COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 161036 **APN: 072-213-08**

Proposal to reconstruct a non-conforming residence. Requires an Administrative Site Development Permit. Property located at the northeast corner of the intersection of Highway 9 and Brackney Road, (7720 Highway 9).

OWNER: Dorothy & Gilbert Laird
APPLICANT: Francis Padilla
SUPERVISORIAL DISTRICT: 5
PLANNER: Randall Adams, (831) 454-3218
email: randall.adams@santacruzcounty.us

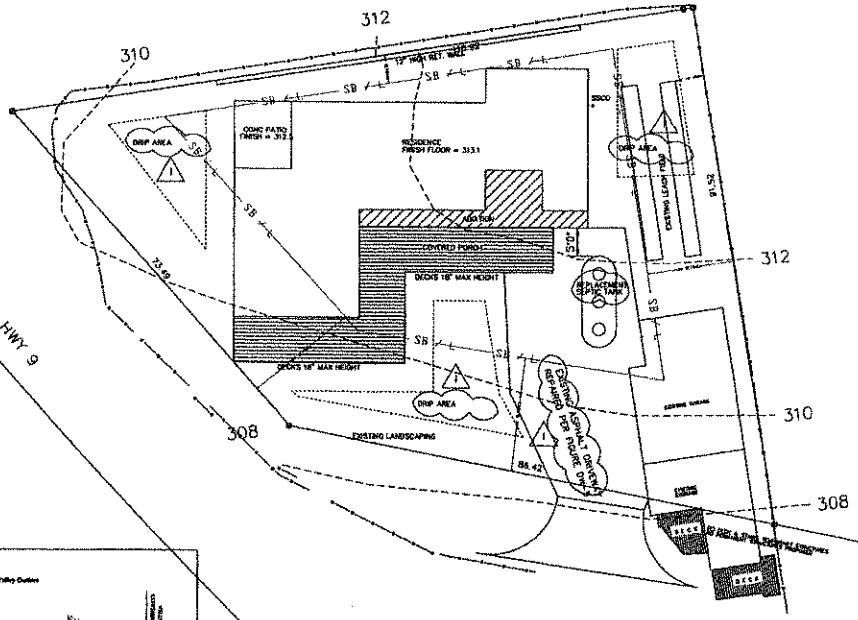
Public comments must be received by 5:00 p.m. March 15, 2017.

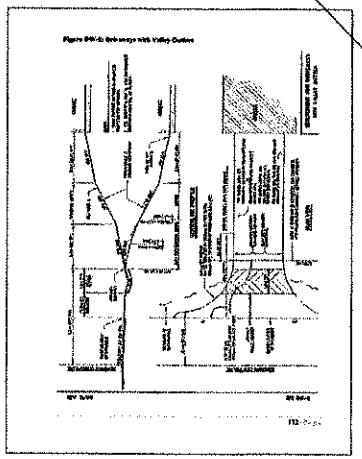
A decision will be made on or shortly after March 22, 2017.

Appeals of the decision will be accepted until 5:00 p.m. April 5, 2017.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130 Monday through Friday.

For more information, call the project planner identified above.





PLOT PLAN

1" = 10'-0"

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHOWN SHALL BE UTILIZED CONTINUOUSLY FROM OCTOBER 15 TO APRIL 15.
2. PROTECT ALL DISTURBED SOILS WITH VEGETATION AND/OR MULCH.
3. KEEP ALL DRAINAGE FACILITIES FREE OF SILT AND DEBRIS.
4. PLANTING SHALL BE COMPLETED NOT MORE THAN 60 DAYS AFTER COMPLETION OF GRADING.

NOTES:
1. THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF GEOTECHNICAL REPORT PREPARED BY DEES & ASSOCIATES.
2. TREE REMOVAL IS ONLY PERMITTED BETWEEN AUGUST 1ST AND OCTOBER 15TH OF ANY GIVEN YEAR.
3. TREE REMOVAL WILL NOT BE PERMITTED UNTIL ALL NESTING BIRDS HAVE VACATED SITE.
4. Return the existing garage into the carport per the assessors construction records, by removing the doors on the west elevation, and siding on the north elevation. (2)

PROJECT DIRECTORY

OWNER
DOROTHY LAIRD
7720 HIGHWAY 9
BEN LOMAND, CA 95005

ENGINEER
BAIRD STRUCTURAL DESIGN
79608 SOQUEL DRIVE #240
APTOS, CA 95003

CONTRACTOR

PROJECT INFORMATION

SCOPE OF WORK:

RECONSTRUCTION OF ONE STORY SINGLE FAMILY RESIDENCE WITH COVERED DECK.

AREA COMPUTATIONS:

LOT AREA.....7471SF
BUILDING FOOTPRINT.....EXISTING: 1479SF PROPOSED ADD: 235SF
CARPORT/STORAGE.....EXISTING: 423SF (UNALTERED)
TOTAL BLDG FOOTPRINT.....2137SF - LOT COVERAGE: 29%
FIRST FLOOR AREA.....EXISTING: 1479SF PROPOSED ADD: 235SF
TOTAL FLOOR AREA.....1704SF - FLOOR AREA RATIO: 23%

SHEET INDEX

VICINITY MAP

BASIS FOR DESIGN

ROOF DEAD LOAD=15psf
ROOF LIVE LOAD=20psf
FLOOR DEAD LOAD=14psf
FLOOR LIVE LOAD=40psf
SEISMIC DESIGN CATEGORY D
WIND SPEED 110MPH
SOIL PRESSURE 1500PSF
W/ SEISMIC INCREASE 33%

CODE

2013 CBC, CPC, CMC, CEC AND 2013 CA ENERGY CODE
2013 CALGREEN
OCCUPANCY: R-3
CONSTRUCTION: TYPE VB
STORIES: 1
FIRE SPRINKLERS REQUIRED (1)

(1) This project is subject to the Wildland Urban Interface (WUI) construction requirements. HERS certification is required.

REVISIONS
1 PLAN CHECK 11/03/16
2 PLAN CHECK 12/20/16

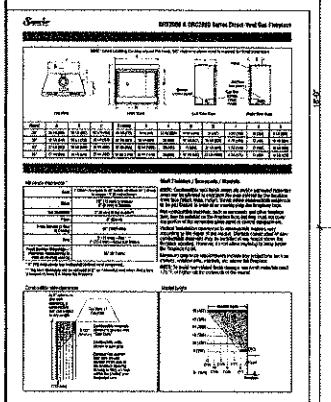
BAIRD STRUCTURAL DESIGN, INC. 831-687-0688

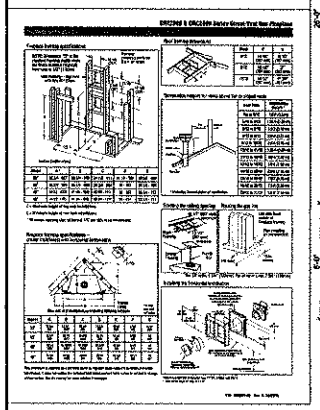
TITLE SHEET/PLOT PLAN
1/8"=1'-0"

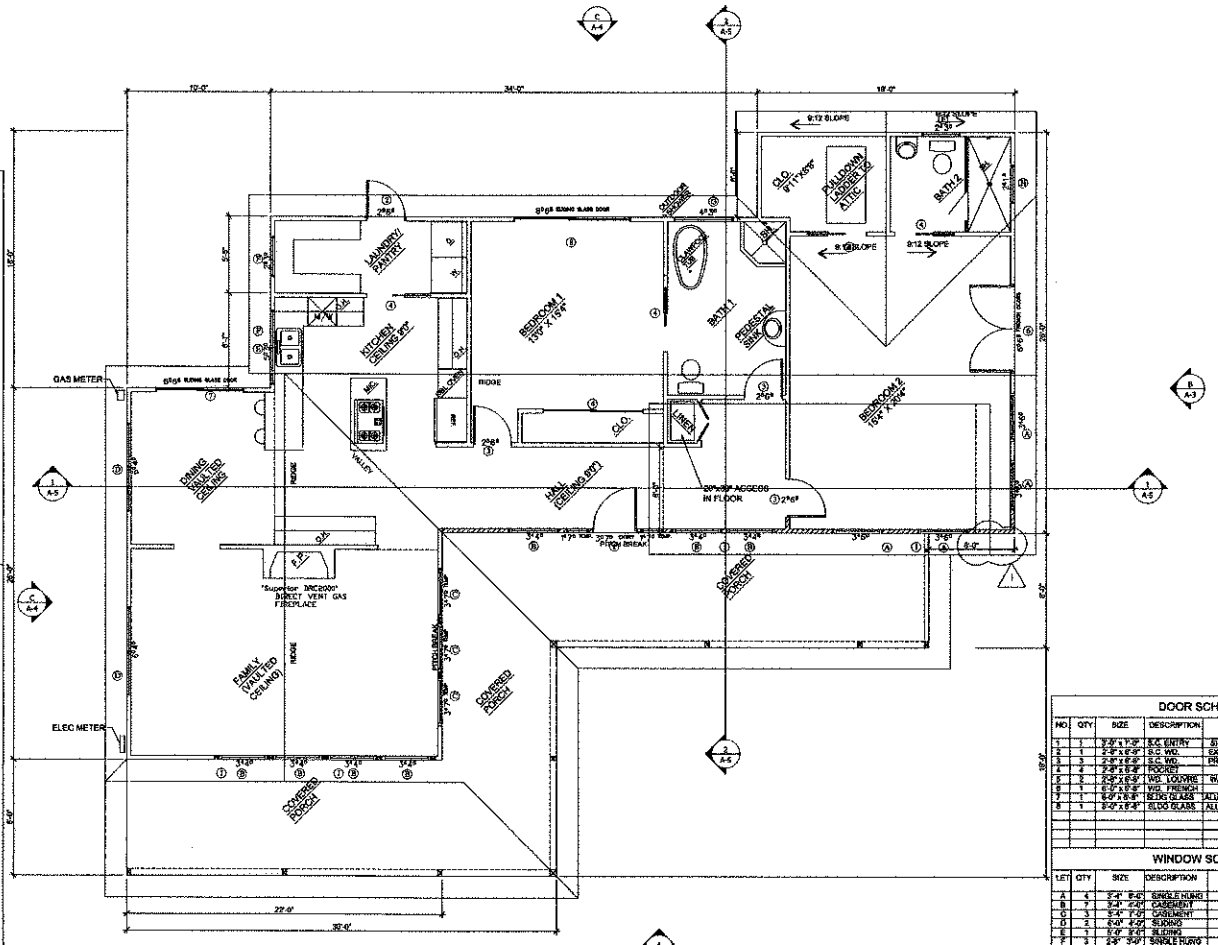
LAIRD REBUILD

7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

DATE 06/23/16
SCALE SEE PLAN
DRAWN KB
JOB 150701
SHEET A-1
OF SHEETS







PROPOSED FLOOR PLAN

1/4" = 1'-0"

DOOR SCHEDULE

NO.	QTY	SIZE	DESCRIPTION	REMARKS
1	1	3'-0" x 7'-0"	S.C. ENTRY	SIDELITES & TRANSOM
2	1	2'-8" x 6'-8"	S.C. WD.	EXTERIOR
3	1	2'-8" x 6'-8"	S.C. WD.	PRIVACY LOCK AT BATHS
4	4	2'-8" x 6'-8"	POCKET	
5	2	2'-0" x 6'-8"	WD. LOUVRE	WARDROBE
6	1	6'-0" x 6'-8"	WD. FRENCH	
7	1	6'-0" x 6'-8"	SLDG GLASS	ALUMINUM
8	1	8'-0" x 8'-8"	SLDG GLASS	ALUMINUM

WINDOW SCHEDULE

LET	QTY	SIZE	DESCRIPTION	REMARKS
A	4	2'-4" 6'-0"	SINGLE HUNG	DUAL GLAZED LOW "E" TYP.
B	7	3'-4" 4'-0"	CASEMENT	
C	3	3'-4" 1'-0"	CASEMENT	
D	2	6'-0" 4'-0"	SLIDING	
E	1	3'-0" 3'-0"	SLIDING	
F	3	2'-8" 5'-0"	SINGLE HUNG	
G	1	4'-0" 3'-0"	SLIDING	
H	1	7'-8" 7'-0"	SLIDING	
I	2	7'-0" 2'-8"	SLIDING	

Exterior windows and glazed openings within exterior doors shall be insulated glass units with a minimum of one (1) tempered pane, or glass block units, or have a minimum 20 minute fire rating.

LEGEND

XX DETAIL #
XX SHEET #

PRE-EXISTING 2X WALL REBUILT

ZZZZZ NEW 2X WALL

REVISIONS
1 PLAN CHECK 11/03/16

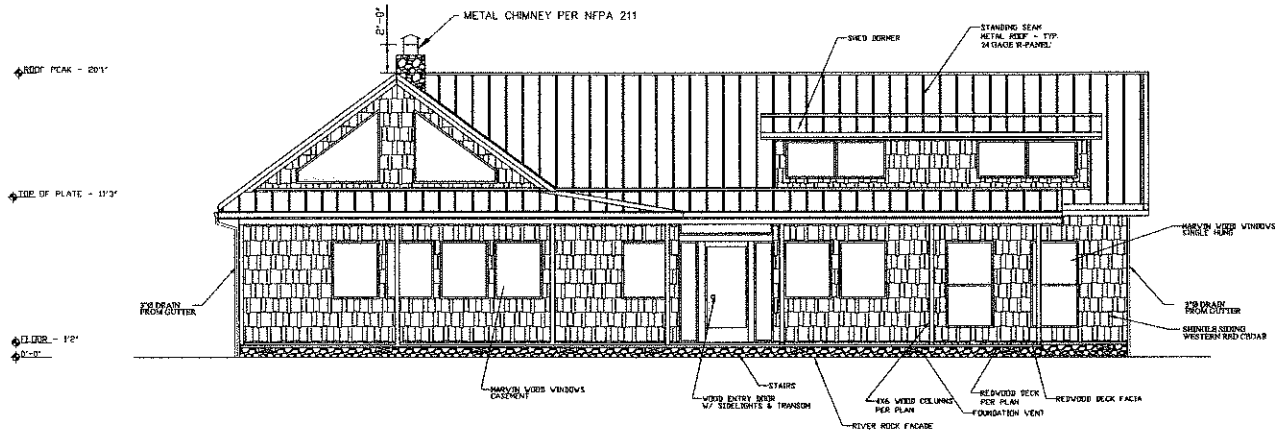
BAIRD STRUCTURAL DESIGN, INC. 831-661-0284

PROPOSED FLOOR PLAN
1/8" = 1'-0"

LAIRD RESIDENCE REBUILD

7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-413-08

DATE 09/23/16
SCALE SEE PLAN
DRAWN KB
JOB 150701
SHEET A-2
OF SHEETS

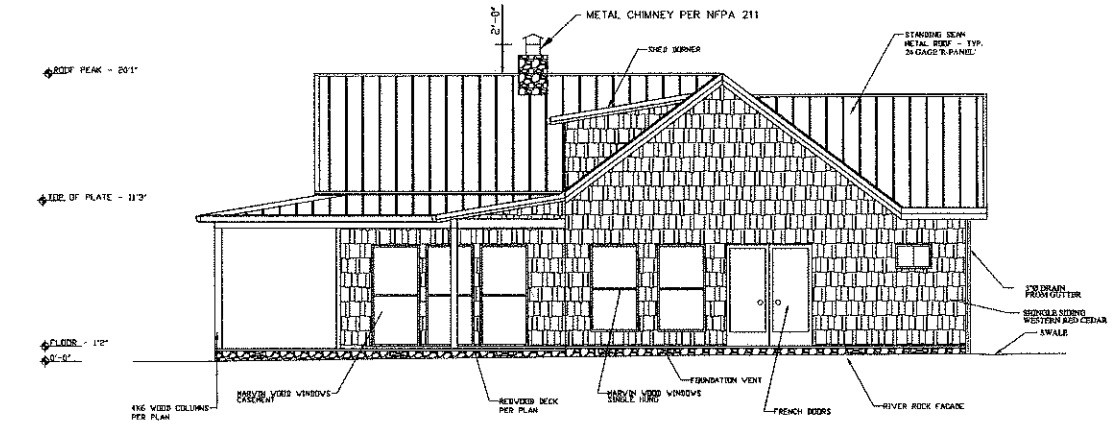


SOUTH ELEVATION

A/A3

1/4" = 1'-0"

1 NOTE: 1. CEDAR SHINGLES ON EXTERIOR WALLS TO BE "CERTI-GUARD" CLASS B SHAKES WHICH HAVE BEEN PRESSURE IMPREGNATED WITH FIRE RETARDANT POLYMERS.
2. FOUNDATION VENTS: The diversions of the openings therein shall be a minimum of 1/16-inch and shall not exceed 1/8-inch. The materials used shall be noncombustible and corrosion resistant.



EAST ELEVATION

B/A3

1/4" = 1'-0"

1 NOTE: 1. CEDAR SHINGLES ON EXTERIOR WALLS TO BE "CERTI-GUARD" CLASS B SHAKES WHICH HAVE BEEN PRESSURE IMPREGNATED WITH FIRE RETARDANT POLYMERS.
2. FOUNDATION VENTS: The diversions of the openings therein shall be a minimum of 1/16-inch and shall not exceed 1/8-inch. The materials used shall be noncombustible and corrosion resistant.

REVISIONS

1 PLAN CHECK 11/03/16

BAIRD STRUCTURAL DESIGN, INC. 831-601-0064

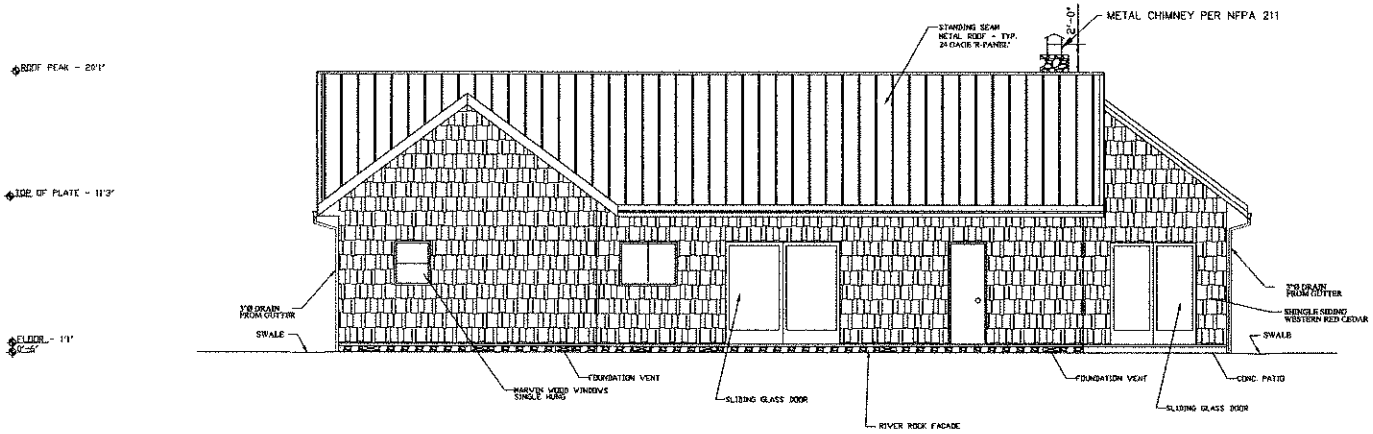
ELEVATIONS

1/8"=1'-0"

LAIRD RESIDENCE REBUILD

7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

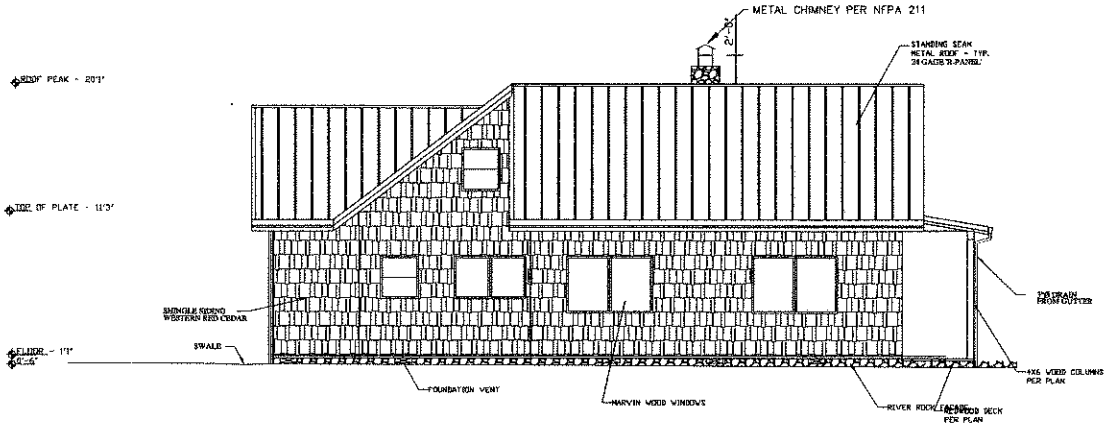
DATE 06/23/16
SCALE SEE PLAN
DRAWN KB
JOB 150701
SHEET A-3
OF SHEETS



NORTH ELEVATION

1/4" = 1'-0"

NOTE: 1. CEDAR SHINGLES ON EXTERIOR WALLS TO BE "CERTI-GUARD" CLASS B SHAKES WHICH HAVE BEEN PRESSURE IMPREGNATED WITH FIRE RETARDANT POLYMERS.
2. FOUNDATION VENTS: The dimensions of the openings therein shall be a minimum of 1/16-inch and shall not exceed 1/8-inch. The materials used shall be noncombustible and corrosion resistant.



WEST ELEVATION

1/4" = 1'-0"

NOTE: 1. CEDAR SHINGLES ON EXTERIOR WALLS TO BE "CERTI-GUARD" CLASS B SHAKES WHICH HAVE BEEN PRESSURE IMPREGNATED WITH FIRE RETARDANT POLYMERS.
2. FOUNDATION VENTS: The dimensions of the openings therein shall be a minimum of 1/16-inch and shall not exceed 1/8-inch. The materials used shall be noncombustible and corrosion resistant.

KEVIN P. BAIRD — No. C68981 — EXP. 06/30/16 — CIVIL — STATE OF CALIFORNIA

REVISIONS
1 PLAN CHECK 11/03/16

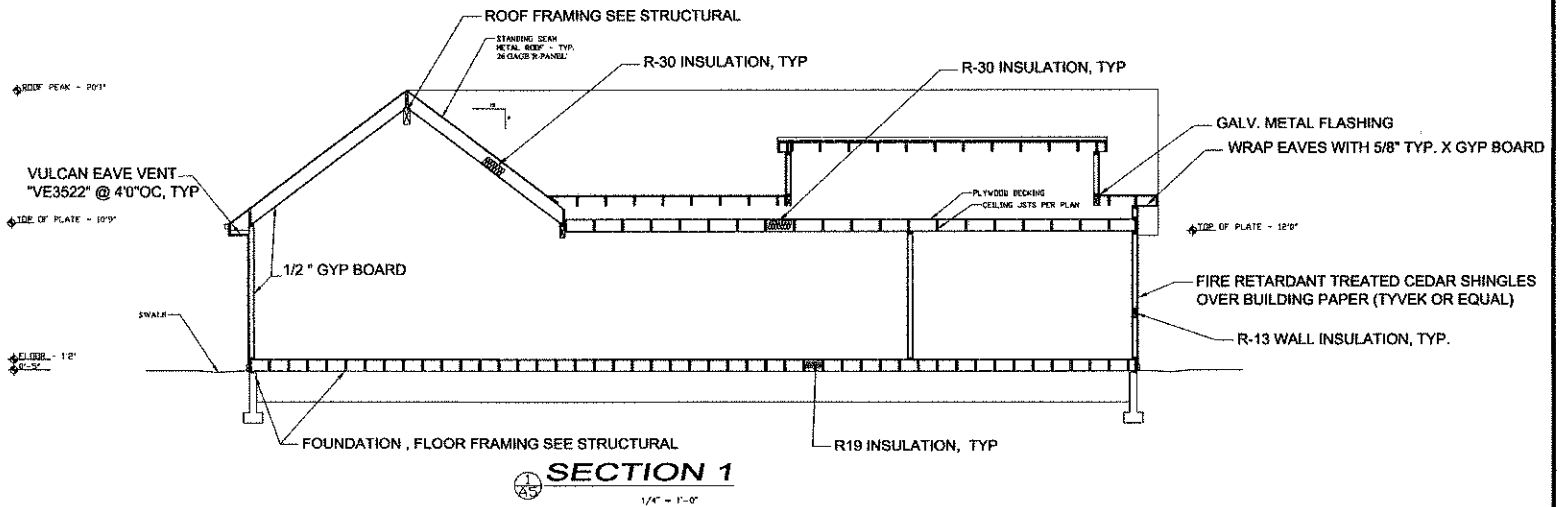
BAIRD STRUCTURAL DESIGN, INC.
831-687-0564

ELEVATIONS
1/8"=1'-0"

LAIRD RESIDENCE REBUILD

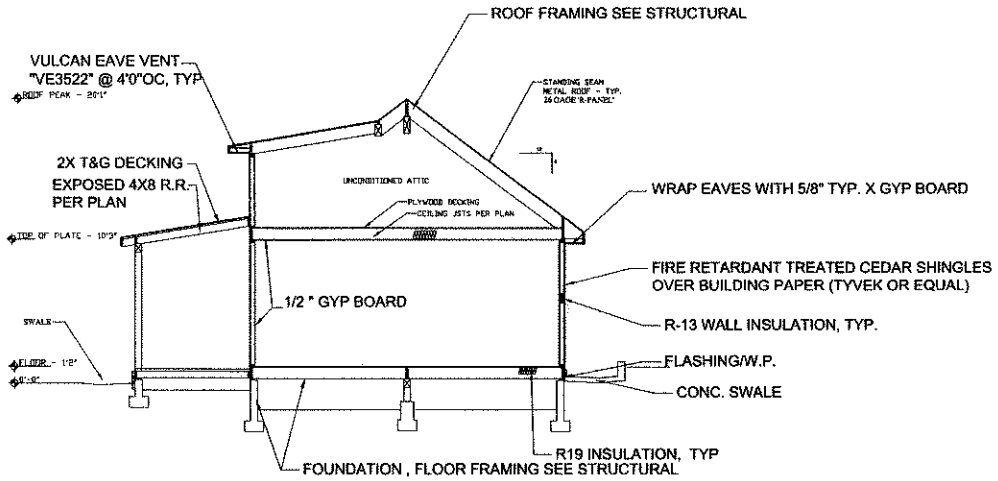
7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

DATE	06/23/16
SCALE	SEE PLAN
DRAWN	KB
JOB	150701
SHEET	A-4
OF	SHEETS



SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

1 NOTE: EXPOSED 2X6 T&G DECKING EN CEILING OF PORCH AND 2X6 REDWOOD DECKING TO BE "PYRODGUARD" PRESSURE IMPREGNATED WITH FIRE RETARDANT POLYMERS (ICC-ESR-1791).

REVISIONS

1 PLAN CHECK 11/03/16

BAIRD STRUCTURAL DESIGN, INC.

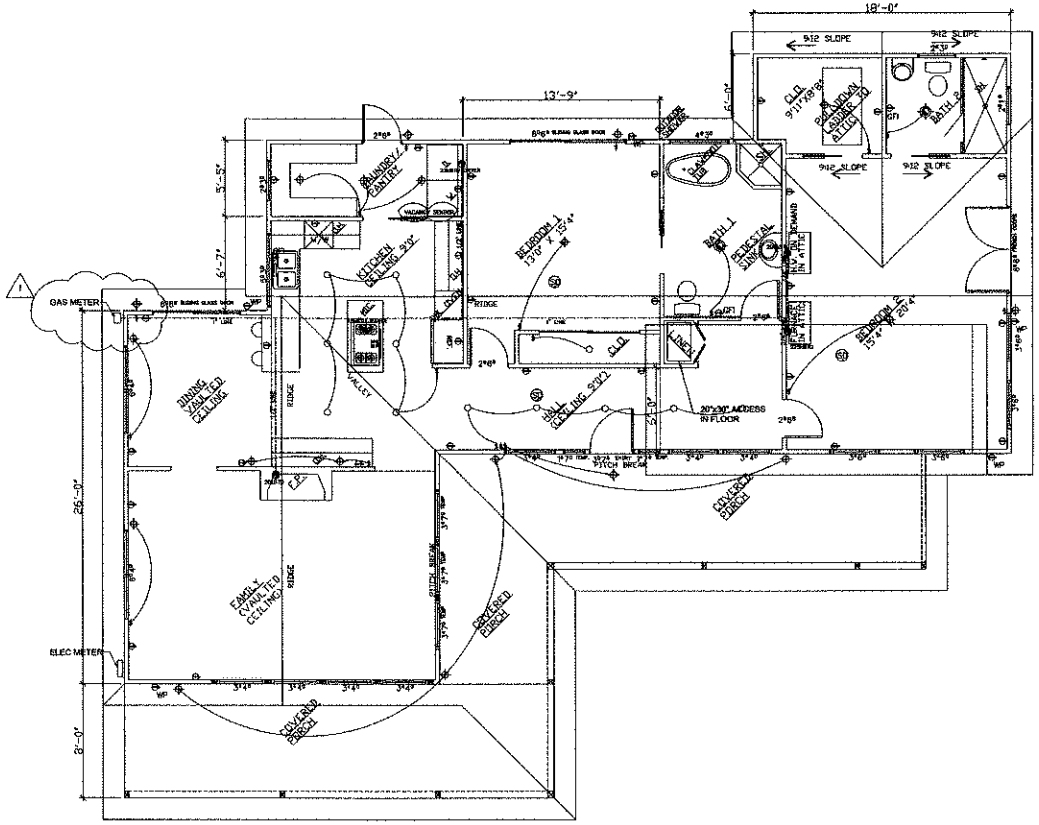
BUILDING SECTIONS

1/4"=1'-0"

LAIRD RESIDENCE REBUILD

7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

DATE 06/23/16
SCALE SEE PLAN
DRAWN KB
JOB 150701
SHEET A5
OF SHEETS



ELECTRICAL PLAN

1/4" = 1'-0"

NOTES:
1. A SMOKE/CO DETECTOR SHALL BE LOCATED IN EACH ROOM.
2. ALL NEW HOT WATER PIPE SHALL BE INSULATED PER ENERGY ANALYSIS.
3. THE PROPOSED LED LIGHTING SHALL BE CALIFORNIA ENERGY COMMISSION CERTIFIED TO QUALIFY AS HIGH EFFICACY.
4. FLOW RATES: WATER CLOSET 1.28GPF, SHOWER HEAD 2.0GPM@60PSI, LAVY FAUCET 60PSI.
5. BATH FAN AND FAN LIGHT SHALL BE SWITCHED SEPARATELY.
6. BATH FANS SHALL BE A MINIMUM OF 50 CFM AND WHEN NOT PART OF THE WHOLE HOUSE VENTILATION SYSTEM SHALL HAVE A HUMIDISTAT CONTROL.
7. ALL NEW OR EXTENDED BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15- AND 20-AMPERE OUTLETS (IE RECEPTACLES, LIGHTS, SMOKE ALARMS, ETC.) INSTALLED IN DOCUPIABLE SPACES OF DWELLING UNIT SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT EXCEPT THOSE CIRCUITS REQUIRING PROTECTION BY GFCI.
8. ALL NEW 125-VOLT, 15- AND 20 AMPERE RECEPTACLES SHALL BE TAMPER RESISTANT.
9. ON DEMAND WATER HEATER TO MEET FOLLOWING GUIDELINES:
   Natural Gas, Small Instantaneous, 0.2 GALLON, 0.85 EFFICIENCY, 190000~Btu/hr
10. FORCED AIR HEATING UNIT TO BE NATURAL GAS AND 93 AFUE EFFICIENCY.
11. BATHROOM FAN IN "BATH 1" TO BE 50CFM AND CONTINOUSLY ON.

UTILITY LEGEND

- 120V DUPLEX OUTLET 44" AFF GROUND FAULT CIRCUIT INT.
- WP 120V DUPLEX OUTLET 12" AFF GROUND FAULT CIRCUIT INT.
- S SWITCH, 1P, 120V 4' AFF
- WP CEILING MOUNTED LIGHT COMPACT FLUORESCENT
- WP COMPACT FLUORESCENT SURFACE MOUNTED HIGH EFFIC. LUMINAIRE
- "ENERGY STAR" COMBINATION LIGHT & EXHAUST FAN
- RECESSED INCAND LIGHT, 9" LED
- UNDERCABINET LIGHT, LED
- PENDENT LIGHT
- NATURAL GAS
- WP 120V DUPLEX OUTLET WATER PROOF GROUND FAULT CIRCUIT INT.
- CABLE OUTLET
- TELEPHONE JACK
- SD COMBINATION SMOKE DETECTOR/CARBON MONOXIDE ALARM

NOTE: A SMOKE DETECTOR SHALL BE LOCATED IN EACH ROOM.

BATHROOMS 50CFM INTERMITTEN EXHAUST FAN
RANGEHOOD 150CFM INTERMITTEN EXHAUST FAN

REVISIONS
1 PLAN CHECK 11/03/16

BAIRD STRUCTURAL DESIGN, INC.
831-461-0564

ELECTRICAL PLAN
1/4"=1'-0"

LAIRD RESIDENCE REBUILD
7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

DATE 06/23/16
SCALE SEE PLAN
DRAWN KB
JOB 150701
SHEET A6
OF SHEETS

Table 4.504.3 - Continued

Graphic arts coatings (dip-coat)	550
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[2]	120
Magnesite cement coatings	480
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventive coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

17. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as set forth in Table 4.504.5 below (4.504.5):

FORMALDEHYDE LIMITS[1] (Maximum formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

16. All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
19. Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
a. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 (Residential Load Calculation), ASHRAE handbooks or equivalent design methods.
b. Size duct systems according to ANSI/ACCA 1 Manual D-2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 (Residential Equipment Selection) or other equivalent design software or methods
20. Filters with a higher value than MERV 7 shall be installed on central air or ventilation systems. The pressure drop across the filter shall not exceed 0.1 inches water column. (VBMC 15.11.030)

Installer and Special Inspector Qualifications
21. HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
22. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentation
23. An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
24. Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
25. Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
26. Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
27. CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (Section 703.1)

Environmental Quality
11. Moisture content of building materials used in wall and floor framing is checked before enclosure
according to one of the following (4.505.3):
a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade
stamped end of each piece to be verified.
c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
12. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds in Section 94522(e)(3) and other requirements in Sections 94522(c)(2) and (d)(3) of the California Code of Regulations, Title 17, commencing with Section 94522. (4.504.2.3)
13. Carpet and carpet systems shall be compliant with of the following (4.504.3):
a. Carpet and Rug Institute's Green Label Plus Program.
b. California Department of Public Health Specification 01350.
c. NSF/ANSI 140 at the Gold level.
d. Scientific Certifications Systems Indoor Advantage™ Gold
14. Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
b. Products compliant with CHPS criteria certified under the Greenguard Children & Schools programs.
c. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
d. California Department of Public Health Specification 01350.
15. Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

ADHESIVE VOC LIMIT [1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

18. Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3. (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form release compounds	250

2013 California Green Building Code NOTES:
1. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Shower heads shall have a maximum flow rate of 2.0 gpm at 80 psi. Lavics shall have a maximum flow rate of 1.2 gpm at 60 psi, but not less than 0.8 at 20 psi. Kitchen faucets shall have a maximum flow rate of 1.8 gpm at 60 psi, but may have a temporary flow rate of 2.2 gpm at 60 psi and default to 1.8 gpm at 60 psi. (4.303)
2. A minimum of 50% of the construction and demolition waste will be recycled, reused on the project, or salvaged for later use or sale. CGBC 4.408.1
3. Annular spaces around pipes, electrical cables, conduits, etc. will need to be filled to prevent rodent intrusion (4.406.1)
4. The gas fireplace shall be direct-vent type (4.503.1)
5. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits. (4.503.1)
6. Ducts will need to be covered during construction (4.504.1)
7. Unless functioning as a component of a whole house ventilation system, bath fans must be energy star rated and controlled by a humidistat which shall be readily accessible. (4.506.1)
8. Covers or louvers for the whole house ventilation fan(s) to be provided so that they close when the system is turned off. (4.507.1)
9. Heating and/or air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.
CGBC 4.507.2
HEATING SYSTEM DESIGN IS A DEFERRED SUBMITTAL ITEM.
10. An operation and maintenance manual will be provided to the building owner at the completion of
the project. (4.410.1)

REVISIONS
1 PLAN CHECK 11/03/16

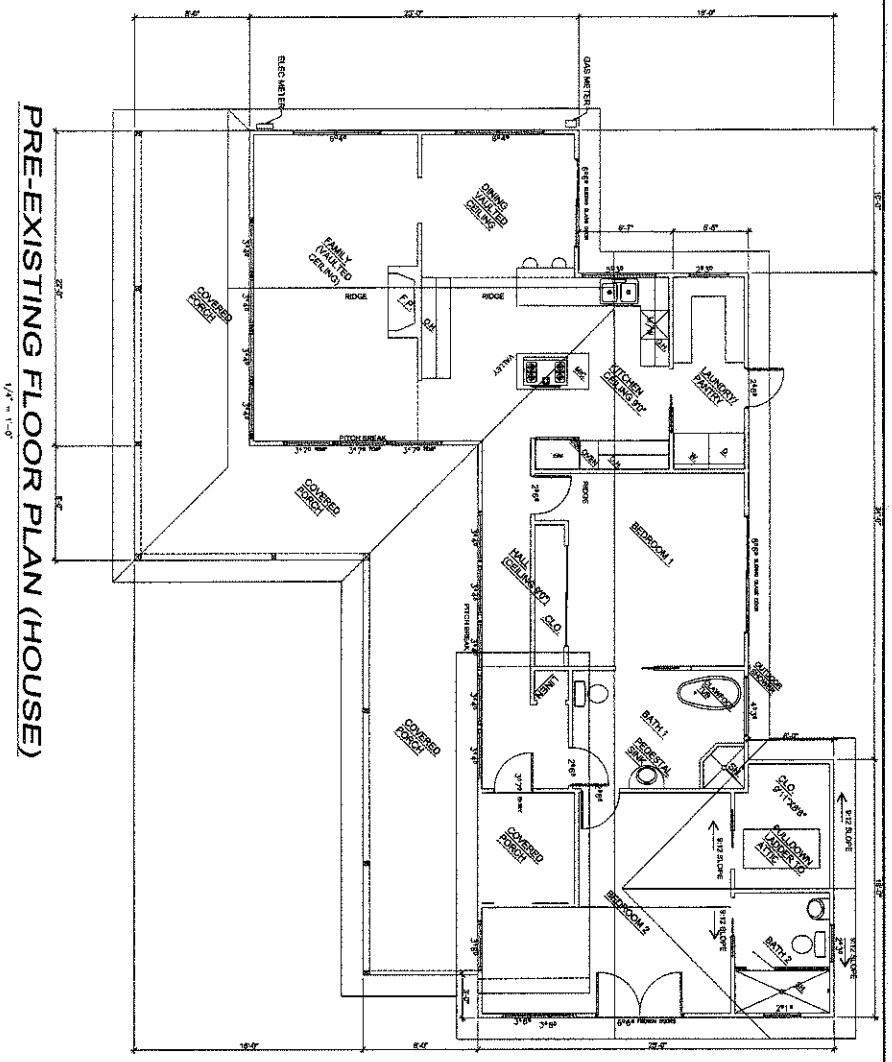
BAIRD STRUCTURAL DESIGN, INC.
831-601-0364

CALGREEN MINIMUM REQUIREMENTS
1/4"=1'-0"

LAIRD RESIDENCE REBUILD

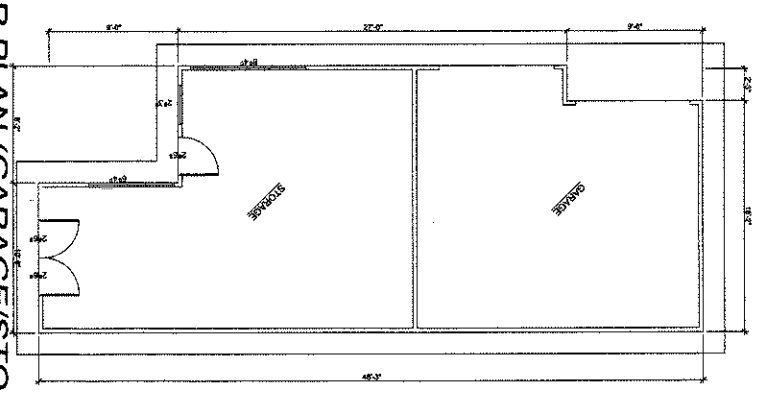
7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

DATE 06/23/16
SCALE SEE PLAN
DRAWN KB
JOB 150701
SHEET A7
OF SHEETS



PRE-EXISTING FLOOR PLAN (HOUSE)

1/4" = 1'-0"



PRE-EXISTING FLOOR PLAN (GARAGE/STORAGE)

1/4" = 1'-0"

SHEETS	SHEET	JOB	DRAWN	SCALE	DATE
X-1		150701	KB	SEE PLAN	06/23/16

LAIRD RESIDENCE REBUILD

7720 HIGHWAY 9
BEN LOMAND, CA
APN: 072-213-08

PRE-EXISTING FLOOR PLAN

1/8" = 1'-0"

BAIRD STRUCTURAL DESIGN, INC.
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REVISIONS
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