

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: 171322

APN: 028-212-16

Proposal to extend the expiration date of Coastal Development Permit 111084 (to remodel and construct an addition of approximately 400 square feet to an existing two story single family dwelling) from 12/16/17 to 12/16/18 and to amend the design of the approved addition. Requires a Time Extension and amendment to Coastal Development Permit 111084.

Property located on the south side of Geoffroy Drive approximately 250 feet west of 16th Avenue. (110 Geoffroy Drive)

OWNER: Deborah Hoyt

APPLICANT: Dan Townsend-Fuse Architects

SUPERVISORIAL DISTRICT: 1

PLANNER: Randall Adams, (831) 454-3218

EMAIL: randall.adams@santacruzcounty.us

Public comments must be received by 5:00 p.m. December 19, 2017.

A decision will be made on or shortly after December 27, 2017.

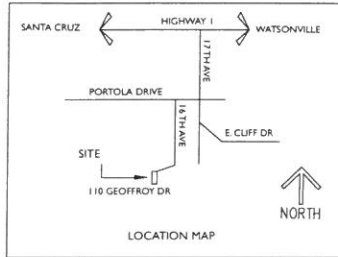
Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

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

For more information, call the project planner identified above.

PROJECT DATA:

LOCATION: 110 GEOFFROY DRIVE
SANTA CRUZ, CALIF



INDEX:

- 1 COVER SHEET, SITE PLAN
- 2 EXISTING FLOOR PLAN
- 3 NEW FLOOR PLAN
- 4 ELEVATIONS
- 5 ROOF HEIGHT
- 6 LANDSCAPE

FIRE NOTES:

APN-028-212-16

THESE PLANS AND ALL CONSTRUCTION ARE TO BE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2001) AS AMENDED BY THE CENTRAL FIRE PROTECTION DISTRICT.

OCCUPANCY R-3/U
NOT SPRINKLERED
TYPE-V-B

FIRE FLOW MIN. REQUIRED=1000 GALLONS FIRE FLOW AVAILABLE=1186 GPM (1" @ 20 PSI) RESIDUAL =1642 GPM

PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ALL BUILDINGS PER CURRENT EDITION OF NFPA 13D PER CHAPTER 60 OF THE CALIFORNIA BUILDING CODE.

THE SPRINKLER INSTALLER/DESIGNER SHALL SUBMIT (3) THREE SETS OF PLANS & CALCULATIONS FOR UNDERGROUND & OVERHEAD RESIDENTIAL SPRINKLER SYSTEM TO THE CENTRAL FIRE DISTRICT PER CURRENT GUIDE SHEET & THE SINGLE FAMILY DWELLING GUIDE.

ROOF COVERING-MIN. CLASS "B" OR BETTER

THE CHIMNEY OF ALL WOOD BURNING APPLIANCES SHALL HAVE SPARK ARRESTERS MADE OF METAL OR WIRE MESH OF MIN. 16 GA WITH 1/2" MAX. OPENINGS.

MAINTAIN 30' OF NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES

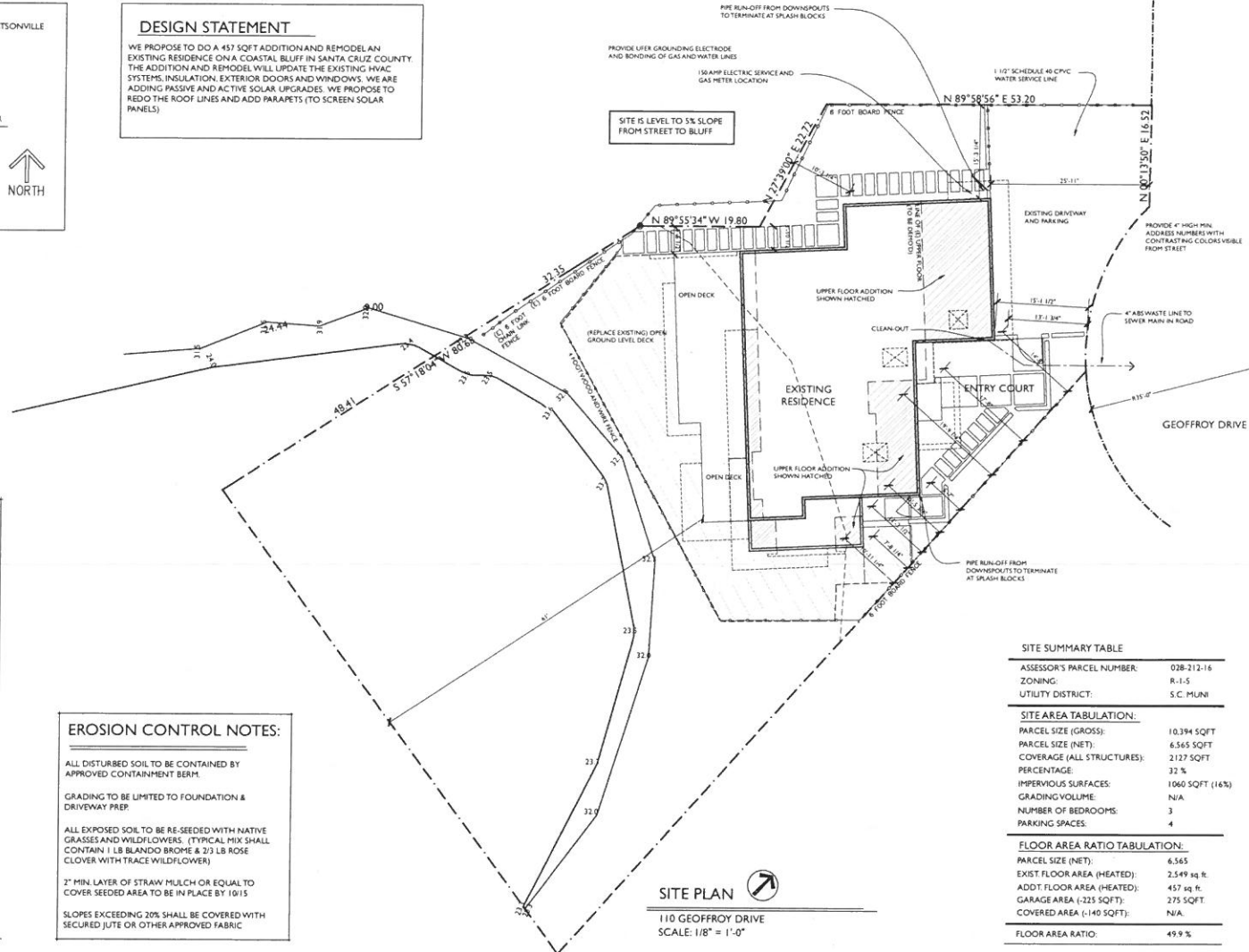
PROVIDE 4" MIN ADDRESS NUMBERS WITH CONTRASTING COLORS VISIBLE FROM STREET

DESIGN STATEMENT

WE PROPOSE TO DO A 457 SQFT ADDITION AND REMODEL AN EXISTING RESIDENCE ON A COASTAL BLUFF IN SANTA CRUZ COUNTY. THE ADDITION AND REMODEL WILL UPDATE THE EXISTING HVAC SYSTEMS, INSULATION, EXTERIOR DOORS AND WINDOWS. WE ARE ADDING PASSIVE AND ACTIVE SOLAR UPGRADES. WE PROPOSE TO REDO THE ROOF LINES AND ADD PARAPETS (TO SCREEN SOLAR PANELS).

NOTE:
ROOF DRAINS SHALL BE CONNECTED TO THE EXISTING DRAIN LINES. NO EXPANSION OF EXISTING LOT COVERAGE OR IMPERVIOUS SURFACE IS PROPOSED. EXISTING DRAINAGE PATTERNS SHOW NO PROBLEMS AT SURROUNDING PARCELS.

ALL WORK TO CONFORM TO THE 2007 CBC, UMC, CPC AND CEC (CALIFLECT CODE 2007) AND THE 2005 STATE OF CALIFORNIA ENERGY CODE



SITE SUMMARY TABLE

ASSESSOR'S PARCEL NUMBER:	028-212-16
ZONING:	R-1.5
UTILITY DISTRICT:	S.C. MUNI
SITE AREA TABULATION:	
PARCEL SIZE (GROSS):	10,394 SQFT
PARCEL SIZE (NET):	6,565 SQFT
COVERAGE (ALL STRUCTURES):	2,127 SQFT
PERCENTAGE:	32 %
IMPERVIOUS SURFACES:	1,060 SQFT (16%)
GRADING VOLUME:	N/A
NUMBER OF BEDROOMS:	3
PARKING SPACES:	4
FLOOR AREA RATIO TABULATION:	
PARCEL SIZE (NET):	6,565
EXIST FLOOR AREA (HEATED):	2,549 sq. ft.
ADD. FLOOR AREA (HEATED):	457 sq. ft.
GARAGE AREA (-225 SQFT):	275 SQFT
COVERED AREA (-140 SQFT):	N/A
FLOOR AREA RATIO:	49.9 %

SITE PLAN

110 GEOFFROY DRIVE
SCALE: 1/8" = 1'-0"

HOYT HUFFORD RESIDENCE



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fuso architects inc.

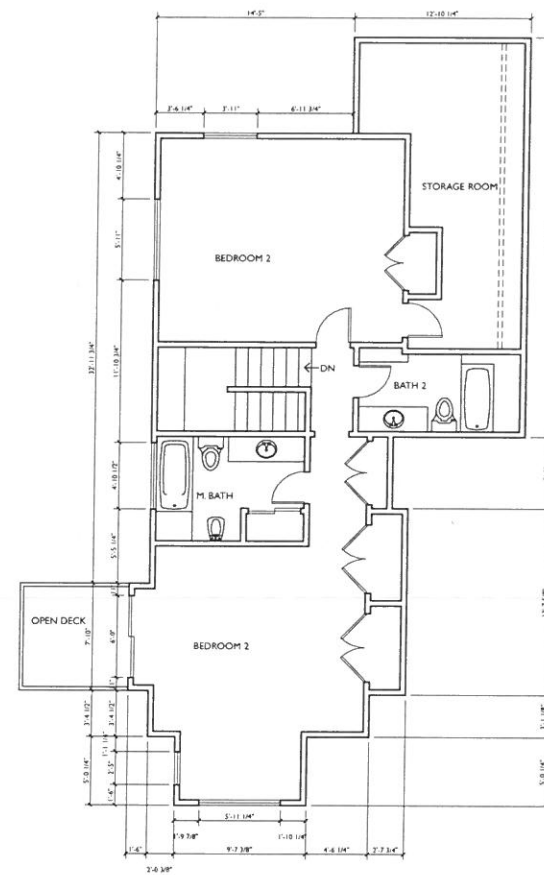
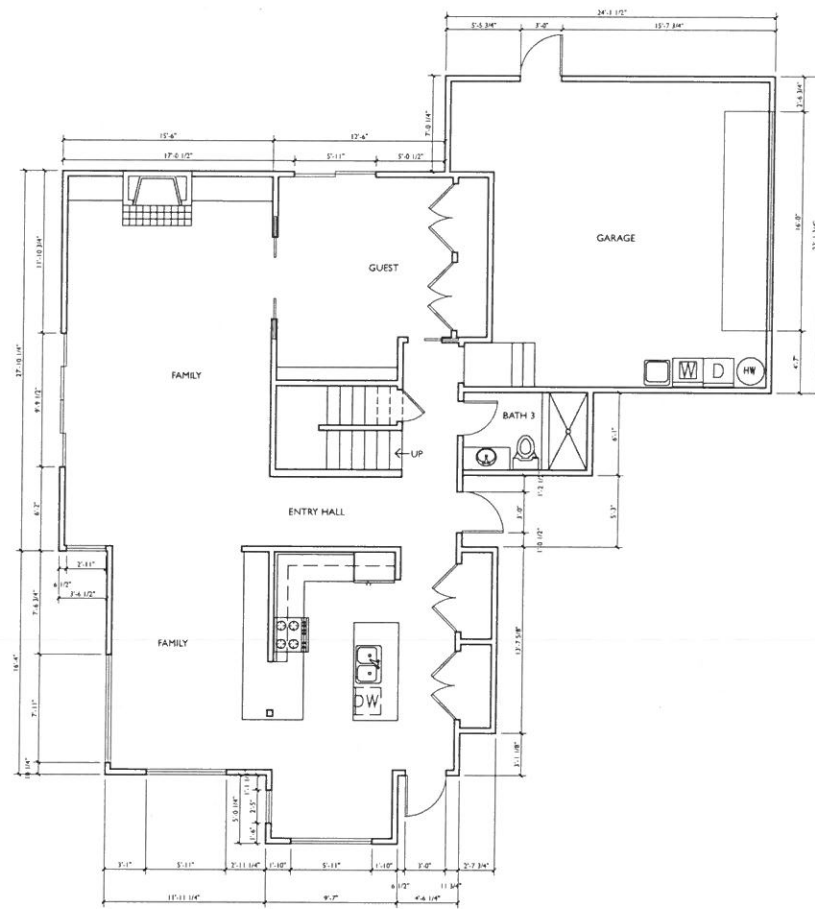
Principals:
daniel gomez / architect
daniel townsend / architect

110 Geoffroy Dr. Santa Cruz, CA 95062
APN: 028-212-16

November 2, 2017

SITE PLAN

1



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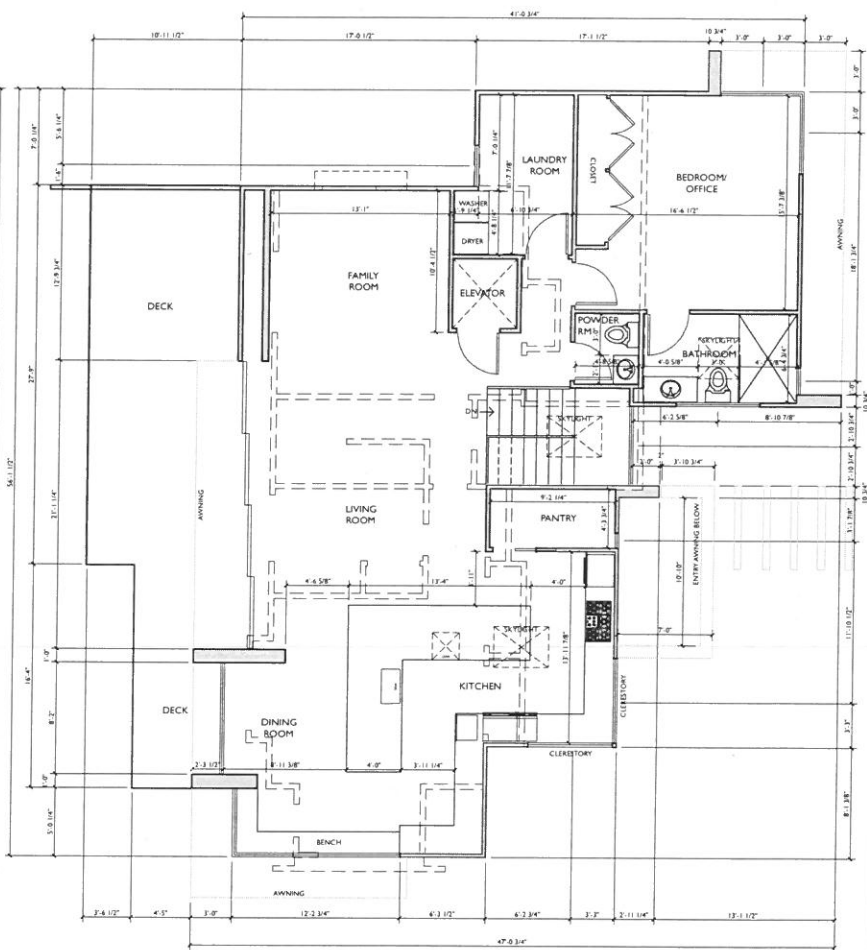
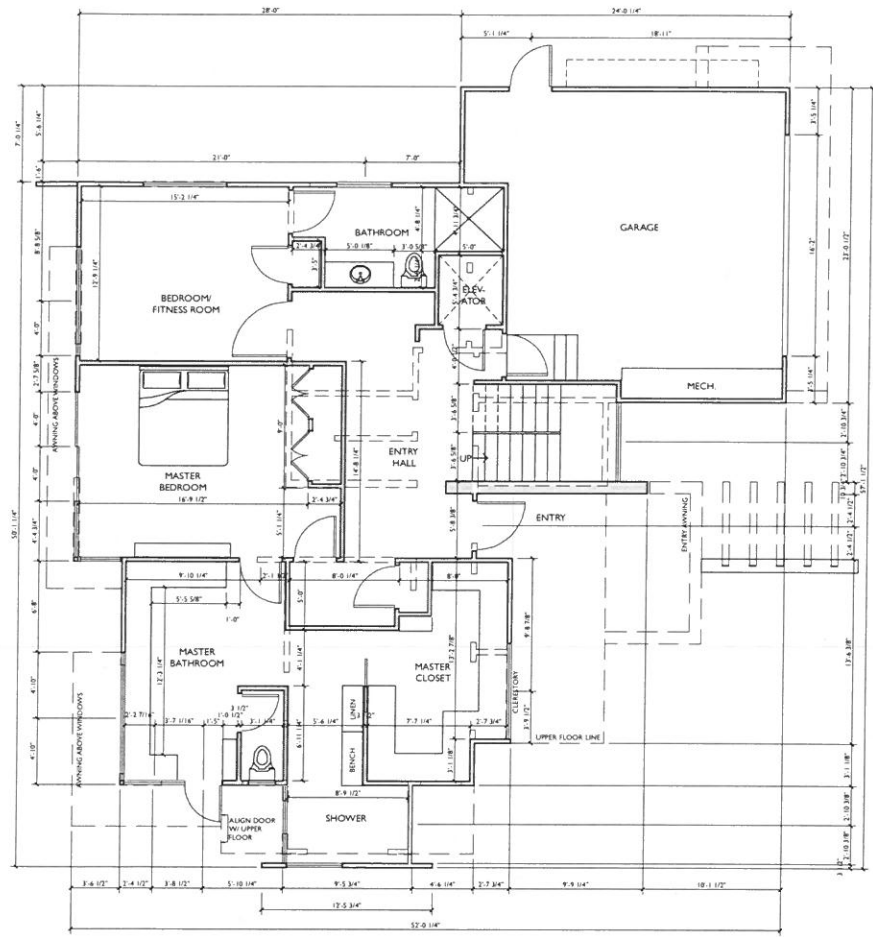
Principals
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daniel townsend / architect

HOYT HUFFORD RESIDENCE

110 Geoffrey Dr, Santa Cruz, CA 95062
A.P.N. 028-212-16

November 2, 2017

Existing Lower & Upper Floor Plan



EXISTING WALLS
NEW WALLS
REMOVED WALLS

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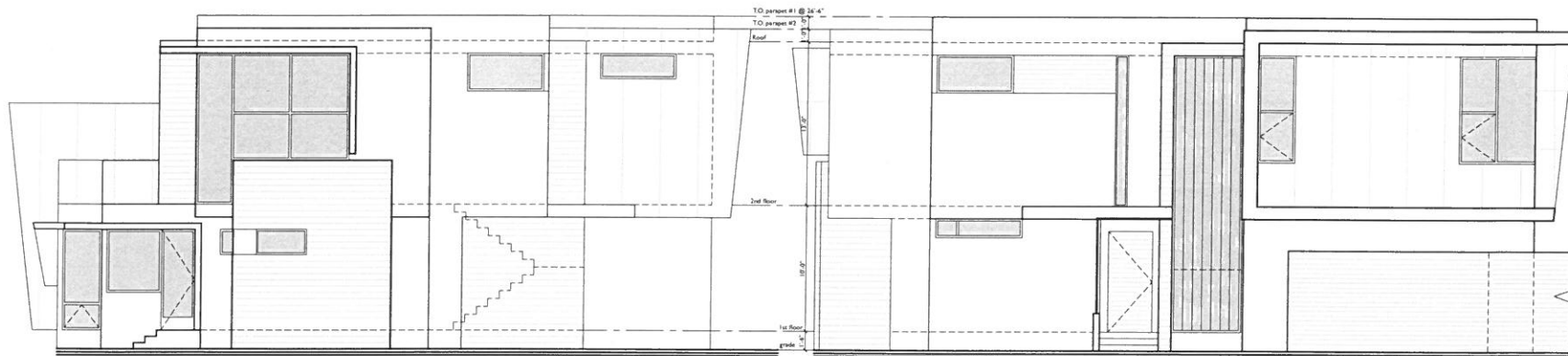


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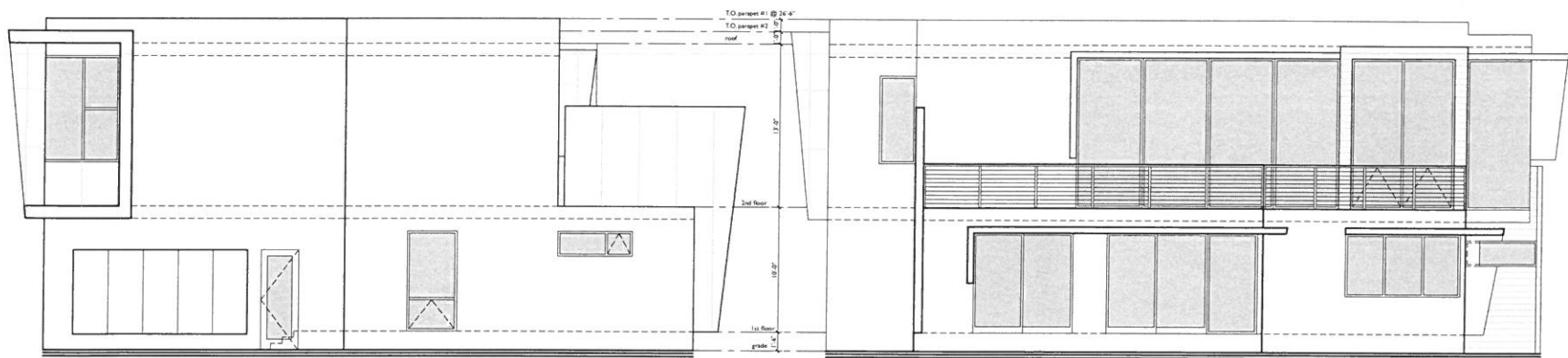
110 Geoffrey Dr. Santa Cruz, CA 95062
APN 028-212-15

November 2, 2017
Proposed Lower & Upper Floor Plan



SOUTH/EAST ELEVATION
SCALE: 1/4" = 1'-4"

NORTH/EAST (ENTRY) ELEVATION
SCALE: 1/4" = 1'-4"



NORTH/WEST ELEVATION
SCALE: 1/4" = 1'-4"

SOUTH WEST (BAY) ELEVATION
SCALE: 1/4" = 1'-4"

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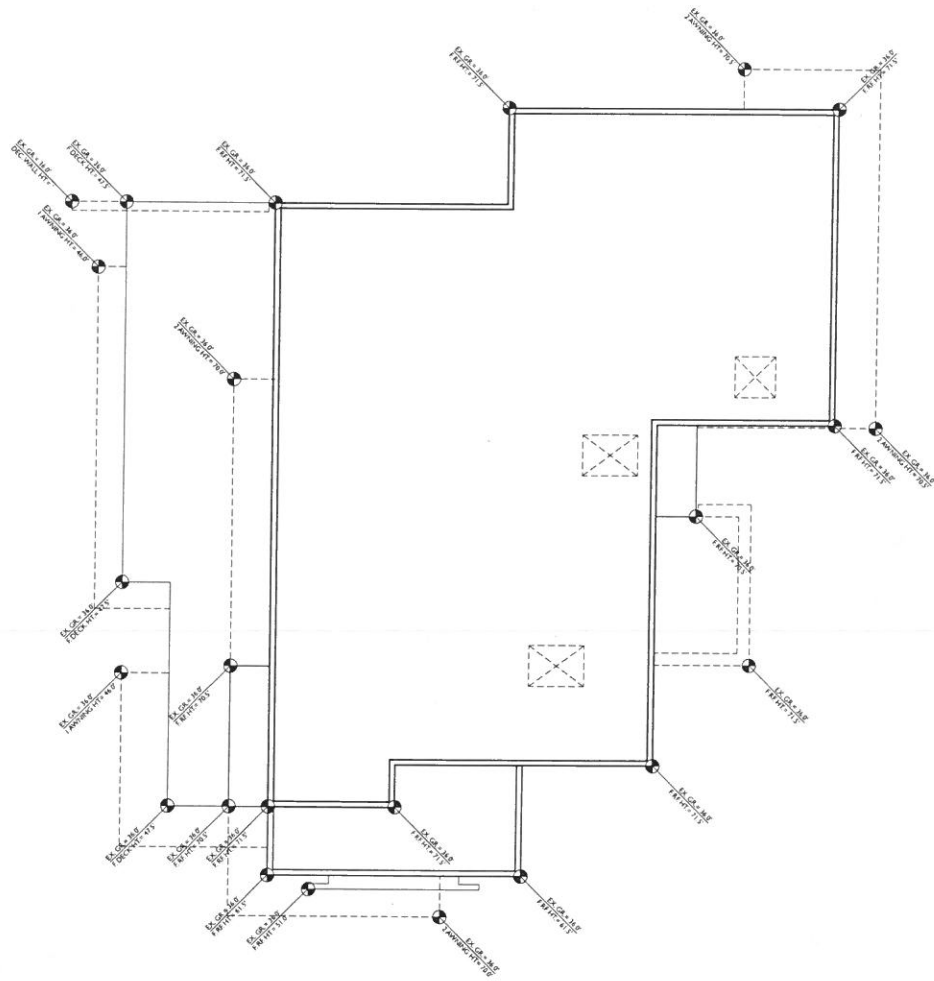


fuso architects inc.
Principals
daniel gomez / architect
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110 Geoffrey Dr, Santa Cruz, CA 95062
APN 028-212-16

November 2, 2017

Elevations



Proposed Roof Plan

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November 2, 2017

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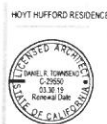
fuso architects inc.

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110 Geoffrey Dr. Santa Cruz, CA 95062
APN: 028-217-16

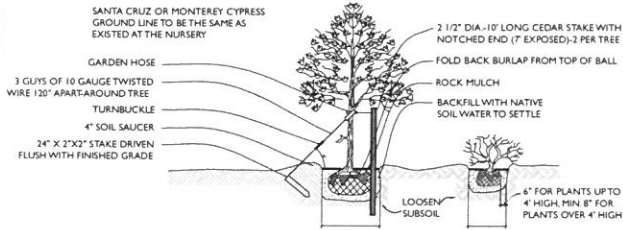


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SAMPLE PLANT LIST**	SIZES/SPACING
1. ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL/3 FT
2. ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL/3 FT
3. ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	1 GAL/1.5-5 FT
4. CEANOTHUS GRISEUS HORIZ.-CARMEL CREEPER	1 GAL/2-4 FT
5. ELYMUS GLAUCUS BLUE LYME GRASS	1 GAL/3 FT
6. ERIGERON GLAUCUS SEASIDE DABY	FLAT OR 1 GAL/1 FT
7. ERIOGONUM LATIFOLIUM BUCKWHEAT	1 GAL/1.5-3FT
8. FRAGARIA CHILOENSIS BEACH STRAWBERRY	FLATS/1-1.5 FT
9. HUMULUS AURANTIACUS STICKY MONKEY FLOWER	5 GAL/2-4 FT
10. MYRTICA CALIFORNICA WAX MYRTLE	5 GAL/ALONE
11. POA DOUGLASSII MARITIME BLUEGRASS	1 GAL/1-2 FT FOR HEDGE SEEDED OR FLAT PLUGS 4 IN
12. RHAMNUS CALIFORNIA COFFEEBERRY	5 GAL/ALONE 1 GAL/1.5-3 FT FOR HEDGE
13. OTHER CALIFORNIA COASTAL COMMISSION APPROVED PLANTS	

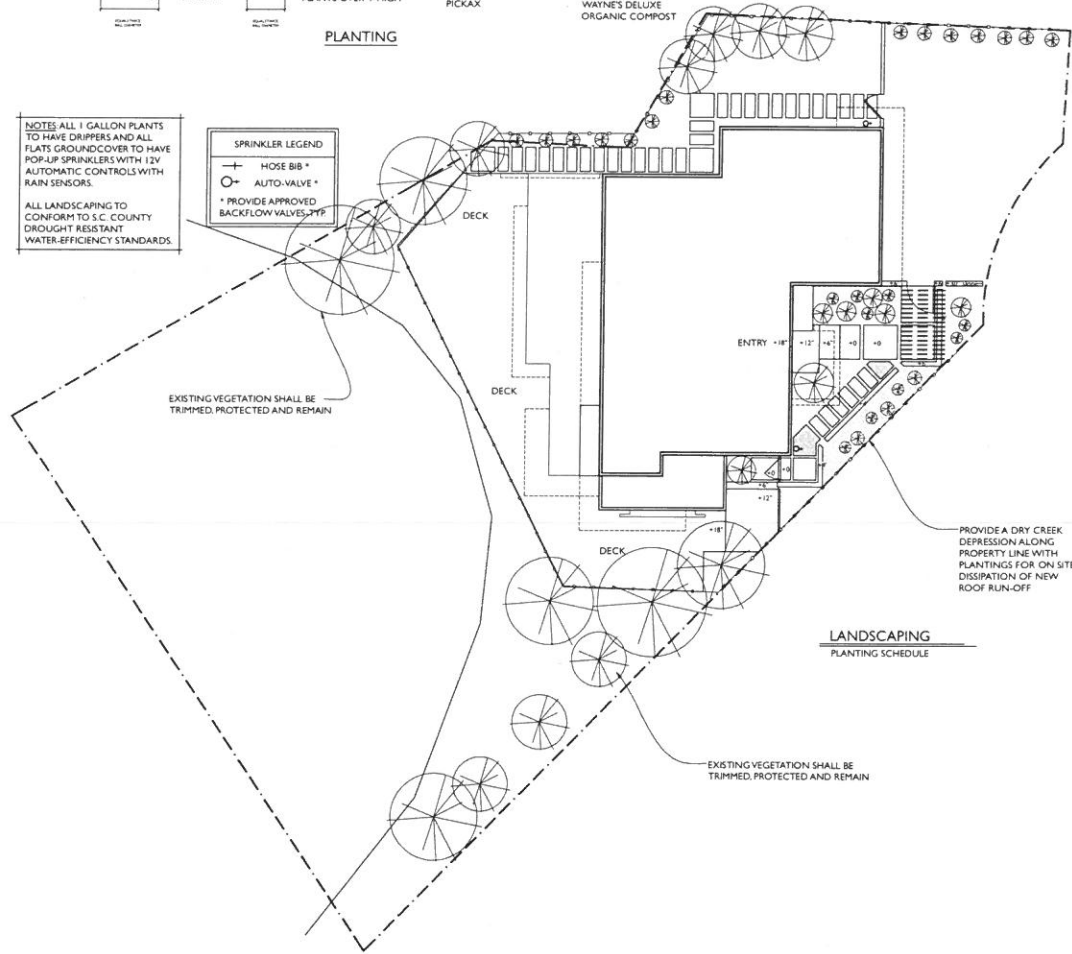
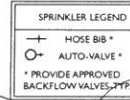
**ALL PLANTS ARE INCLUDED ON THE CALIFORNIA COASTAL COMMISSION LIST OF RECOMMENDED BLUFF PLANTS



PLANTING

NOTES: ALL 1 GALLON PLANTS TO HAVE DRIPPERS AND ALL FLATS GROUND COVER TO HAVE POP-UP SPRINKLERS WITH 12V AUTOMATIC CONTROLS WITH RAIN SENSORS.

ALL LANDSCAPING TO CONFORM TO S.C. COUNTY DROUGHT RESISTANT WATER-EFFICIENCY STANDARDS.



LANDSCAPING PLANTING SCHEDULE



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HOYT HUFFORD RESIDENCE

110 Godfrey Dr., Santa Cruz, CA 95062
APN 028-272-16

November 2, 2017

Landscape Plan