

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.

APPLICATION NUMBER: 161171

APN: 062-112-20

Proposal to recognize the construction of a 352 square foot studio Accessory Dwelling Unit on site with an existing single-family dwelling and to remodel and construct additions totaling 226 square feet at the dwelling. Requires a Minor Exception to reduce the required ten foot separation between structures to eight feet six inches and Coastal Development Permit findings for an Accessory Dwelling Unit. Property located on the west side of an unnamed right-of-way at approximately 1,500 feet north of its intersection with Smith Grade Road (2830 Smith Grade Road) that is approximately one mile northwest of the intersection of Smith Grade Road and Back Ranch Road in Bonny Doon.

OWNER: Charles Stein

APPLICANT: Charles Stein

SUPERVISORIAL DISTRICT: 3

PLANNER: Lezanne Jeffs, (831) 454-2480

email: lezanne.jeffs@santacruzcounty.us

Public comments must be received by 5:00 p.m. August 16, 2016.

A decision will be made on or shortly after August 23, 2016.

**Appeals of the decision will be accepted until 5:00 p.m.
September 6, 2016.**

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130 from 1:00 until 4:00 p.m., Monday through Friday.

For more information, call the project planner identified above.

PROFESSIONAL TEAM

STRUCTURAL ENGINEER
 GEORGE REMONDIS & ASSOCIATES
 18 YOUNGLOVE AVENUE
 SANTA CRUZ, CA 95060
 831-459-7455

SOILS ENGINEER
 HANK - KASUNICH
 RICK PARRS
 116 East Lake Avenue
 Watsonville, Ca 95076
 831-247-4294

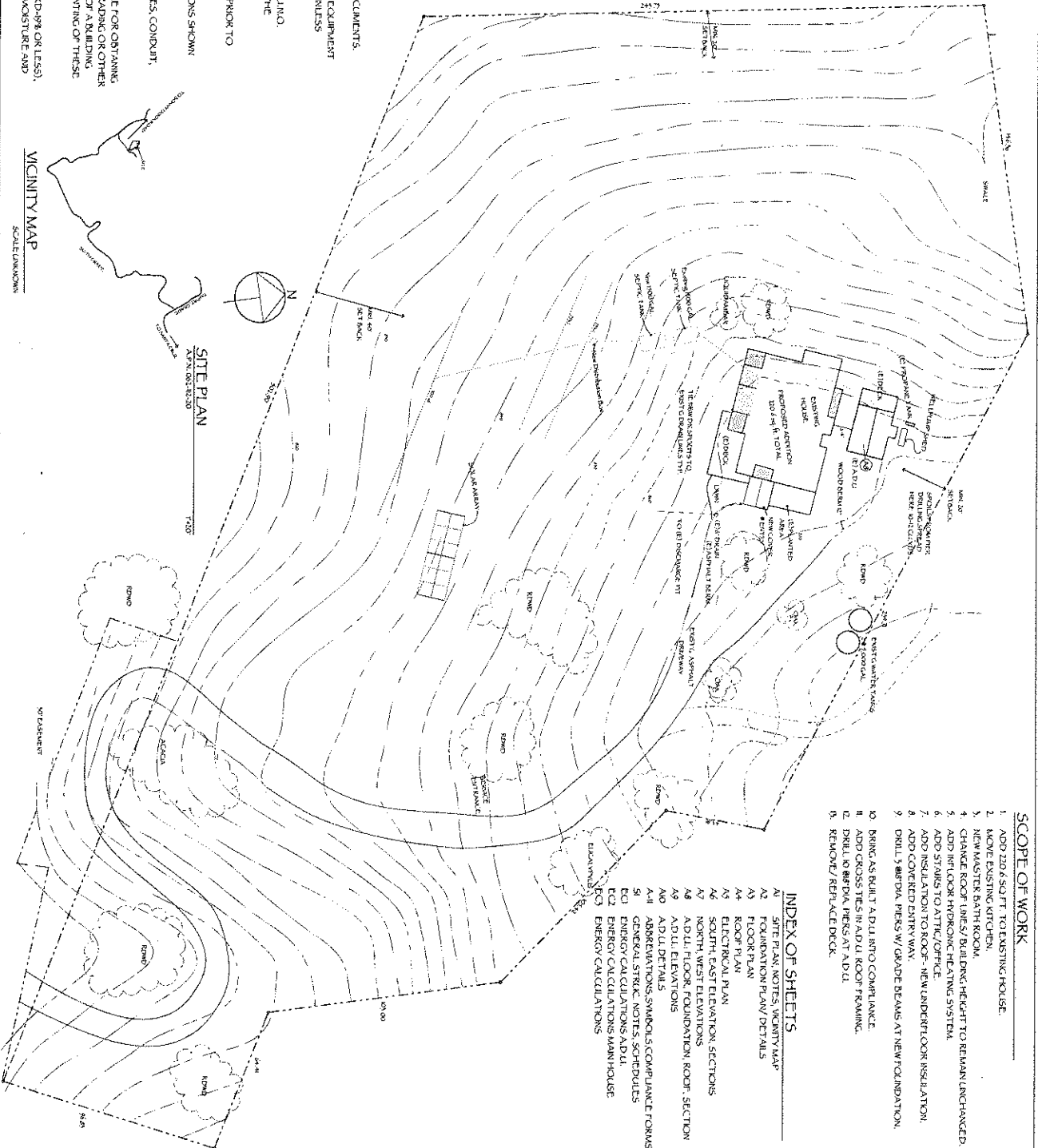
ARCHITECTURAL DESIGNER
 G. BOOTH & ASSOCIATES
 7700 EMPEROR GRADE
 SANTA CRUZ, CA 95060
 831-459-7455

PROJECT DATA

PARCEL AREA: 10,660 SQ. FT. +/-
 OCCUPANCY CLASS: R-3
 CONSTRUCTION TYPE: V.N. NON-SPRINKLED
 EXISTING FOOTPRINT: 2,170 SQ. FT.
 OFFICE: 26 SQ. FT.
 EXIST'G. CONDITIONED: 1,508 SQ. FT.
 NEW ADDITION: 220.6 SQ. FT.
 TOTAL CONDITIONED: 1,728.6 SQ. FT.
 NEW FOOTPRINT: 2,390.6 SQ. FT.
 OFFICE: 306 SQ. FT.
 DECK: 420 SQ. FT.
 TOTAL: 2,810.6 SQ. FT.
 COVERAGE: 28
 EXIST'G. FOOTPRINT ADJ. COMBINED: 1,514 SQ. FT.
 DECK: 177 SQ. FT.
 TOTAL: 1,691 SQ. FT.
 COVERAGE: 0.468
 TOTAL FOOTPRINT: 2,048.6

GENERAL NOTES

1. ALL APPLICABLE SECTIONS OF THE 200 CA BLDG. CODE WILL BE STRICTLY ADHERED TO.
2. BEFORE STARTING ANY PORTION OF WORK THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF SITE CONDITIONS THAT DIFFER FROM THE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE FULL PERFORMANCE OF THE WORK HEREIN (UNLESS SPECIFICALLY NOTED OTHERWISE).
4. ALL WORK SHOWN IS TO BE CONSTRUCTED OF NEW MATERIALS UNLESS INDICATED OTHERWISE. INSTALLATION AND/OR MAINTENANCE DIRECTIONS PROVIDED BY THE MANUFACTURER SHALL BE FOLLOWED FOR ALL MATERIALS (UNLESS SPECIFICALLY NOTED OTHERWISE).
5. VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS IN THE FIELD PRIOR TO COMMENCING WORK.
6. DO NOT SCALE THE DRAWINGS. ALWAYS REFER TO THE DIMENSIONS SHOWN ON THE PLANS OR ASK THE DESIGNER FOR CLARIFICATION.
7. CONTRACTOR WILL LOCATE AND VERIFY ALL UNDERGROUND PIPES, CONDUIT, ETC. AND USE CAUTION WHEN EXCAVATING TO AVOID DAMAGE.
8. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, PLUMBING, GRADING OR OTHER PERMITS AS MAY BE REQUIRED BY LOCAL AUTHORITIES. ISSUANCE OF A BUILDING PERMIT BASED ON THESE DRAWINGS DOES NOT CONSTITUTE GRANTING OF THESE SEPARATE PERMITS.
9. EXPOSED BEAMS SHALL BE SELECT STRUCTURAL KILN-DRIED (K-D-40% OR LESS), DOUGLAS FIR TO MATCH PROTECT ALL MATERIAL ON SITE FROM MOISTURE AND SURFACE DAMAGE.

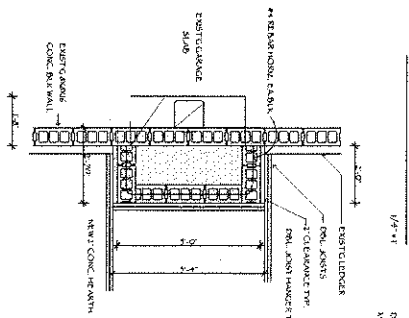
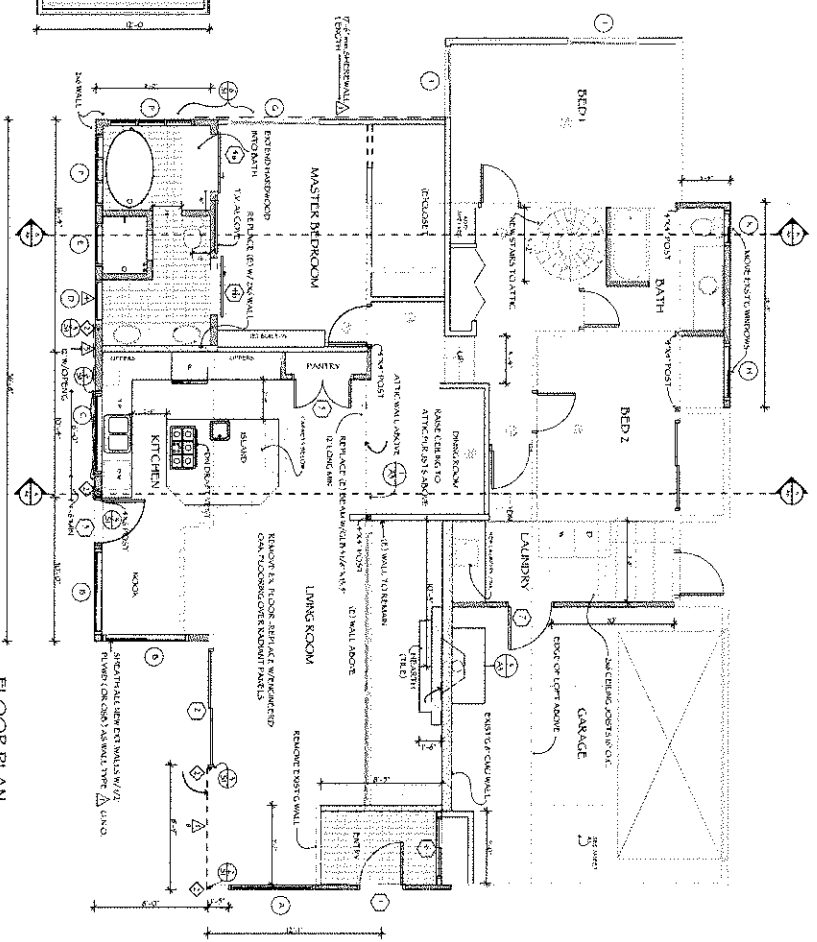
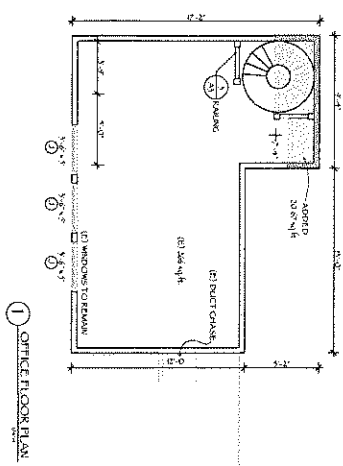
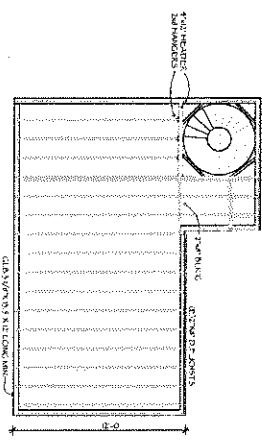
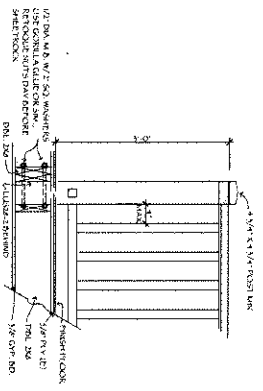


SCOPE OF WORK

1. ADD 220.6 SQ. FT. TO EXISTING HOUSE.
2. MOVE EXISTING KITCHEN.
3. NEW MASTER BATH ROOM.
4. CHANGE ROOF LINES, BUILDING HEIGHT TO REMAIN UNCHANGED.
5. ADD NEW LOOK FIREWORK HEATING SYSTEM.
6. ADD STAIRS TO ATTIC/OFFICE.
7. ADD INSULATION TO ROOF - NEW UNDER FLOOR INSULATION.
8. ADD COVERED ENTRY WAY.
9. DRILL 3 BORED PILES W/ GRADE BEAMS AT NEW FOUNDATION.
10. BRING AS BUILT A.D.U. INTO COMPLIANCE.
11. ADD CROSS TIES IN A.D.U. ROOF FRAMING.
12. DRILL 10 BORED PILES AT A.D.U.
13. REMOVE/REPLACE DECK.

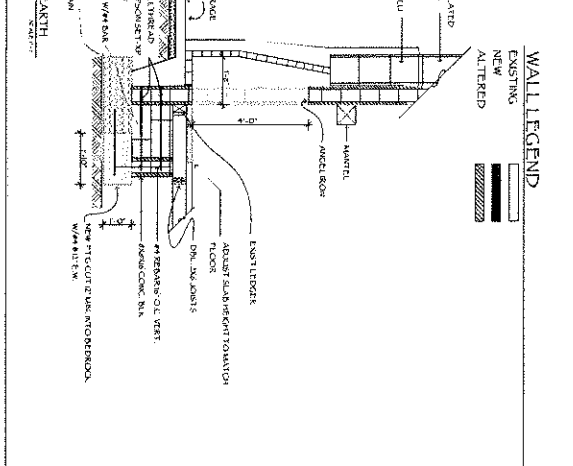
INDEX OF SHEETS

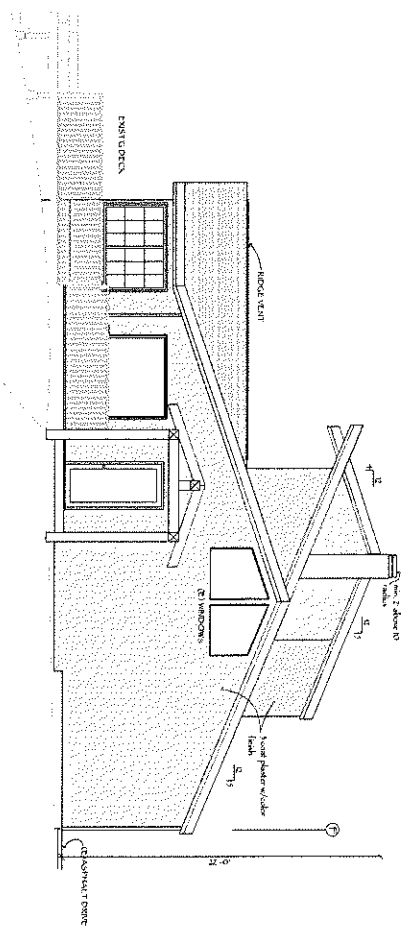
- A/ SITE PLAN, NOTES, VICINITY MAP
- A2 FOUNDATION PLAN/ DETAILS
- A3 FLOOR PLAN
- A4 ROOF PLAN
- A5 ELECTRICAL PLAN
- A6 SOUTH EAST ELEVATION, SECTIONS
- A7 NORTH WEST ELEVATIONS
- A8 ADULT FLOOR, FOUNDATION, ROOF, SECTION
- A9 ADULT ELEVATIONS
- A10 ADULT DETAILS
- A11 ABBREVIATIONS, SYMBOLS, COMPLIANCE FORMS
- S/ GENERAL STRUC. NOTES, SCHEDULES
- CU ENERGY CALCULATIONS ADULT
- ECU ENERGY CALCULATIONS MAIN HOUSE
- ECU ENERGY CALCULATIONS



WINDOW SCHEDULE			
SYMBOL	SIZE	QUANTITY	DESCRIPTION
1	6'x4'	1	REPLACEMENT SLIDING CLAD-WOOD TYP. SLIDING
2	6'x4'	2	SLIDING
3	6'x4'	1	FIXED
4	3'x4'	1	CASSAMINT
5	3'x4'	1	FIXED
6	6'x4'	2	CASSAMINT
7	6'x4'	1	SLIDER ALUM. FRAME DBL. PANE
8	4'x4'	1	SLIDER ALUM. FRAME DBL. PANE
9	3'x4'	1	CELESTORRES SLAT. BAT. S/TATIC FIXED REL. RM. DBL. PANE, ATTIC
10	2'x4'	5	SLIDER ALUM. FRAME DBL. PANE
11	2'x4'	1	(N) RIDGE SKYLIGHT - VELUX
12	2'x4'	1	NEW - VELUX
13	2'x4'	2	NEW - OPERABLE - VELUX
14	2'x4'	1	EXISTING RIDGE
15	2'x4'	1	EXISTING
16	2'x4'	3	NEW OPERABLE

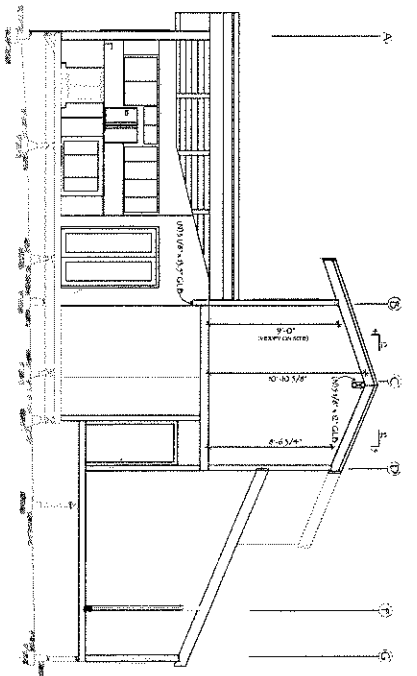
DOOR SCHEDULE			
SYMBOL	SIZE	QUANTITY	DESCRIPTION
1	3'x6'	1	SOLID-CORE ENTRY
2	6'x6'	1	REPL. SLIDER WITH DBL. GLAZED METAL CLAD MATCH WINDOWS
3	3'x6'	1	FRENCH
4	3'x6'	2	CUSTOM WOOD SLIDERS BY OTHERS
5	4'x6'	1	DBL. FRENCH
6	4'x6'	1	B-PASS
7	3'x6'	1	SELF-CLOSING/LATCHING FIRE RATED





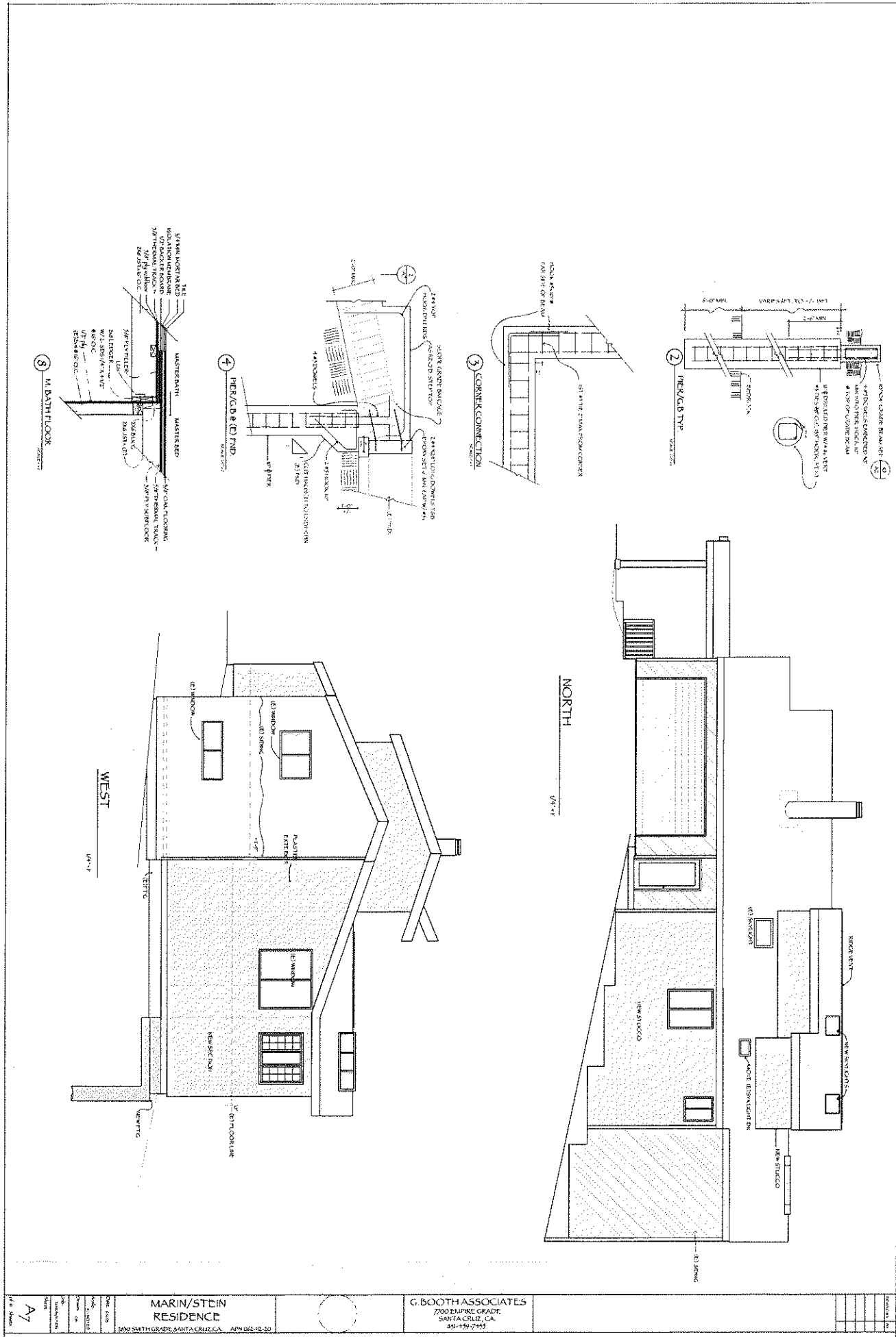
SOUTH ELEVATION

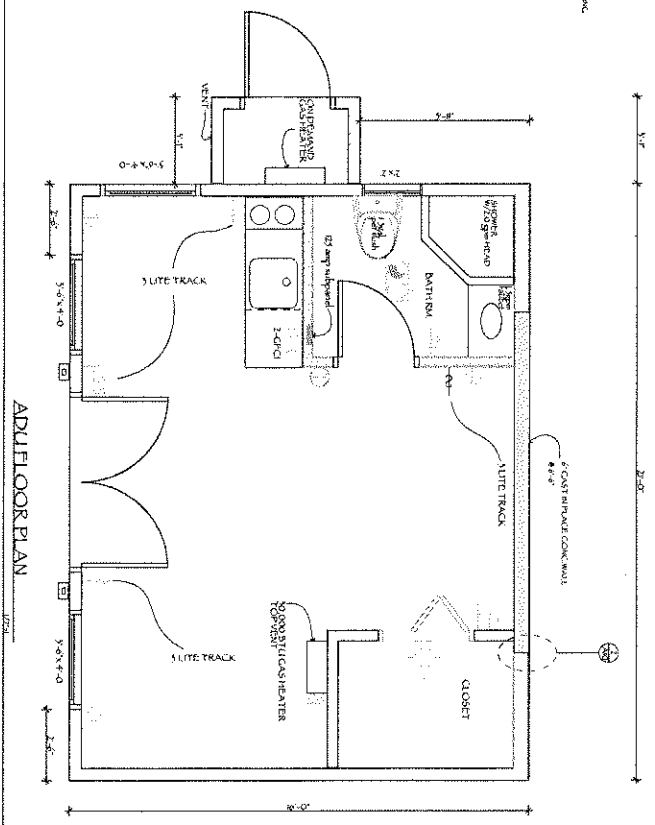
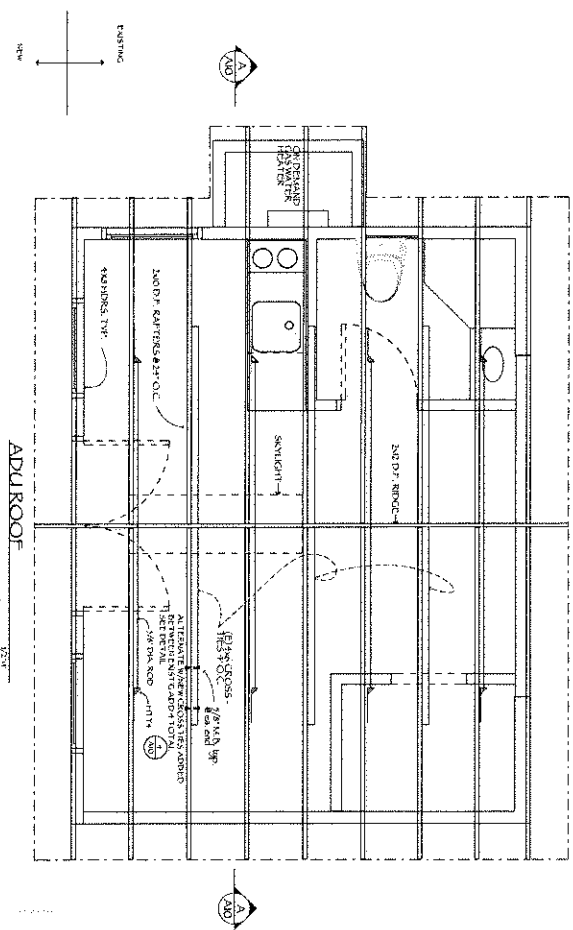
EAST ELEVATION

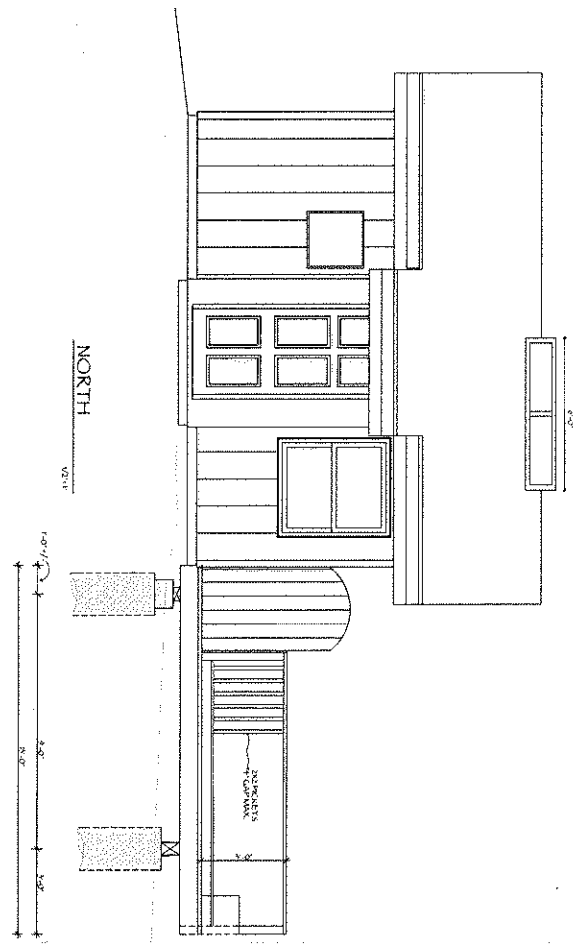
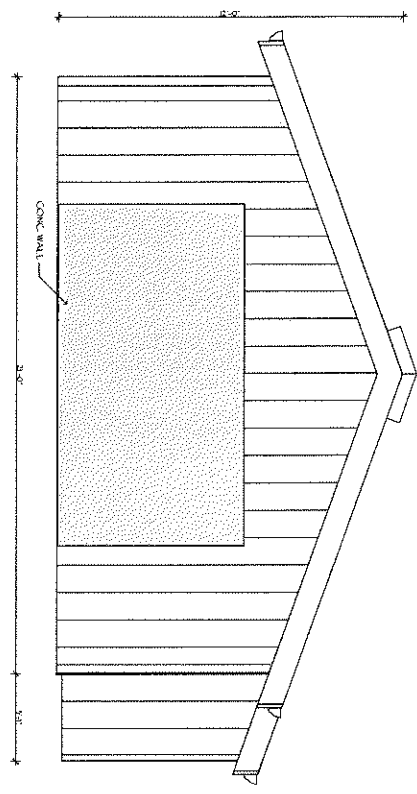
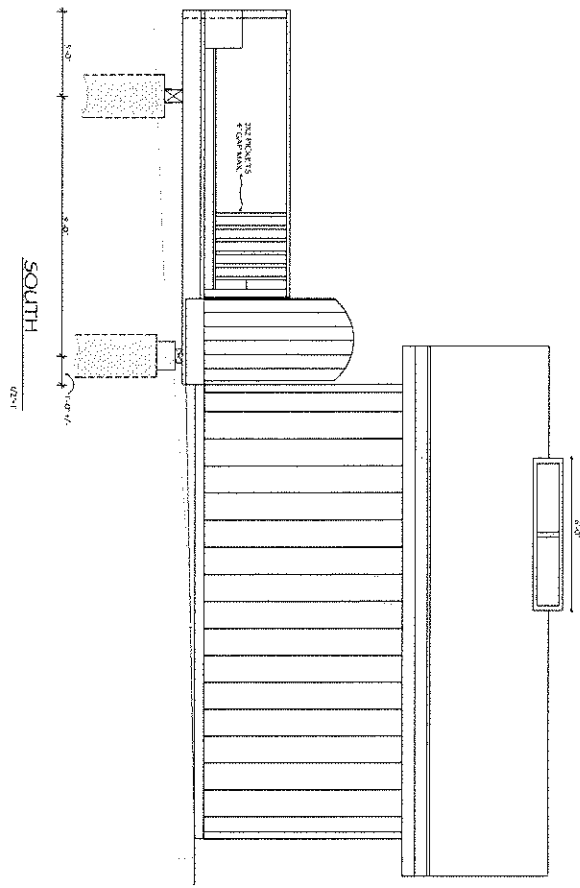
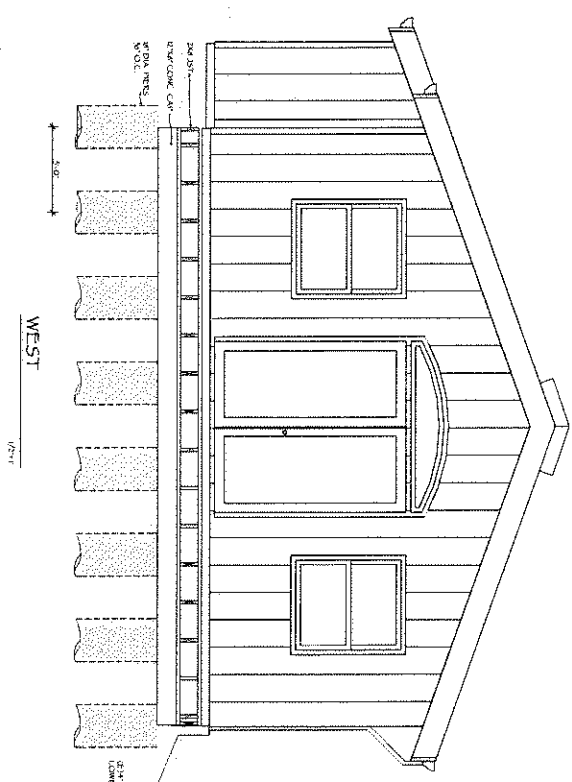


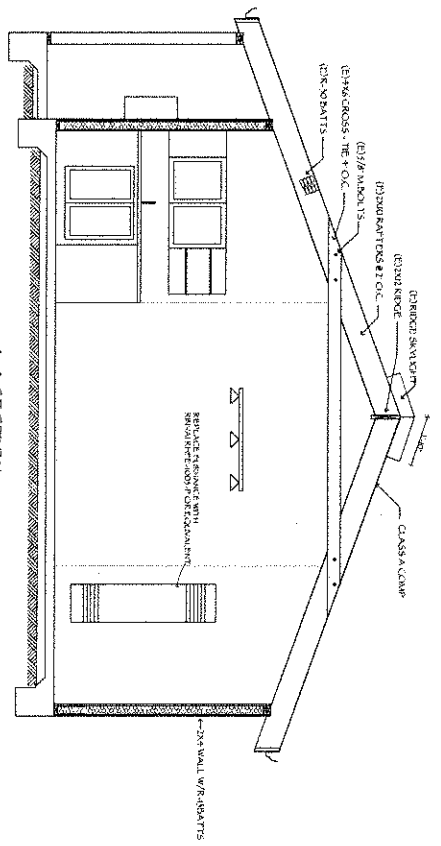
SECTION B-B

SECTION A-A









A-SECTION

