

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> 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: 191100**

**APN: 040-022-09**

Proposal to add a 1/2 bathroom (toilet and sink) in an existing non-habitable accessory structure (detached garage). Requires a Residential Development Permit.

The property is located at the north end of Johanna Road (4350 Johanna Road), approximately 550 feet north of the intersection with Tolak Road.

**OWNER: Donald Jay Sleeper**

**APPLICANT: William Rennie Boyd**

**SUPERVISORIAL DISTRICT: 2**

**PLANNER: Elizabeth Hayward, (831) 454-3529**

**EMAIL: Elizabeth.Hayward@santacruzcounty.us**

**Public comments must be received by 5:00 p.m. June 26, 2019.**

**A decision will be made on or shortly after June 27, 2019.**

**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.**



# PLUMBING FIXTURE MAXIMUM FLOW RATES

TOILET	1.28 GPF
LAVATORY FAUCET	1.5 GPM @ 60 PSI

## PLUMBING FIXTURE CONNECTION SCHEDULE

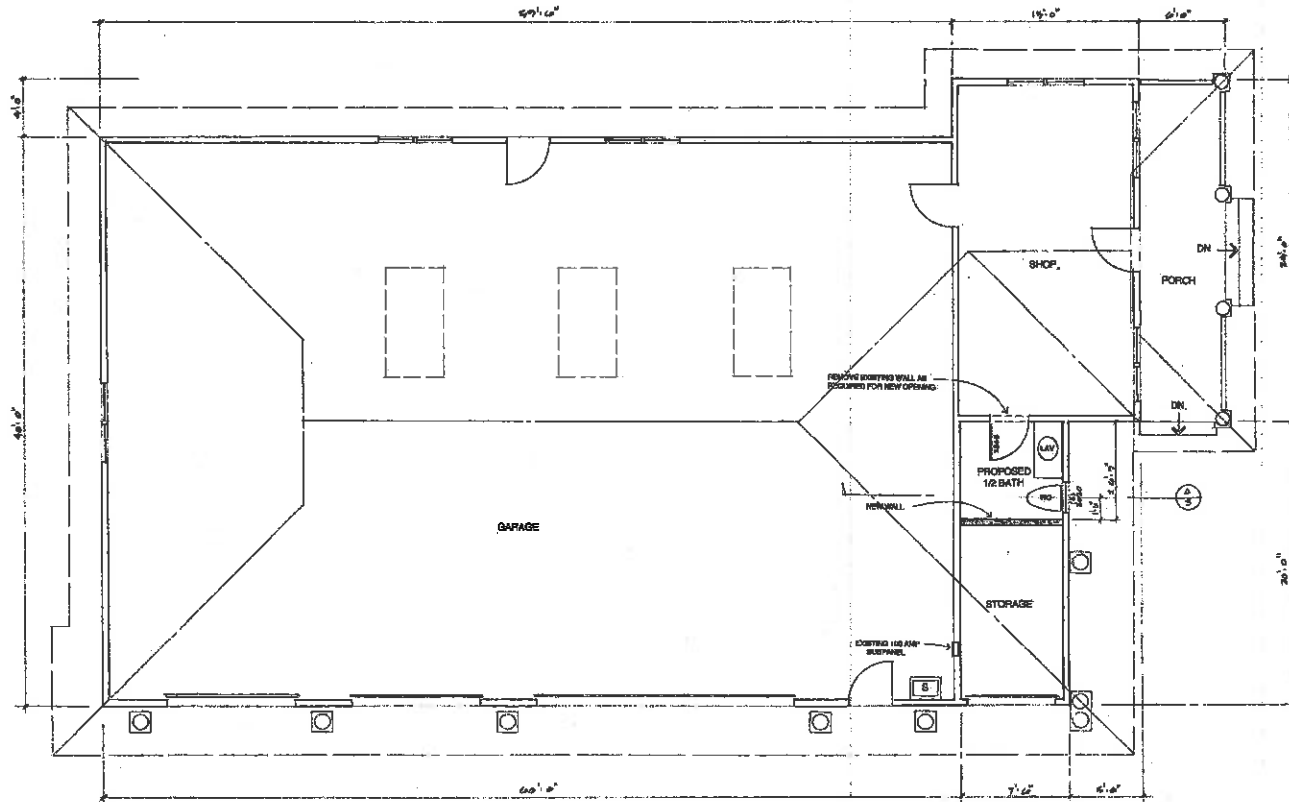
SYMBOL	TYPE	WASTE	VENT	HOT	COLD
LV	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"
WC	TOILET	8"	2"	-	1/2"
HS	HOT WATER	-	-	-	3/4"

## PLUMBING NOTES

- The Plumbing System shall be installed in accordance with the latest edition of the Plumbing Code. Provide all equipment as shown on drawings and as needed for a complete and functioning system. Use Manufacturer as scheduled or listed approved by the Architect. Install all equipment in accordance with the Manufacturer's instructions and within all applicable codes and standards.
- Provide clean outs for every appropriate drainage in direction according to all drainage. If the water supply pressure exceeds 80 PSI, install an approved pressure regulator in an accessible location to reduce the service pressure to 80 PSI or less. Water filter shall be protected by a backflow prevention device. Pressure relief valve shall extend to the outside of the building and terminate not more than two feet not less than six inches above the ground and pointed downward.
- Water lines shall be ADS. Water supply piping shall be Type L copper below grade and Type L copper within the building. Gas piping shall be Schedule 40 black iron.
- For the purpose of clarity and legibility, these drawings are essentially diagrams and do not constitute a contract. The Contractor shall verify all conditions at the site before proceeding with installation. It is the responsibility of the Contractor to install the system such that the integrity of the building is maintained.
- Water lines shall be installed per CA Energy Code as follows:  
Install 1/2 inch minimum piping throughout the first 5 feet of hot and cold water pipes from storage tank, all piping with a nominal diameter of 3/4 inch or larger, all piping associated with recirculation systems regardless of pipe diameter, piping buried below grade, all hot water pipes from heating systems to interior spaces. Two inch 5 feet buried below grade must be installed in a waterproof and non-combustible casing or sleeve. Insulation outside conditioned space shall be protected per CEC 190.065, CEC 190.07, Table 190.3-A
- Provide "CSA Certified" earthquake activated shut-off valve at gas meter or regulator.

## VENTILATION NOTE

- All bathroom fans are to be used for Local Exhaust Ventilation. Minimum 80 CFM fan listed at a static pressure of 2.0 in. and rated 0.5 gpm or less required to be installed. Fan must be attached to a minimum 4" duct and no longer than 75' of duct. Support 1/2" of allowed length for each elbow.



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## STATEMENT OF WORK

PROPOSED 1/2 BATH IS TO BE USED FOR USE BY OWNER. THE WORKMAN IN THE BATHROOM SHALL BE DONE.

## ELECTRICAL NOTES

### General

- All Electrical work to comply with the latest adopted edition of the California Electrical Code.
- Electrical contractor to submit final schedule and panel diagrams to the Building Department prior to beginning work.
- Do not install electrical panels larger than 10 square inches in rated the walls. Maintain a clearance of 36" in front of the panels.
- Shield all metal gas and water pipes to ground. All ground clamps must be accessible and of an approved type. (CEC 250.104)
- All joints and penetrations to be caulked and sealed.

### Circuits

- Control wiring equipment shall be supplied by an individual branch circuit. Verify electrical requirements for all mechanical equipment.
- All exterior, garage, kitchen and bathroom circuits shall be on GFCI circuits. Construction of GFCI outlets are required at kitchen and laundry areas.
- All 120-volt 15 & 20 amp branch circuits in dwelling units except those in bedrooms, bathrooms, unfinished basements, garages and corridors shall have AFCI protection. (CEC 210.12)
- One 25A circuit shall be provided to supply the bathroom receptacle outlets. Check circuit shall have no other outlets. (CEC 210.11(D))
- Provide a dedicated 20 amp circuit to serve the registered bathroom outlets. This circuit cannot serve any other receptacles, lights, fans, etc. Exception: where the circuit supplies a single bathroom, outlets for other equipment within the bathroom shall be permitted.

### Receptacles

- Wall switches to be 42" @ convenient above finish floor. All outlets to be 18" @ convenient above finish floor, unless noted otherwise.
- Drawers or recessed cabinets shall contain all receptacles required to have light outlets except for those smaller than 70 sq. ft. floor area and light fixtures in hallways per CA Energy 150.000(A).
- Exterior lighting shall be installed in all buildings shall be high efficiency, controlled by a manual ON and OFF switch that does not violate the NEC and controlled by a motion sensor with photo-control, or other methods allowed by CEC 150.000(B).

### Receptacles

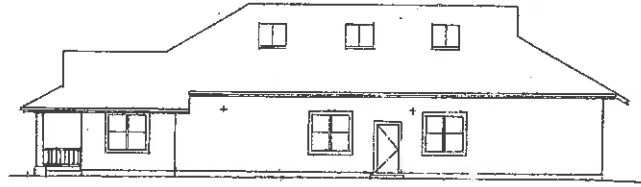
- Receptacles on 120-volt 15 & 20 amp circuits shall be listed tamper resistant. (CEC 408.102) except where located more than 6'6" above the floor; within cabinets or cupboards; or when part of a luminaire or appliance.
- Receptacles must be installed at 18" o.c. maximum in walls. Walls longer than 2 feet and halls longer than 12' must have a receptacle. A receptacle must be provided within 6' of bathroom sinks. (CEC 408.102)
- Ground-Fault Circuit-Interrupter (GFCI) protected receptacles shall be installed in all bedrooms, garages, outdoors, crawl spaces, basements, unfinished basements, and receptacles within 6' of the outside edge of laundry, utility, and wet areas.
- GFCI outlets are required for all kitchen receptacles that are designed to serve countertop surfaces. In bedrooms, in interior floor spaces or below grade level, in exterior vehicles, and in all garages unless not dedicated to a single device or appliance. (CEC 210.6)
- Exterior Outlets @ balconies, decks, and Porches: Each balcony, deck, and porch shall have at least one readily accessible outlet not more than 6-12 feet above the walking surface, be GFCI protected, and have a weatherproof enclosure.

### Light Fixtures

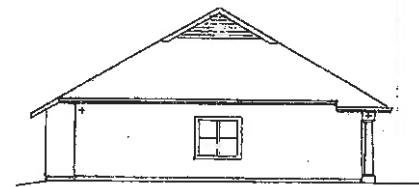
- At least one luminaire in bedrooms, garages, laundry rooms & utility rooms must be controlled by a vacancy sensor per CA Energy Standard 150.000(A). There shall be at least one high efficiency fixture in the bedrooms and the other lights in the bedroom may be low efficiency & controlled by a vacancy sensor.
- Lighting in all other interior rooms (except closets of less than 70 sq. ft.) shall be high efficiency with manual on/off switches or dimmers.
- All installed lighting shall be high efficiency in accordance with Table 150.0-A of the California Energy Code. Exterior lighting shall be high efficiency or controlled by a photoelectric sensor per CEC 150.000(A).
- All LED lighting shall be California Energy Commission certified in quality as high efficiency.
- All recessed light fixtures shall be IC rated per CEC 150.000(B).
- Fixtures installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring compartments, lamp holders, or other electrical parts. Fixtures in wet or damp locations will be marked for such use.
- JMS testing is required for the following:
  - All lighting must be high efficiency. High efficiency luminaires may require JMS-2010-B or JMS-2010-E labeling. Per CEC 150.000(A), 150.000(B), 150.000(C) Table 150.0-A
  - Fixtures recessed into ceilings shall be listed for zero clearance installation (ZCI) have a label that certifies that the fixture is designed with air leakage less than 0.02 CFM at 75 Pascals (Pa). Be tested with a panel or cover to the ceiling, here or accessible luminaire cover is installed, and not contain a square base panel. They shall contain light sources that comply with Reference Table Appendix A, including the required temperature requirements, and are marked "JMS-2100-E" Per CEC 150.000(C).
  - Recessed Down-light Luminaires in Ceilings: Recessed down-light luminaires in ceilings must be installed per CEC 150.000(C). Be tested IC rated, labeled for air leakage less than 0.02 CFM, be tested with a panel or cover to the ceiling, here or accessible luminaire cover is installed, not contain a square base panel, comply with JMS, and marked "JMS-2010-E" as specified in Reference Appendix A.
  - Down Vented Luminaires: Down vented luminaires shall be high efficiency and controlled by dimmers or vacancy sensors. Installed lamps shall be marked with JMS-2010-B or JMS-2010-E as specified in Reference Table Appendix A. Light sources not marked "JMS-2010-E" shall not be installed in enclosed luminaires.
- A 120-volt lamp fitting in a 2-pole converter for compact fluorescent lamps (CFL) or LED lamps that use ballast must be labeled with the converter listed in an UL or ENEC power listing.
- Any light source not otherwise listed above and certified to the Commission as complying with Table Appendix A.

### HMIC

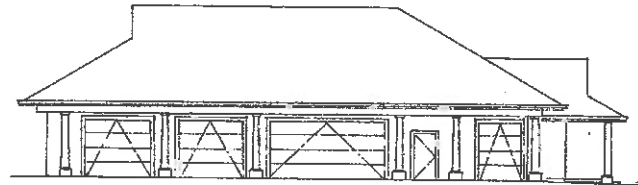
- Provide exhaust fans in bathrooms vented to outside and sized as follows.
  - Bedrooms: 1-50 CFM intermittent, 1/4-1/2 CFM continuous.
  - Bathrooms: 1-50 CFM intermittent, 1/4-1/2 CFM continuous, 1/4-1/2 CFM intermittent.
  - Both fans to be Energy Star certified and equipped with humidistat controls for adjustment of relative humidity from 50 to 80%, per California code 4.506.1.
- Bathroom exhaust fans shall be switched separately from lighting system per CA Energy Code 150.000(B).



EXISTING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



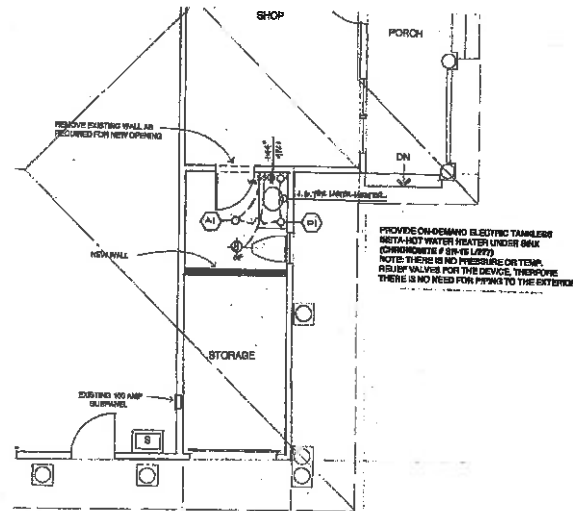
EXISTING - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



ELECTRICAL SCHEMATIC PLAN  
SCALE: 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE  
Type - Description

- (A1) 4" recessed downlight for LED lamps with drop out lens.

Manufacturer: Halo, H300 IC AT LED  
Lamp & Mfg: 5000K  
Notes: Order with bar hangers

- (D1) Wall mounted LED decorative bulb only light.

Manufacturer: WAC Lighting, Balm, WS-7718-AL  
Lamp & Mfg: 5000K  
Notes: Mount vertically. Owner approval required prior to ordering

BUILDING SECTION  
SCALE: 1/4" = 1'-0"



WILLIAM RENNIE BOYD, ARCHITECT  
200 7th Ave. #110, SANTA CRUZ CALIFORNIA

150 BATH ADDITION TO EXISTING  
NON-HABITABLE ACCESSORY STRUCTURE  
SLEEPER RESIDENCE  
APN 040-022-09  
4850 JOHNS ROAD - JPTOS, CALIFORNIA

Prepared: 02/20/2016  
Revised: 02/20/2016

4-10-15

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