



AGENDA
NEWMAN PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 17, 2020
CITY COUNCIL CHAMBERS, 6:00 P.M., 938 FRESNO STREET

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT

THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://zoom.us/j/95070623416> AND PASSCODE: 166957 AND VIA TELECONFERENCE BY CALLING (669) 900-6833, MEETING ID: 950 7062 3416, PASSCODE 166957 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT

1. Call To Order.
2. Pledge Of Allegiance.
3. Roll Call.
4. Approval Of The Agenda.
5. Approval Of Minutes From The July 16, 2020 Meeting.
6. Items From The Public.
7. New Business
 - a. Public Hearing
 - Variance No. 20-01**
 - Applicant:** Rigoberto & Liza Ramirez
 - Description:** To allow a 16' tall accessory building that would exceed height limits at 1433 R Street.
 - Location:** The Subject Property is located at 1433 R Street. More specifically described as Assessor's Parcel No's. 128-003-005.
8. Items From Commissioners.
9. Items From Director And Staff.
10. Adjournment.



MINUTES
NEWMAN PLANNING COMMISSION
REGULAR MEETING OF JULY 16, 2020
CITY COUNCIL CHAMBERS, 6:00 P.M., 938 FRESNO STREET

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT

THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://zoom.us/j/98414430677> AND VIA TELECONFERENCE BY CALLING (669) 900-6833, MEETING ID: 984 1443 0677 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT

1. **Call To Order - 6:08 P.M.**
2. **Pledge Of Allegiance.**
3. **Roll Call PRESENT:** Thompson, Coleman, Harmon And Allan.
ABSENT: None.
4. **Approval Of The Agenda.**

ACTION: On A Motion By Coleman Seconded By Harmon, The Agenda Was Approved By The Following Roll Call Vote: **AYES:** Thompson, Coleman, Harmon And Allan; **NOES:** None; **ABSENT:** None; **NOT PARTICIPATING:** None.

5. **Approval Of Minutes From The February 20, 2020 Meeting.**

ACTION: On A Motion By Coleman Seconded By Thompson, The Minutes From The February 20, 2020 Meeting Were Approved By The Following Roll Call Vote: **AYES:** Thompson, Coleman, Harmon And Allan; **NOES:** None; **ABSENT:** None; **NOT PARTICIPATING:** None.

6. **Items From The Public - None.**

7. **New Business**

- a. **Public Hearing**

Tentative Parcel Map No. 2020-01

Applicant: Rocci Pometta

Description: To split one (1) parcel of 2.44+/- acres into two (2) parcel of 0.45+/- acres and 1.99+/- acres.

Location: The Subject Property is located at 1975 Moreno Avenue. More specifically described as Assessor's Parcel No's. 128-060-010 and 128-060-011.

City Planner Hendrix Presented And Reviewed Tentative Parcel Map No. 2020-01.

Commissioner Harmon Asked What The Applicant Planned To Do With The Property Once It Was Subdivided.

City Planner Hendrix Noted That He Was Unaware Of The Future Plan For Said Property And That No Plans Had Been Submitted To The City.

Commissioner Harmon Asked If The Fence Line Would Be The Property Division Line.

City Planner Hendrix Stated That The Property Split Would Be Close To The Fence Line.

Commissioner Coleman Stated That He Envisioned The Property Owner Potentially Developing A Duplex On The Property.

Chairperson Allan Opened The Public Hearing At 6:16 P.M.

There Being No Public Comment, Chairperson Allan Closed The Public Hearing At 6:16 P.M.

ACTION: On A Motion By Thompson Seconded By Coleman The Planning Commission Approved Tentative Parcel Map No. 2020-01 By The Following Roll Call Vote: AYES: Thompson, Coleman, Harmon And Allan; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

8. Items From Commissioners.

Commissioner Thompson Shared Her Concern For Local Businesses During The COVID Pandemic. Thompson Asked If There Was Anything The City Of Newman Could Do To Help, Such As Allowing Outdoor Curbside Seating Or Food Trucks To Allow The Bar To Open.

City Planner Hendrix Noted That He Had Not Been Contacted By Any Of The Local Businesses Regarding The Aforementioned Issues. Hendrix Acknowledged The Difficulties That Local Businesses Are Facing And Asked Thompson If She Had Talked To Any Of The Business Owners.

Commissioner Thompson Noted That She Had Not Talked To Any Business Owners But Stated That She Thought The City Should Be Proactive.

Commissioner Coleman Stated That He Would Like To Reach Out To Local Business Owners To Find Out What Can Be Done To Help Their Establishments.

City Planner Hendrix Noted That He Would Discuss The Aforementioned Issues With City Manager Holland And Noted That The City Was Always Willing To Help Local Businesses.

Commissioner Harmon Asked For An Update On The New Taco Bell.

City Planner Hendrix Reported That Taco Bell Had Been Given Permission To Stock The Facility, Begin Training And Noted That They Were Close To Getting A Temporary Occupancy Permit.

Commissioner Harmon Asked If There Was A Regular Schedule For The City's Street Striping And Painting.

City Planner Hendrix Explained That He Did Not Know If They Had A Set Schedule As The Public Works Department Was In Charge Of That. Hendrix Indicated That He Would Speak With The Public Works Director And Email The Commissioners More Information Regarding The Aforementioned Schedule.

9. Items From Director And Staff – None.

10. Adjournment.

ACTION: On A Motion By Coleman Seconded By Harmon And Unanimously Carried, The Meeting Was Adjourned At 6:28 P.M.

**CITY OF NEWMAN
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

PLANNING COMMISSION MEETING DATE: September 17, 2020

AGENDA ITEM: 7.a.

VAR	#20-01	Allow a 16' tall accessory building that would exceed height limits at 1433 R Street
APN	128-003-005	Applicant: Rigoberto & Liza Ramirez
CEQA	Exempt	

REQUEST:

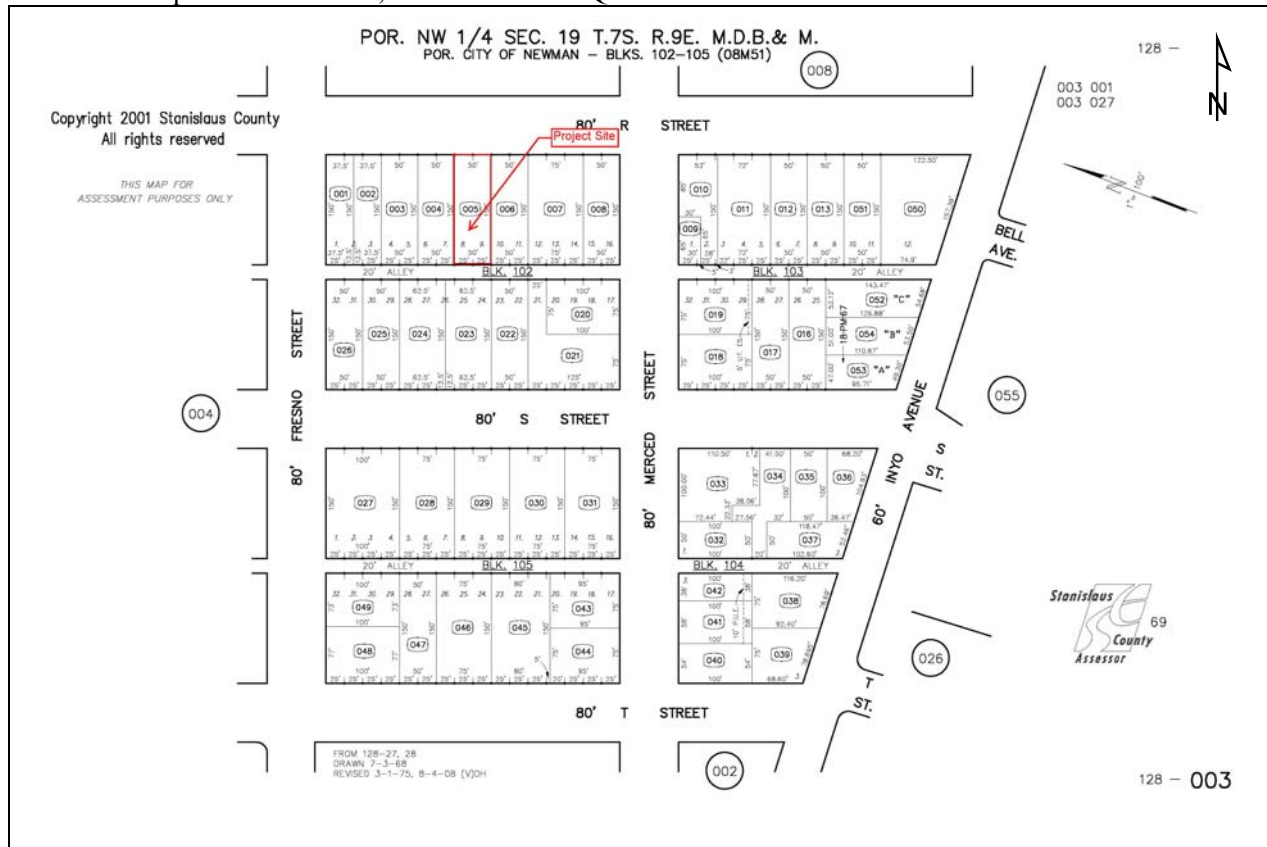
Allow a 30' x 30' (900 Sq. Ft.) detached accessory building that would exceed the maximum 12 foot height limit as specified in NMC 5.23.030.G.

LOCATION:

The subject property is located at 1433 R Street, between Fresno Street and Merced Street, more specifically described as Assessor's Parcel Number 128-003-005.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Newman Environmental Quality Guidelines, it has been determined that this project is categorically exempt under Class 32, Article 19 of CEQA



LAND USE:

<u>Property</u>	<u>Land Use</u>	<u>Zone</u>	<u>General Plan</u>
Subject site	Residential	R-1	LD
North	Residential	R-1	LD
South	Residential	R-1	LD
East	Residential	R-1	LD
West	Residential	R-1	LD

R-1 = Single Family Residential

LD = Low Density

SIZE OF PROPERTY: 7,400 square feet (approximately 0.169 acres)

ACCESS: R Street and Alley

ORDINANCES:

NCC 5.05.020 Permitted Uses in R-1 District

NCC 5.23.030 Accessory Buildings

NCC 5.25.030 Variances

PROJECT DESCRIPTION:

The site plan identifies an existing single-family dwelling and proposed accessory building. The proposed accessory building measures 30' x 30' (900 Sq. Ft.) and stands 16' tall at its peak. The proposed structure is identified as having a 5'6" side and 10' rear setbacks. The proposed building would be in the rear half of the lot and 40 feet from the primary dwelling.

ANALYSIS:

Background: The applicant submitted the project to the City Building Department for a Building Permit. Once routed to the Planning Department Staff found the proposed structure exceeded the maximum allowable height for a detached accessory building. Given the structure's height, it was found that a variance would be required in order to construct the proposed accessory building as desired. The applicant is requesting the additional height to get the appropriate roof pitch on the structure. At 12 feet the roof of the structure would be to flat and not have a proper roof pitch.

Land Use: The subject site is surrounded by single-family residential uses.

NMC §5.23.030 regulates detached accessory buildings as follows:

- A. An accessory building may be erected as an integral part of a principal building, connected by a breezeway or similar structure, or detached from the principal building.
 - 1. Where an accessory building is attached to the main building, it shall be made structurally part of and have a common roof with the main building, and shall comply in all respects with the requirements of this title applicable to the main building.
- B. An accessory building must be constructed subsequent to, or concurrently with, the construction of the principal building on the site.
- C. No more than two accessory buildings, including a detached garage or carport, may be erected on a residentially zoned lot.
- D. No accessory building shall be permitted to be erected within the required front yard.
- E. A detached accessory building shall be located on the rear one-half of the lot and at least six feet from any dwelling/building existing or under construction on the same lot or any adjacent lot.

1. In the case of a detached patio cover, no minimum separation from the primary dwelling shall be required unless otherwise stipulated by building or fire code.
- F. In the case of a corner lot abutting upon two streets, no accessory building shall be erected or altered so as to project beyond the front yard required on any adjacent lot, nor shall it be located closer to either street line than is permitted for the main building on the lot.
- G. An accessory building shall not exceed 12 feet in height.
- H. Detached accessory buildings shall be placed no closer than five feet from a side or rear lot line.
- I. Accessory buildings exceeding 120 square feet shall require approval of the Building Official prior to their placement or construction on a lot.
- J. Except in the case of a single-family dwelling, any garage or carport required by provisions of Chapters 5.03, 5.04 and 5.05 NCC, or required by the conditions of any use permit or variance, shall be constructed so that no entrance or open side faces or opens onto a street line of any lot or parcel, unless such entrance or open side can be closed by means of a door, or doors, or similar device.

The R-1 zone identifies accessory structures as a permitted use. The proposed structure's location, setbacks and entrances meet municipal code standards. The proposed use is consistent with the zone district and the General Plan; however its height (per subsection G above) is not unless a variance is granted.

Lot Coverage: If granted, the variance will result in a total lot coverage (upon construction of the accessory structure) of 29.2%, meeting code standards for the R-1 zone (no more than 40%).

The proposed accessory building's height exceeds the maximum 12 feet as stipulated in the Zoning Code. However, there are accessory buildings in the area that exceed 12 feet in height. The applicant has stated that the proposed height would allow him to get a proper roof pitch on the structure.

Given the subject property's zoning, size and configuration; were it not for the proposed accessory structure's height, the applicant would not need a variance for the construction of the proposed structure.

Variance

NMC §5.23.030.G allows detached accessory building heights up to twelve (12) feet. The applicant is proposing an accessory building that would measure 16 feet to the peak, an overage of 4 feet. The applicant has indicated the proposed height is necessary due to:

- The need for proper roof pitch for the structure
- The desire to utilize the property to its fullest.
- Be consistent with other accessory structures in the area

In order to comply with existing standards for the lot, the applicant would need to construct an accessory building measuring 12 feet in height or shorter. Per the applicant, conforming to Code standards would limit his options for the above needs.

According to the California Governor's Office of Planning and Research, the following issues must be considered in order to approve a variance: special circumstances applicable to the proposal site (such as size, shape, topography, location and surroundings) exist, an "unnecessary hardship" depriving the applicant of privileges enjoyed by nearby properties is present, the use for the proposed variance is already allowed in that zone, the determination that the variance will not be a grant of special privilege and the existence of supportive findings for approval. Upon staff's review, the proposal site does not have special circumstances, but an unnecessary hardship

does exist since the proposed structure would not have a proper roof pitch without the approval of Variance and other accessory structures in the area are above the 12 foot height limit.

NMC 5.25.030.F states “Neither personal, family, or financial difficulties; the loss of perspective profits; or the existence of neighboring violations shall constitute justification for a variance.”

Findings: The Planning Commission may approve/conditionally approve a variance application only if the following findings can be made:

1. The variance does not form a grant of special privilege inconsistent with the limitations on other properties in the same zoning district and the vicinity.

Pro: Given that the subject property is located in an established residential area where detached accessory buildings are common and that primary structures exceeding 12 feet in height are in the vicinity. This being an older area of town some of the existing accessory structures in the area could have been built prior to the current section of the municipal code regulating accessory structures. The approval of the variance will not constitute a granting of special privilege.

Con: Given that other newer accessory structures within the general area abide by height standards, approval of this request will constitute a granting of special privilege.

2. The variance will not be detrimental to the public health, safety and general welfare.

Pro: The proposed structure is a permitted use within the zone district and not expected to be harmful to the public health, safety and general welfare. In fact, were it not for the requested height, the variance would be unnecessary.

Con: The proposed structure would exceed height limits as stated in the Municipal Code.

3. The variance will not substantially impair the purposes of this title or the General Plan.

Pro: Given that the proposed use is permitted within the zone district and approval of the request does not authorize a use that is inconsistent with the General Plan, approval of the variance will not substantially impair the purposes of this Title or the General Plan.

Con: Approval of the variance request could set a negative precedent impairing the purposes of the Title and General Plan.

4. The subject property has special circumstances or conditions whereby the strict application of the zoning ordinance standards would deprive the property of privileges enjoyed by other properties in the same zoning district and the vicinity.

Pro: Given the subject property’s size, the strict application of the zoning ordinance would deprive the property of privileges enjoyed by other existing residential properties in the immediate residential area.

Con: Given that other properties within the vicinity and same zone district comply with the development standards identified within the Municipal Code, the subject property is not deprived of privileges enjoyed by other properties in the same zoning district, the vicinity and City.

5. The variance will be compatible with the neighborhood.

Pro: Given that other detached accessory structures exist within the general area that exceed the 12 foot height limit, that the proposed accessory building is located at the rear one-half of the property; the variance will be compatible with the current neighborhood.

Con: The proposed structure would exceed height limits as stated in the Municipal Code.

Public Comment- Public Notices were published in the West Side Index on September 3, 2020 and mailed out to surrounding property owners within a 300' radius. As of the date of preparing this staff report, no formal comments have been received.

CONCLUSION:

Newman Municipal Code section 5.25.030 states that “The purpose of granting a variance is to allow, in certain cases, deviation from the strict application of the setback, building height, lot coverage, usable floor area, usable open space, floor area ratio, off-street parking or landscaped area requirements of the title, when appropriate. A variance may be granted only where the literal enforcement of the requirements of the title would involve practical difficulties or cause undue hardship that would necessarily deprive the property owner of reasonable use of the land or buildings involved by reason of the exceptional narrowness, shallowness or unusual shape of a parcel of property [and the] exceptional topographic conditions, natural features, existing improvements or other extraordinary situation or physical conditions.”

The proposed project is a permitted use within the zoning district. The proposed structure's location, setbacks and entrances meet code standards. Staff believes that an undue hardship has been created by the municipal code and supports the approval of this Variance application.

CONDITIONS OF APPROVAL:

1. No residential occupancy shall be permitted in accessory building.
2. Accessory building shall not be utilized for commercial use.
3. No parking shall be permitted on alley access drives.
4. No outdoor storage of vehicles (personal or recreational) shall be permitted outside of standard residential uses (i.e. two on driveway).
5. All vehicle storage shall be consistent with NMC standards.
6. The applicant shall apply for and receive a building permit for the structure.
7. This application shall become null and void if the project is not initiated within one year from the date of approval.
8. The applicant and/or property owner shall comply with, and be responsible for obtaining encroachment permits from the City of Newman for work performed within the City's right-of-way.
9. All plans shall be consistent with the site plan, reflecting amendments as approved.
10. Any proposed modifications of a significant and/or permanent nature to the approved site plan may require approval of a new variance review application.
11. All night lighting shall be residential in nature and appropriate for the zoning district.
12. It shall be the responsibility of the applicant to convey copies of the conditions of approval to all contractors and sub-contractors.
13. All contractors performing work relative to this project shall obtain City of Newman Business Licenses, prior to start of work on the project. All work performed on the project shall comply with the requirements of the State and Professions Code.

ATTACHMENTS:

1. Exhibit A, Site Plan and Building Elevations

- A. GENERAL**
- THIS PROJECT SHALL COMPLY WITH 2019 CBC WITH THE LATEST SET OF CALIFORNIA CDB TITLE 24 AMENDMENTS TO THESE CODES. IN ADDITION, THE PROJECT SHALL ALSO BE IN COMPLIANCE W/ 2018 CALIFORNIA ENERGY EFFICIENCY CODE (CEC) AND 2018 CALIFORNIA GREEN BUILDING CODE (CALIFORNIA GREEN BUILDING CODE).
 - EXISTING CONDITIONS SHALL BE SHOWN IN BOLD. DIMENSIONS AND VERTICES SHALL BE SHOWN UNLESS OTHERWISE NOTED.
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 - ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE OF STUD OR OTHER FINISHING.
 - NO DIMENSIONS IN THESE DOCUMENTS SHALL BE UNDERSTOOD WITHOUT THE FINISHING, DECORATION, AND THIS ONLY WITH WRITTEN DOCUMENTATION FROM THE DESIGNER.
 - ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE OF STUD OR OTHER FINISHING.

- B. SITE PLAN**
- SAFETY CLADDING SHALL NOT BE LESS THAN 3/8" FROM THE SIDE OR REAR PROPERTY LINE. ALL PROJECTIONS BEYOND THE EXTERIOR WALL.
 - ALL CONC. FOOTINGS SHALL BE MIN. 4" THICK, 5' MIN. AT DIMENSIONS. W/ MIN. 60#/10-10 CONC. FLOORING. W/ CONC. FLOORING W/ CONC. FLOORING TO COMPLEMENTATION OF CONC.

- C. FLOOR PLAN**
- SAFETY CLADDING SHALL BE INSTALLED WHERE NOTED IN THESE DOCUMENTS AND REMEA ONE (1) MIN. ABOVE FINISH FLOORING.
 - ATTY. ACCESS, WHERE SHOWN, SHALL BE MIN. 2'x3'0" & BE UNINTERRUPTED, WHERE EQUIPMENT, BUT IN NO CASE BE SMALLER THAN 22"X27" (APPROXIMATE LARGEST PIECE OF EQUIPMENT).
 - ALL WATER CLOSETS SHALL BE WITHIN A MIN. 30" CLR. WITH SPACE & 24" CLEARANCE FROM FRONT. WATER CLOSETS SHALL BE OF THE "LOW BOY" TYPE.
 - WALLS & CEIL. SHALL RECEIVE O.V. RD. THAT IS TO BE TEXTURED & PAINTED.
 - INTERIOR FINISHES, TRIMS, CARCASSING DESIGN, ETC. SHALL BE SELECTED BY OWNER.
 - ALL OWNER'S SHALL BE GIVE SPECIES W/ TOPS AS SELECTED BY OWNER.
 - ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE OF STUD OR OTHER FINISHING. LANDING AREA WIDTH IS AT LEAST THE WIDTH OF THE DOOR. (MIN. 48" WIDE). & BE MORE THAN 7'-3/4" BELOW THE FIN. FLR.

- D. FOUNDATION PLAN**
- ALL FOUNDATION PLAN SHALL BE SHOWN IN BOLD. DIMENSIONS AND VERTICES SHALL BE SHOWN UNLESS OTHERWISE NOTED.
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- E. ROOF FRAMING AND VENTILATION**
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- F. THERMAL & MOISTURE PROTECTION**
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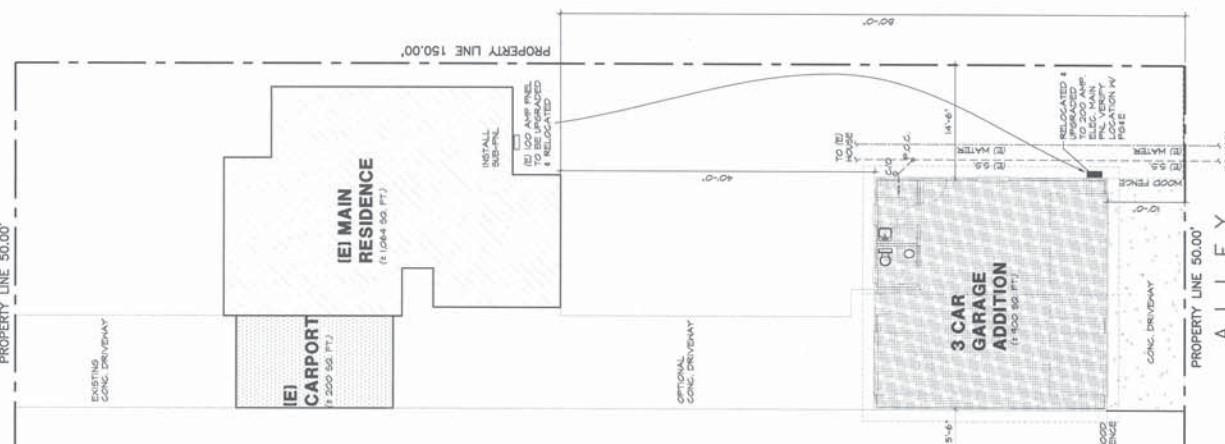
- G. MECHANICAL**
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- H. PLUMBING**
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- I. ELECTRICAL**
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- J. FINISHES**
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- K. OTHER NOTES**
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LOT SIZE 7,405 SF, TOTAL SITE COVERAGE AREA 2,164 SF OR 29.2% OF LOT

SHEET INDEX

- ARCHITECTURAL
- A1 COVER SHEET, SITE PLAN, WHITTY MAP, GENERAL NOTES, SHEET INDEX
 - A2 FLOOR PLAN WITH ELECTRICAL
 - A3 EXTERIOR ELEVATIONS AND SECTIONS
 - A4 FOUNDATION PLAN, BRACE WALL AND DETAILS
 - A5 ROOF FRAMING PLAN AND DETAILS
 - A6 CALIFORNIA GREEN STANDARDS



VICINITY MAP

SITE PLAN



1/8" = 1'-0"

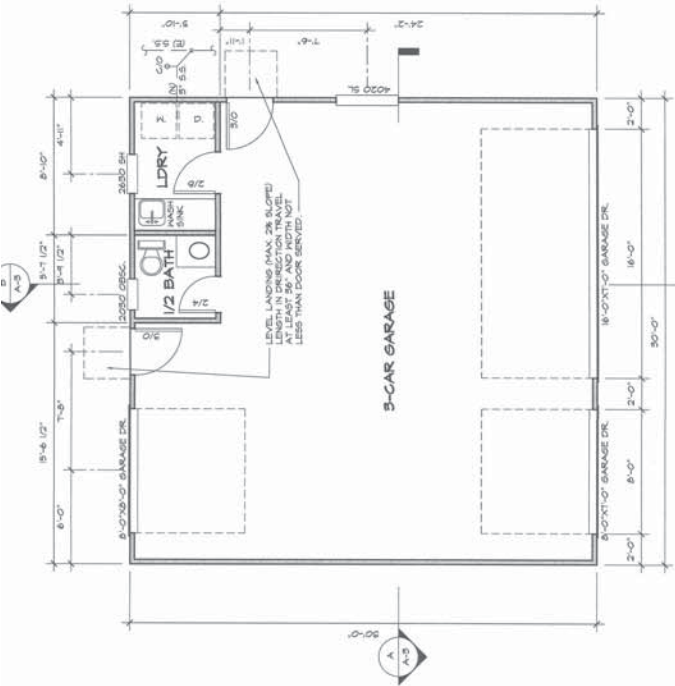
1/8" = 1'-0"

DESIGN CRITERIA:
 CATEGORY: 1
 RISK CATEGORY: 1
 ALLOWABLE BEARING CAPACITY: 1,500 PSF FOR LL & D;
 ROOF LL: 20 PSF

SITE GRADING AND STORM WATER PROTECTION MEASURES:
 • IMPROVED SURFACES WITHIN 10' OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT (2%) AWAY FROM THE FOUNDATION.
 • STORM WATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE EROSION AND RETAIN WALL BANKS ON THE SITE THROUGH THE USE OF A BARRER, WHILE OR OTHER APPROVED METHOD.

PROJECT DATA

PROJECT OWNER/ADDRESS: ROBERTO & LIZA ANN RAMIREZ
 1433 R ST NEWMAN, CA 95360
 PHONE: (209) 499-1219
 PROJECT DESCRIPTION: 3 CAR GARAGE ADDITION (900 SF)
 W/ LANDSCAPE AREA AND HALF BATH
 ARCHITECT: CITY OF NEWMAN COMMUNITY DEVELOPMENT DEPARTMENT
 1433 R ST NEWMAN, CA 95360
 PHONE: (209) 862-1506
 APPLICABLE CODES:
 1. 2019 CBC, CMC, CPC, CTE, & CA GREEN STANDARDS
 2. TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS - PARTS 1 THRU 12
 3. THE CITY OF NEWMAN MUNICIPAL CODE
 ZONING: R-1 (SFR SINGLE FAMILY RESIDENTIAL)
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY GROUP: U
 NO FIRE SPRINKLERS
 EXISTING HOME 3 BEDROOMS, 1 FULL BATHS
 EXIST HOME = (1,084 SQ. FT.)
 EXIST CARPORT = (200 SQ. FT.)
 NEW GARAGE = 900 SQ. FT.
 DRAFTSMAN INFORMATION:
 JESSUS VALDEZ
 (209) 518-0139
 jvaldez@designstudio.com



FLOOR PLAN

1/4" = 1'-0"

LEGEND

- 1 HOUR FIRE-RATED WALL & 5/8" X 80 D WALL HEIGHT, FIRE CALK, ALL PENETRATIONS
- 2x4 WOOD FRAMED WALLS



ENERGY LIGHTING NOTES:

- A. INDOOR AND OUTDOOR LIGHTING FOR NEW HOMES MUST BE HIGH EFFICACY.
- B. RECESSED LIGHT FIXTURES SHALL BE G-RATED AND BE ANTI-GLOW.
- C. FOR OUTDOOR LIGHTING ATTACHED TO BUILDINGS - HIGH EFFICACY AND CONTROLLED BY MOTION SENSOR PLUS PHOTOCONTROL.
- D. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. EXHAUST FANS SHALL BE CONTROLLED BY PHOTOCONTROL AS LONG AS THE FAN IS ON. EXHAUST FANS SHALL BE CONTROLLED BY PHOTOCONTROL AND SWITCHED OFF.
- E. BRANCH CIRCUIT SERVICING THE GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE OF THE GARAGE.

ELECTRICAL LEGEND

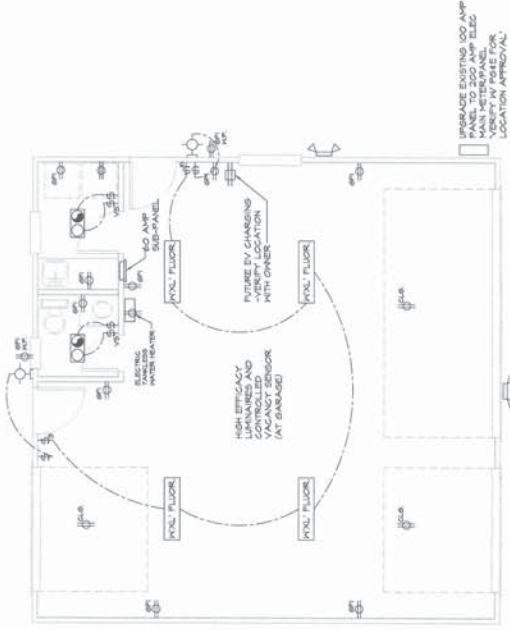
⊕	HALL SWITCH	⊕	RECESSED HANGERS LIGHT FIXTURE (HIGH EFFICACY)
⊕	VACUANCY SENSOR	⊕	HALL MOUNTED LIGHT FIXTURE (HIGH EFFICACY)
⊕	THREE-WAY HALL SWITCH	⊕	FLOOR LIGHT FIXTURE
⊕	DOY FOURPLEX OUTLET	⊕	EXHAUST FAN
⊕	240V DUPLEX OUTLET	⊕	EXHAUST FAN LIGHT COMBINATION (FLOOR/RECESS/HIGH EFFICACY)
⊕	GROUND FAULT INTERRUPTER DEVICE	⊕	
⊕	WATERPROOF	⊕	
⊕	VACUANCY SENSOR	⊕	



ELECTRICAL PLAN

1/4" = 1'-0"

NOTE: ALL LIGHTING LAYOUT TO BE FIELD VERIFIED AND APPROVED BY OWNER.



RECESSED HANGERS 60 AMP SERVICE PANEL TO 200 AMP SERVICE PANEL. VERIFY LOCATION. LOCATION APPROVAL.

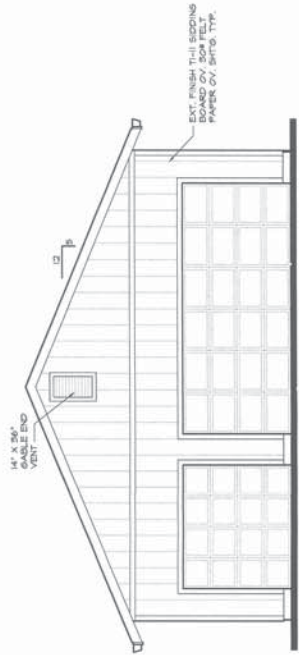
ALL OUTDOOR LIGHTING MUST BE HIGH EFFICACY. IN ADDITION LIGHTING MOUNTED TO ANY BUILDING ON THE LOT MUST BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:

1. PHOTOCELL AND MOTION SENSOR
2. PHOTOCELL AND TIME SWITCH
3. PHOTOCELL AND TIME SWITCH
4. ENDS WITH FEATURES OF ASTRONOMICAL TIME SWITCHING WHICH AUTOMATICALLY DIMS LIGHTING DURING THE DAY, AND MAY BE PROGRAMMED TO AUTOMATICALLY TURN LIGHTING OFF AT NIGHT.

NEW CONSTRUCTION SHALL FACILITATE FUTURE PHOTOCELL AND MOTION SENSOR LIGHTING. PROVIDE A 1" CONDUIT TO THE APPROXIMATE LOCATION OF THE PHOTOCELL AND MOTION SENSOR. SERVICE CAPACITY SHALL BE SIZED TO ACCOMMODATE A FUTURE 200-240 VOLT CIRCUIT. FIELD VERIFY LOCATION IN-FIELD WITH OWNER.

ALL INTERIESTER BUILDING ELECTRICAL (HIGH) THREE BRANCHING OR BONDING CONDUCTORS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL.

BUILDING SUPPLIED BY FEEDING OR BRANCH CIRCUIT SHALL HAVE A GROUNDING ELECTRODE SYSTEM (G.E.S.) INSTALLED IN ACCORDANCE WITH ARTICLE 250 THE GROUNDING ELECTRODE SYSTEM SHALL BE CONNECTED TO THE SERVICE GROUNDING ELECTRODE (S.G.E.) AND THERE IS NO EXISTING GROUNDING ELECTRODE. THE G.E.S. SHALL BE INSTALLED TO PROVIDE GROUNDING ROD BURRED MIN. 8\"/>



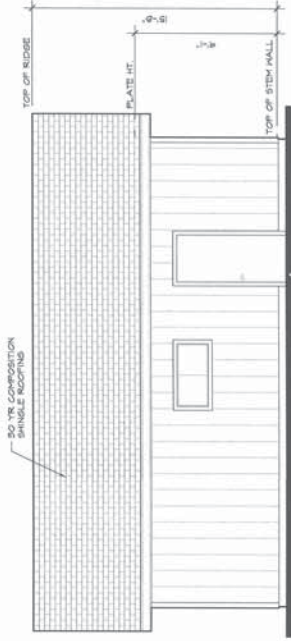
FRONT ELEVATION

1/4" = 1'-0"



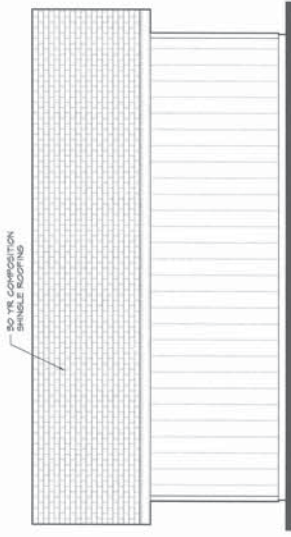
REAR ELEVATION

1/4" = 1'-0"



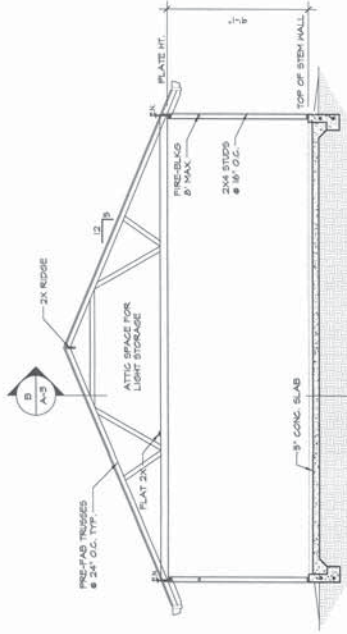
SIDE ELEVATION

1/4" = 1'-0"



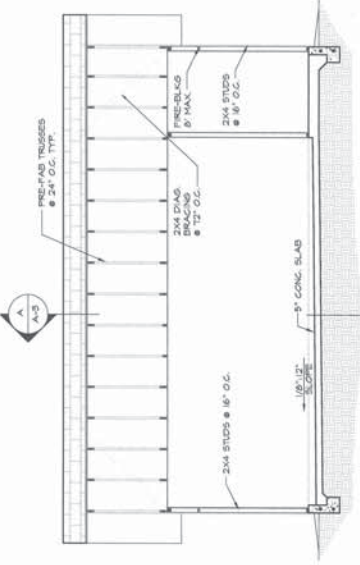
SIDE ELEVATION

1/4" = 1'-0"



SECTION - A

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



SECTION - A

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