGH</div> <div><div></div>(E) 8"x16" OPENING AT CMU WALL FOR VENTING - CONTRACTOR TO PROVIDE NEW MESH SCREENING</div> <div><div></div>NEW CONC. STEPS</div> <div><div></div>(E) CONC. PAVING</div> <div><div></div>NEW HYDRAULIC RESIDENTIAL ELEVATOR BY ARROW LIFT (DESIGNED AND MANUFACTURED IN ACCORDANCE W/ SECTION 5.3 OF ASME A17.1-2004 SAFETY CODE FOR ELEVATORS & ESCALATORS) - TO BE INSTALL BY ARROW LIFT</div> <div><div></div>NEW ELEVATOR MAIN CONTROL BOX AND POWER UNIT LOCATION - INSTALLED BY ARROW LIFT</div> <div><div></div>8"x16" OPENING AT CMU WALL FOR REQUIRED VENTING AT CRAWL SPACE ABV. - CONTRACTOR TO REMOVE EXISTING 8"x16" BLOCK AND PROVIDE NEW MESH FOR SCREENING - EXACT LOCATION TO BE FIELD VERIFIED.</div> <div><div></div>18x24 MIN. CRAWL SPACE ACCESS PANEL THROUGH FLOOR</div>
GENERAL NOTES	
<div>1. CONTRACTOR TO VERIFY ALL DIMENSIONS.</div> <div>2. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.</div> <div>3. ALL F.M.C. TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.</div> <div>4. ALL INTERIOR CEILINGS TO BE GYP. BD. U.N.O.</div> <div>5. SHOWER COMPARTMENTS AND WALLS ABV. BATHTUBS W/ INSTALL LED SHOWER INSOLS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABV. THE DRAIN INLET, PER C.B.C. 1210.2.3.</div> <div>6. BUILT-IN TUBS W/ SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB & ADJ. WALL, PER C.B.C. 1210.2.4.</div> <div>7. CONTRACTOR TO PROVIDE APPROPRIATE BACKING & SUPPORTS FOR ALL WALL MOUNTED SHELVING AND COUNTER TOPS.</div> <div>8. CONTRACTOR TO COORDINATE W/ OWNER FOR ALL CUSTOM FABRICATED ITEMS.</div> <div>9. CONTRACTOR IS TO COORDINATE W/ OWNER AND INTERIOR DESIGNER FOR ALL INTERIOR FINISHES FOR THIS PROJECT.</div> <div>10. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, & PLUMBING PLANS FOR MORE INFORMATION NOT PROVIDED HERE.</div>	
INTERIOR ELEVATIONS KEY	
<div><div></div>1. INTERIOR ELEVATIONS KEY</div> <div><div></div>SEE SHEET A5.1 & A5.2</div>	
BASEMENT WATERPROOFING & VAPOR BARRIER	
<div>ALL WATERPROOFING AND SLAB VAPOR BARRIERS SHOULD BE IN ACCORDANCE TO 2016 CRC. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH 2016 CRC SECTION 406.</div> <div>1. CONTRACTOR TO PROVIDE XYPEX ADMIX C-600/350 NF (OR APPROVED EQUAL) TO ALL CONCRETE MIXTURE USED IN THE BASEMENT (LID, FOOTINGS, SLAB ETC) FOR WATERPROOFING.</div> <div>2. CONTRACTOR TO PROVIDE A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB (OR APPROVED EQUAL) PER CRC R506.</div> <div>3. CONTRACTOR TO PROVIDE A 60-MIL (1.5mm) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER ON ALL FOUNDATION WALLS RETAINING EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE.</div>	

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



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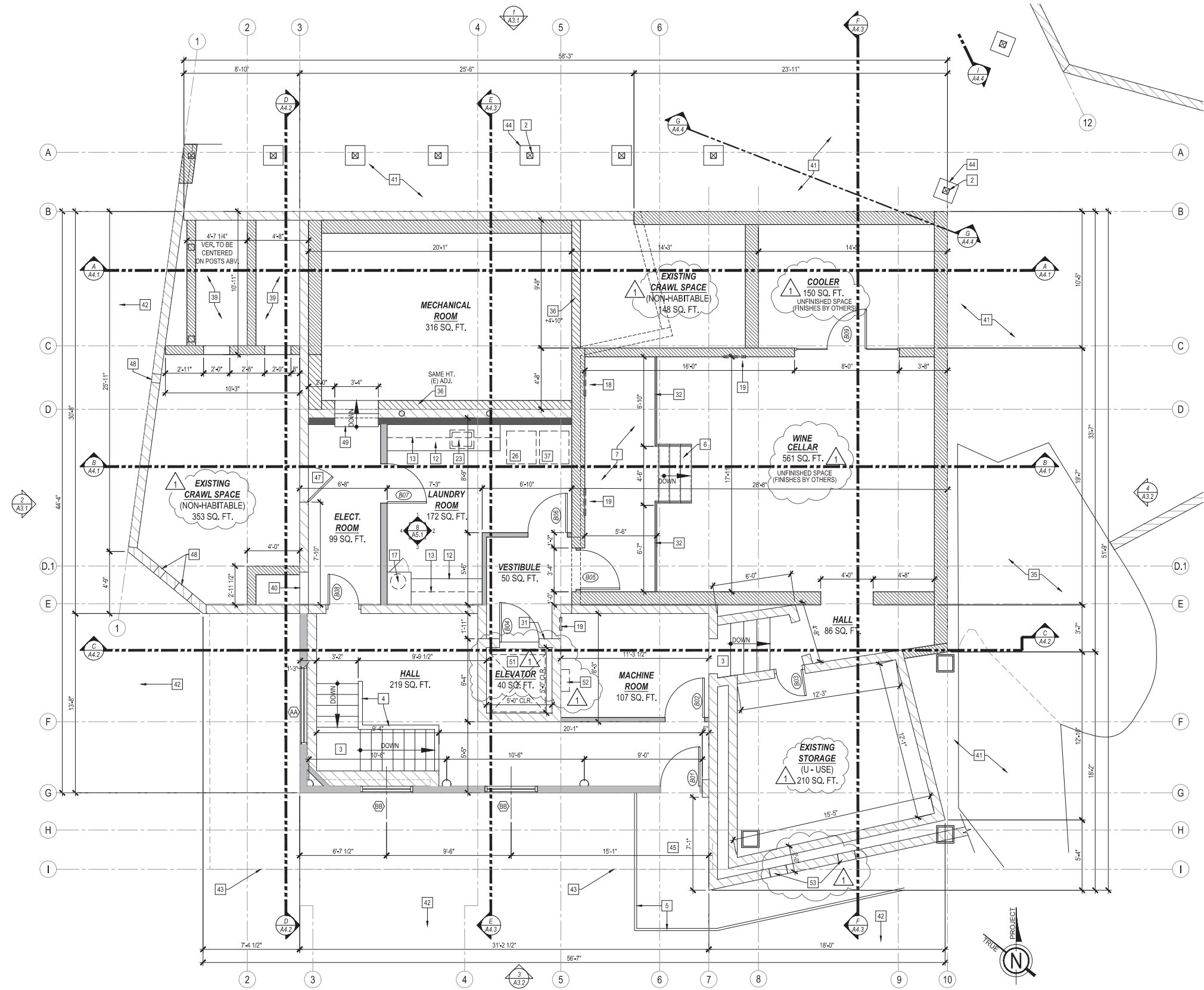
REVISIONS:
05/24/2019
PLAN CHECK COMMENTS

SHEET TITLE

MAIN LEVEL
FLOOR PLAN

SHEET NO.

A2.1



BASEMENT FLOOR PLAN

1/4" = 1'-0"

PROPOSED FLOOR PLAN WALL LEGEND	FLOOR PLAN KEYNOTES
<div><div></div>NEW EXTERIOR 2x6 WD. STUD FRAMING WALL W/ NEW HARDIE PANEL, SIDING OF WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) @ EXTERIOR SIDE - SEE DETAILS 1 & 2/A7.2</div> <div><div></div>2x6 STUD WALL W/ NEW THERMAL INSUL. AS REQUIRED PER ENERGY CALCULATIONS & NEW 5/8" GYP. BD. @ INSIDE FACE</div> <div><div></div>2x6 STUD WALL W/ NEW 5/8" GYP. BD. @ INSIDE FACE</div> <div><div></div>2x6 STUD WALL W/ NEW HARDIE PANEL, SIDING O/ WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) AT BOTH SIDES.</div> <div><div></div>2x6 STUD WALL W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</div> <div><div></div>NEW INTERIOR 2x WD STUD FRAMING WALL FULL HT. TO STRUCT. ABV. (U.N.O.) W/ 5/8" GYP. BD. FINISH AT BOTH SIDES (U.N.O.) - SEE DETAIL 3/A7.2</div> <div><div></div>2x4 STUD WALL</div> <div><div></div>2x6 STUD WALL</div> <div><div></div>2x6 STUD WALL W/ ACOUSTICAL INSULATION</div> <div><div></div>2x4 DBL. STUD WALL - SEE DETAIL 3/A7.2</div> <div><div></div>NEW 2x4 FLAT STUD FRAMED WALL AT POCKET DOOR.</div> <div><div></div>NEW 2x4 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</div> <div><div></div>NEW 2x6 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</div> <div><div></div>NEW 2x6 FURRING AT CMU WALL - SEE DETAIL 4/A7.2</div> <div><div></div>EXISTING INTERIOR WD. STUDS WALL (FIELD VERIFY EXACT THICKNESS). NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O/ 1/2" PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.).</div> <div><div></div>EXISTING CMU WALL W/ PLASTER FINISH AT INTERIOR - CONTRACTOR TO PATCH & REPAIR AS NEEDED AND APPLY NEW PAINT FINISH</div> <div><div></div>NEW CMU WALL (8" OR 12") - SEE STRUCT. PLANS</div>	<div><div>1</div>2x6 LOW WALL AT KITCHEN ISLAND - SEE DETAIL 6/A7.2</div> <div><div>2</div>STRUCTURAL 6x6 WD. POST - SEE STRUCT. PLANS</div> <div><div>3</div>(E) STAIRS TO REMAIN</div> <div><div>4</div>(E) GUARDWALL TO REMAIN</div> <div><div>5</div>(E) GUARDRAIL TO REMAIN</div> <div><div>6</div>NEW WOOD STEPS - SEE DETAIL 11/A7.2</div> <div><div>7</div>NEW WOOD FRAME LANDING AND PLATFORM</div> <div><div>8</div>BUILT-IN GAS FIREPLACE - PROVIDE GAS LINE. SEE PLUMBING PLANS</div> <div><div>9</div>MEDIA NICHE ABV. FIREPLACE - SEE DETAIL 8/A7.2</div> <div><div>10</div>ART NICHE - SEE INT. ELEVATIONS - SEE DETAIL 5/A7.2</div> <div><div>11</div>ISLAND BUILT-IN W/ BREAKFAST BAR - SEE DETAIL 6/A7.2 REFER TO INT. ELEV.</div> <div><div>12</div>BASE CABINET - REFER TO INT. ELEV.</div> <div><div>13</div>UPPER CABINET - REFER TO INT. ELEV.</div> <div><div>14</div>VANITY BASE CABINET W/ SINK</div> <div><div>15</div>SHELF(VE)S - REFER TO PLAN</div> <div><div>16</div>CUSTOM CLOSET ORGANIZERS BY OTHER</div> <div><div>17</div>BUILT-IN LAUNDRY CHUTE - SEE INT. ELEV.</div> <div><div>18</div>WALL MOUNTED RETURN AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS</div> <div><div>19</div>WALL MOUNTED SUPPLY AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS</div> <div><div>20</div>DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VER. DIMENSIONS W/ MANUF.</div> <div><div>21</div>VANITY SINK - SEE PLUMBING PLANS</div> <div><div>22</div>SINK W/ GARBAGE DISPOSAL - VER. DIMENSION W/ MANUF. - SEE PLUMBING PLANS</div> <div><div>23</div>LAUNDRY SINK - PROVIDE PLUMBING. SEE PLUMBING PLANS</div> <div><div>24</div>BUILT-IN SHOWER ENCLOSURE W/ FLOOR DRAIN - WALLS & FLOOR TO HAVE WATER RESISTANT TILE (SEE GEN. NOTES BELOW) - GLASS ENCLOSURE TO BE SHATTERPROOF (TEMPERED) - SEE DETAIL 7/A7.2</div> <div><div>25</div>WALL HUNG TOILET - INSTALL PER MANUFACTURER'S RECOMMENDATIONS - SEE PLUMBING PLANS</div> <div><div>26</div>WASHER LOCATION - PROVIDE WATER AND WASTE FOR WASHER (CONTROL VALVES TO BE RECESSES IN WALL)</div> <div><div>27</div>POT FILLER FAUCET - TO BE MOUNTED +20" ABV. BURNER HEIGHT - SEE PLUMBING PLANS</div> <div><div>28</div>VENTLESS WALL RANGE HOOD ABV. BY PROLINE RANGE HOODS OR EQ.</div> <div><div>29</div>60" CLEAR SUB-ZERO REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICE MAKER</div> <div><div>30</div>BUILT-IN VENTED HOOD ABV. - VERIFY DIMS. W/ MANUF. SPECIFICATIONS - PROVIDE GAS HOOK UPS - SEE PLUMBING PLANS</div> <div><div>31</div>ELEVATOR CALL-BUTTON LOCATION - CALL BUTTON BY ARROW-LIFT</div> <div><div>32</div>NEW GUARDRAIL +36" U.N.O. - PER C.B.C. SECTION 1015 - DESIGN & STYLE BY OTHERS</div> <div><div>33</div>14"x6" G.I. SCREENED & LOUVERED AIR VENT</div> <div><div>34</div>SITE WORK - SEE SITE PLAN</div> <div><div>35</div>(E) BOULDER - CONTRACTOR TO VERIFY EXACT LOCATION - TO REMAIN</div> <div><div>36</div>NEW 8" CMU LOW WALL - SEE PLAN FOR HT.</div> <div><div>37</div>CLOTHES DRYER LOCATION W/ DRYER VENT (VENT TO OUTSIDE) - 4" MIN. DIA. - REFER TO MECHANICAL PLANS</div> <div><div>38</div>FINISH FLOOR AT EXTERIOR - SEE SITE PLAN - FLUSH CONDITION AT FOLDING DOOR PANELS</div> <div><div>39</div>CRAWL SPACE</div> <div><div>40</div>(E) CRAWL SPACE ACCESS PANEL</div> <div><div>41</div>DIRT - UNDEVELOPED AREAS - EARTH</div> <div><div>42</div>HILLSIDE / GROUND BELOW</div> <div><div>43</div>LINE OF DECK ABV.</div> <div><div>44</div>CONCRETE FOOTINGS - SEE STRUCTURAL PLANS</div> <div><div>45</div>(E) DECK WALKWAY W/ NEW FINISH - SEE SITE PLAN</div> <div><div>46</div>(E) DECK W/ CONCRETE SLAB O/ METAL DECKING - PATCH AND REPAIR AS NEEDED</div> <div><div>47</div>CRAWL SPACE ACCESS PANEL 32" WIDE x 48" HIGH</div> <div><div>48</div>(E) 8"X16" OPENING AT CMU WALL FOR VENTING - CONTRACTOR TO PROVIDE NEW MESH SCREENING</div> <div><div>49</div>NEW CONC. STEPS</div> <div><div>50</div>(E) CONC. PAVING</div> <div><div>51</div>NEW HYDRAULIC RESIDENTIAL ELEVATOR BY ARROW LIFT (DESIGNED AND MANUFACTURED IN ACCORDANCE W/ SECTION 5.3 OF ASME A17.1-2004 SAFETY CODE FOR ELEVATORS & ESCALATORS) - TO BE INSTALL BY ARROW LIFT</div> <div><div>52</div>NEW ELEVATOR MAIN CONTROL BOX AND POWER UNIT LOCATION - INSTALLED BY ARROW LIFT</div> <div><div>53</div>8"X16" OPENING AT CMU WALL FOR REQUIRED VENTING AT CRAWL SPACE ABV. - CONTRACTOR TO REMOVE EXISTING 8"X16" BLOCK AND PROVIDE NEW MESH FOR SCREENING - EXACT LOCATION TO BE FIELD VERIFIED.</div> <div><div>54</div>18x24 MIN. CRAWL SPACE ACCESS PANEL THROUGH FLOOR</div>
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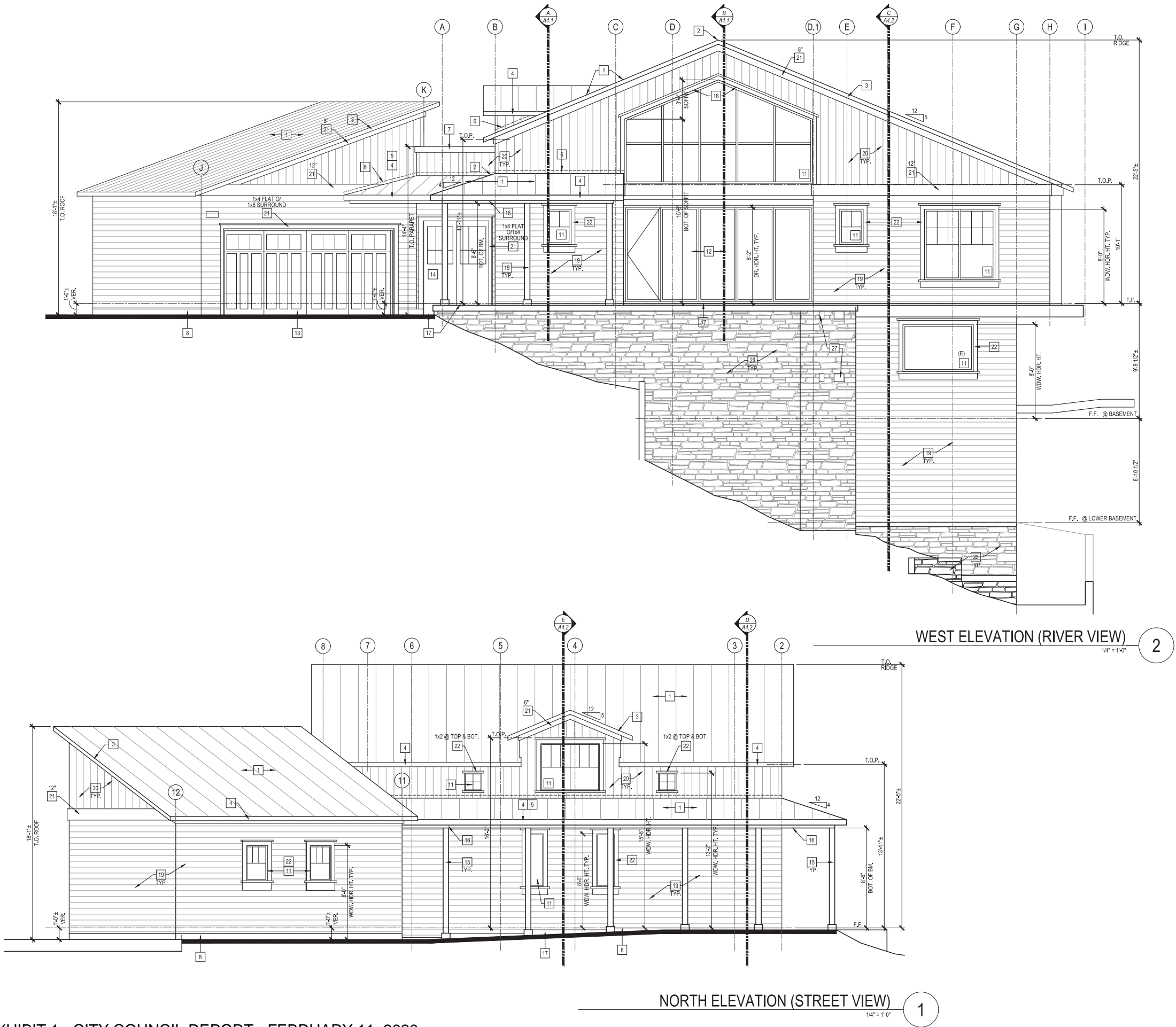
REVISIONS:
05/24/2019
PLAN CHECK COMMENTS

SHEET TITLE

BASEMENT
FLOOR PLAN

SHEET NO.

A2.2



PROPOSED EXTERIOR ELEVATIONS KEYNOTES	
1	METAL ROOF - STANDING SEAM MTL. ROOF PANELS (BY KELROY O'EO) O'WD. SHEATHING - "COOL ROOF" MATTE BLACK (SR1 26) - INSTALL PANELS PER MFR'S RECOMMENDATIONS
2	METAL RIDGE CAP
3	METAL RAKE TRIM O' 2X6 WD. BARGE BD. U.N.O.
4	METAL EAVE TRIM O' 2X6 WD. FACIA BD. U.N.O.
5	METAL GUTTER ATTACHED TO 2X6 WD. FACIA BD. U.N.O.
6	METAL G.I. FLASHING AT WALL
7	METAL COPING AT PARAPET WALL
8	G.I. DRIP SCREED - SEE DETAIL
9	14"x6" G.I. SCREENED & LOUVERED AIR VENT
10	12"x14" GABLE END LOUVERED VENT
11	WINDOW - SEE FLOOR PLAN
12	BI-FOLD GLASS PANEL DOORS W/ SWING DOOR - PER PLAN
13	SECTIONAL GARAGE DOOR - PER PLAN
14	SWING DOOR - PER PLAN
15	ROUGH SAWN 6x6 WD. POST W/ 6" BASE CAP U.N.O. - SEE FLOOR PLAN
16	STRUCTURAL WD. BEAM WRAPPED W/ 1X RESAWN WD. TRIM - SEE STRUCTURAL PLANS - SEE DETAIL
17	CONCRETE WALK WAY - SLOPE AWAY FROM WALL TO DRAIN
18	EXTERIOR SOFFIT FINISHED W/ HARDIE SOFFIT VENTED BD.
19	HARDIPLANK LAP SIDING 8" EXPOSURE - CEDARMILL FINISH
20	HARDIPLANK VERTICAL SIDING - CEDARMILL FINISH
21	HARDIE TRIMBOARD SMOOTH FINISH - SEE PLAN FOR SIZE
22	HARDIE WDW. TRIM SMOOTH FINISH - 1x4 FLAT O'1x4 SURROUND (@ TOP & SIDES) - 1x4 FLAT O'1x6 (@ BOT.) TYP. @ ALL WDW'S U.N.O.
23	STONE/ROCK FINISH APPLIED O' EXISTING CMU
24	(E) CMU RETAINING WALL TO REMAIN
25	ILLUMINATED ADDRESS PER CITY REQUIREMENTS
26	DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL PLANS
27	(E) 8"x16" OPENING AT CMU WALL FOR VENTING - APPROX. LOCATION - PROVIDE NEW SCREEN MESH AT INT. SIDE

GENERAL NOTES	
1.	CONTRACTOR SHALL PROPERLY DISPOSED OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS.
2.	CONTRACTOR TO VERIFY CONDITIONS OF EXISTING ITEMS TO REMAIN. C.A. TO NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.
3.	CONTRACTOR TO VERIFY ALL DIMENSIONS.
4.	OWNER TO APPROVE OF ALL FINISH MATERIALS, COLOR & STYLE BEFORE APPLYING.
5.	ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

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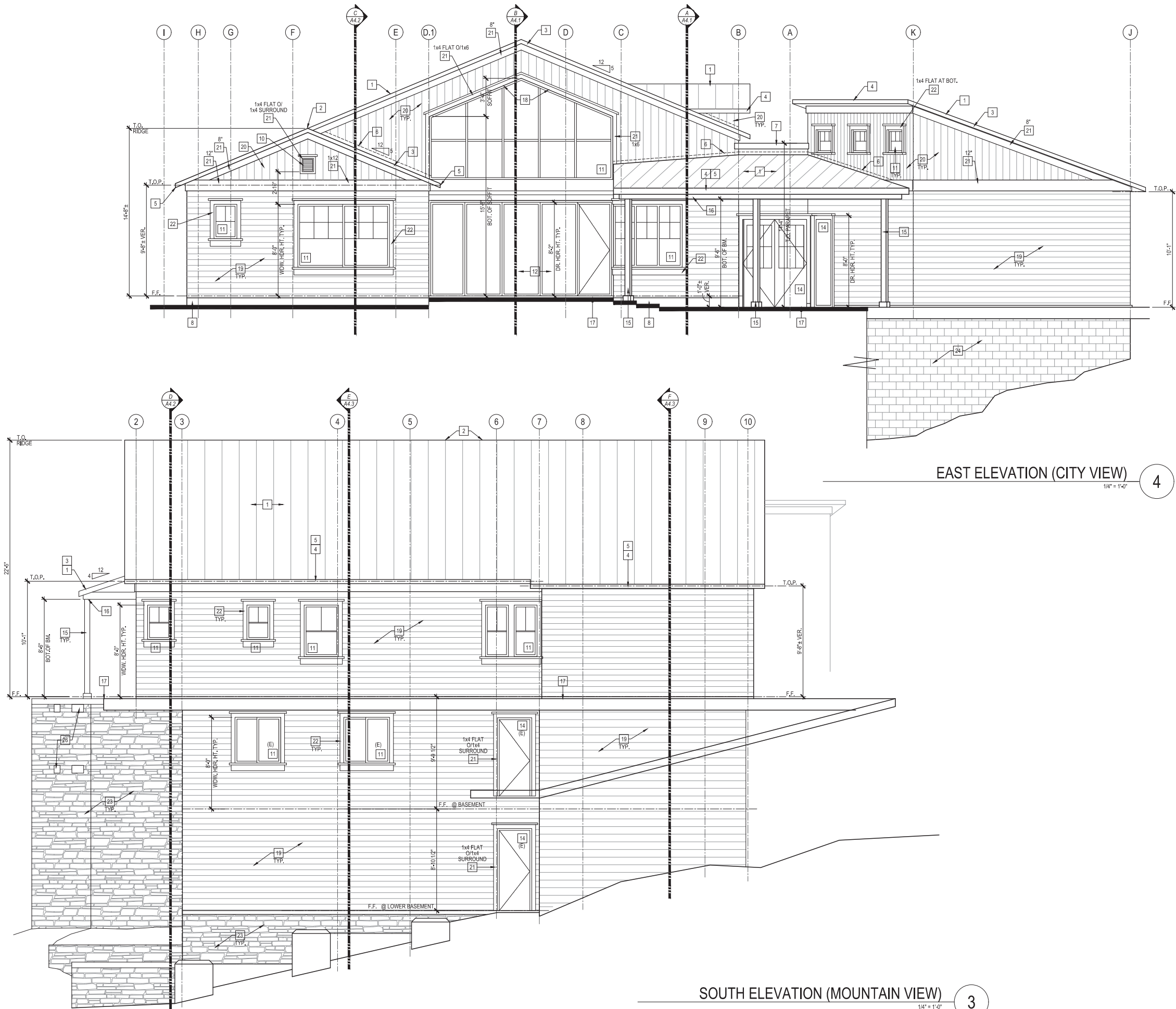
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JOB NO.	17-028
DATE	05/03/2019
DRAWN BY	RS
CHECKED BY	ALB
SCALE	
REVISIONS	
05/24/2019	PLAN CHECK COMMENTS

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

A3.1



PROPOSED EXTERIOR ELEVATIONS KEYNOTES	
1	METAL ROOF - STANDING SEAM MTL. ROOF PANELS (BY MCELROY O/EQ.) O/WD. SHEATHING - "COOL ROOF" MATTE BLACK (SRI 26) - INSTALL PANELS PER MFR'S RECOMMENDATIONS
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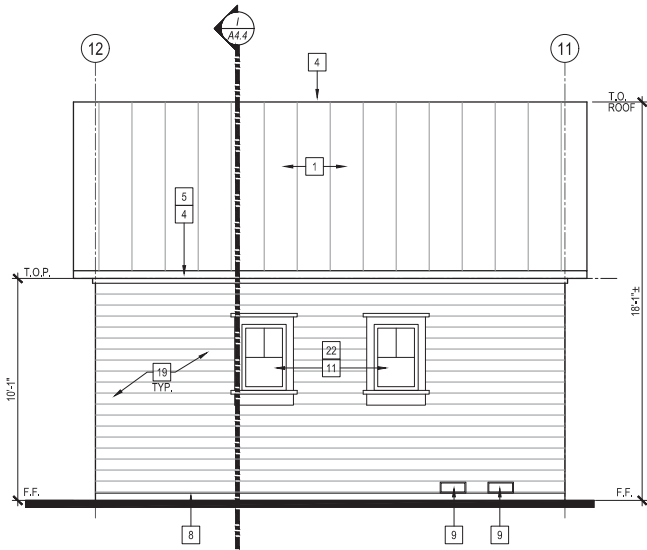
APN:	207-033-033-3
JOB NO.	17-028
DATE	05/03/2019
DRAWN BY	RS
CHECKED BY	JLB
SCALE	

REVISIONS:
06/24/2019
PLAN CHECK COMMENTS

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.

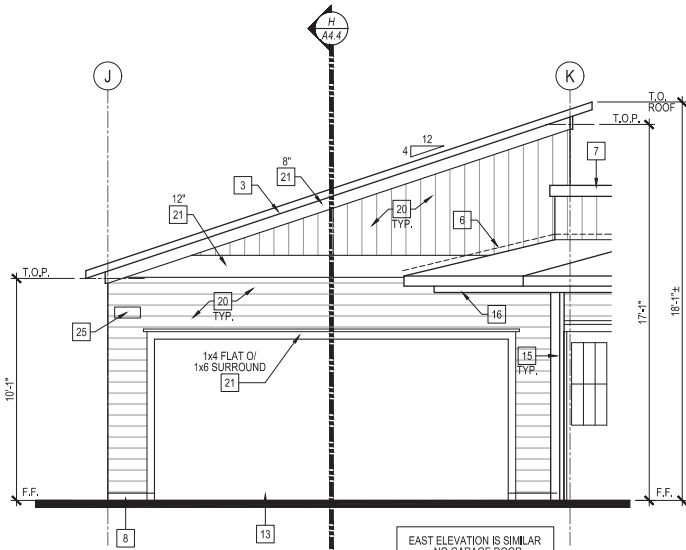
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GARAGE NORTH ELEVATION

1/4" = 1'-0"

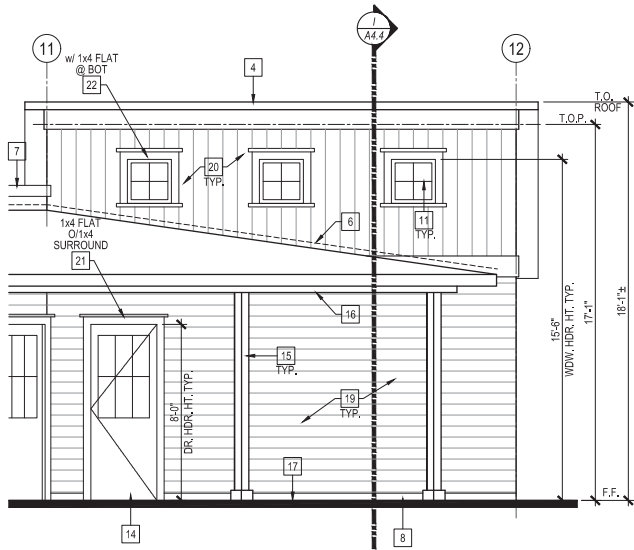
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GARAGE WEST ELEVATION

1/4" = 1'-0"

6



GARAGE SOUTH ELEVATION

1/4" = 1'-0"

7

PROPOSED EXTERIOR ELEVATIONS KEYNOTES	
1	METAL ROOF - STANDING SEAM MTL. ROOF PANELS (BY MCELROY O'EQ.) O'WD. SHEATHING - "COOL ROOF" MATTE BLACK (SR1 26) - INSTALL PANELS PER MFR'S RECOMMENDATIONS
2	METAL RIDGE CAP
3	METAL RAKE TRIM O' 2X6 WD. BARGE BD. U.N.O.
4	METAL EAVE TRIM O' 2X6 WD. FACIA BD. U.N.O.
5	METAL GUTTER ATTACHED TO 2X6 WD. FACIA BD. U.N.O.
6	METAL G.I. FLASHING AT WALL
7	METAL COPING AT PARAPET WALL
8	G.I. DRIP SCREED - SEE DETAIL
9	14"x6" G.I. SCREENED & LOUVERED AIR VENT
10	12"x14" GABLE END LOUVERED VENT
11	WINDOW - SEE FLOOR PLAN
12	BI-FOLD GLASS PANEL DOORS W/ SWING DOOR - PER PLAN
13	SECTIONAL GARAGE DOOR - PER PLAN
14	SWING DOOR - PER PLAN
15	ROUGH SAWN 6x6 WD. POST W/ 6" BASE CAP U.N.O. - SEE FLOOR PLAN
16	STRUCTURAL WD. BEAM WRAPPED W/ 1X RESAWN WD. TRIM - SEE STRUCTURAL PLANS - SEE DETAIL
17	CONCRETE WALK WAY - SLOPE AWAY FROM WALL TO DRAIN
18	EXTERIOR SOFFIT FINISHED W/ HARDIE SOFFIT VENTED BD.
19	HARDIPLANK LAP SIDING 8" EXPOSURE - CEDARMILL FINISH
20	HARDIPLANK VERTICAL SIDING - CEDARMILL FINISH
21	HARDIE TRIM/BOARD SMOOTH FINISH - SEE PLAN FOR SIZE
22	HARDIE WDW. TRIM SMOOTH FINISH - 1x4 FLAT O'1x4 SURROUND (@ TOP & SIDES) - 1x4 FLAT O'1x6 (@ BOT.) TYP. @ ALL WDW'S U.N.O.
23	STONE/ROCK FINISH APPLIED O' EXISTING CMU
24	(E) CMU RETAINING WALL TO REMAIN
25	ILLUMINATED ADDRESS PER CITY REQUIREMENTS
26	DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL PLANS
27	(E) 8"x16" OPENING AT CMU WALL FOR VENTING - APPROX. LOCATION - PROVIDE NEW SCREEN MESH AT INT. SIDE

GENERAL NOTES	
1.	CONTRACTOR SHALL PROPERLY DISPOSED OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS.
2.	CONTRACTOR TO VERIFY CONDITIONS OF EXISTING ITEMS TO REMAIN. CALL TO NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.
3.	CONTRACTOR TO VERIFY ALL DIMENSIONS.
4.	OWNER TO APPROVE OF ALL FINISH MATERIALS, COLOR & STYLE BEFORE APPLYING.
5.	ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.



CONSULTANTS

NEAL RESIDENCE REMODEL

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