

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-18**

**APPROVAL OF A NONCONFORMITY PERMIT FOR THE REPLACEMENT OF AN  
EXISTING NONCONFORMING DECK AND STAIRCASE AT 27-29 CRESCENT  
AVENUE  
(PROJECT ID: 2023-00092)**

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**WHEREAS**, an application has been filed by applicant, Fernando Solis, on behalf of property owner Michael Kunzik, requesting Planning Commission approval of a Nonconformity Permit for the demolition and replacement of an existing nonconforming deck and staircase at 29 Crescent Avenue (APN 065-252-16) (“the Project”); and

**WHEREAS**, the project site is located within the General Plan Medium to Low Density Residential land use designation and the Multi-Family Residential (R-2-2.5) zoning district; and

**WHEREAS**, the Planning Commission has considered the information contained in the staff report as well as any and all oral and written testimony from the applicant and all interested persons regarding the proposed Project; and

**WHEREAS**, the Planning Commission has reviewed and considered the Project plans titled “Kunzik Residence”, dated January 27, 2023; and

**WHEREAS**, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report;

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:**

1. The project is categorically exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 as the project involves the replacement and reconstruction of an existing non-conforming structure with substantially the same purpose and capacity with minor modifications to better reduce the existing non-conformity.
2. The Nonconformity Permit for the demolition and replacement of a nonconforming deck and staircase is approved based upon the attached findings (Attachment 1) and as shown in the project titled “Kunzik Residence”, dated January 27, 2023 (Attachment 2).

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission on the 27<sup>th</sup> day of September 2023, by the following vote:

AYES: Commissioner: Feller, Graef, Junius, Luxenberg, Saad  
NOES: Commissioner:  
ABSENT: Commissioner:  
ABSTAIN: Commissioner:



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Brandon Phipps, Community and Economic  
Development Director

Attachments:

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-18  
SEPTEMBER 27, 2023  
27-29 CRESCENT AVENUE  
PROJECT ID: 2023-00092**

**ATTACHMENT 1: FINDINGS**

The Planning Commission may issue a nonconformity permit if all the following findings in SMC 10.62.070 G can be made:

- 1. Plans that document the nonconforming zoning entitlement being requested are on file with the City or an evidentiary public hearing has been held to document the existence and extent of requested nonconforming zoning entitlement.**

Plans that document the existing nonconformity are on file with the city (and county) and are included as attachments in the staff report.

- 2. The existing nonconforming use and/or structure has not resulted in a notable negative impact or nuisance to the surrounding properties and district (i.e., excessive parking demand, traffic, noise, view obstruction, etc.).**

The existing nonconforming structure has not resulted in any notable negative impacts or nuisance to the surrounding properties as it serves as the only access point to the lower unit of a duplex and is only used by the inhabitants of the unit.

- 3. The nonconforming use or structure is not incompatible with the general character of the surrounding neighborhood or district.**

The nonconforming structure is compatible with the surrounding neighborhood as it is part of the original development and only provides access to a residence. Further the site is a narrow, sloping lot, and the design and nonconformity is similar and in keeping with, several other entries to residences on adjacent properties, notably 21, 23-25, and 35-34 Crescent Avenue, which also feature narrow entry passages with stairs and decks located in required side yard setbacks.

- 4. If the application is for a nonconforming use, the nonconforming use will contribute to the social and economic vitality of the district or will otherwise benefit the public health, safety and welfare.**

Not applicable.

- 5. The requested action will not be inconsistent with the purpose and intent of the zoning district.**

The approval of a Nonconformity Permit to replace a failing nonconforming entry deck and staircase to a residence is consistent with the purpose and intent of the residential zoning district as it provides adequate and safe personal and public access to property pursuant to SMC 10.10.030 M.

- 6. If it is a nonconforming structure, the applicant has reduced the nonconformities to an extent reasonably practicable.**

As designed, the proposed project reduces the preexisting nonconformities to an extent reasonably practicable by bringing the deck fully back onto the subject property while still providing safe access to the entrance of the residence at 27 Crescent Avenue.

- 7. For nonconformity permits that trigger conformance with current parking requirements pursuant to Table 10.62-1, the Planning Commission may waive the current parking requirement and allow the maintenance of the existing nonconforming parking entitlements through the grant of the nonconformity permit, if the Commission finds that (a) it is not practicable to provide parking on site in a manner that preserves neighborhood character, and (b) for substantial replications, the provision of the required parking would be in conflict with the replication of the structure, and (c) preserving the nonconforming parking entitlements is the best solution to be consistent with the goals, policies and intent of the general plan.**

Not Applicable.

**SAUSALITO PLANNING COMMISSION  
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**ATTACHMENT 2: CONDITIONS OF APPROVAL**

**Community Development Department**

1. Construction shall conform to the plans on file in the Planning Department for Project ID: 2023-00092 received and dated January 27, 2023. The Director of Community Development may approve minor modifications to the plans.
2. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
3. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, and provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.

**Public Works Department**

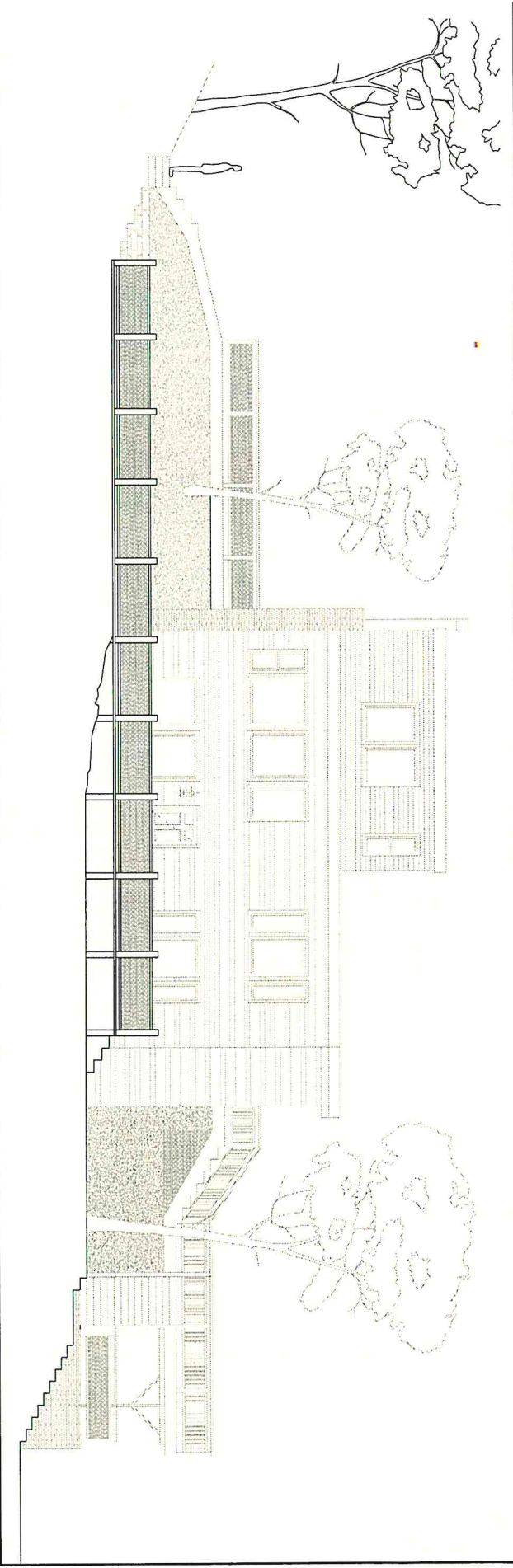
1. Applicant shall ensure best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website:  
[https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion-sediment-control-measures-for-small-construction-projects-\\_2015.pdf?la=en](https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion-sediment-control-measures-for-small-construction-projects-_2015.pdf?la=en)
2. Applicant shall ensure that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler

permitted to provide debris box service in the City of Sausalito) is not placed in a manner that poses a traffic hazard, and is placed to minimize obstruction of roads and gutters, and is equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), and is maintained in a clean and safe condition, and not maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.

3. The Applicant shall ensure construction of new deck does not cross the property line threshold. If any work is anticipated to cross property line threshold, applicant shall obtain and submit to DPW a legal, written authorization from all impacted owners.
4. Applicant to verify utilities within project area. Ensure deck posts will not impact underground utilities in the area, if any.

**RESOLUTION NO. 2023-18  
SEPTEMBER 27, 2023  
27-29 CRESCENT AVENUE  
PROJECT ID: 2023-00092**

**ATTACHMENT 3: PROJECT PLANS**



**SITE PREPARATION**

1. ALL EXISTING UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS APPROVED BY THE CITY ENGINEER.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS APPROVED BY THE CITY ENGINEER.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS APPROVED BY THE CITY ENGINEER.

**SITE NOTES**

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**SPECIAL HAZARDS**

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**MISCELLANEOUS**

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**BUILDING CODE NOTES**

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**PERMIT NOTES**

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**FIRE COMMENTS**

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**ENVIRONMENTAL QUALITY**

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**INTERIOR**

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**BATH**

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**VICINITY MAP**

**LEGAL DESCRIPTION**

**SCORE OF WORK**

**REPAIR AREAS**

**REPAIR AREAS**

**REPAIR AREAS**

**REPAIR AREAS**

**FINISH MATERIAL POLLUTANT CONTROL**

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**SHEET INDEX**

A1.0	PROJECT INFO
A1.1	EXISTING EAST & WEST ELEVATIONS
A2.0	EXISTING NORTH & SOUTH ELEVATIONS
A2.1	PROPOSED EAST & WEST ELEVATIONS
A3.0	PROPOSED NORTH & SOUTH ELEVATIONS
A3.1	GENERAL NOTES
A3.2	FOUNDATION PLAN / FINISHING PLAN
D1	STRUCTURAL DETAILS

**PROJECT DESCRIPTION**

SCORE OF WORK	REPAIR 359 SQ. FT. DECK
BUILDING INFORMATION	TYPE: NR - NON-SPRINKLERS
OCCUPANCY	SINGLE FAMILY RESIDENCE
OCCUPANCY GROUPS	R3
ZONING	06000
EXISTING AREA	599 SQ. FT.
REPAIR AREAS	359 SQ. FT.
REPAIR AREAS	359 SQ. FT.
REPAIR AREAS	359 SQ. FT.

**LEGAL DESCRIPTION**

27-29 CRESCENT AVE, SAUSALITO, CA

**SCORE OF WORK**

REPAIR 359 SQ. FT. DECK

**REPAIR AREAS**

359 SQ. FT.

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**REPAIR AREAS**

359 SQ. FT.



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2740 HILL ROAD, SUITE 102  
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DESIGNED BY: DISCIPLINE

# KUNZIK RESIDENCE

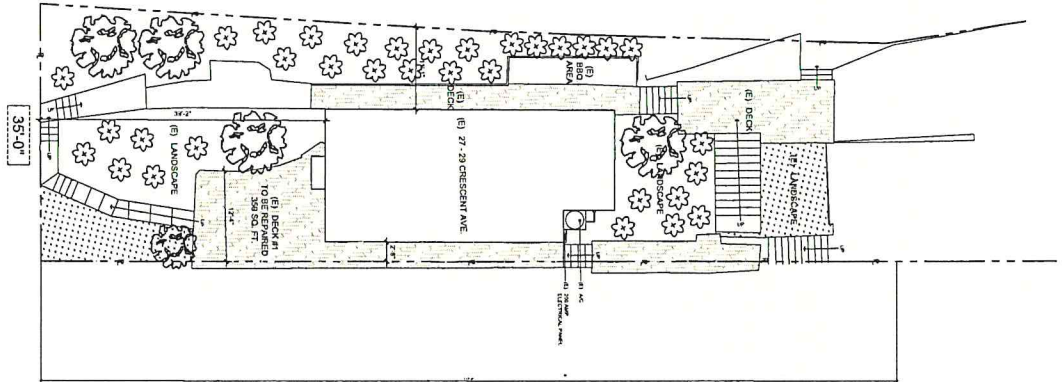
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SCOPE OF WORK: REPAIR 359 SQ. FT. DECK

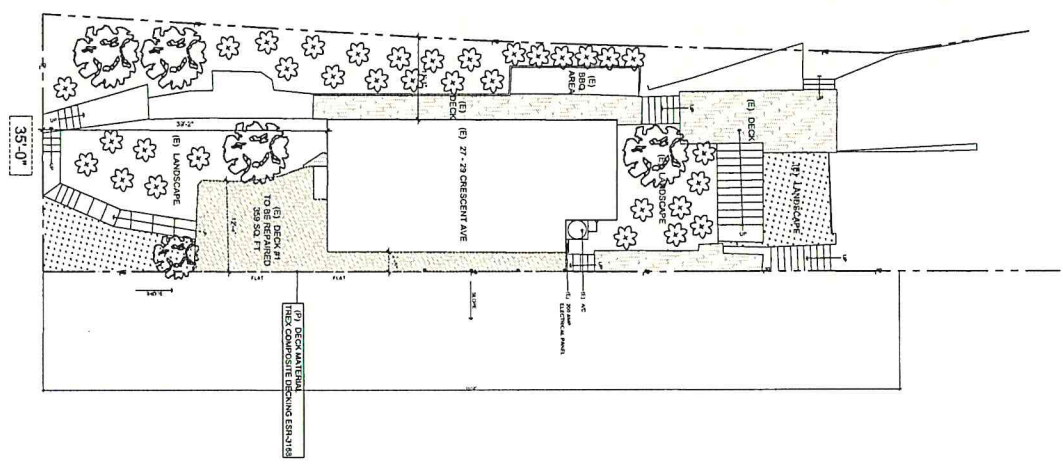
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PROJECT TITLE & PROPOSED SITE PLAN	

A1.0





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



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

LEGEND

NO.	REVISION	DATE

# KUNZIK RESIDENCE

27-29 CRESCENT AVE, SAUSALITO, CA 94965

SCOPE OF WORK: REPAIR 359 SQ. FT. DECK

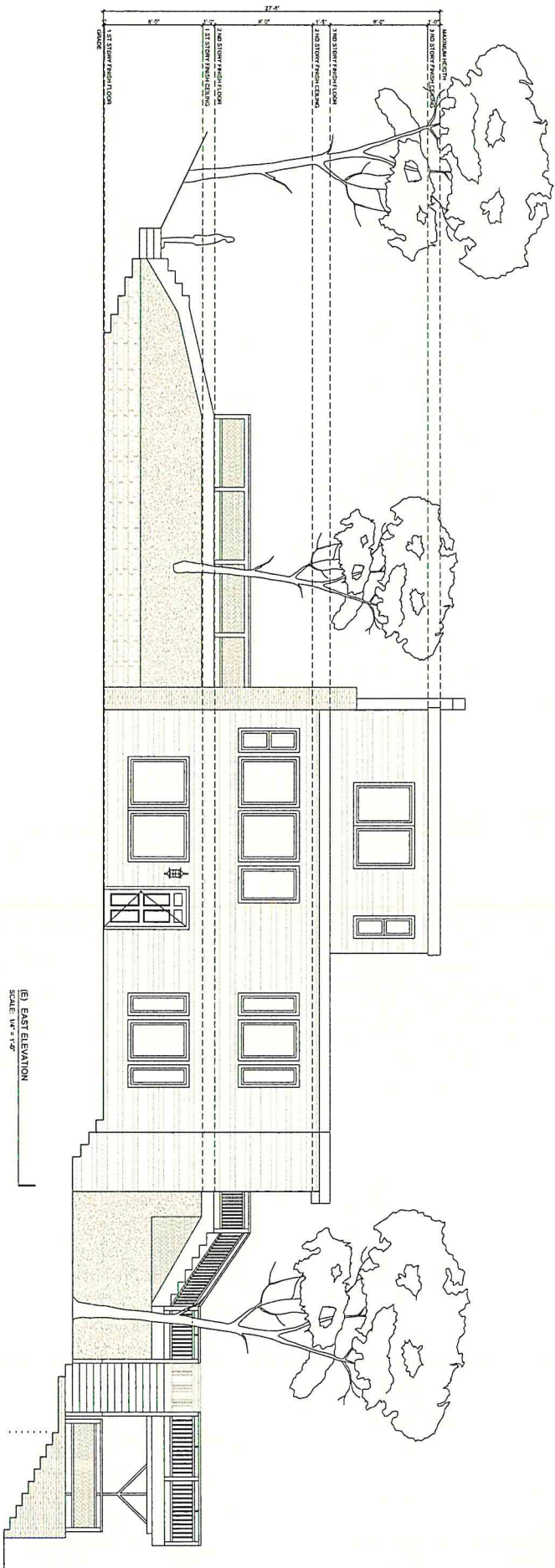
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 DATE 1.27.2023  
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 DRAWN BY L. BUENO  
 EXISTING & PROPOSED SITE PLAN

A1.1

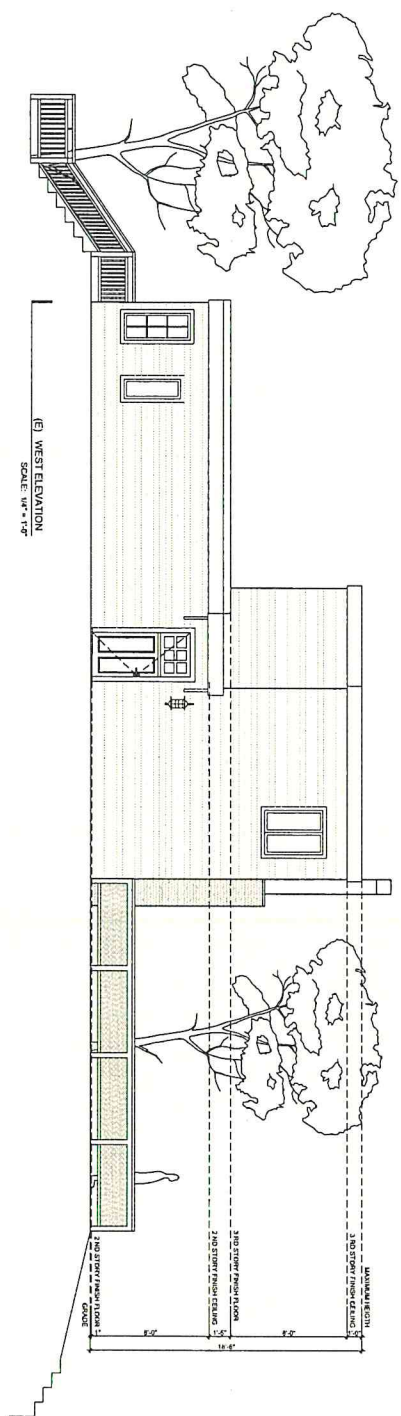
FINANCIADO POR: DECORATE

No. 10000...  
 DESIGN CROLL  
 271021 VINEYARD DRIVE SUITE 102  
 REDWOOD CITY, CA 94061  
 TEL: (650) 437-2901  
 WWW.DESIGNCROLL.COM





(E) EAST ELEVATION  
SCALE: 1/8" = 1'-0"



(E) WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**DESIGN GROU**  
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TRIANNOU DESIGNS INCORPORATED

# KUNZIK RESIDENCE

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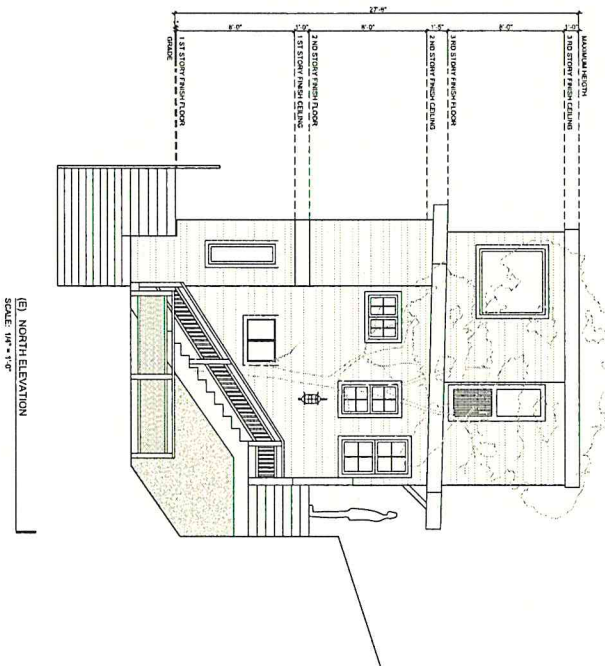
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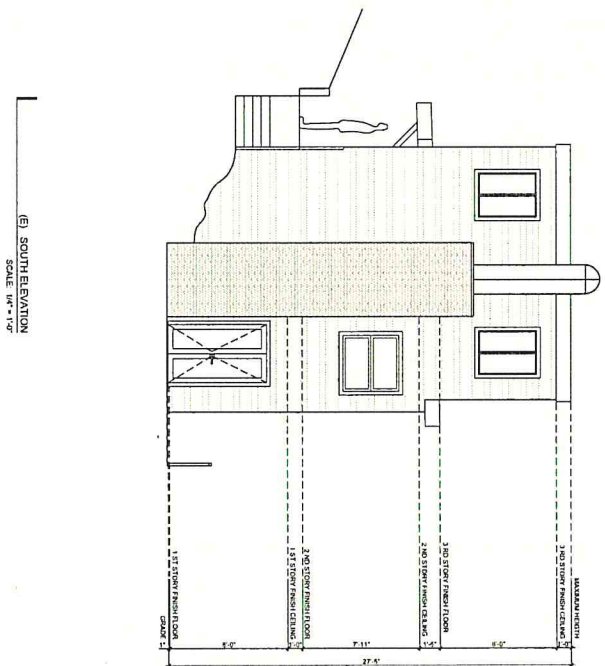
  

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DATE	1.27.2023
SCALE	1/8" = 1'-0"
DRAWN BY	L. BLUENO

EXISTING EAST & WEST ELEVATIONS



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



(E) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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FRAMACO DESIGN GROUP  
*[Signature]*

# KUNZIK RESIDENCE

27-29 CRESCENT AVE, SAUSALITO, CA 94965

SCOPE OF WORK: REPAIR 359 SQ. FT. DECK

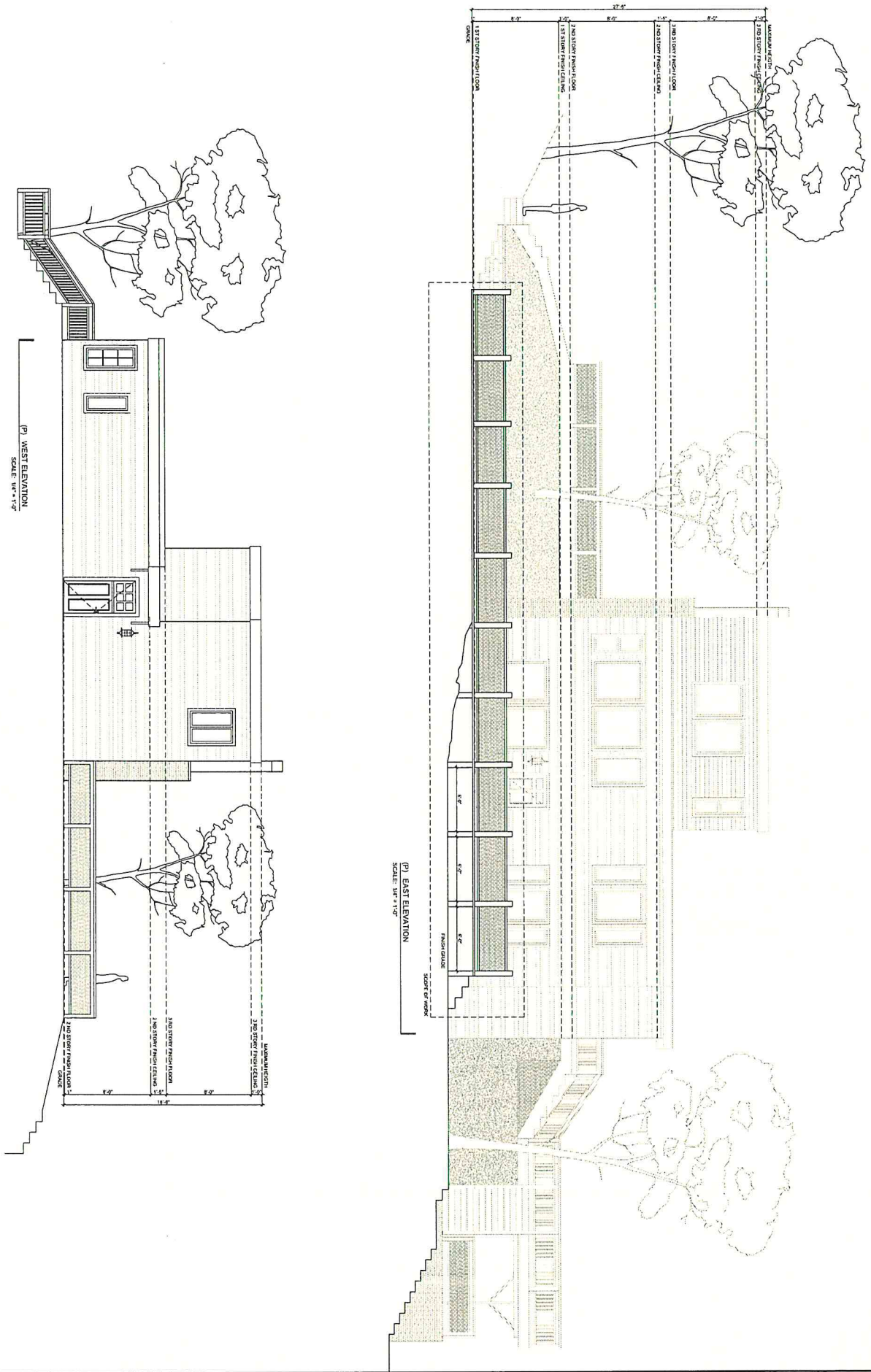
NO.	REVISION	DATE

ISSUE NO.	32-22
DATE	12/27/2023
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DRAWN BY	I. BUENO

EXISTING NORTH & SOUTH ELEVATIONS

A2.1



(P) WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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



**DESIGN GROUP**  
2700 WILSON ROAD, SUITE 100  
DUBLIN, CA 94568  
TEL: 925.850.8123

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PREPARED BY: [Signature]  
DATE: 1.27.2023

# KUNZIK RESIDENCE

27-29 CRESCENT AVE, SAUSALITO, CA 94965

SCOPE OF WORK: REPAIR 359 SQ. FT. DECK

NO.	REVISION	DATE

PROJECT NO: 32-22  
DATE: 1.27.2023  
SCALE: 1/4" = 1'-0"  
DRAWN BY: I. BUENO

PROPOSED EAST & WEST ELEVATIONS

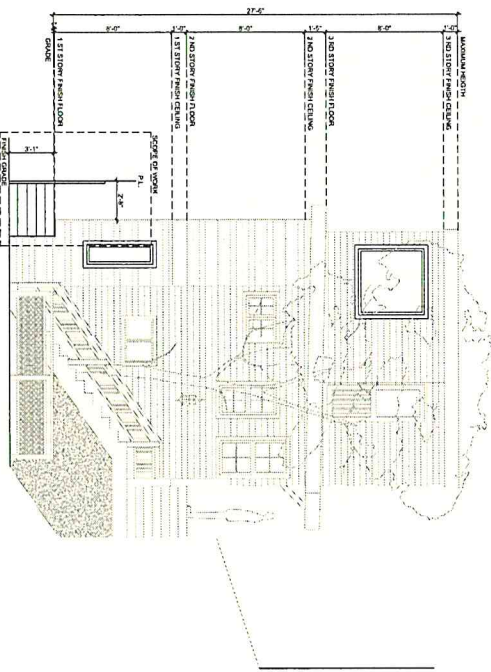
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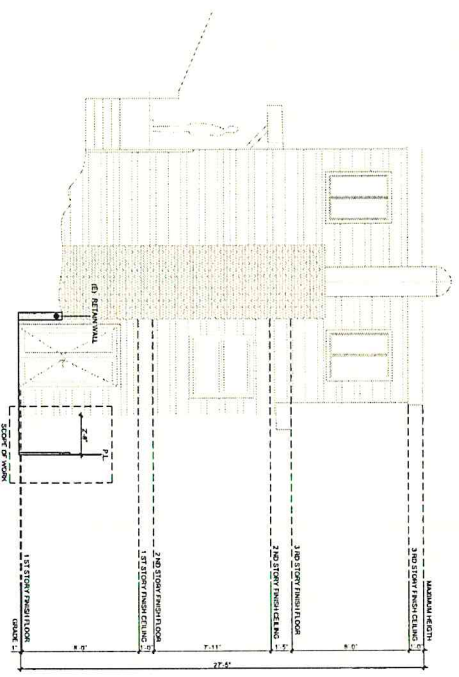
**DESIGN GROU**  
 7120 174<sup>th</sup> ROAD, SUITE 100  
 REDWOOD CITY, CA 94061  
 (650) 571-7171

THE ARCHITECT HAS PREPARED THESE PLANS TO THE BEST OF HIS KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES. THE ARCHITECT DOES NOT WARRANT THAT THE PLANS WILL BE CONSIDERED COMPLETE OR THAT THEY WILL BE CONSIDERED AS SUCH BY ANY OTHER AGENCY OR AUTHORITY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

*[Signature]*  
 FINANCIODIOS - DESIGNER



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



(P) SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

# KUNZIK RESIDENCE

27-29 CRESCENT AVE, SAUSALITO, CA 94965

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NO.	REVISION	DATE

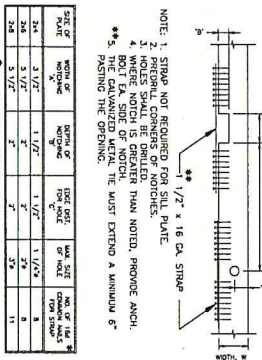
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DRAWN BY	L. BURENO

PROPOSED NORTH & SOUTH ELEVATIONS

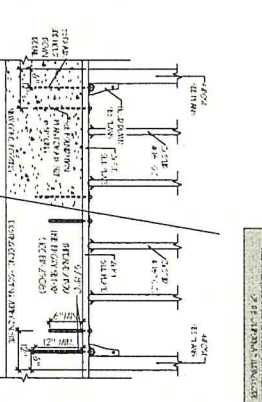
### STRUCTURAL NOTES

1. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
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13. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
14. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
15. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
16. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
17. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
18. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE COMPACTED BY TAMPING.
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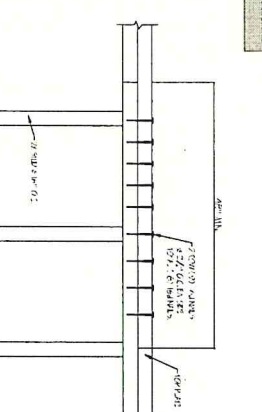
**C** BORING / NOTCHING DETAIL (DRILL TOP)



**B** HOLD DOWN & AIR RELATION @ STEAR WALL



**A** TOP PLATE SPLICE



NO.	DESCRIPTION	QUANTITY	UNIT	MARKING
1	CONCRETE	1.00	CU YD	1.00
2	REINFORCEMENT	1.00	TON	1.00
3	FORMWORK	1.00	SQ YD	1.00
4	PAINT	1.00	GA	1.00
5	BRICK	1.00	SQ YD	1.00
6	PLASTER	1.00	SQ YD	1.00
7	CEILING	1.00	SQ YD	1.00
8	FLOORING	1.00	SQ YD	1.00
9	WALL	1.00	SQ YD	1.00
10	ROOFING	1.00	SQ YD	1.00
11	MECHANICAL	1.00	SQ YD	1.00
12	ELECTRICAL	1.00	SQ YD	1.00
13	MECHANICAL	1.00	SQ YD	1.00
14	ELECTRICAL	1.00	SQ YD	1.00
15	MECHANICAL	1.00	SQ YD	1.00
16	ELECTRICAL	1.00	SQ YD	1.00
17	MECHANICAL	1.00	SQ YD	1.00
18	ELECTRICAL	1.00	SQ YD	1.00
19	MECHANICAL	1.00	SQ YD	1.00
20	ELECTRICAL	1.00	SQ YD	1.00

### DESIGN GROU



DESIGN GROU  
 2720 NIEMZ ROAD, SUITE 101  
 TEMECULA, CA 92591  
 951.837.9112

OWNER:  
 ADDRESS:  
 2720 NIEMZ ROAD, SUITE 101  
 TEMECULA, CA 92591  
 951.837.9112

SCOPE OF WORK:  
 REPAIR 355 SQ. FT. DECK

10643 PARISE DR.  
 WHITTIER, CA 90604  
 TEL: (626) 555-9984  
 FAX: (626) 555-9985

DATE: 1/28/2013  
 PER: PER PLANS  
 NAME: H. COMBERBAS  
 CHECKED: H. COMBERBAS  
 DRAWING

GENERAL NOTES:  
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

DATE: 1/28/2013  
 PER: PER PLANS  
 NAME: H. COMBERBAS  
 CHECKED: H. COMBERBAS  
 DRAWING

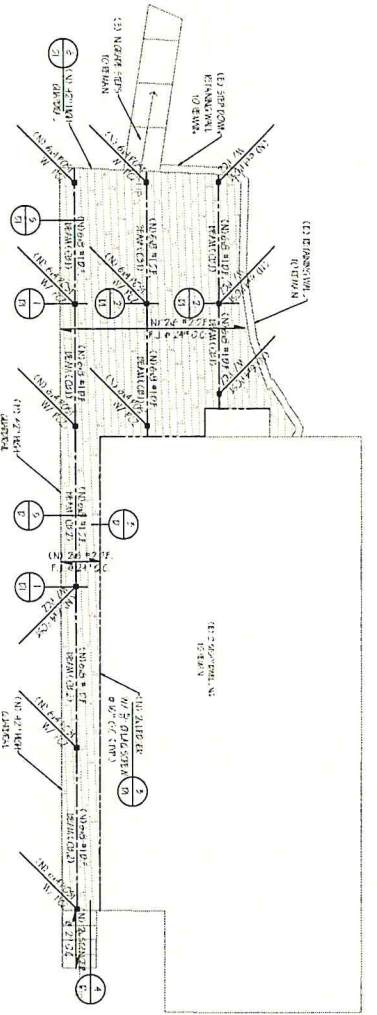
GENERAL NOTES:  
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DATE: 1/28/2013  
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 NAME: H. COMBERBAS  
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GENERAL NOTES:  
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DATE: 1/28/2013  
 PER: PER PLANS  
 NAME: H. COMBERBAS  
 CHECKED: H. COMBERBAS  
 DRAWING

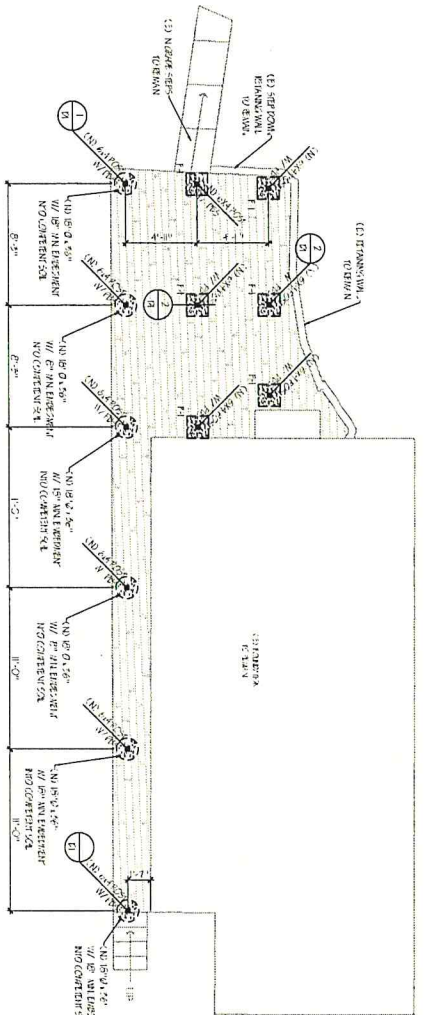
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 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).



1. JOIST  
 1/2" x 4" JOIST  
 2. JOIST  
 3/4" x 4" JOIST  
 3. JOIST  
 1" x 4" JOIST  
 4. JOIST  
 1 1/2" x 4" JOIST  
 5. JOIST  
 2" x 4" JOIST

### DECK FRAMING PLAN

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



FOUR RIGID  
 JOINTS BETWEEN FOUNDATION AND DECK  
 TO BE FORMED AT GRID LINES 1, 2, 3, & 4.

FOUNDATION  
 12\"/>

### DECK FOUNDATION PLAN

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

### LEGEND

[Symbol]	1. UNFINISHED FLOOR
[Symbol]	2. FINISHED FLOOR
[Symbol]	3. JOIST HATCH
[Symbol]	4. WALL
[Symbol]	5. WINDOW
[Symbol]	6. DOOR
[Symbol]	7. CONCRETE
[Symbol]	8. METAL DECK
[Symbol]	9. METAL PANEL
[Symbol]	10. METAL SCREW
[Symbol]	11. METAL STUD
[Symbol]	12. METAL TRACK
[Symbol]	13. METAL BRACKET
[Symbol]	14. METAL HOOK
[Symbol]	15. METAL ANGLE
[Symbol]	16. METAL SCREW
[Symbol]	17. METAL NAIL
[Symbol]	18. METAL BRACKET
[Symbol]	19. METAL HOOK
[Symbol]	20. METAL ANGLE
[Symbol]	21. METAL SCREW
[Symbol]	22. METAL NAIL
[Symbol]	23. METAL BRACKET
[Symbol]	24. METAL HOOK
[Symbol]	25. METAL ANGLE
[Symbol]	26. METAL SCREW
[Symbol]	27. METAL NAIL
[Symbol]	28. METAL BRACKET
[Symbol]	29. METAL HOOK
[Symbol]	30. METAL ANGLE
[Symbol]	31. METAL SCREW
[Symbol]	32. METAL NAIL
[Symbol]	33. METAL BRACKET
[Symbol]	34. METAL HOOK
[Symbol]	35. METAL ANGLE
[Symbol]	36. METAL SCREW
[Symbol]	37. METAL NAIL
[Symbol]	38. METAL BRACKET
[Symbol]	39. METAL HOOK
[Symbol]	40. METAL ANGLE

### COLUMN CONC. PAD SCHEDULE

NO.	DESCRIPTION	CONCRETE	REMARKS
1	1. 12" x 12" x 4" PAD	4.000	
2	2. 12" x 12" x 4" PAD	4.000	
3	3. 12" x 12" x 4" PAD	4.000	
4	4. 12" x 12" x 4" PAD	4.000	
5	5. 12" x 12" x 4" PAD	4.000	
6	6. 12" x 12" x 4" PAD	4.000	
7	7. 12" x 12" x 4" PAD	4.000	
8	8. 12" x 12" x 4" PAD	4.000	
9	9. 12" x 12" x 4" PAD	4.000	
10	10. 12" x 12" x 4" PAD	4.000	
11	11. 12" x 12" x 4" PAD	4.000	
12	12. 12" x 12" x 4" PAD	4.000	
13	13. 12" x 12" x 4" PAD	4.000	
14	14. 12" x 12" x 4" PAD	4.000	
15	15. 12" x 12" x 4" PAD	4.000	
16	16. 12" x 12" x 4" PAD	4.000	
17	17. 12" x 12" x 4" PAD	4.000	
18	18. 12" x 12" x 4" PAD	4.000	
19	19. 12" x 12" x 4" PAD	4.000	
20	20. 12" x 12" x 4" PAD	4.000	

### HEADER SCHEDULE

NO.	DESCRIPTION	CONCRETE	REMARKS
1	1. 12" x 12" x 4" PAD	4.000	
2	2. 12" x 12" x 4" PAD	4.000	
3	3. 12" x 12" x 4" PAD	4.000	
4	4. 12" x 12" x 4" PAD	4.000	
5	5. 12" x 12" x 4" PAD	4.000	
6	6. 12" x 12" x 4" PAD	4.000	
7	7. 12" x 12" x 4" PAD	4.000	
8	8. 12" x 12" x 4" PAD	4.000	
9	9. 12" x 12" x 4" PAD	4.000	
10	10. 12" x 12" x 4" PAD	4.000	
11	11. 12" x 12" x 4" PAD	4.000	
12	12. 12" x 12" x 4" PAD	4.000	
13	13. 12" x 12" x 4" PAD	4.000	
14	14. 12" x 12" x 4" PAD	4.000	
15	15. 12" x 12" x 4" PAD	4.000	
16	16. 12" x 12" x 4" PAD	4.000	
17	17. 12" x 12" x 4" PAD	4.000	
18	18. 12" x 12" x 4" PAD	4.000	
19	19. 12" x 12" x 4" PAD	4.000	
20	20. 12" x 12" x 4" PAD	4.000	

### WALL SCHEDULE

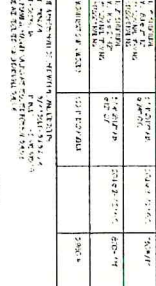
NO.	DESCRIPTION	CONCRETE	REMARKS
1	1. 12" x 12" x 4" PAD	4.000	
2	2. 12" x 12" x 4" PAD	4.000	
3	3. 12" x 12" x 4" PAD	4.000	
4	4. 12" x 12" x 4" PAD	4.000	
5	5. 12" x 12" x 4" PAD	4.000	
6	6. 12" x 12" x 4" PAD	4.000	
7	7. 12" x 12" x 4" PAD	4.000	
8	8. 12" x 12" x 4" PAD	4.000	
9	9. 12" x 12" x 4" PAD	4.000	
10	10. 12" x 12" x 4" PAD	4.000	
11	11. 12" x 12" x 4" PAD	4.000	
12	12. 12" x 12" x 4" PAD	4.000	
13	13. 12" x 12" x 4" PAD	4.000	
14	14. 12" x 12" x 4" PAD	4.000	
15	15. 12" x 12" x 4" PAD	4.000	
16	16. 12" x 12" x 4" PAD	4.000	
17	17. 12" x 12" x 4" PAD	4.000	
18	18. 12" x 12" x 4" PAD	4.000	
19	19. 12" x 12" x 4" PAD	4.000	
20	20. 12" x 12" x 4" PAD	4.000	

### SLAB SCHEDULE

NO.	DESCRIPTION	CONCRETE	REMARKS
1	1. 12" x 12" x 4" PAD	4.000	
2	2. 12" x 12" x 4" PAD	4.000	
3	3. 12" x 12" x 4" PAD	4.000	
4	4. 12" x 12" x 4" PAD	4.000	
5	5. 12" x 12" x 4" PAD	4.000	
6	6. 12" x 12" x 4" PAD	4.000	
7	7. 12" x 12" x 4" PAD	4.000	
8	8. 12" x 12" x 4" PAD	4.000	
9	9. 12" x 12" x 4" PAD	4.000	
10	10. 12" x 12" x 4" PAD	4.000	
11	11. 12" x 12" x 4" PAD	4.000	
12	12. 12" x 12" x 4" PAD	4.000	
13	13. 12" x 12" x 4" PAD	4.000	
14	14. 12" x 12" x 4" PAD	4.000	
15	15. 12" x 12" x 4" PAD	4.000	
16	16. 12" x 12" x 4" PAD	4.000	
17	17. 12" x 12" x 4" PAD	4.000	
18	18. 12" x 12" x 4" PAD	4.000	
19	19. 12" x 12" x 4" PAD	4.000	
20	20. 12" x 12" x 4" PAD	4.000	

### SKIN WALL SCHEDULE

NO.	DESCRIPTION	CONCRETE	REMARKS
1	1. 12" x 12" x 4" PAD	4.000	
2	2. 12" x 12" x 4" PAD	4.000	
3	3. 12" x 12" x 4" PAD	4.000	
4	4. 12" x 12" x 4" PAD	4.000	
5	5. 12" x 12" x 4" PAD	4.000	
6	6. 12" x 12" x 4" PAD	4.000	
7	7. 12" x 12" x 4" PAD	4.000	
8	8. 12" x 12" x 4" PAD	4.000	
9	9. 12" x 12" x 4" PAD	4.000	
10	10. 12" x 12" x 4" PAD	4.000	
11	11. 12" x 12" x 4" PAD	4.000	
12	12. 12" x 12" x 4" PAD	4.000	
13	13. 12" x 12" x 4" PAD	4.000	
14	14. 12" x 12" x 4" PAD	4.000	
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16	16. 12" x 12" x 4" PAD	4.000	
17	17. 12" x 12" x 4" PAD	4.000	
18	18. 12" x 12" x 4" PAD	4.000	
19	19. 12" x 12" x 4" PAD	4.000	
20	20. 12" x 12" x 4" PAD	4.000	



**OWNER:**  
 27423 WIZARD ROAD, SUITE 100  
 TEMECULA, CA 92591  
 (951) 201-4112

**DESIGN GROU**

**HFC**  
 DESIGNS

10634 PARISE DR.  
 WHITTIER, CA 90604  
 TEL. (562) 533-9994  
 WWW.HFCDESIGNS.COM

**SCOPE OF WORK:**  
 REPAIR 339 SQ. FT. DECK

**DATE:**  
 1/28/2023

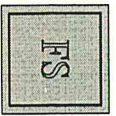
**BY:**  
 PER PLANS

**CHECKED:**  
 H. CONTRERAS

**DATE:**  
 1/28/2023

**FOUNDATION PLAN**  
 FOUNDATION PLAN  
 FOUNDATION PLAN

S2



**DESIGN GROUP**

27403 VINEZ ROAD, SUITE 101  
 TEMECULA, CA 92591  
 951.949.5112

**OWNER:**

**ADDRESS:**  
 27 29 CRESCENT AVE.  
 SAUSALITO, CA 94965

**SCOPE OF WORK:**

REPAIR 359 SQ FT. DECK

**CONTRACT NO.:**

**HC**  
**DESIGNS**

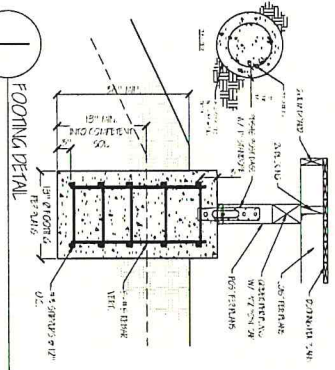
JINH PARISE DR.  
 WHITTIER, CA 90604  
 TEL: (562) 255-9939  
 INFO@HCDDESIGNS.COM



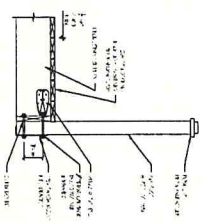
**ISSUED FOR:**  
 ALL SHOWN, CORR. DETAILS, PER AND ALL  
 PROVISIONS OF THE EXISTING REPAIRING AND  
 REPAIRING CONTRACT AND ALL LOCAL, STATE  
 AND FEDERAL LAWS, ORDINANCES, AND  
 REGULATIONS. CONTRACT NO. 25162, STATE  
 OF CALIFORNIA. CONTRACT VALUE \$50,000.  
 (CHECK FOR SIGNATURE)

DATE:	1/28/2023
SCALE:	PER PLANS
DRAWN:	H. CONTRERAS
CHECKED:	
REVISION:	

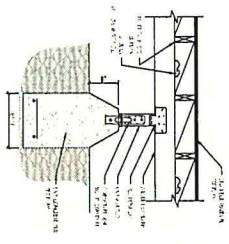
**STRUCTURAL DETAILS**



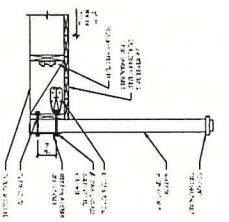
1 FOOTING DETAIL



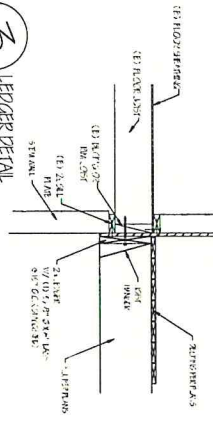
5 RAILING ATTACHMENT



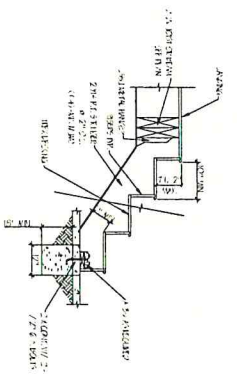
2 GIRDER TO CONC. PAD



6 RAILING ATTACHMENT

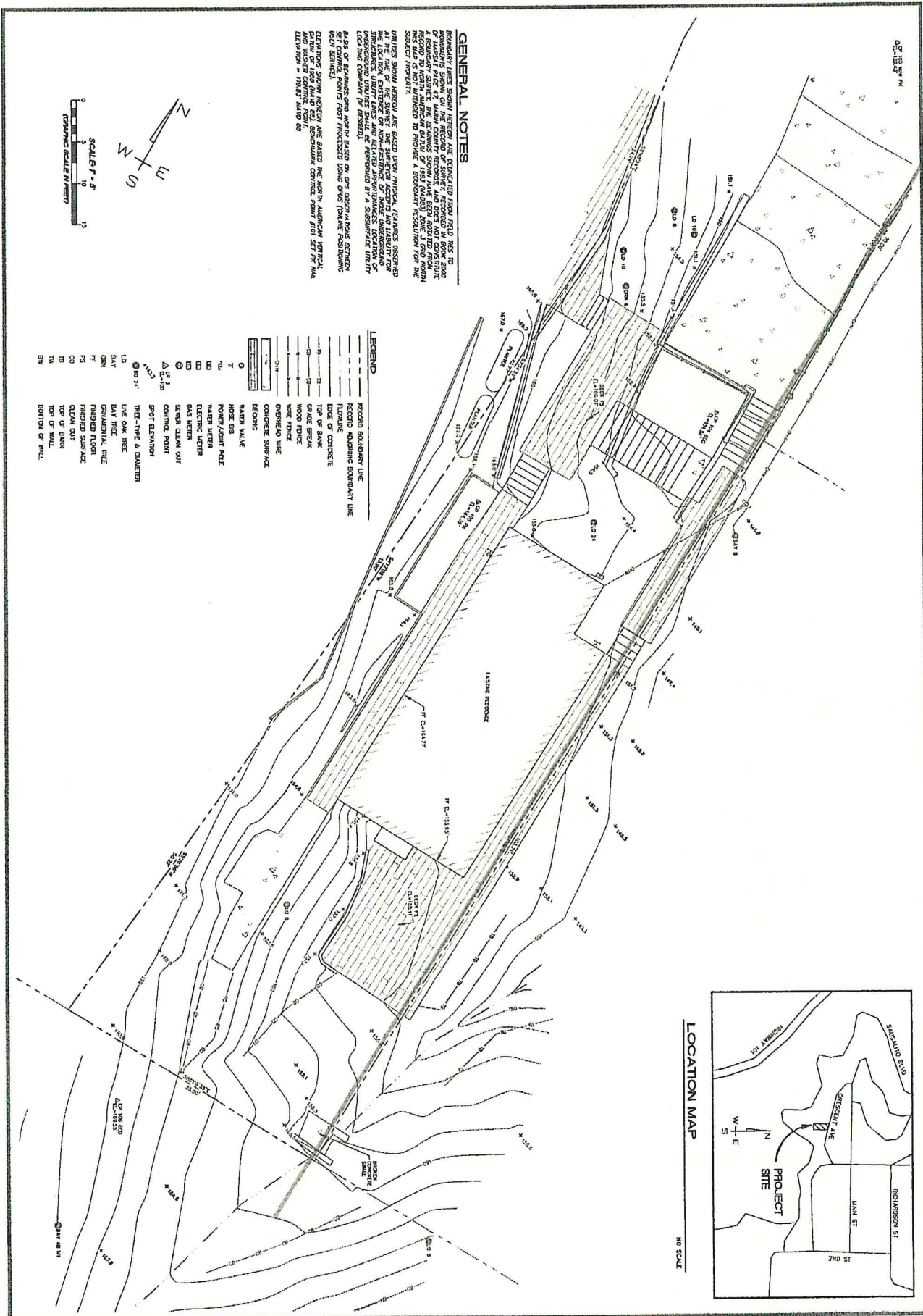


3 LEDGER DETAIL



4 STEPS STRINGER DETAIL



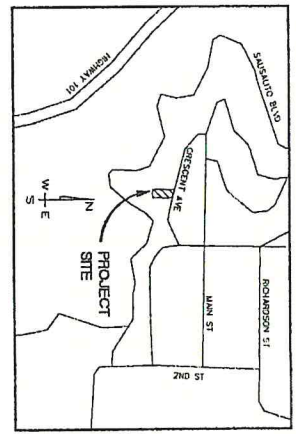
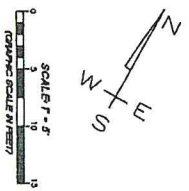


**GENERAL NOTES**

1. ALL DIMENSIONS ARE BASED ON THE RECORD PLANS FOR THE PROJECT. THE RECORD PLANS ARE BASED ON THE RECORD SURVEY OF THE PROJECT, WHICH WAS CONDUCTED BY THE SURVEYOR IN 1983. THE SURVEYOR'S REPORT IS ATTACHED TO THIS SET OF PLANS. THE SURVEYOR'S REPORT IS BASED ON THE RECORD SURVEY OF THE PROJECT, WHICH WAS CONDUCTED BY THE SURVEYOR IN 1983. THE SURVEYOR'S REPORT IS ATTACHED TO THIS SET OF PLANS. THE SURVEYOR'S REPORT IS BASED ON THE RECORD SURVEY OF THE PROJECT, WHICH WAS CONDUCTED BY THE SURVEYOR IN 1983. THE SURVEYOR'S REPORT IS ATTACHED TO THIS SET OF PLANS.

**LEGEND**

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- FLOORLINE
- TOP OF CONCRETE
- TOP OF BANK
- GRADE BREAK
- WOOD FENCE
- CONCRETE CURB
- CONCRETE SURFACE
- RECORD
- BATTERY WALL
- HOSE RIM
- POWER/Joint POLE
- WATER METER
- ELECTRIC METER
- GAS METER
- SEWER CLEAN OUT
- CONTROL POINT
- SPOT ELEVATION
- PRE-TYPE & DIMENSION
- ONE OAK TREE
- ONE PINE TREE
- ONE SHALBUTLAND TREE
- FINISHED FLOOR
- FINISHED SURFACE
- CLEAN OUT
- TOP OF BANK
- TOP OF WALL
- BOTTOM OF WALL



29 CRESCENT AVENUE TOPOGRAPHIC MAP APN 085-252-11 40 CRESCENT AVENUE SAUBALITO, CALIFORNIA JULY 2021		<p>DVC GROUP INC.          PLANNING • ENGINEERING • SURVEYING          210 SHORELINE HIGHWAY          NELL VALLEY, CA 94561          (925) 595-0053</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DESCRIPTION	BY	DATE																
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SHEET NO. 46-21 1 OF 3 SHEETS																							