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: 181235 APN: 046-251-08

Proposal to add approximately 917 square feet and to an existing 1420 square foot single family dwelling. Requires an Amendment to Coastal Development Permit No. 05-0003, and a Geotechnical Report Review (REV181121).

OWNER: Edward Hickey

APPLICANT: Edward Hickey SUPERVISORIAL DISTRICT: 2

PLANNER: Jonathan DiSalvo (831) 454-3157 EMAIL: Jonathan.DiSalvo@santacruzcounty.us

Public comments must be received by 5:00 p.m. August 14, 2019.

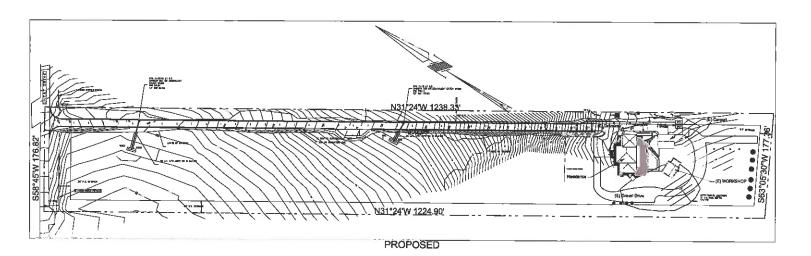
A decision will be made on or shortly after August 15, 2019.

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

If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

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

For more information, contact the project planner identified above.



1 Parcel Map 1 Scale: 1'=50'



2 Vicinity Map 1 No Scale

PROJECT INFORMATION

Single Family Resid

Edward and Cally Highey PROPERTY ADDRESS SG Creet Dr. Le Seiva Beach, Ca. 045-251-08

ZDIĄNG DISTRIÇT SIZE OF LOT (GROSS)

4.92 Ac. EXISTING FLOOR AREA 1420 S.F. NEW FLOOR AREA 817 S.F. LDT COVERAGE PLDOR AREA RATIO

BUILDING HEICHT

TYPE OF CONSTRUCTION GROUP OF OCCUPANCY

CODE COMPLIANCE
This project shall comply with Title 24 and the

PROJECT DESCRIPTION AND SCOPE OF WORK

SHEET INDEX

ARCHITECTURAL SHEETS

- AND ELEVATIONS
 AND RESTRICTS
 AND RESTRICTS
 THE TREE-RE
- STRUCTURAL SHEETS

- SITE PLANS

EXISTING CLEVATIONS CLEVATIONS

NOTES

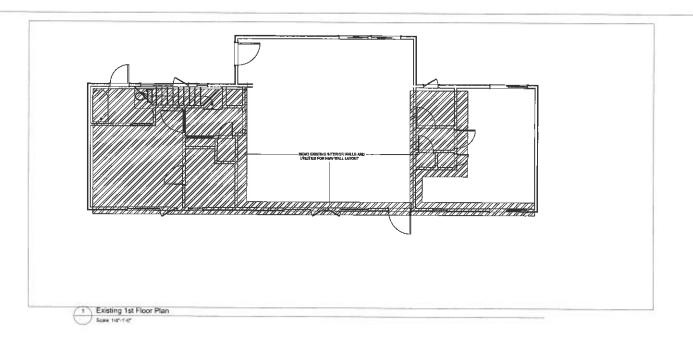
APPROXIMATELY 590 SQ FT OF ADDITIONAL FOOTPRINT WILL DOVER EXISTING SITE.

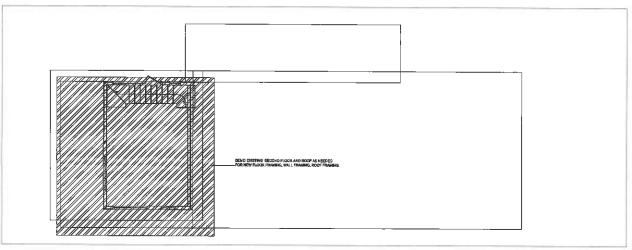
ALL WORK SHALL BE DONE IN COMPLIANCE WITH 2016 UBG, UMG, NEG, AND UPG. DWNER BURLOER WILL FIELD VARIFY ALL DIMENSIONS. PLUMBING AND MECHANICAL SHALL BE DESIGN GUILD AND FRELD INSPECTED.

SCOPE OF WORK: OWNER / BUILDER / DESIGNER OF NEW 917 SQ. FT TWO STORY ADDITION TO 1420 SQ. FT SINGLE FAMILY HOUSE

ALL UTILITY EQUIPTMENT SHALL BE PROTECTED FROM FLOOD CAMAGE, (IE, ELECTRICAL BOXES,CTO.)

L							
							Date
Г				_		Ī	No.
ŧ	Acres	Payer 6	Designation Contra		Old Re hame Hickory Zo		00/00/00
Dalignas By	AND IN TRY	Desired By	Resistant Sr.		All parthages		Pater Porker
Classic Design Builders	(831) 818-4275			Described			
Hickey Remodel	55 Crest Dr. La Selva Beach, Cd.	APIN: 46-231-05		Display Tiba	Vicinity Map		Ass. Parcel Map
Drawin	q No	As n	D	led		_	
		A-	-	0			
1							

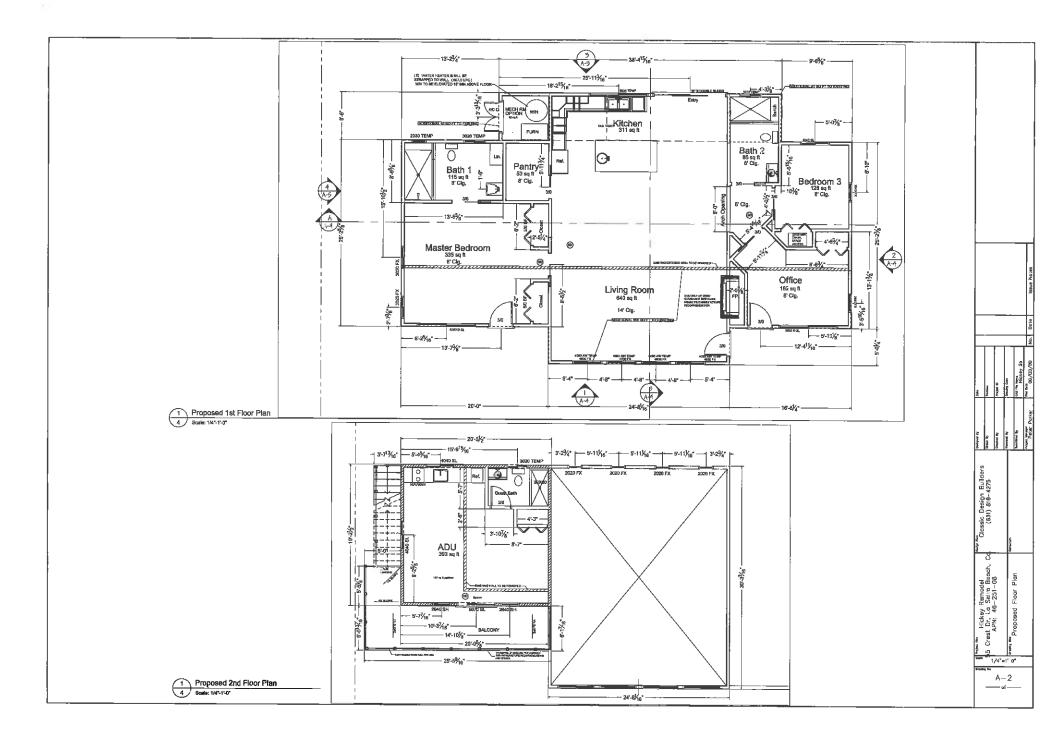




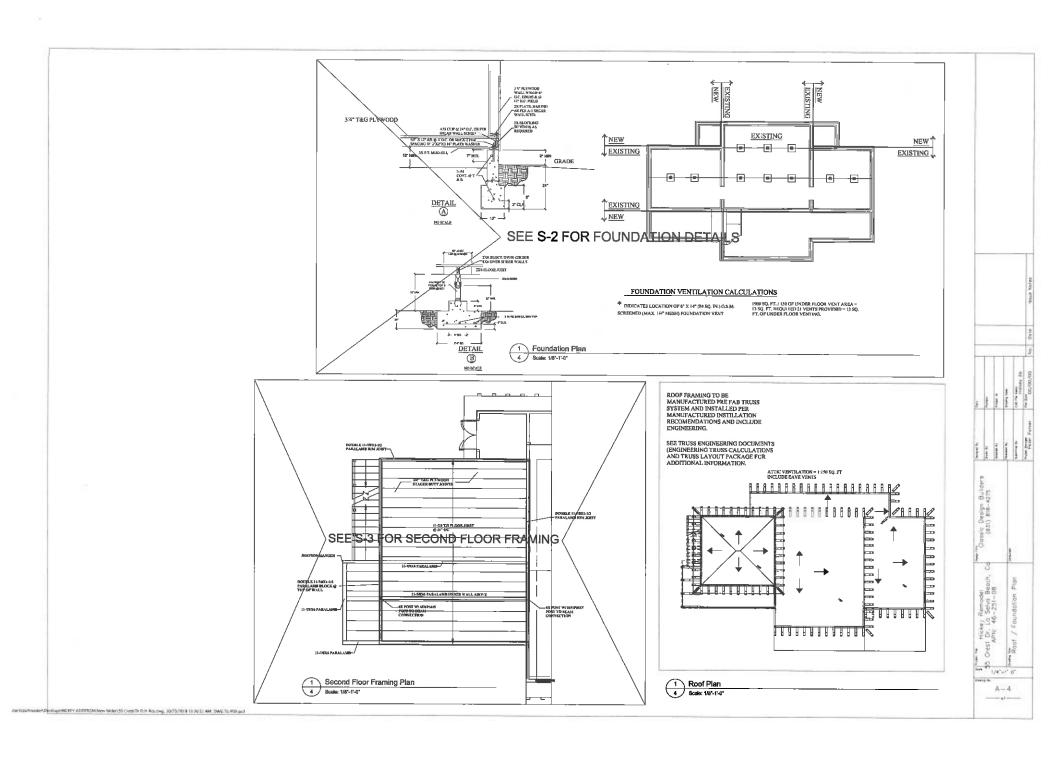
2 Existing 2nd Floor Plan
Scale: 191-1-07

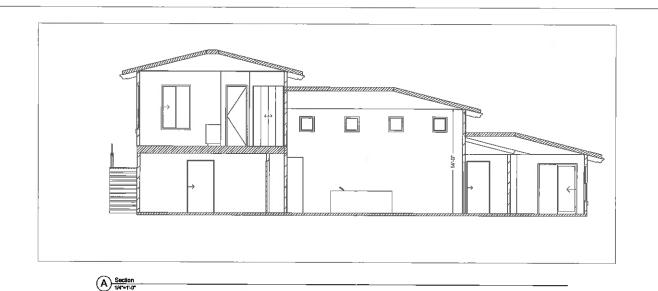
Street Dr. 16 Selve Beach. Cd. (83) 218-4375 Feet Press Report Particles Control Con

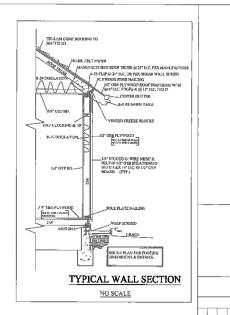
her teachweller Desirapies CHY ADDROMNER Index 15 CHAI British Review, 18/19/08 8 15 18 98 AM, DWC To FOR put

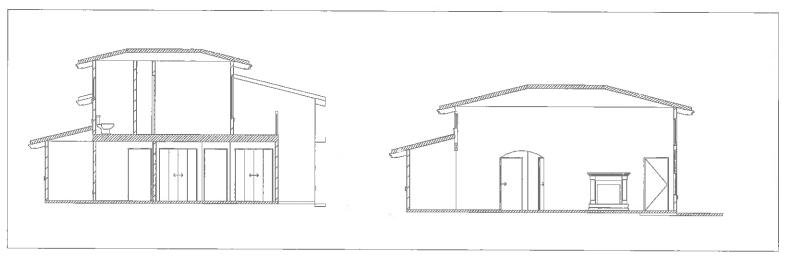












B Section 1/4"=1"-0"

James/sechroeder/Desktopt/HICKEY ADDITION(New folder/SS Crest Dr EUF Res.dwg, 10/23/2018 13:29:33 AM, DWG To PDF.pc3

A-5

1/4"-1"0"

Designal By
Designal By
Designal By
Rechand By
Thereby By
Proping Unergon

Classic Design Builders (831) 818-4275

Ö

Finese the Hickey Remodel Section Cost Dr. Lo Selva Beach, C

COMMON ABREVIATIONS

AB = Anchor Bolt	K = Flow	MIN = Minimum
BLK = Block		(N) = Nov
BLKG = Blocking		OC = On Center
BM = Beam		OSB = Oriented Strand Board
FOTT = Bottom		PLY = Plywood
TRO - Boaring	GOZ a Hoter	
and a thester	GFD - Creader	"SL = Perellem
CILERM = 1. forms From A	PARTY - 14	T w Preservative Treated
SBC in Galifornia Dalliding Logi	e eiDis a Het-I p Salvanger	NW = Retaining Wall
CEG x C , Ma	nDR = Heapter	5 M = 5 Indlar
Got Conet	N Inch	SR = Square
DF - Desiglary Fir	Jb C Jaiet	SSW = Steel Strong Wall
99 Diameter	J615 4 J6116	STD = Standard or Stud
OF = Deep	its e " and	SW = Shear Wall or Strong Wall
(E) = Ex.stina	LUTH e Lightager	TN = Too Nall
FIN a Edge Nac	.51 - Timber strains	JND = Unless Hoted Otherwise
Die a Edundus H	VL = MisroLaw	F = Yorify in Field
		VSL = Versalam
	BLK = Boot BLK = Booting BM = Boarm FOTT = Bostern 902 = Busing FCK Bester Clk FRM = 2-Mores Fostron 200 × California Dulking Lod Clot X Using GLOT = Designer DV = Designer FOY = Designer FOY = Bostern FOY = Bostern FOY = Bestern FOY = Excellent	BLK = Book PAD = Poster of trules; BLKG = Booking F = Fors BM = Boarm

HOLDOW IS IN EXISTING FOOTH THE

- * Verilly depth of floating to provide moneyon 2 indeed in environment of
- * DNY 5/4" all proster hotely 10/1 deep for HCUL or HDI14

- Install 1 of all antice but on the mond old
 writing Simples Epocy. The SET OF III. Otherwis USB. 1. Of an equal 2-participany.
 Provide Upstall Inspect in a part CBC 1. Of the all ope III. In participany methods.

DOWELS INTO EXI. TING FOOTINGS:

As the literate time where new continuous factings exact existing continuous factings, a mmunt of cale #4. It is pland one #4 har battom ship has downed 67 into the existing footing (4" if secting forming even to perpenditurar and "" this!) using time on EpocyTio SET-XP TIOC Report EBR-75011 or dujor ming. These ob., as a timb extend a minimum of 24" into the man resting. As provided continuous to neartisms doned was to existing with \$4 bers top & bottom at 24° C.C. and & into en sting flumostion in ing a man agring 2 point appare.

CHECK WALL SILL ANCHOR IN THIS ING ESOTING

Use DRS weaps are intentible spours action to the insulas Epocy Te SET-90 or equal energy (Me. 77 (mosammes))

ALTERNATE L.L. ANCHORO IN EGISTING FORTING.

- * U. of the Shareter Simpson Flan HC Strey Anciety (EDR-27/3) with minimum 4 1/8" ambedment.
- into concrete, minimum 13 ° edge distance, and a mount 10° end distance and opacing.

 "Unity a curticle bit, dref a 5° of sizenessy hale embranesis dreft, plut 142° to allow thread tapping duit to sett s.
- · Glean out the country away compressed in
- = Inpart 5/3* < 3. The HD Screw Arction th , jh 5 x5"x CL F Linke Washer and sill and into hole. "Tubben the archir with a 18 of with a deciet writer or powers a impact wratch with hocked with the appare plate y either.

LATERAL FORCE-RESISTING SYSTEM

The lateral following system for this polices is literary 1 to provide the equivalent of the remainment is of the Control I must be France Sorutou bias For I also of the Sec. 2506. uoing angioranisy judgment and the dealer methods of CFC Chapte. Glas Aguid Fin.

SHEAT WAS A THEODIES

TYPE A:	min. 5/8" AFA Rated Plywood or OSE Sheathing r/ 3d @ 6" O.C. Edges 9d @ 12" O.C. Fidd
TYPE B:	min. 3:8° AFA Rated Plywood or OSB Sheathing w/ Bd Ø 4° O.C., Edgos Bd Ø 12° O.C. Field
TYPE C:	nin, 3/8" APA Rated Plymood or 050 Sheathin, w/ 8d @ 3" 0.C. Edges 84 @ 12" 0.C. Edges

- TYPE D: min. 19/32" Struct, 1 Flywood or Equal APA Reted 055 Sheething w 10d @ 2" O.C. Edgee 104 Ø 12" O.C. Fuld
- TYPE SWE Simpson Strong Well SW48x8-RF Manufactured Shear Wall Unit Install embedments and shear wall units per latest manufactures opedifications.
- Simpson Wood Strong Wall WSW24xi4 Manufactured Shear Wall Units TYPE WSW requirements and elear well units per latest manufacturer eposifications.
- NOTES: "Framing at abutting panel edges shall be 3-inch nominal or wider and nails shall be

SHEAR WALL NOTES:

1) ALL SHEAR PLY NAILING SHALL USE COMMON OR GALYANIZED BOX NAILS. NOTE: All mailing exposed to weather or water splesh shall be not slipped galvanized or better corrosion resistance.

2) ALL PANEL EDGES SHALL BE BLOCKED.

3) IN GENERAL, PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES, NAILS SHALL BE PLACED NOT LESS THAN 2002 IN EPOIN THE PANEL EDGE AND FIRMLY DRIVEN INTO THE REAMING MEMBERS WITH THE HEADS NO DELPER THAN PLOSH YOTH THE SURFACE OF THE PLANCES.

4) SHELD IN LEEKE VEHICLED TO ALL STUDS WITH LIND (MINE

5) TOP PLASE EPOID GOAT HE UMETER WILLS AND SHERR WALL USES GHAND BE META24 UR TURE HTRAPS. (UNIO)

SHEAR TRANSFER CONNECTION SCHEDULE

	. JEAR VILLITY						
	A		10	77	SWA . Y		
Bottom Flate Nathing							

"Bottom Flate Nulling					
1/4" x 4 ' respi	J. W. Sec.	margar.	Ar re.	90 cm	SEE: TA
**Black Kalifing					
A35 Clips or LTF4		≥18°0€			SEE DETAIL

Anchor Boltsk (w/ Min 7" ombedment & 2"x8"x 229" Plate Washers):

5/8" dist. x 10" on 2x6 5% \$42" or. \$12" or. \$12" or. \$12" or. \$12" or. \$20" or. \$20

NOTES: "Framing at abutting panel edges shall be 3-inch nominal or wider and nalls shall be "Bottom Flate Mailing & Block Mailing only apply where Indicated on shear transfer details.

(Typically conditions that do not allow direct shear transfer with continuous plywood)

HOLDOWNS: Girpson Strong Tip or squal Install per latest manufacturer specifications. (U.N.O.)

ANCHOR BOLTS: (U.N.O.) $5.^{\circ}9^{\circ}$ d.l.s. \times 10° on 2x 5# # 45° 0.C. (U.N.O.) while 7° embedment 5.3°×3°k .229° Plato Wash There shall be a minimum of two bolts per piece with one bolt located not more than 12 inches or loss that sown bolt diameters (4-3/8") from each and of the piece.

ROOF DIAPHRAGM: (UNLO.) min. 15/32" JPA Rated P(wood or DSB Sheathing (unblocked) w/ 8d @ 6" O.C. Boundarios & Edges Ød Ø 12° O.C. Field

FLOOR DIAPHRAGMS: (U.N.O.) min. 19732" APA Rated Plywood or 098 Sheathing (unblocked) w/ 10d @ 6" O.C. Poundaries & Edges 10d @ 10" O.C. Field

MATERIAL SPECIFICATIONS

COUNTY From 2506 Per 1 Minor in STEATH INC.

OT: #ALESTERL: IL AMO . STM ARER, PURIED - ABO

BOLTS ABOVUS F154 GRADE BO

WELDS: E7000

NOTE: All welding shall be performed in an approved fabrication's shop or Special Inspe - 1911 to required per CBC Section TOS & AISC 360

WOOD MEMBERS: (Unlass Noted Otherwise): JOISTS, RAFTERS, AND 4X BEAMS & POSTS-DF#2 GA OR LARGER DEAMS & POSTS: DEFI

STUPS, BLOCKING, & MISC : DF STAND/ RD GRADE or bor

PRESERVATIVE TREATED WOOD: SILL PLATES AND LEDGERS: AWPA STANDARD UI - USE CATEGORY UC2

MOISTURE CONTENT: All wood mambers are to have a moleture content of 19% or less at the

time of contraction.

NOTE: All wood members exposed to weather, water splanh or in contact with concrete or masonry shall be of approved wood of natural resistance to decay or treated wood

PARALLAMS: 2.0E PARALLAM PSL by Weyerhassiser (ESR-1387) TJI JOISTS: by Weverhalouser (ESR-1155), type and size as indicated on plans.

Tot upon to, by regermanuser (esta-into), type and see as indicated on plants, interesting the interesting and the fluent by Wegerhamanuer. Commission that have by Wegerhamanuer. Commission that have be reoponally be for required Europeany bracking, and lateral support until permission to up, 2016 to provided by sheathing and/or finish colling.

MICRO-LAMS: 1.9 E MICROLLAM LVI, by Woyorlineusor (ESR-1887) Dec manufacturers latest specifications for any additional requirements.

VERSA-LAMS: (ALTERNATE TO PSLa & LVLs) 1 8/4" *. 2 5/8" Wide - 2.0 2800 YERBA-LAM by Boile Envirogred Wood Products

5 1/2" 5 Water - 2.0 3100 YERJA-LAM by Boise Engineered Wood Products METAL TIMBER CONNECTORS: SIMPSON STRONG TIE OR EQUAL

All metal timber connectors shall be installed per latest manufacturer specifications. Nell size executed are common nails, (UNLO.)

Substitutions must be pro-approved in writing by the angineer. A featurer that epit: the wild-will not pixular the required performance. Drive word territe to cytic more entity and considerate minust to we required if word to the to epits, one after noise rut exceeding 5% of the east dismeter "contact any nierf rate, in of an all mate comes tier

PLYW DITTER USBEL ROMEATHING SHALL COMPLY YOR ALL WIBLE SPANCE PER OBSTABLE 6442)

NAIL SPECIFICATIONS

NATURE THE US (UPLE PERALL SOUTHER THE THE TABLE 220 MICH.

1992: All making expresses to worther the coston exists what in the interesting dynamics of better new or seal tampe.

Aprilant .	holil i topy i time	King Disk	Stal Longth	Penetrate
A er A read :	B. commers	0.134	2.12	1021
Braced Panels	8d galv. box	0.113"	21/2"	11/2"
	10d common	0.148"	3"	15/8*
	10d galv. box	0.123	3"	15/8"
	5d cooler	0.086*	1.5/8"	11/8"
	Ed coaler	0.092*	17/8"	1.174*
Floor & Roof	8d common	0.151"	2.1/2"	11/2"
Diaphragms	10d common	0.148*	25"	15.'8"
General Framing per	5d common	0.131	2 1/2"	11/2"
GBC Table 2804.10.1	Bd galv. box	0.113*	2 1/2"	11/2"
	10d common	0.148"	3"	155.134
	10d galv. box	0.123*	3"	15/8"
	16d continon	0.162*	3 1/2"	13/4"
	16d gally, box	0.135	31/2"	11/2"
	16d Sinkere	0.148ª	25 1/4"	15/8"

- 1) All neil epacing is determined in Douglas Fin Systing may need to be
- ravised if other wood speciol are used.

 All Manufactured products shall be natical per product specificacions. 3) Diameter of galv. box nails is size before galvanizing

Contractor titell weekly all diversions diffed opticitions, titude and introducts plans ame open unkloss, and not illy linguiser if there are digitions discreptusions on the inflication of the juremence is needed. If any nitroduction invisted notice or open bucklines on the permodeland. careful, builth blieful prepared by the Engineer, the Engineer's notice on a praidication a ghalf am in the construction

STRUCTURAL NOTES

- notruction shall portain to the presence of the St. to California Building Could discon-Bu sitta Cirki -
- 3. Engineer's distinctions and dignature are required on plane to lost late the chave been an found and upon red. Approval that a seal by Engliner's stamp and algorithm to protein a rely to strong literal covered in the except of the Structural Carabintines for the project and shall not be interpreted as appear of of any other items on the plane own if educatoral in nature.
- Contractor et all la responsible for all temporary shoring of ctructure aurine construction.
- Four lating steps and or waste eight ask in located within shear walls unless seet lied and a started in the nate of
- 6. All wood poots built into wall framing (inc. Jing 4x holdown osado) shad have sold blocking in
- unporting flouris at framing under full post bearing area. Air wood donto built into yall framing shall have positive beam to port connections provided by teri narios (nos spo-nato) suros beum pocke as or metal transing transcriptions or potrolis spilits and lateral movement in both directions.
- 8. Solid Morking (on tim) shall be provided as each of training members and as estudioral walls all are and a upwart sadle at bearing item
- W. Alf faistions to and hundware in consuct with CA-B. Alf-I-C. ADG-D. . arthonate) & CEA-A. transmit word what the of hist-dipped enthant as or better consular trusteness used approved other view by the Greath Faucu supplier.
- 10 Contractor of all refer to the Center or all Inventigation by & CMAC Engineering, in ... Project his. 18-10" -9C, dated 2/28/2019, for the Lalowing fourseston related information at Six beginneds project actions with recovery motion on in Figure in where a misspection for stranger. In Requirem image, strong by the Genetachini of Employment.

MAINEACTURED ROCE TRUCH DE JON CRITERIA

THE DESIGNATIONS

FLO ST UL NAO FOR GLA BLASS TOTAL ASSOCIA

FAGURE GALLERY STUCCO WALLS: DL = 16 PSF

OTHER WALLS: DL = 10 PSF WIND LOADS:

ULTIVATE DESIGN WIND SPEED=110 MPH NOMINAL DESIGN WIND SPEED=85 MPH

RISK CATEGORY»II

EXPOSURE CATEGORY= C

ANALYSIS PROCEDURE = ENVELOPE PROCEDURE METHOD 2.

SEIS MIC LOADS:

SEISMIC DESIGN CATEGORY = D

SEISMIC IMPORTANCE FACTOR=1 RISK CATEGORY#J 5e=1.5 51=0.601 SITE CLASS=D SDen1 SDI=0.601 BASIC SEISMIC-FORCE-RESISTING-SYSTEM=AIR

DESIGN BASE SHEAR = 8737 LBS (1-610RY FORTION), 4867 LB (2-810RY FORTION)

Gs=0.145 (Adjusted for ASD & 1.3 Radundanoye-0.154 x 1.2/1.4) R=6.5 ANALYSIS ("ROCEDURE-EQUIVALENT") ATERAL FORCE PROCEDURE

CONSTRUCTION FOR -ᇤ \overline{o}

STRUCTURAL SHEET INDEX

SI - STUTE P MOTES 52 - FOURDAT D' PLAN & DETAILS 95 - FRA-ING FLANS & DETAILS 54 - LATI DIL PLANS & LLETATO 35 36 - LATERAL DEVAL

NOT REVIEW

HICKEY 4-2-2018 NOTED JMG

JOHN CHNI IFFF

Civil Engineer License No. 24640

PO Box 357 Mount Hermon, CA 95041 831-335-1109 CuntifieEngineer@aol.com

REVISIONS

5

SELVA

≤

CREST

ည္က

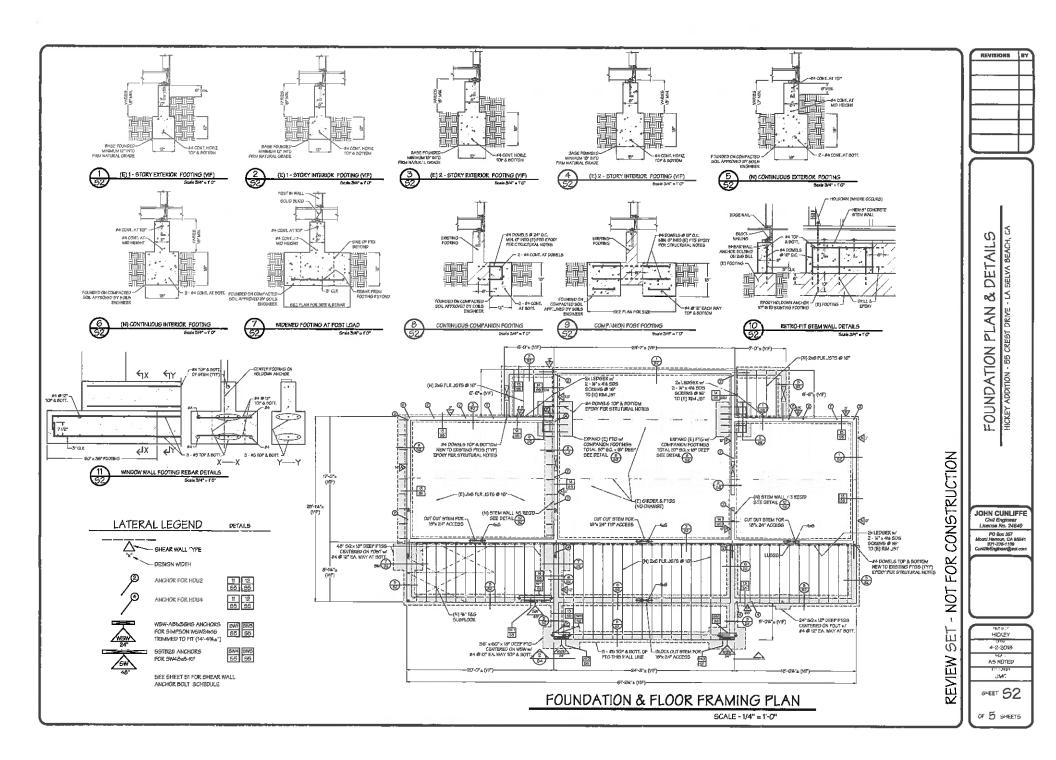
ഗ

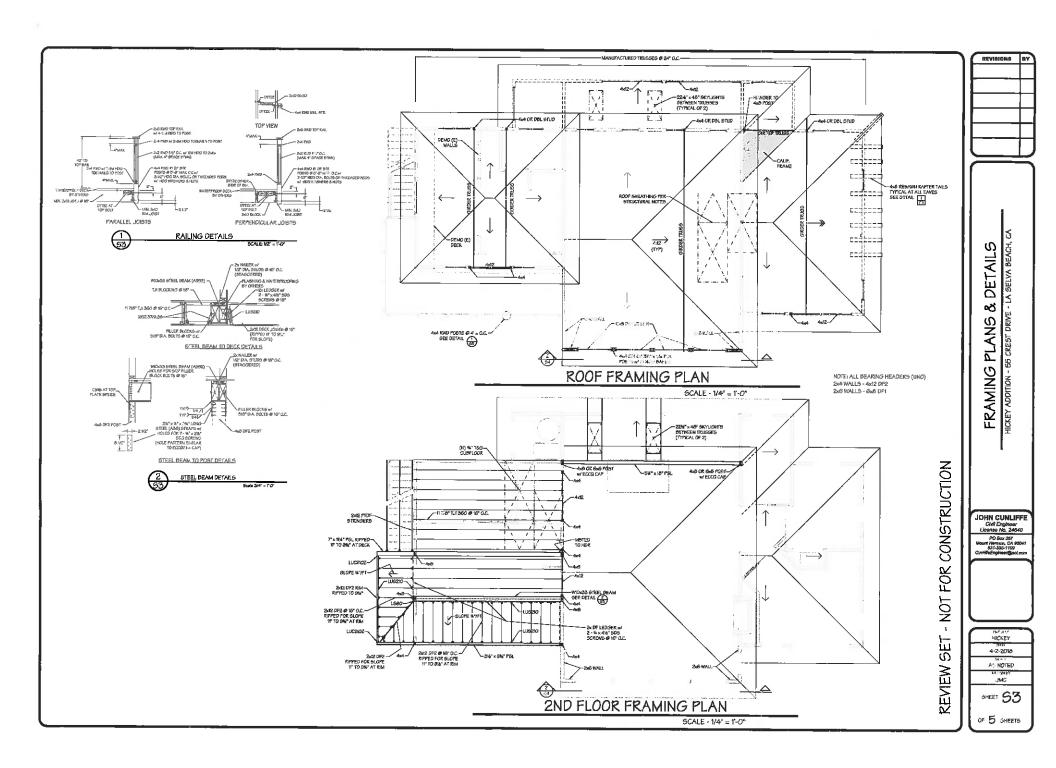
NOTE

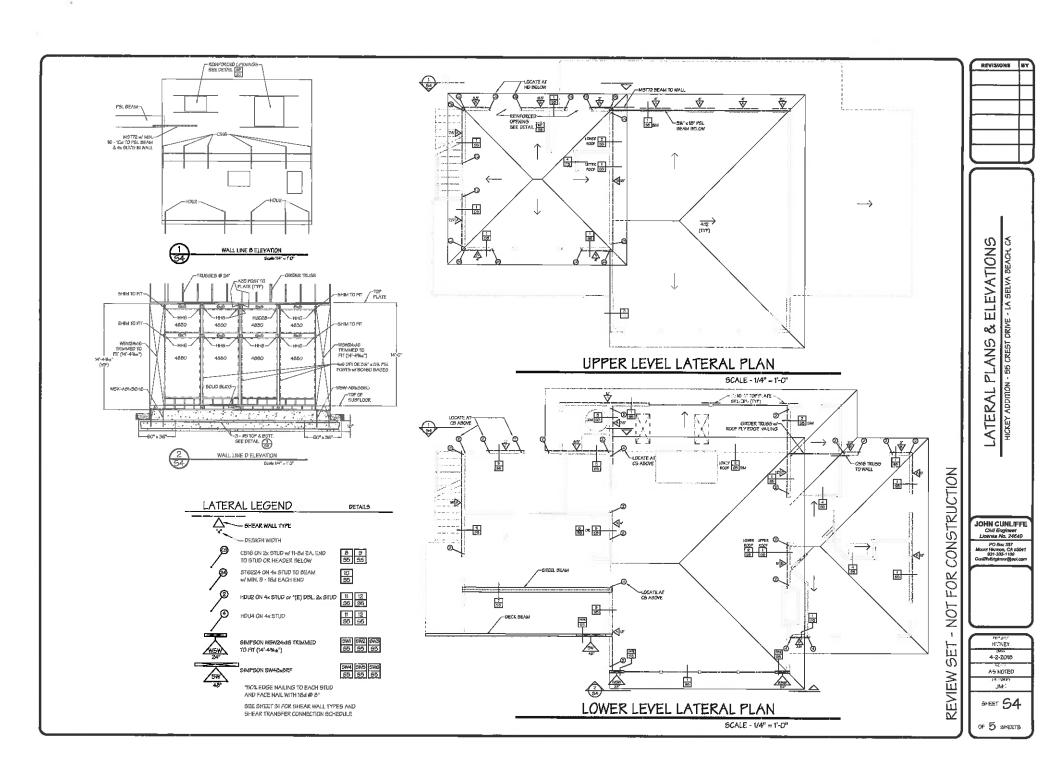
STRUCTURAL

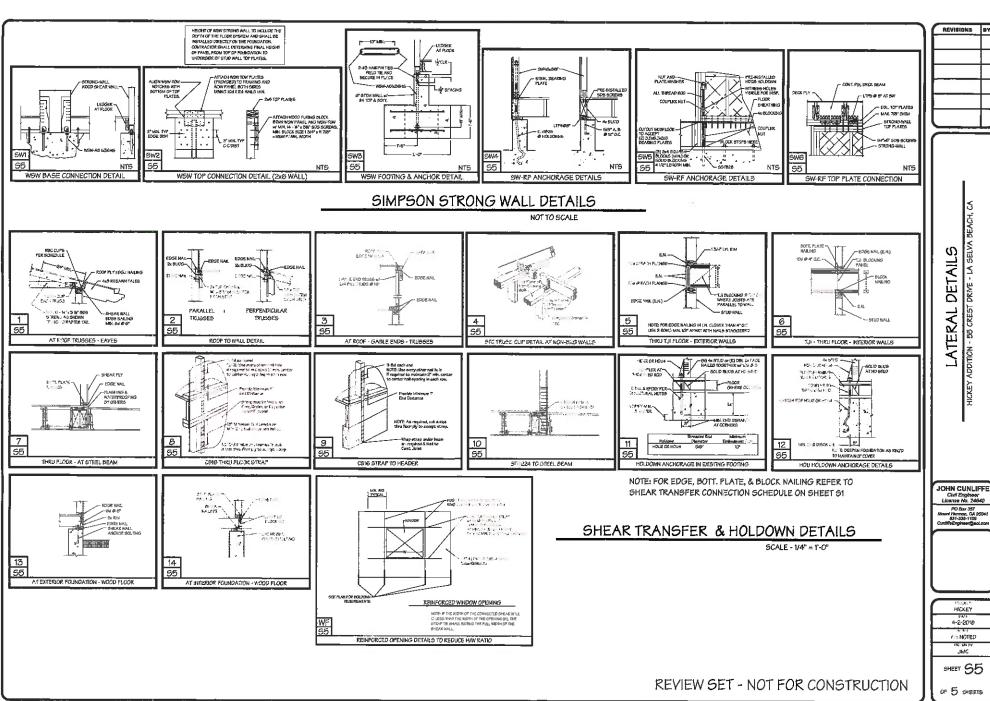
5HEET **51**

OF 5 SHEETS









S **DETAIL** ≤ DRIVE ATERAL

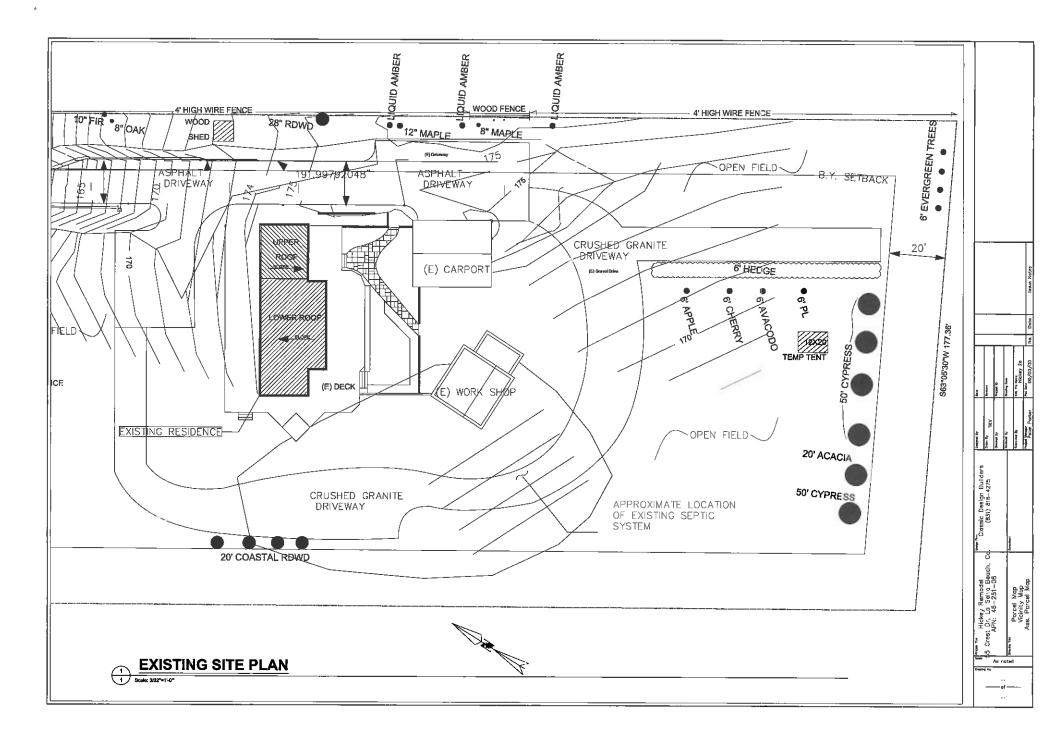
JOHN CUNLIFFE Civil Engineer License No. 24640

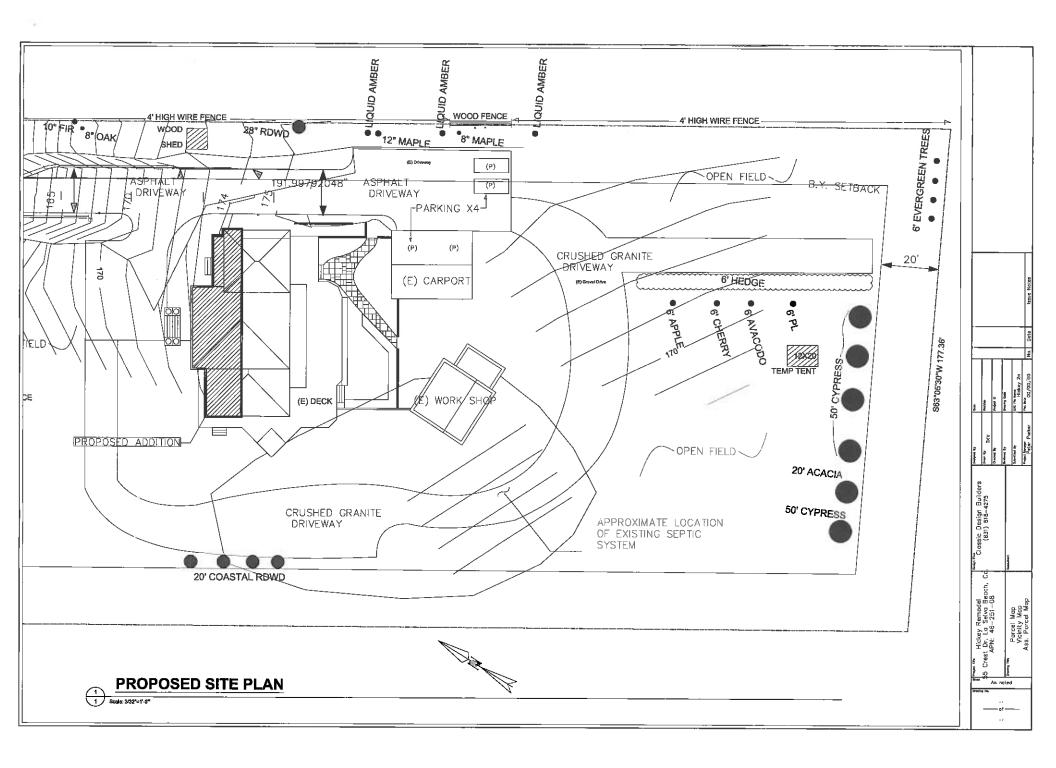
PO Bax 357 Mount Hermon, CA 95941 831-338-1109 CuriffeEngineer@aoLoom

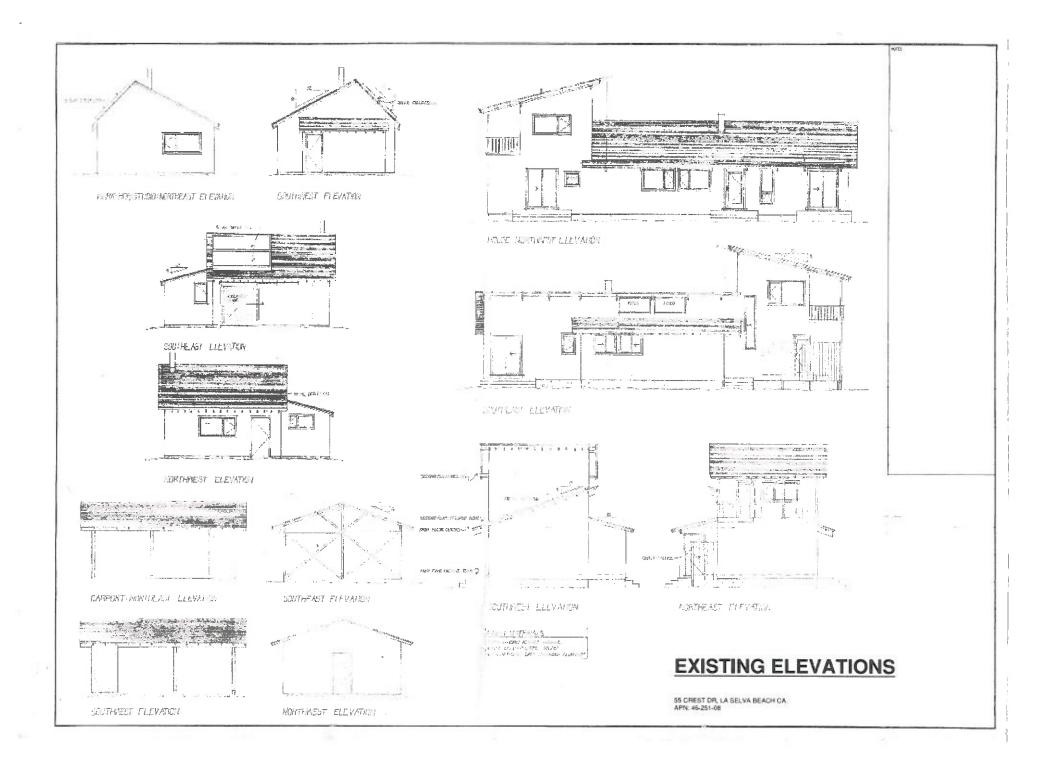
HICKEY 4-2-2018 / - NOTED JMC

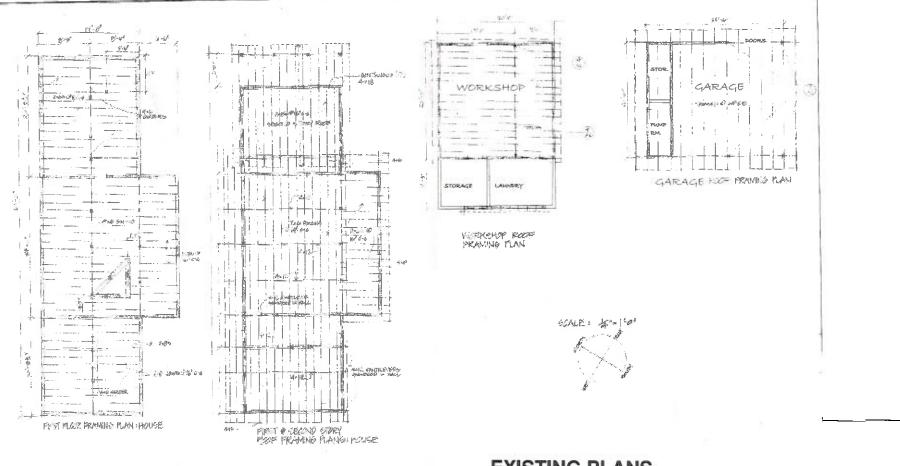
SHEET S5

OF 5 SHEETS





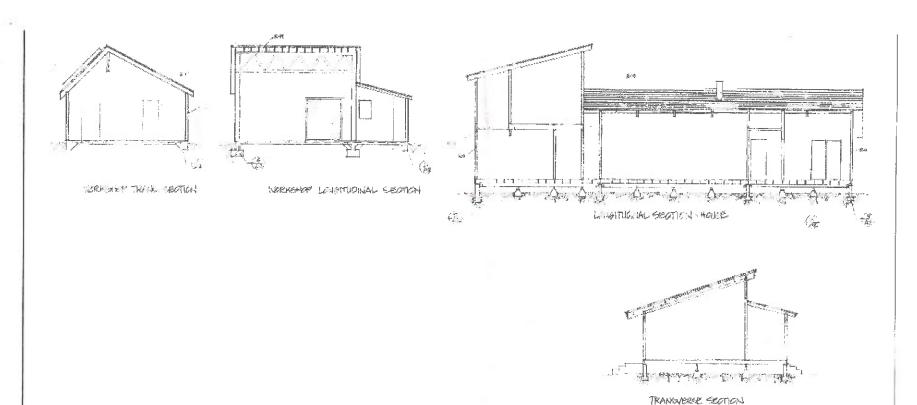




GEGIND FLOOR HOSGE

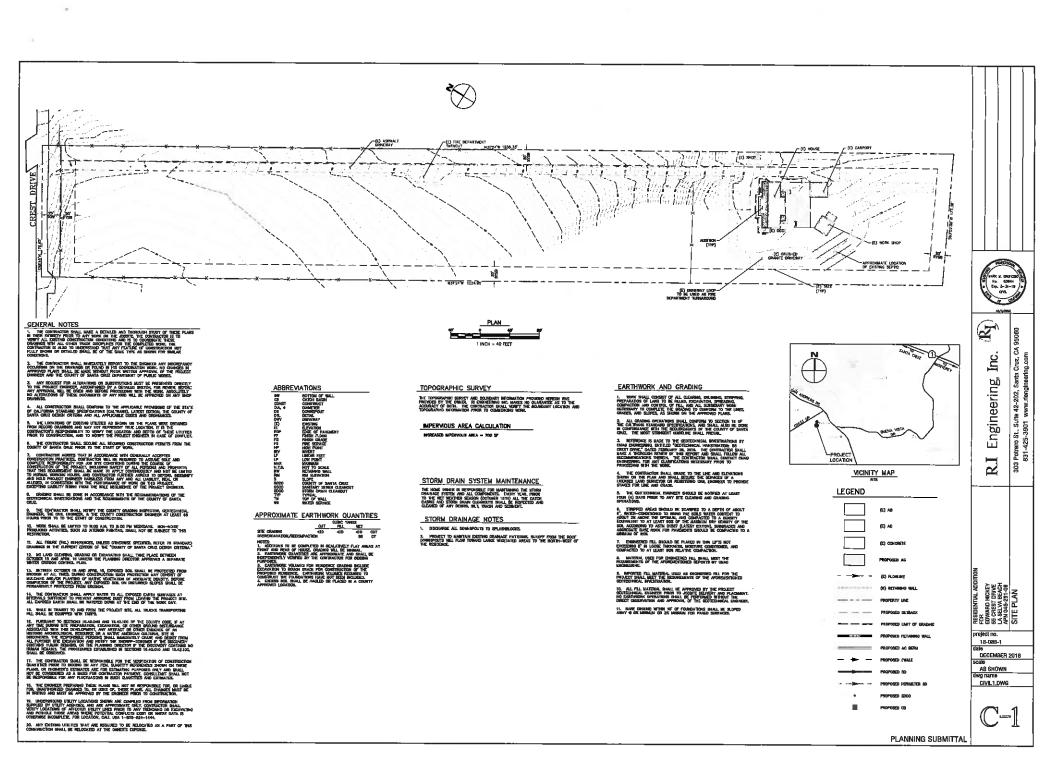
EXISTING PLANS

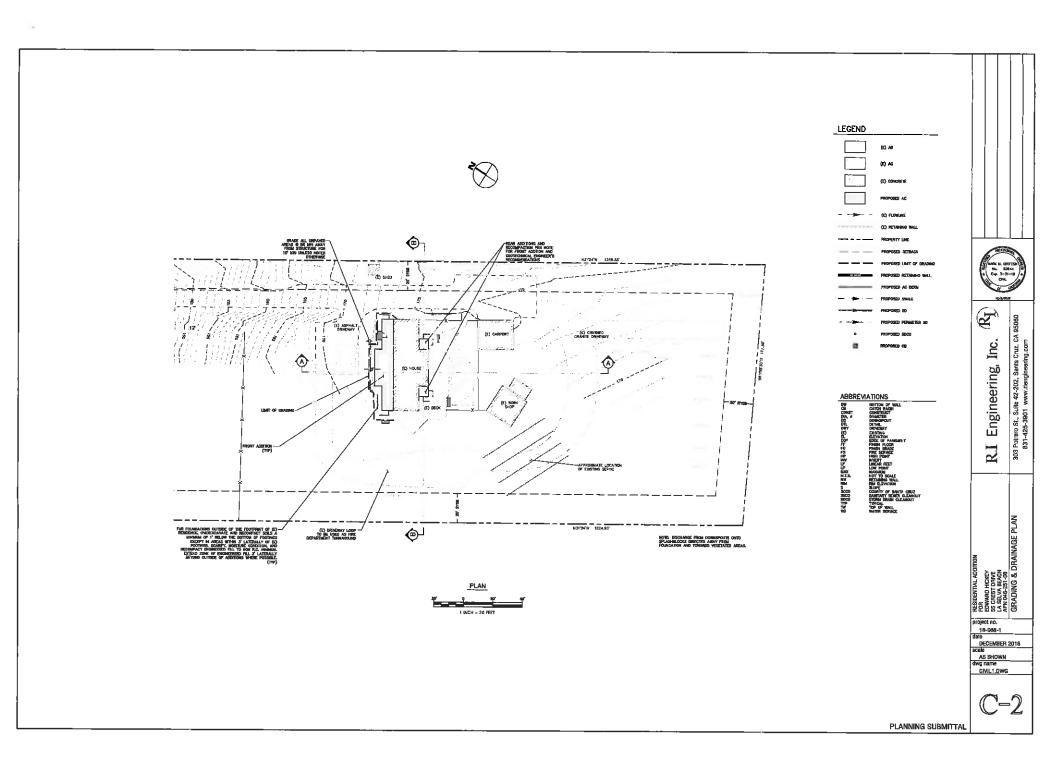
55 CREST DR, LA SELVA BEACH CA, APN: 48-251-08



EXISTING SECTIONS

55 CREST DR. LA SELVA BEACH CA. APN: 46-251-08







303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.nlengineering.com Engineering, Inc. RI 18-088-1 date DECEMBER 2018

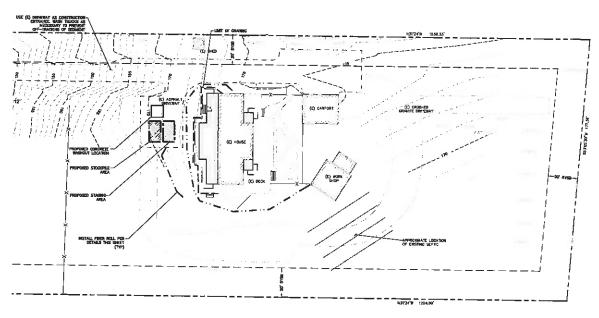
CIVIL1.DWG

PLANNING SUBMITTAL

TOTAL AREA OF DISTURBANCE = 1,130 S.F.

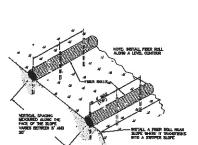
SITE HOUSEKEEPING REQUIREMENTS

USES. PROCESSOR STATES AND STATES

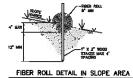








TYPICAL FIBER ROLL INSTALLATION



EROSION CONTROL MEASURES

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES

STRAFF 2 TORS/ACRE ON SLOPES ≤ 20% WITH BOIL BROOK

EROSION CONTROL LEGEND

INSTALL FOR ROLL FOR DETAILS

PROPOSED STOCKFILE AREA



Engineering, RI

303 Potraro St., Suite 42-202, Santa Cruz, CA 831-425-3901 www.riengineering.com

16-068-1 date DECEMBER 2018

AS SHOWN dwg name CIVIL1.DWG



PLANNING SUBMITTAL