

GENERAL NOTES

- The code editions to be followed:
California Plumbing Code 2019 Edition California Building Code 2019 Edition
California Electrical Code 2019 Edition California Mechanical Code 2019 Edition
California Energy Standards 2019 Edition California Green Building Standards Code 2019 Edition
California Residential Code 2019 Edition California Fire Code 2019 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 to 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"x14" @ 8'-0" o.c. max (not applicable with TJs).
- 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. Maximum 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 150.00(12).
- 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, lav 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-mat reinforced cementitious backer units, glass mat gypsum backers of fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 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, A118.1, A118.3, A136.1, and A137.1. (CRC R702.4.1)
- The waste outlet and tailpiece for the shower shall be a minimum 2" in diameter.

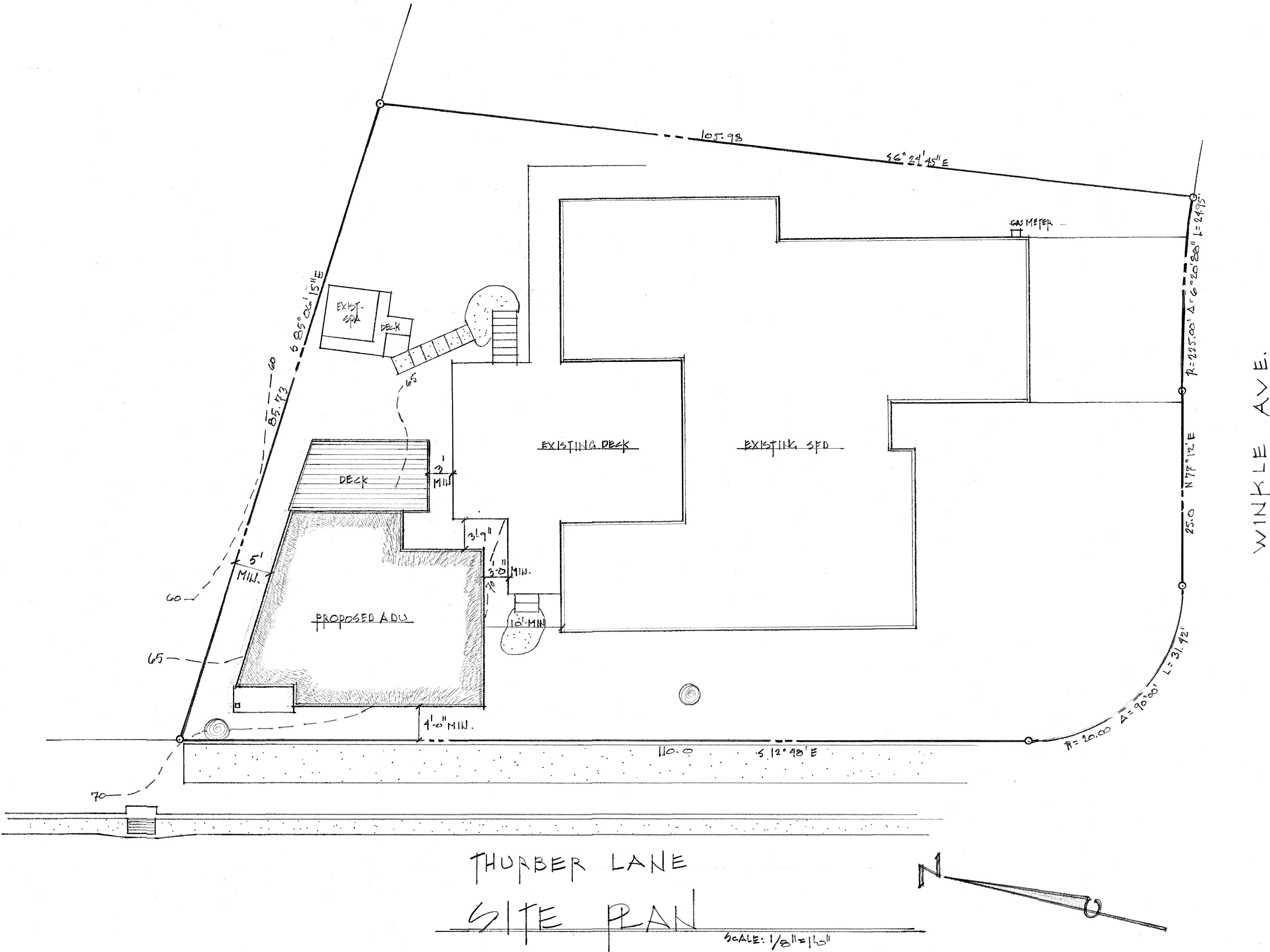
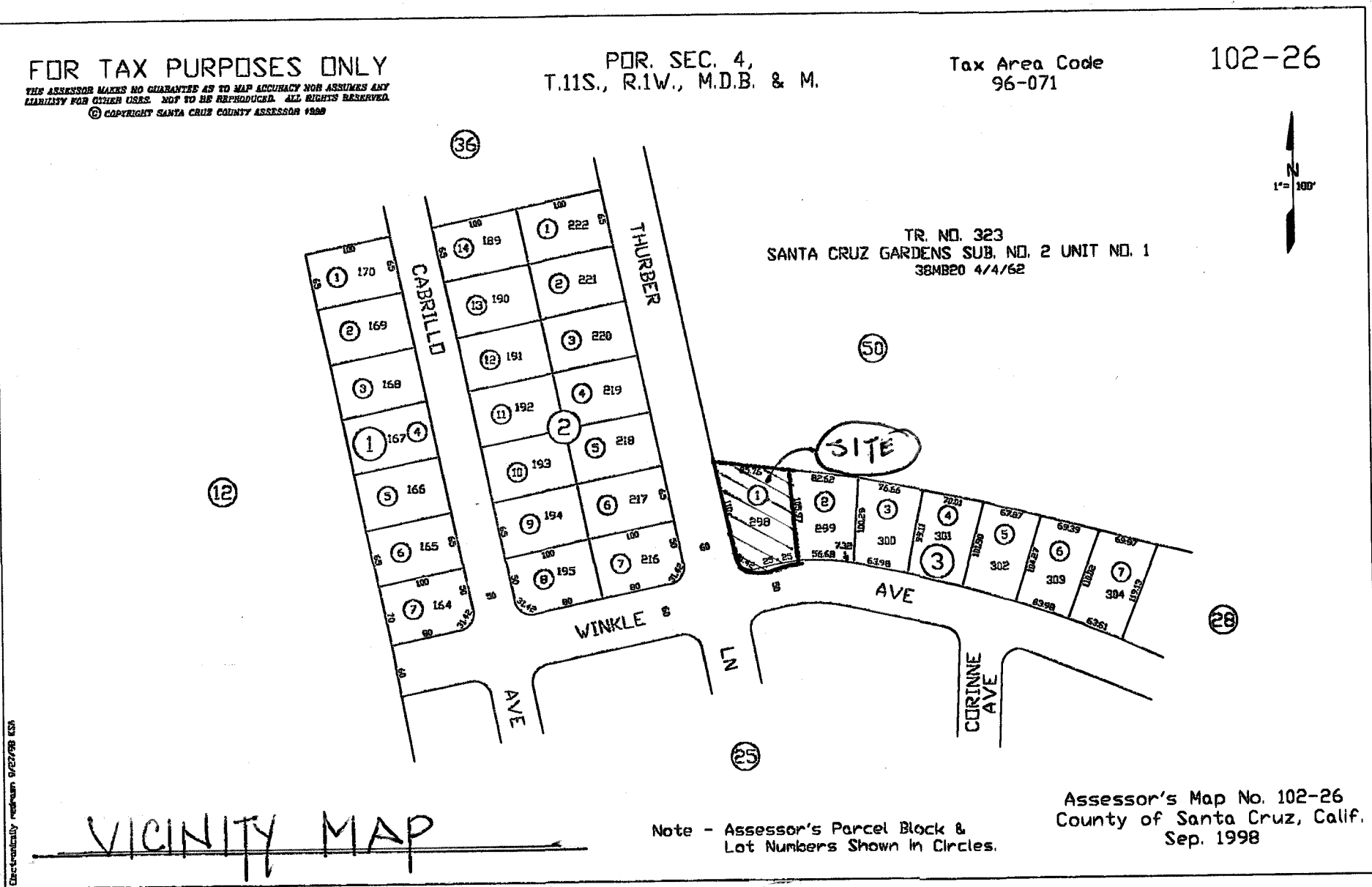
OWNER: Christopher & Linda Lambrechts
6010 Winkle Ave.
Santa Cruz, CA 95065

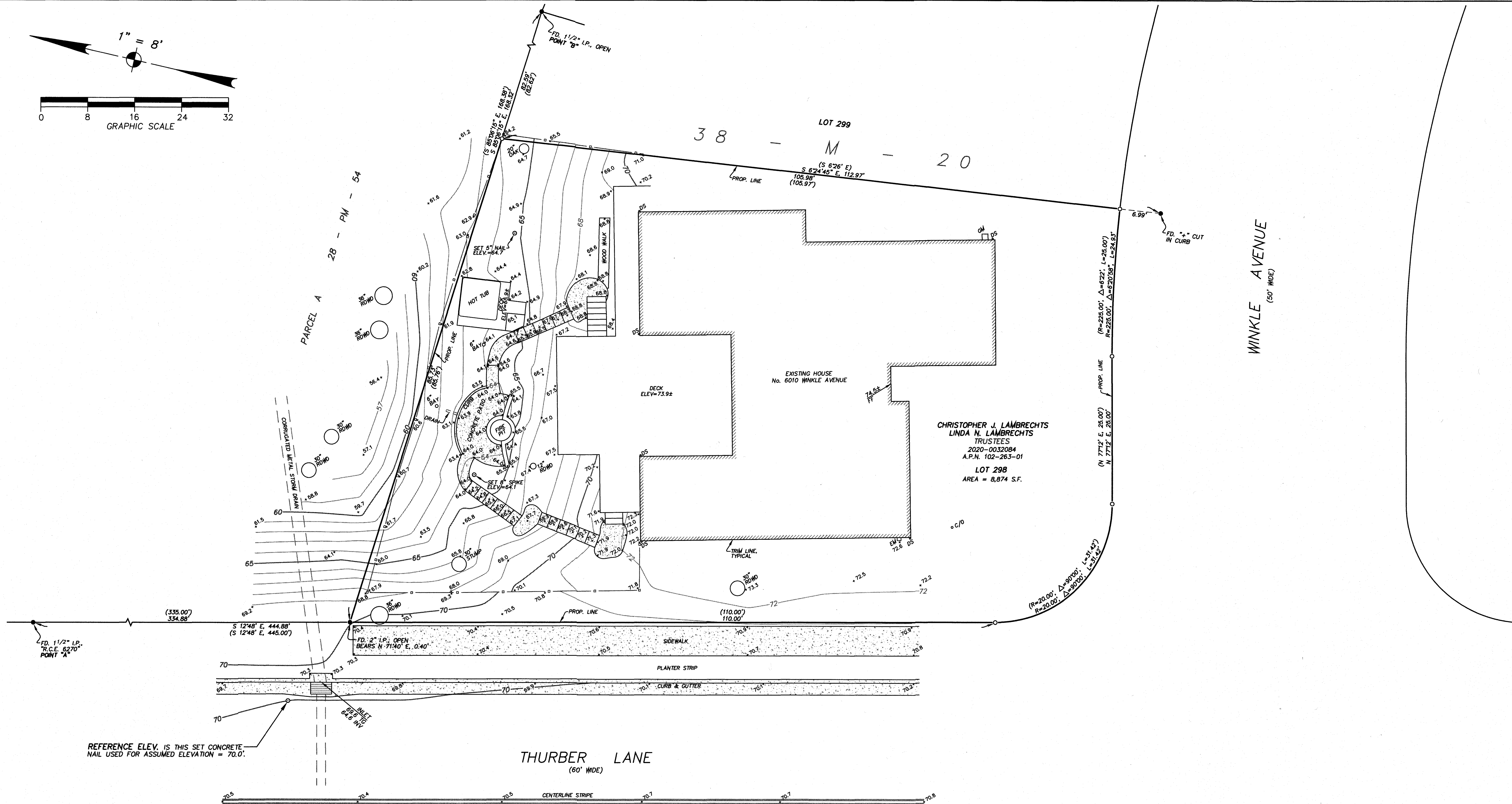
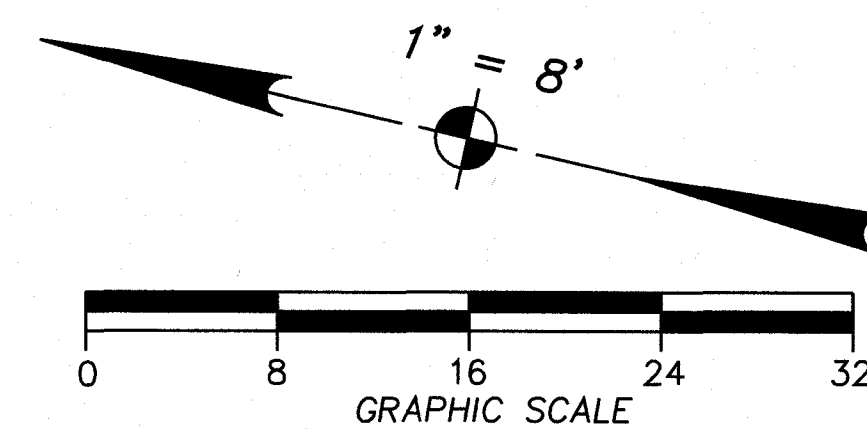
PROJECT DATA:

A.P.N. 102 - 263 - 01
Zoning R-1-6
Occupancy Group R-3 / V
Construction Type V-B Non Sprinkled
Parcel Size 9,148 sq. ft. (Assessor)
Lot Coverage 4,042 sq. ft. (26%)
Floor Area Ratio 3,817 sq. ft. (25%)
Existing Residence 1,925 sq. ft. (Assessor)
Existing Garage 483 sq. ft. (Assessor)
Existing Decks 289 sq. ft. (Assessor)
Proposed ADU 640 sq. ft.
Proposed Deck 155 sq. ft.

SCOPE OF WORK:

Construct a detached 640 sq. ft. one bedroom ADU
With a 119 sq. ft. deck.





REFERENCE ELEV. IS THIS SET CONCRETE NAIL USED FOR ASSUMED ELEVATION = 70.0'.

BASIS OF BEARINGS: S 35°21'25" E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A"
AND "B" AND AS CALCULATED BASED ON 38-M-20.

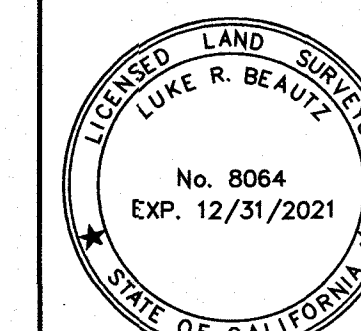
S 35°21'25" E, 418.18' CALCULATED
S 35°21'25" E, 418.02' MEASURED

LEGEND

- Indicates survey monument found as noted hereon.
- Indicates survey point set as noted hereon.
- Indicates nothing found or set.
- * Indicates spot elevation of existing ground or surface.
- () Indicates record data based on 38-M-20.

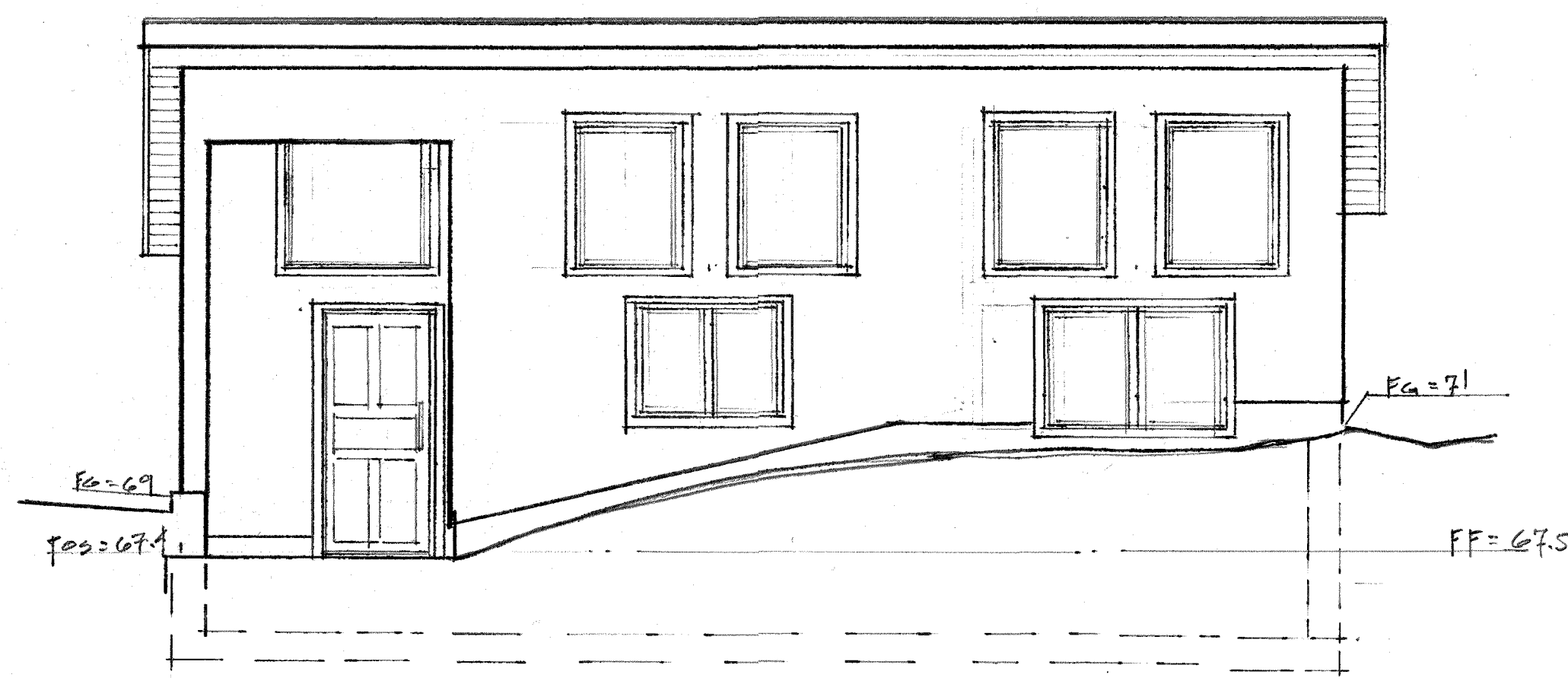
ABBREVIATIONS

C/O	CLEAN OUT	GM	GAS METER
DS	DOWNSPOUT	INV	INVERT
EM	ELECTRIC METER	IP	IRON PIPE
ELEV	ELEVATION	PROP	PROPERTY
FD	FOUND	RDWD	REDWOOD
FF	FINISHED FLOOR	TG	TOP OF GRATE

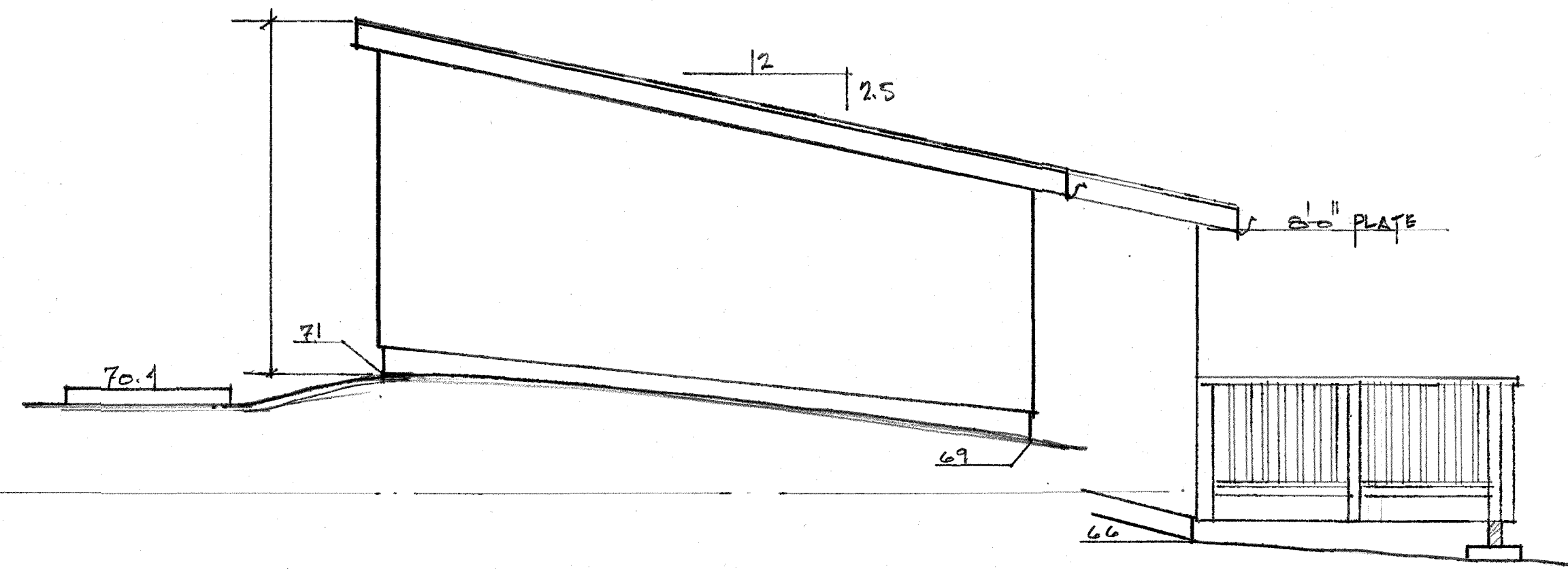


Luke Beautz

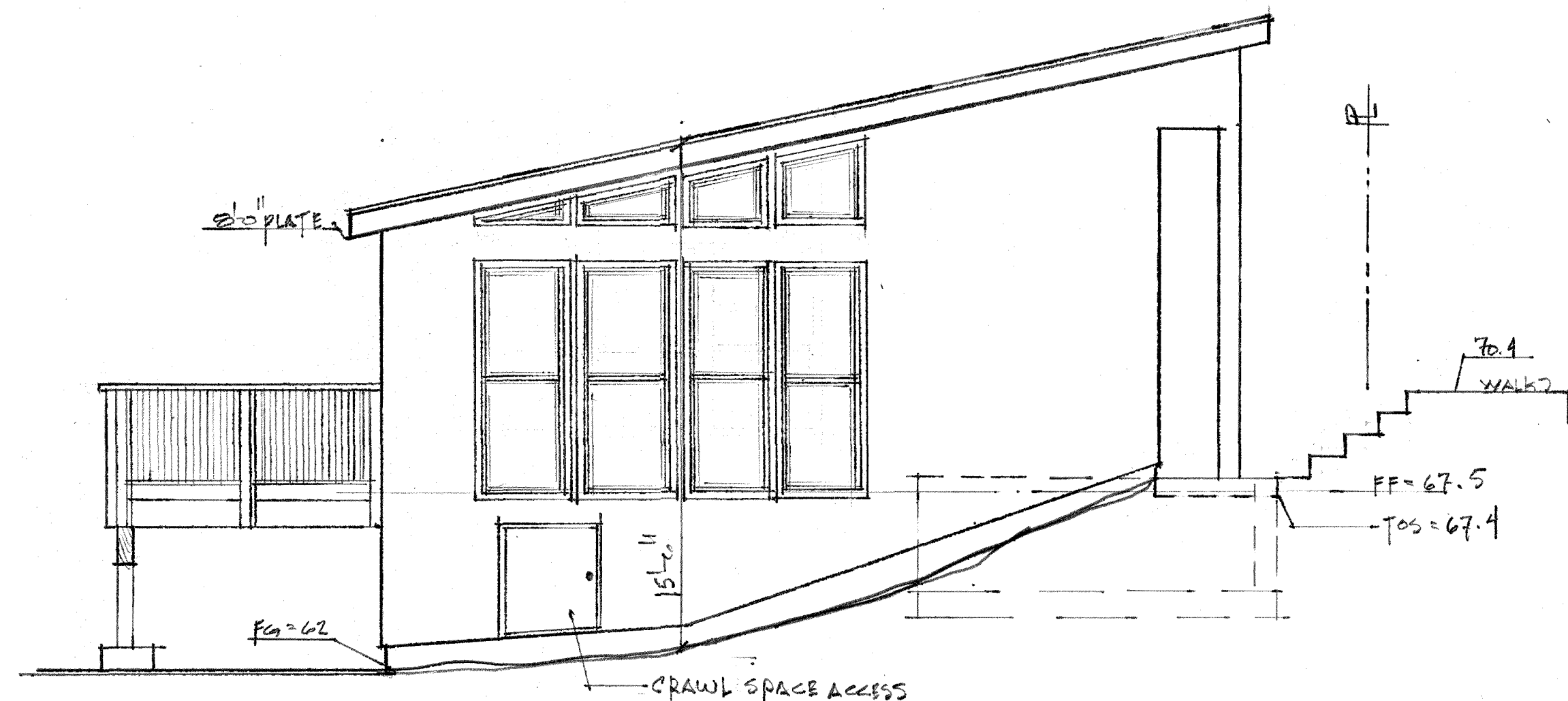
SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA
ON A PORTION OF
LOT 298 38-M-20
TRACT No. 323
"SANTA CRUZ GARDENS"
SUBDIVISION No. 2 UNIT No. 1
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8' SEPTEMBER 2020
FOR: CHRIS & LINDA LAMBRECHTS, OWNERS
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 103-263-01 SHEET 1 OF 1



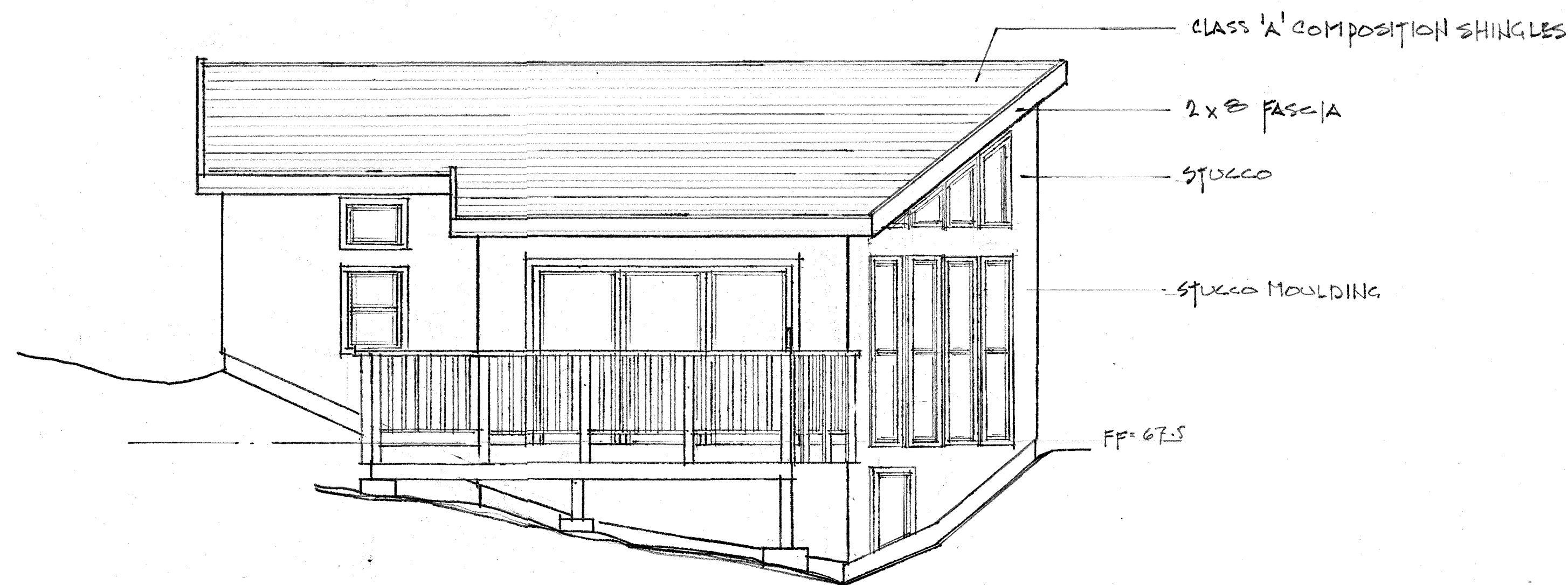
WEST ELEVATION
SCALE: 1/4"=1'-0"



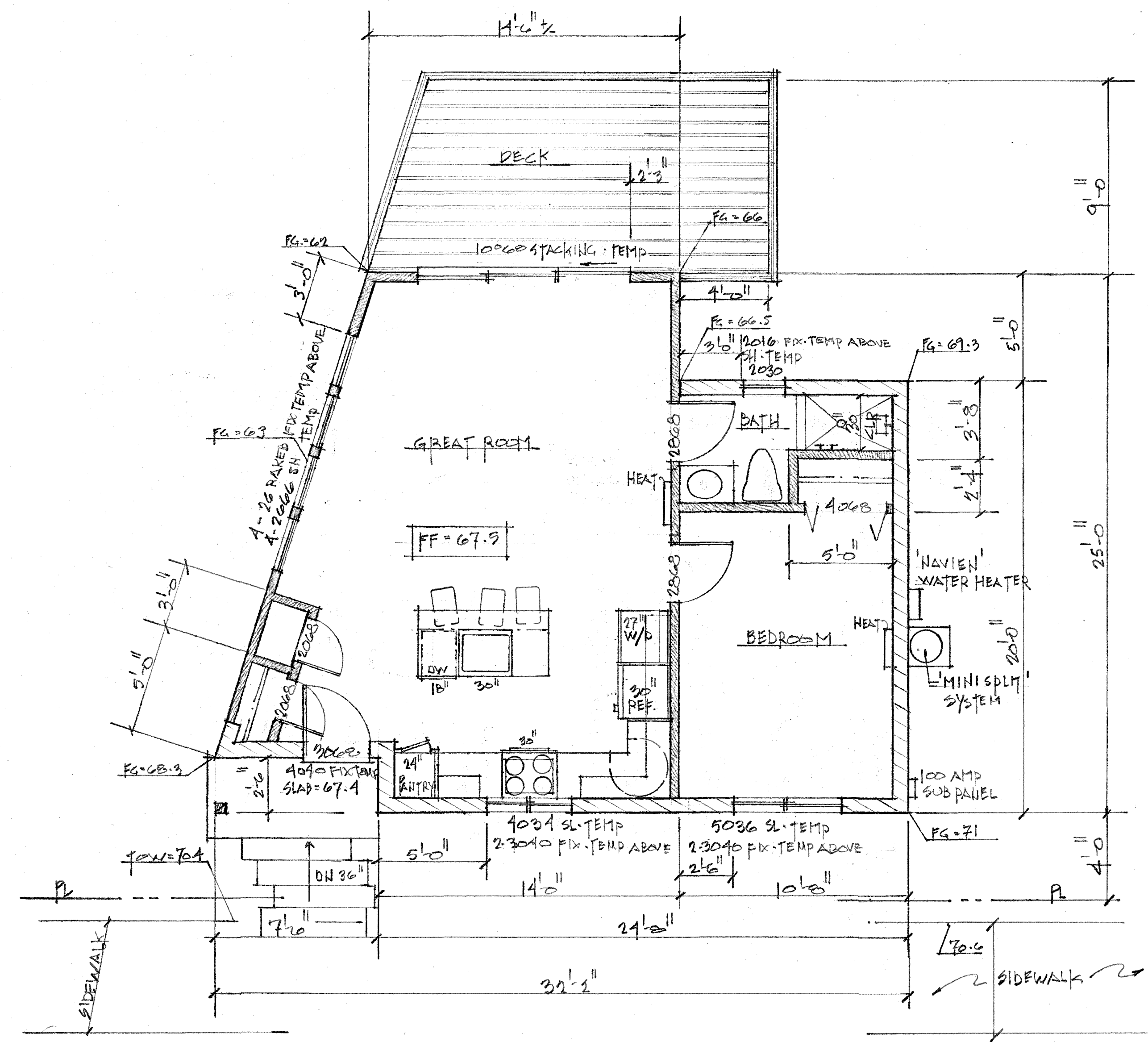
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



A.D.U. FLOOR PLAN
- ADU - 640 SF
- DECK - 155 SF
SCALE: 1/4"=1'-0"

REVISIONS	BY

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Chris & Linda Lambrechts 831.227.8699
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A.P.N. 102 - 263 - 01

DRAWN	ROBIN
CHECKED	
DATE	11 NOV 2020
SCALE	1/4"=1'-0"
JOB NO.	20-90
SHEET	2
OF	2 SHEETS