

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: 201190 **APN: 049-303-12**
SITUS ADDRESS: 125 Manfre Rd., Watsonville 95076

Proposal to construct a two-story 1,200 square foot garage/storage building on site with a proposed single-family dwelling. Requires a Residential Development Permit for a non-habitable accessory structure that exceeds 640 square feet in size inside the Urban Services Line. Property located on the west side of Manfre Road (125 Manfre Road) approximately 0.04 mile north of the intersection with Larkin Valley Road.

OWNER/APPLICANT: Alejandro & Maria Monroy
SUPERVISORIAL DISTRICT: 2
PLANNER: Lezanne Jeffs, (831) 454-2480
EMAIL: Lezanne.Jeffs@santacruzcounty.us

Public comments must be received by 5:00 p.m. June 26, 2020.

A decision will be made on or shortly after June 29, 2020.

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.

GENERAL NOTES

- The code editions to be followed:
California Plumbing Code 2016 Edition California Building Code 2016 Edition
California Electrical Code 2016 Edition California Mechanical Code 2016 Edition
California Energy Standards 2016 Edition California Green Building Standards Code 2016 Edition
California Residential Code 2016 Edition California Fire Code 2016 Edition
- Hold down devices must be secured in place prior to foundation inspection.
- Fasteners in preservative-treated wood (anchor bolts, nails, screws, etc.) shall be of an approved silicon bronze or copper, stainless steel or hot-dipped zinc coated steel.
- Foundation sills shall be a naturally durable wood or a preservative-treated wood.
- Anchor bolts shall be a minimum of 1/2 inch diameter in SDC D and 5/8 inch minimum diameter in SDC E.
- Anchor bolts shall be embedded a minimum of 7 inches into foundation.
- Anchor bolts shall not be spaced more than 6 feet apart in SDC D and no more than 4 feet apart in SDC E.
- There shall be a minimum of 2 bolts per sill piece with one bolt not located more than 12 inches or not less than 4 inches of each end of the sill piece.
- Washers for anchor bolts shall be a minimum of 3 inches by 3 inches by 0.229 inch thick. Steel plate washers may be slotted.
- Minimum compression strength of concrete shall be 3,000 psi.
- Reinforcing steel shall be a minimum of ASTM A615 Grade 60.
- Framing lumber shall be Douglas Fir #2 (unless noted otherwise).
- Wall framing shall comply with CBC Table 2308.5.1.
- Nailing shall be in compliance with CBC Table 2304.10.1.
- Foundation vents to be 6"x4" @ 8'-0" o.c. max.
- Block or double joist under all walls. Blocking at 8'-0" o.c. max (not applicable with TJs).
- Attic and foundation venting shall be a minimum of 1/150 of the area to be vented.
- Smoke detectors and carbon monoxide alarms in new structures shall receive their primary power from the house primary wiring and shall have a battery backup.
- Egress requirements for sleeping rooms:
a. Min. net clear operable dimension of 24" in height. b. Min. net clear operable dimension of 20" in width.
c. Min. net clear operable dimension of 5.7 square feet d. Minimum distance to floor is 44"
- Joints and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.
- The first 5' of hot and cold water pipes from the storage tank from non-recirculating systems shall be thermally insulated with a minimum of 1" (.75") thick insulation for hot (cold) water pipes with a diameter of less than or equal to 2" or 1.5" (1") for hot (cold) water pipes with a diameter of greater than 2" and conform to Cal Energy Code 150.0(p)(2).
- The builder/contractor shall provide the owner and County Building Department a copy of the CF-2R Installation Certificate at the time of inspection.
- Air ducts installed under a floor in a crawl space shall be installed as to maintain a vertical clearance of 18" for all portions of the duct that would obstruct access to any part of the crawl space.
- Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height of not less than 72" above finish floor. Ceramic tile is to be installed over fiber-cement or cementitious backer board.
- The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for the meeting of this provision.
- Plumbing fixtures are required to meet the following maximum flow rates: shower heads 1.8 gpm @ 80 psi, kitchen faucet 1.8 gpm @ 60 psi, lavatory faucets 1.2 gpm @ 60 psi and water closets 1.28 gallons per flush.
- The shower valve shall be a pressure balance type, thermostatic mixing type or a combination pressure balance/thermostatic mixing type.
- Fiber-cement, fiber-reinforced cementitious backer units, glass mat gypsum backers of fiber-reinforced gypsum backers in compliance with ASTM C 1208, C 1225, C 1179 or C 1278 respectively and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas (CRC R702.4.2).
- Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4 through A108.6, A108.11, A108.1, A108.3, A108.1, and A107.1. (CRC R702.4.1)
- The waste outlet and tailpiece for the shower shall be a minimum 2" in diameter.

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- Sheet 1: Site Plan, Vicinity Map & Notes
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Sheet WW2: Waste System Plan
Sheet WW3: Waste System Details
Sheet WW4: Waste System
Sheet C.1: Grading Plan
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Sheet C.3: Water Pollution Control Plan
Sheet C.4: Topographic Map
Sheet A.1: 'Champion' Manufactured Home Plan
Sheet A.2: 'Champion' Manufactured Home Elevations
Sheet G.1: Garage Plan & Elevations
Sheet G.2: Garage Construction Drawings
Sheet S1.0: Structural Notes, Symbols, Schedules & General Information
Sheet S1.1: Typical Framing Details & Fastening Schedule
Sheet S1.2: Sheathing & Shear Wall Schedule & Rebar Hook Schedule
Sheet S1.3: Typical Details
Sheet S1.4: Typical Details
Sheet S1.5: Shear Transfer Details
Sheet S2.0: Manufactured Home Foundation & Details
Sheet S2.1: Garage Specific Details
Sheet SSW1: Steel Strong Wall Details, Schedules & Specifications
Sheet SSW2: Steel Strong Wall Details, Schedules & Specifications

DESIGNER:

ROBIN ALAGA
250 Evening Hill Lane
Watsonville, CA 95076
831.724.4994

SOILS ENGINEER:

HARO, KASUNICH & ASSOC., INC.
116 East Lank Avenue
Watsonville, CA 95076
831.724.4175

STRUCTURAL ENGINEER:

STRUCTURAL-E INC.
230 6th Street
Pacific Grove, CA 93950
831.424.9000

SEPTIC CONSULTANT:

MYER ENGINEERING, INC.
1796 Laurel Glen Road
Soquel, CA 95073
831.800.2244

OWNER:

Alejandro Monroy
50 Quinta Vista Street
Watsonville, CA 95076

PROJECT DATA:

A.P.N. 049 - 303 - 12
Zoning R-1-20
Occupancy Group R-3
Construction Type V-B / U
Lot Size 51,867 sq. ft. (Assessor)
Lot Coverage 10%
Proposed Residence 2,096 sq. ft.
Proposed Garage 1,000 sq. ft.
Proposed Covered Porch 104 sq. ft.

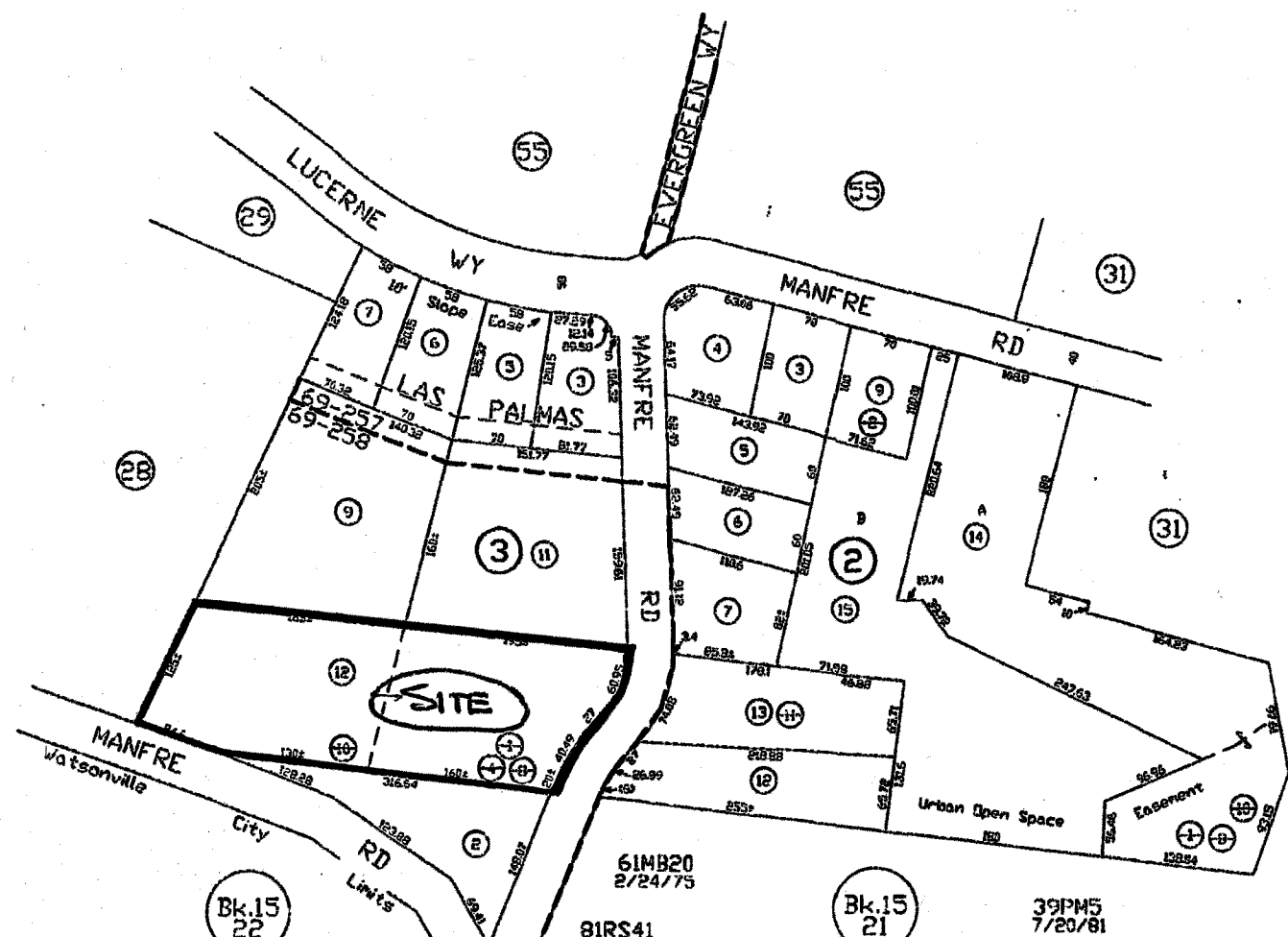
SCOPE OF WORK:

Construct a 2,096 sq. ft. "Champion" manufactured home (4 bedroom, 3 bath) with a 104 sq. ft. covered porch.
Construct a 1,000 sq. ft. detached garage.

URPOSES ONLY
NOT TO BE USED FOR ANY OTHER PURPOSES
NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
GOLD COUNTY CLERK'S OFFICE

POR. RANCHO DE LOS CORRALITOS
POR. SEC. 31, T.11S., R.2E., M.D.B. & M.

Tax Area Code 49-30
69-257 69-258



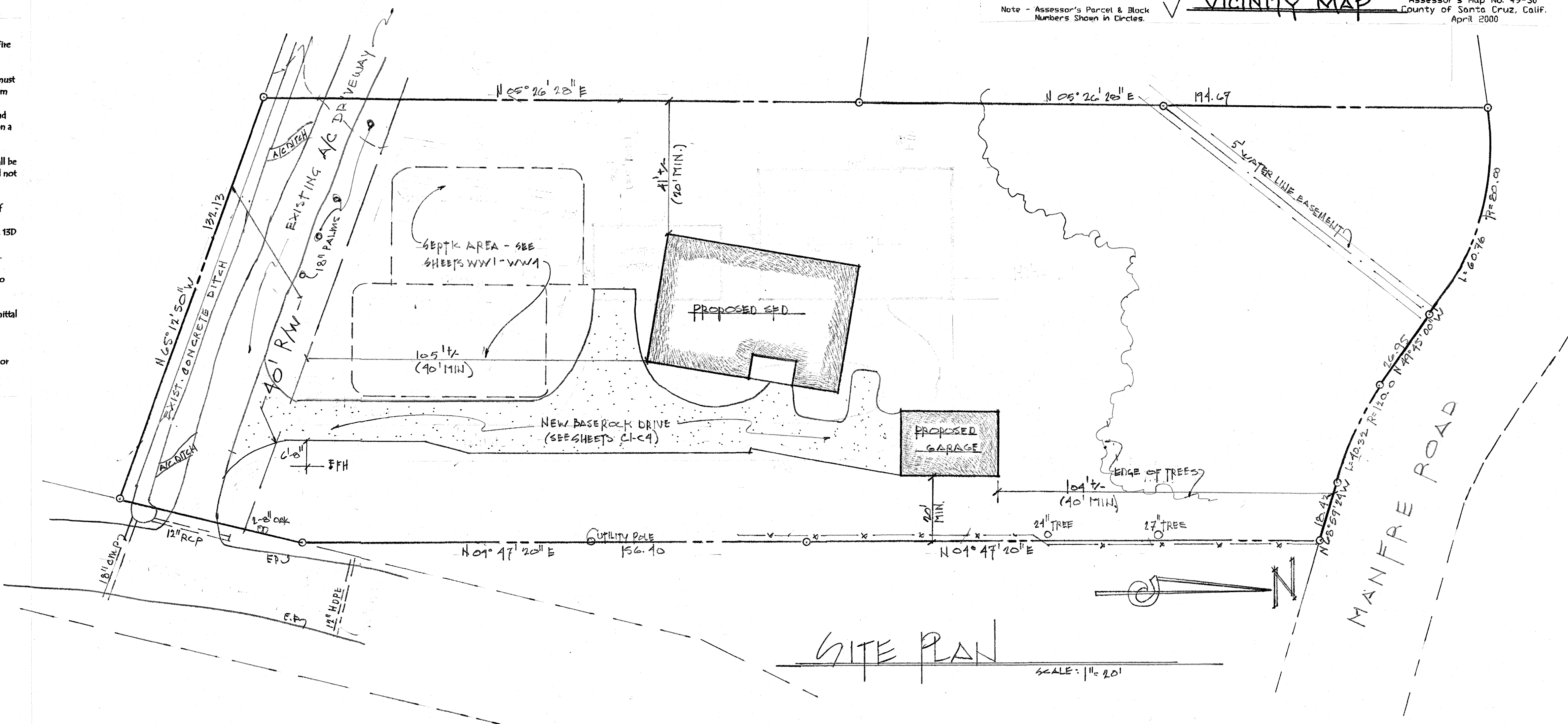
Note - Assessor's Parcel & Block Numbers Shown in Circles.

VICINITY MAP

Assessor's Map No. 49-30
County of Santa Cruz, Calif.
April 2000

FIRE DEPARTMENT NOTES - (SPRINKLED)

- These plans are in compliance with the 2016 California Fire and Building Codes and with applicable National Fire Protection Association Standard 13D and district amendments.
- This building is R-3, Type V-B, and Sprinkled.
- Before construction begins, temporary or permanent address numbers shall be posted. Permanent numbers must be posted prior to final inspection. Address numbers shall be posted on property so as to be clearly visible from the road. Address numbers must be in "Arabic" (1,2,3, etc.), not "Roman" (I,II, etc.) or written out in words. Address numbers shall be a minimum of 6" tall, with wide stroke, and posted on a contrasting background, and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.
- Roof construction shall be Class A (min.) as defined by Uniform Building Code Standard 15-2.
- Electric gates shall be provided with a keyed switch meeting fire department specifications. Gate entrances shall be at least the width of traffic lane, but in no case less than 12 feet in width. Unobstructed vertical clearance shall not be less than 15 feet.
- All requirements of the Single Family Dwelling Guide must be met.
- Smoke detectors are required in all sleeping rooms and in hallways outside of sleeping rooms within 10 feet of sleeping room doors.
- All buildings shall be equipped with an automatic sprinkler system complying with the latest edition of NFPA 13D currently adopted standards of the Santa Cruz County Fire Chief's Association.
- Fire alarm flow switch shall be wired to kitchen refrigerator circuit. Any deviations require fire dept. approval.
- A 48 hour minimum notice to the fire department is required prior to any inspection and/or test.
- The sprinkler installer shall submit three (3) sets of plans and calculations for the automatic sprinkler system to the fire agency for approval.
- The copies of the building and fire system plans and permits must be on site during construction.
- All underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation. The standard is available at the Santa Cruz Fire Marshall's Office.
- An UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit will be issued to a Class C-16 or owner/builder - no exceptions.
- The driveway/access road shall be in place prior to any framing construction, or construction will be stopped.



REVISIONS	BY
18-MAY-20	RA

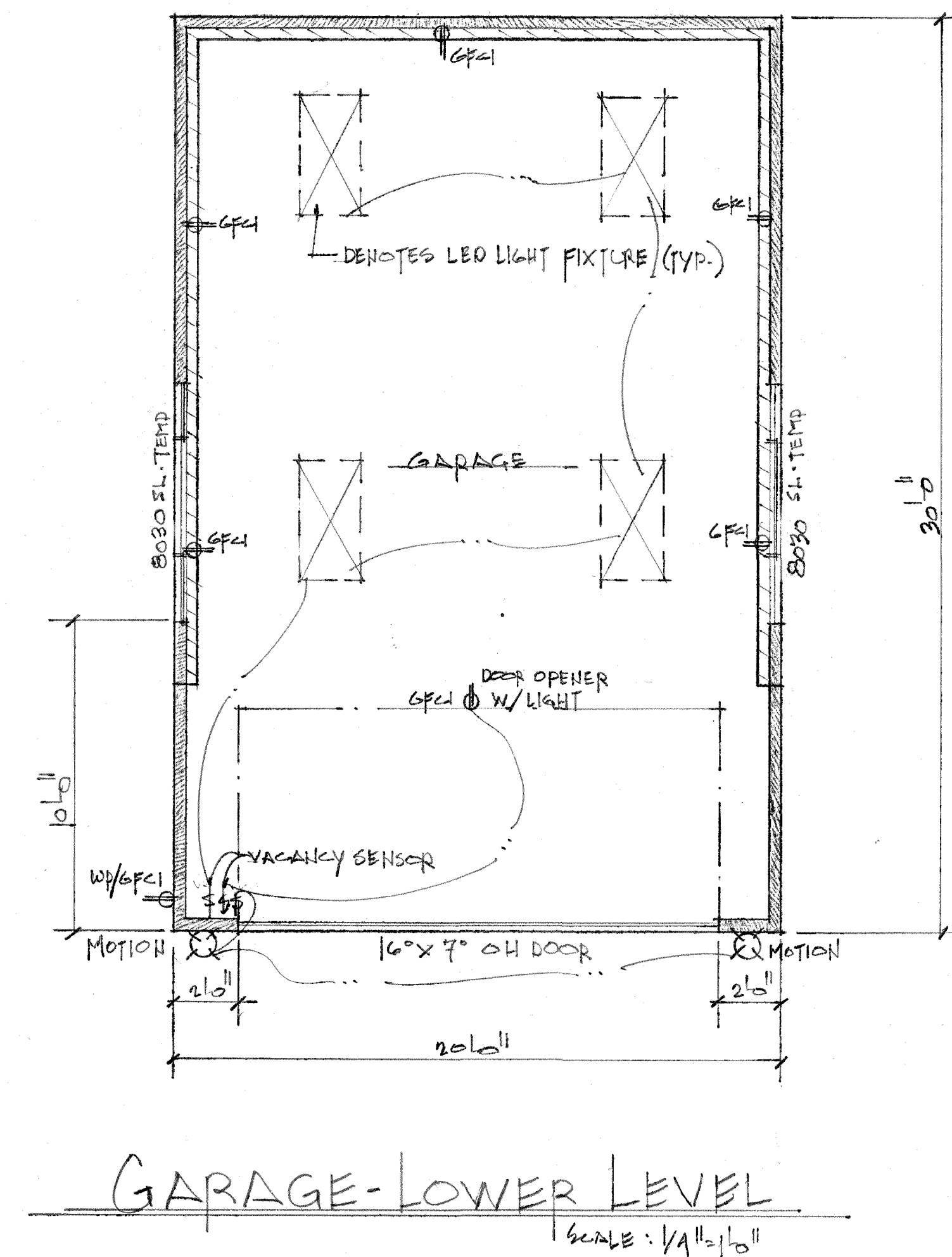
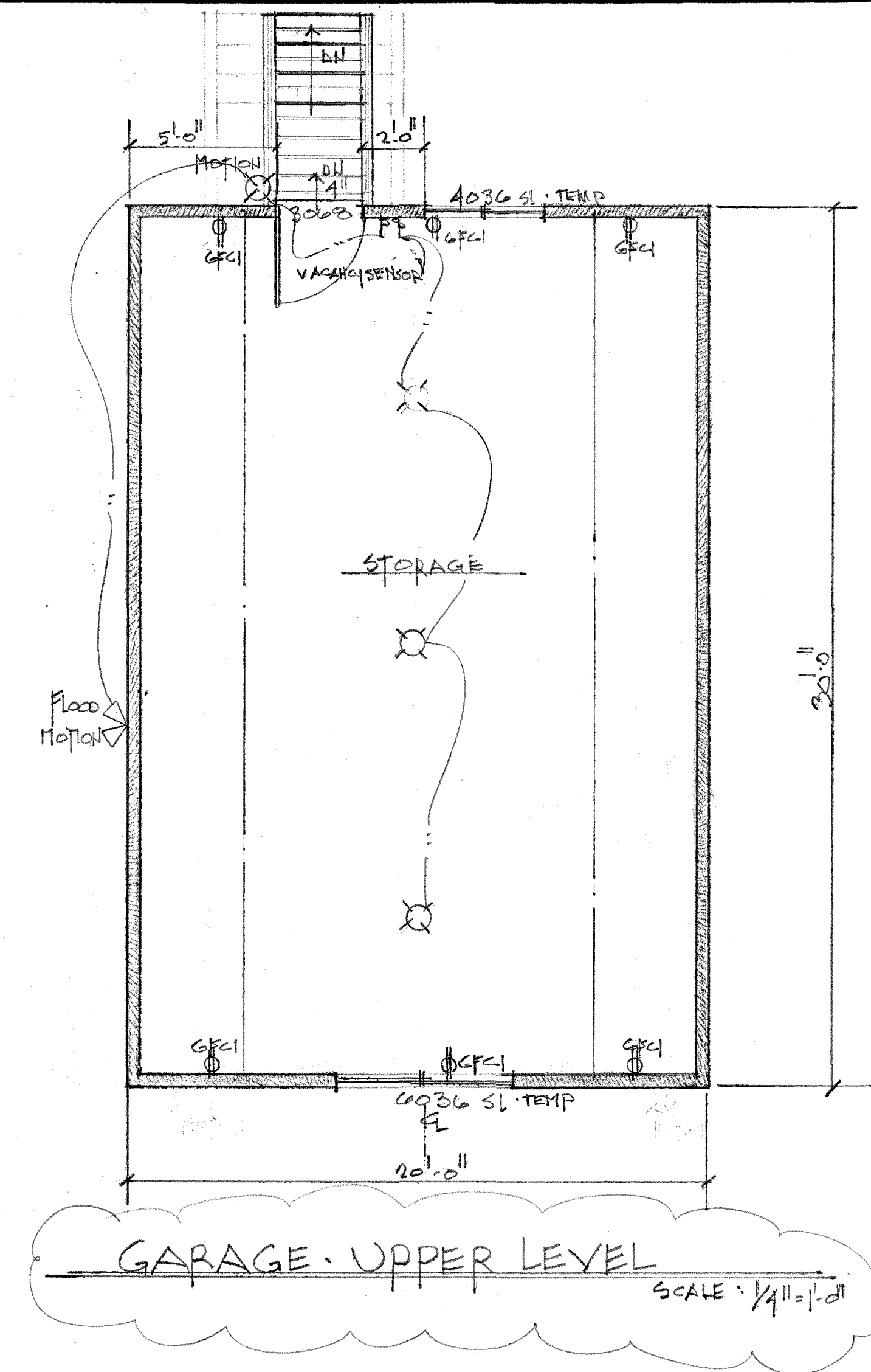
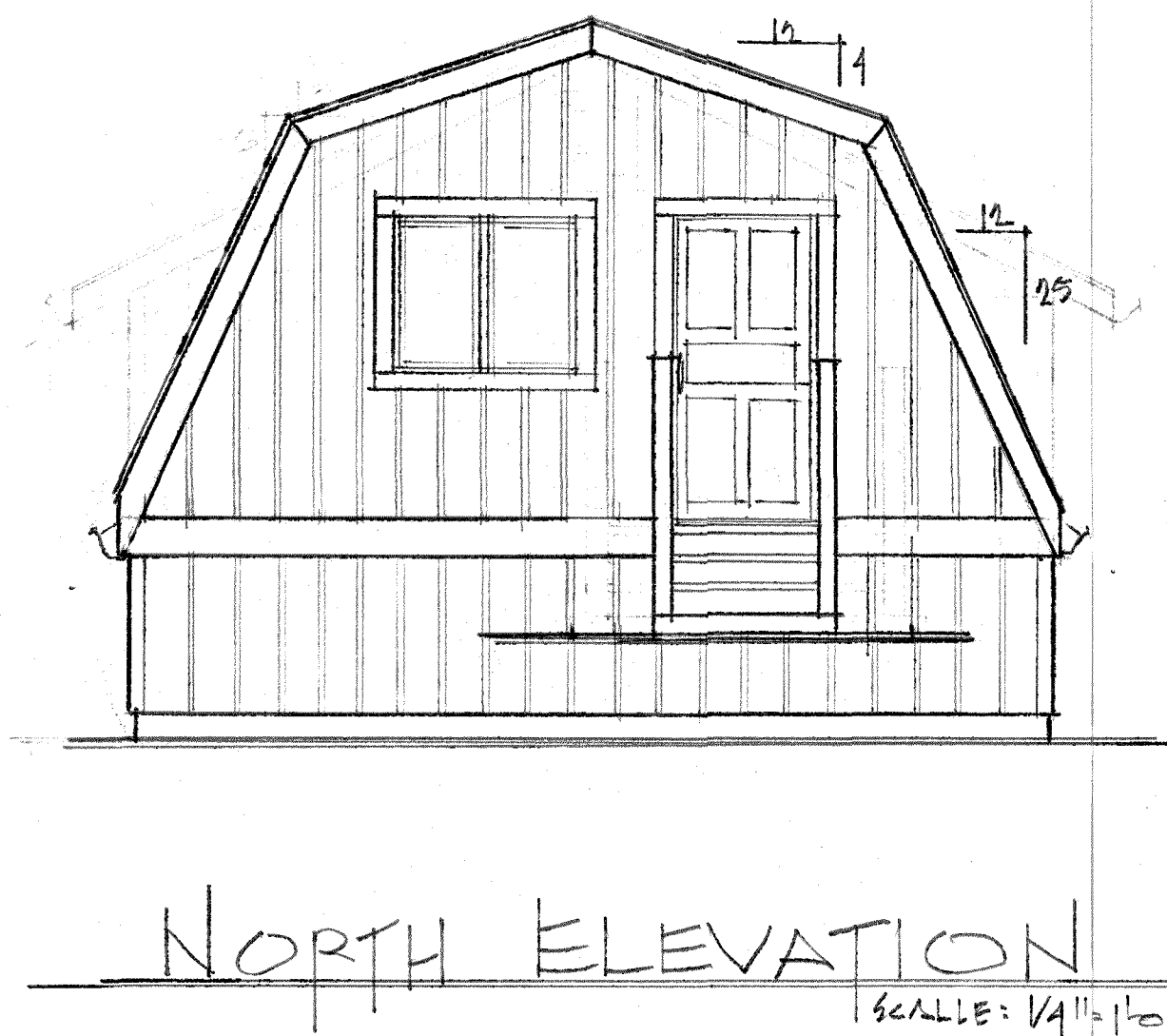
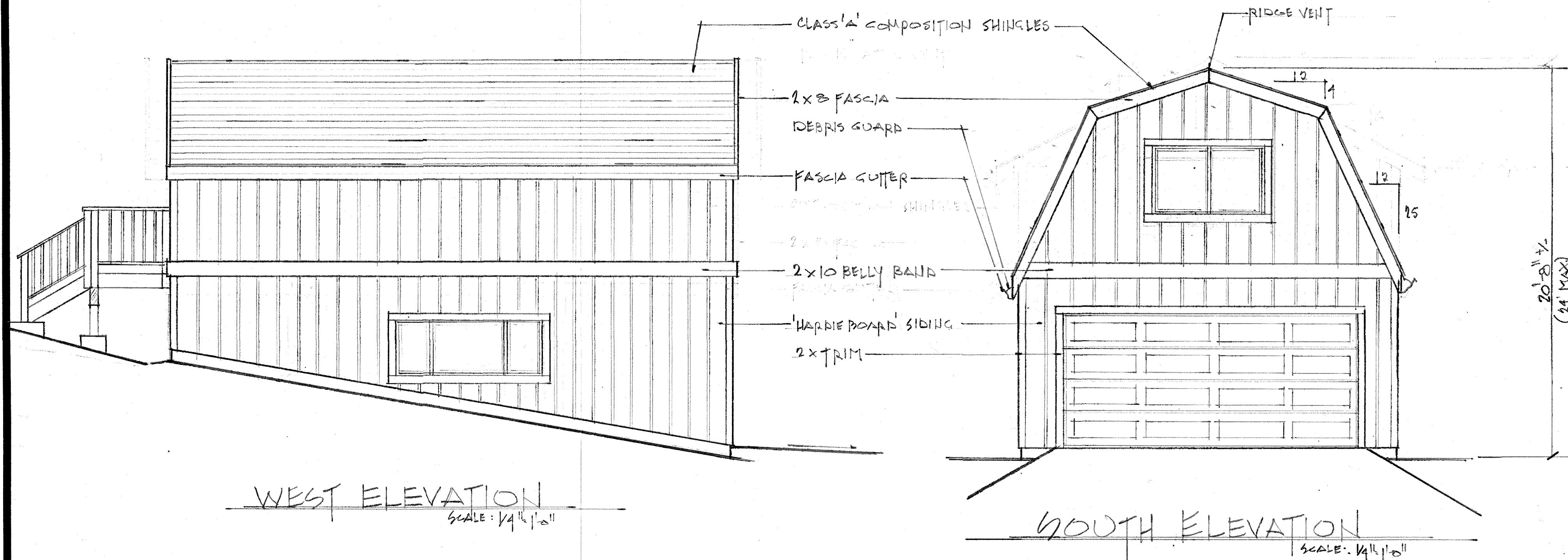
ROBIN ALAGA
250 Evening Hill Lane
Watsonville, CA 95076
Phone: (831)724-4994
e-mail: alagac@comcast.net

MONROY GARAGE

Alejandro Monroy amonroy24@yahoo.com
50 Quinta Vista Street Watsonville, CA 95076
Site: Manfre Road Watsonville, Ca 95076

A.P.N. 049 - 303 - 12

Date	4.06.19
Scale	NOTED
Drawn	ROBIN
Job	18-34
Sheet	1
Of	1



REVISIONS	BY
18-MAY-2020	RA

ROBIN ALAGA
250 Evening Hill Lane
Conalitos, CA 95076
Phone: (831) 724-4994 Call: (831) 419-4919
e-mail: alagars@gmail.com

MONROY GARAGE
Alejandro Monroy
50 Quinta Vista Street
Watsonville, CA 95076
Site: Manfre Road Watsonville, Ca 95076
A.P.N. 049 - 303 - 12

DRAWN	ROBIN
CHECKED	
DATE	JULY-2019
SCALE	1/4" = 1'-0"
JOB NO.	18-34
SHEET	
OF	2 SHEETS