



Michael Ferris <michael@koala-t.com>

3312 Luna - Week of 1/5/26 Update

1 message

Morgan Lyew <morgan@koala-t.com>

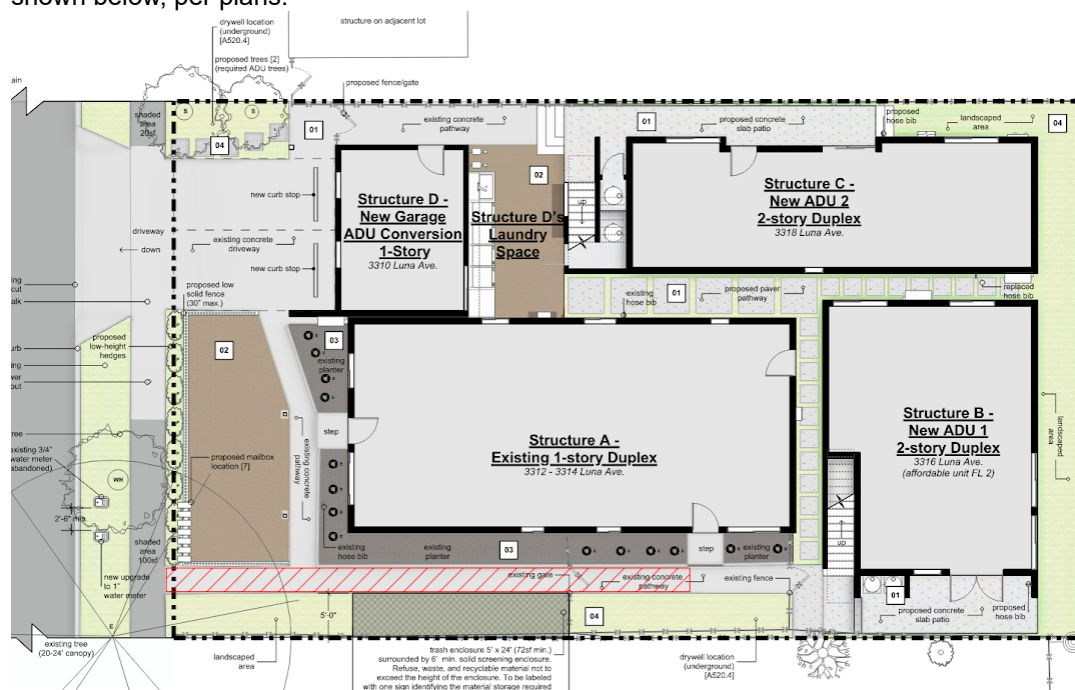
Tue, Jan 6, 2026 at 10:20 AM

To: Michael Ferris <michael@koala-t.com>, Michael Walker <michaelhuywalker@gmail.com>, Paige Corina <paige.corina@gmail.com>

Good Morning!

Here's our weekly update for 3312 Luna Ave:

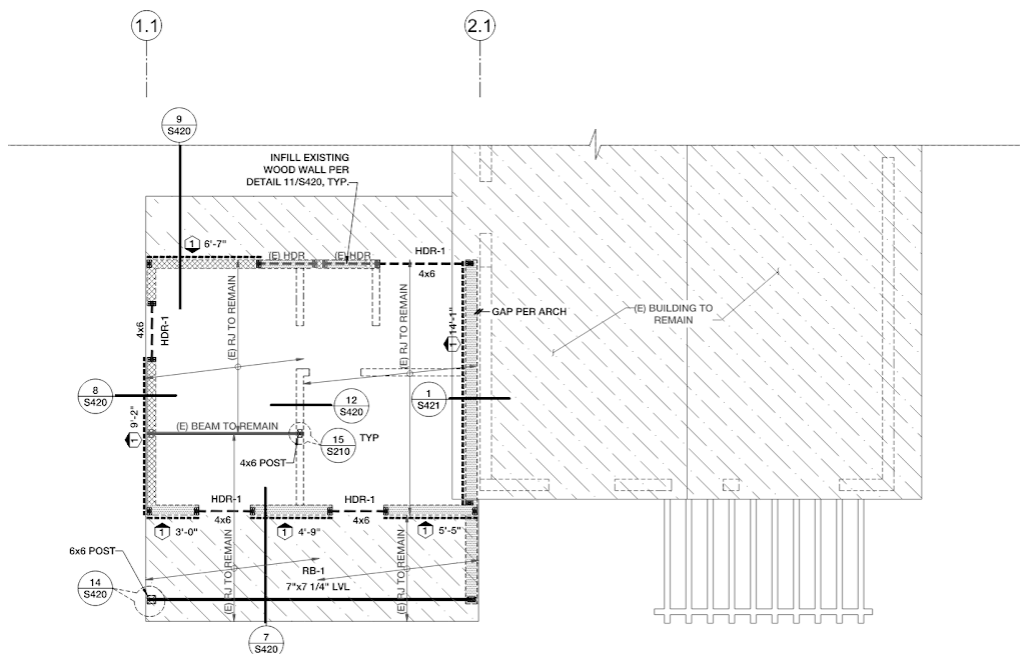
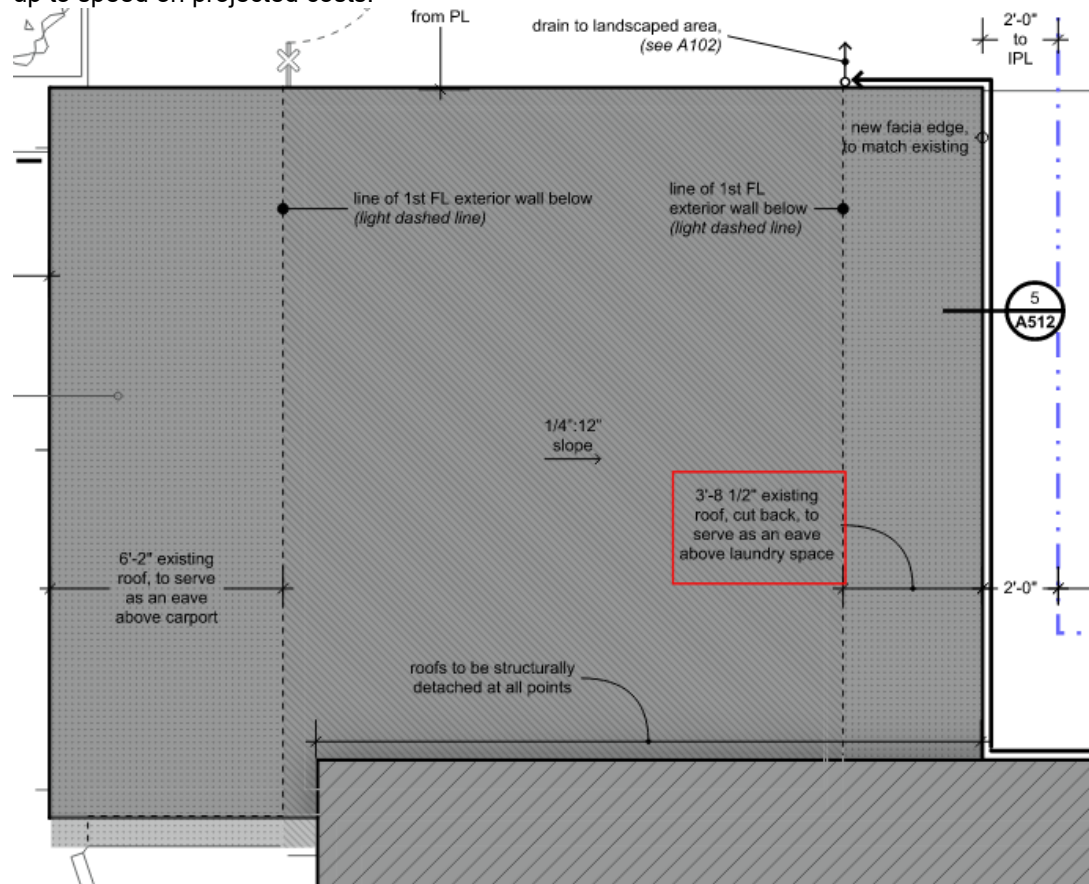
1. I met with the key trades on site yesterday, and everyone is really excited to work on this project. Most of our crew has worked together before, so we anticipate a lot of communication, collaboration and coordination between the trades.
2. The backyard has been cleared of all site concrete, turf, pavers, etc... We are going to try to salvage the area shown below, per plans:



3. Earthwork has been delayed several days because of the heavy rains. We are waiting for the site to dry out and watching the weather closely. If the rain misses us tomorrow, we will likely start earthwork on Thursday.
4. The original intent on the laundry area overhang was to cut back the existing roof per the architectural drawings (A211). There is nothing shown on the structural sheets regarding this overhang (S321). Unfortunately, the overhang cannot be built as shown. The joists are not sistered far enough back into the garage to support a 4' cantilevered overhang (see attached photos). We have reached out to 1070 for a revised design and structural detail. Our new plan is to demolish the existing pergola and rebuild the overhang once we have further instructions. Our demo crew has quoted us \$1500, and they will remove the pergola tomorrow or Thursday. This would typically be a change order, as it is a deviation from the plans, but we will make it work within the budget we provided yesterday.

That being said, building back the overhang will be a CO, as framing, roofing, and painting will be affected. I am working with our framer to come up with the most cost effective solution, which I will relay to 1070. I will keep you

up to speed on projected costs.



2

STRUCTURE A ADU-ROOF FRAMING PLAN

1/4" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION
DIMENSIONS. ALL CONSTRUCTION DIMENSIONS
MUST BE VERIFIED WITH THE ARCH. PLANS.



Please let me know if you have any questions.

Best,

--

Morgan Lyew

Director of Preconstruction



- Quality Builds at Mates Rates-

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3 attachments



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