

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: 211012

APN: 063-213-14

SITUS ADDRESS: No Situs Address

Proposal to develop a vacant lot with an approximately 2,888 square foot, one-story single family home, including 4 bedrooms and an 892 square foot attached garage. Requires a Coastal Development Permit.

Property is located on Pineridge Rd. in Bonny Doon.

OWNER: Connie & Keith Kortman

APPLICANT: Shaely Norris

SUPERVISORIAL DISTRICT: 3

PLANNER: Evan Ditmars, (831) 454-3227

EMAIL: Evan.Ditmars@santacruzcounty.us

Public comments must be received by 5:00 p.m. July 13, 2022.

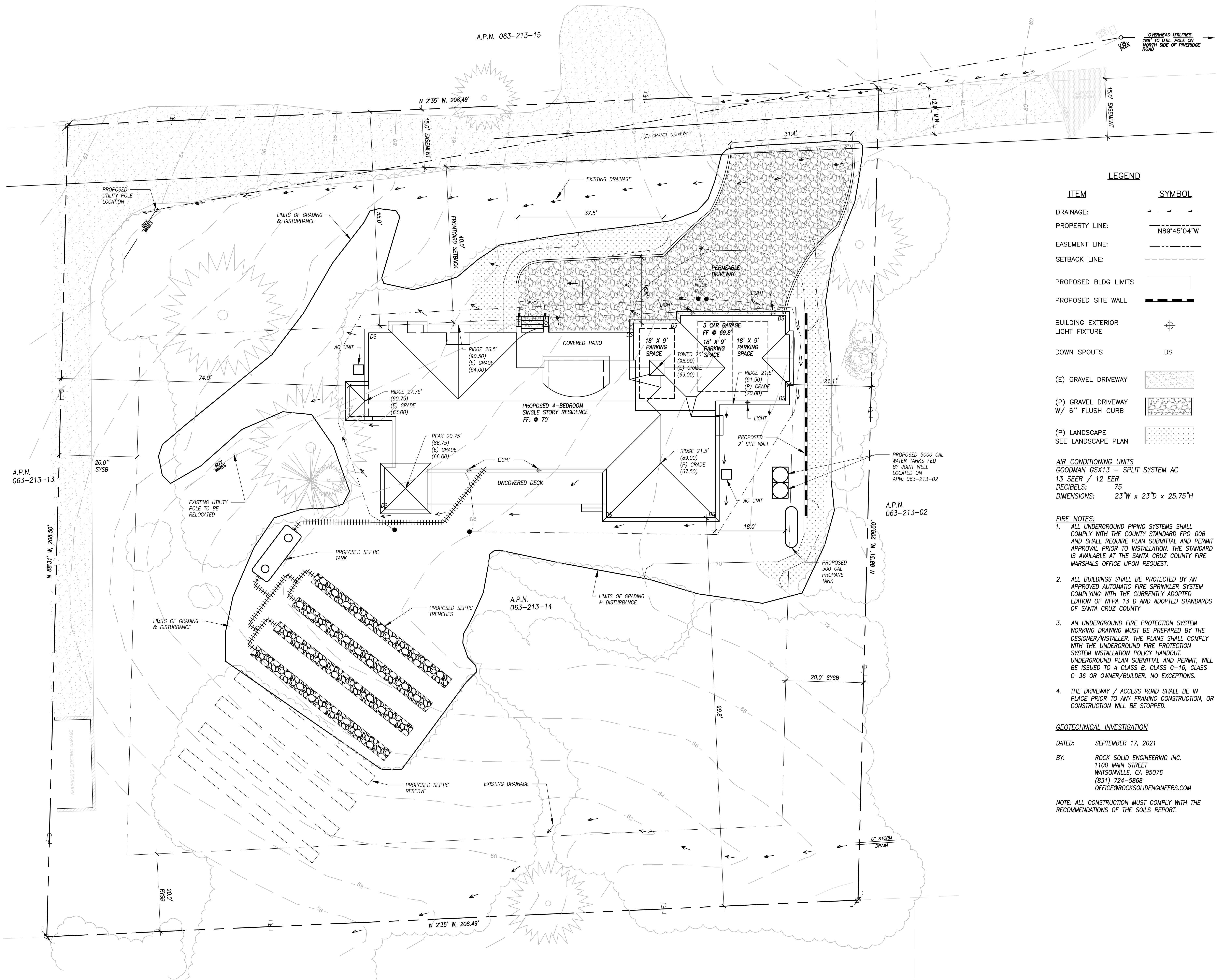
A decision will be made on or shortly after July 14, 2022.

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.



LEGEND

ITEM SYMBOL

DRAINAGE:

PROPERTY LINE:

EASEMENT LINE:

SETBACK LINE:

PROPOSED BLDG LIMITS

PROPOSED SITE WALL

BUILDING EXTERIOR LIGHT FIXTURE

DOWN SPOUTS DS

(E) GRAVEL DRIVEWAY

(P) GRAVEL DRIVEWAY W/ 6" FLUSH CURB

(P) LANDSCAPE SEE LANDSCAPE PLAN

AIR CONDITIONING UNITS GOODMAN GSX13 - SPLIT SYSTEM AC

13 SEER / 12 EER

DECIBELS: 75

DIMENSIONS: 23"W x 23"D x 25.75"H

FIRE NOTES:

1. 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 COUNTY FIRE MARSHALS OFFICE UPON REQUEST.

2. ALL BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 D AND ADOPTED STANDARDS OF SANTA CRUZ COUNTY

3. 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 B, CLASS C-16, CLASS C-36 OR OWNER/BUILDER. NO EXCEPTIONS.

4. THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.

GEOTECHNICAL INVESTIGATION

DATED: SEPTEMBER 17, 2021

BY: ROCK SOLID ENGINEERING INC.

1100 MAIN STREET

WATSONVILLE, CA 95076

(831) 724-5868

OFFICE@ROCKSOLIDENGINEERS.COM

NOTE: ALL CONSTRUCTION MUST COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT.

PROJECT DATA	
PROJECT OWNER	CONNIE L KORTMAN 311 PINERIDGE ROAD SANTA CRUZ, CA 95060 CELL: (858) 755-6558
PROJECT ENGINEER	ENGINEERING DESIGN GROUP 2121 MONTIEL ROAD SAN MARCOS, CA 92069 TEL: (760) 839-7302 FAX: (760) 480-7477
PROPOSED USE:	NEW SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION & APN	APN: 063-213-14-00 SECT/TOWN/RANGE: T10S-R2W,SEC20
LAND USE & GENERAL PLAN	RR BONNY DOON
ZONING:	RR
PLANNING AREA:	BONNY DOON
ARCHEOLOGICAL RESOURCES:	YES
COSTAL ZONE:	YES
BIOTIC & WATER RESOURCES	YES
BIOTIC RESOURCE:	SANDHILLS
SANDHILL HABITAT:	YES
GROUND WATER RECHARGE:	YES
WATER SUPPLY WATERSHED:	YES
EVAPO-TRANS:	46
HAZARDS & GEOPHYSICAL	
STATE RESPONSE AREA:	SRA-MODERATE
FIRE SERVICE AREA:	CRZ-FS48 COUNTY
FIRE HAZARD AREA:	YES

PROJECT AREAS	
LOT AREA:	0.973 ACRES (43,362 SF)
NET SITE AREA:	0.924 ACRES (40,235 SF)

FLOOR AREAS	
CONDITIONED HABITABLE SPACE:	2888 SF
UNCONDITIONED FRONT COVERED PORCH:	224 SF
GARAGE:	892 SF
REAR DECK:	414 SF

FAR CALCULATIONS	
HABITABLE SPACE:	2888 SF
COVERED PORCH: (224-140-91)/2 = -3.5	0 SF
GARAGE: 892-225 =	667 SF
GROSS AREA:	3555 SF

FAR: NOT APPLICABLE FOR RR ZONE

PARCEL COVERAGE CALCULATIONS	
CONDITIONED FRONT COVERED PORCH:	224-140 = 84 SF
GARAGE:	892 SF
REAR DECK > 18" HIGH	153 SF
	4017 SF

ALLOWED PARCEL COVERAGE: 10%

PARCEL COVERAGE: 4017/40235 X 100% = 9.98% < 10%

BUILDING HEIGHT PERMITTED: 28 FT, 2 STORIES

TOTAL AREA DISTURBED: 0.340 ACRES

PERCENTAGE AREA DISTURBED: 35%

CONSTRUCTED IMPERVIOUS AREA

NEW SINGLE FAMILY RESIDENCE: 4418 SF

CONSTRUCTED PERVIOUS AREA

GRAVEL DRIVEWAY: 2036 SF

UNCOVERED DECK: 414 SF

2450 SF

GRADING QUANTITIES

88 CU.YD. CUT

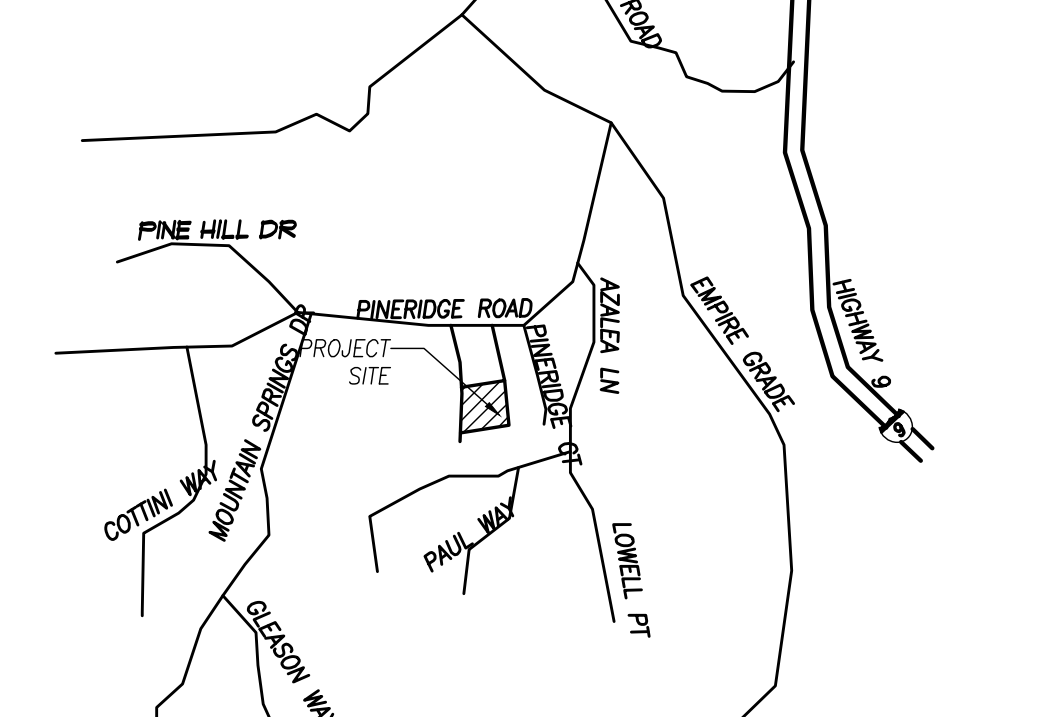
88 CU.YD. FILL

0 CU.YD. EXPORT

MAX CUT SLOPE HT. 4 FT

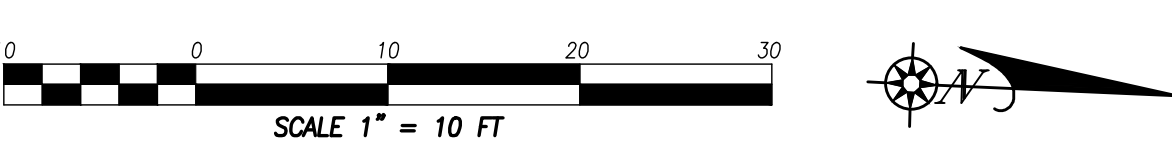
MAX FILL DEPTH 2 FT

NOTE: FILL PLACED ON SLOPES LESS THAN 20%



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE: 1109 E4

SITE PLAN



DESCRIPTION: SITE PLAN

REVISION

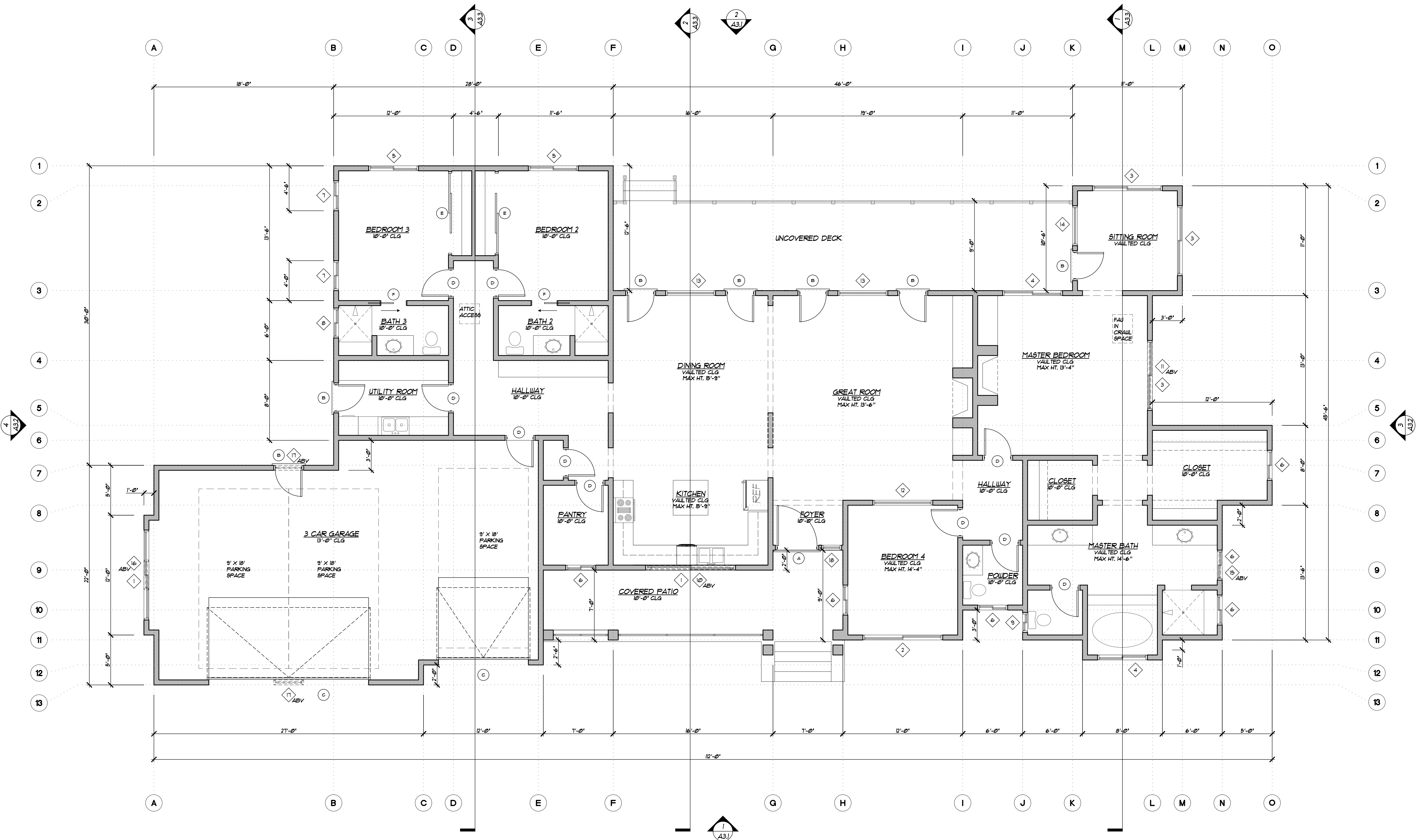
NO.	DATE	REVISION
1	1	1
2	1	1
3	1	1
4	1	1

JOB NO.: 186025-7
SCALE: NOTED
DATE: 12-8-21

REGISTERED PROFESSIONAL ENGINEER
STEVEN KORTMAN
No. 4752
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

ENGINEERING DESIGN GROUP
2121 Montiel Road, San Marcos, CA 92069
760.839.7302
www.designgroupca.com

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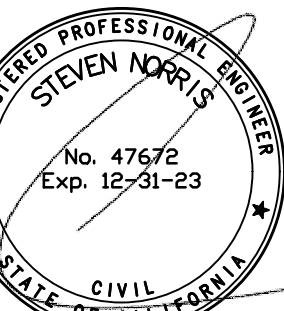
WINDOW SCHEDULE						
MARK	Quantity	Style	SIZE		MATERIAL	Head Height
			WIDTH	HEIGHT		
1	2	Glider	9'-0"	5'-0"	FIBERGLASS	8'-0"
2	1	Glider	8'-0"	6'-0"	FIBERGLASS	8'-0"
3	3	Glider	7'-0"	5'-0"	FIBERGLASS	8'-0"
4	1	Glider	5'-0"	6'-0"	FIBERGLASS	8'-0"
4	1	Glider	6'-0"	6'-0"	FIBERGLASS	8'-0"
5	2	Glider	5'-0"	5'-0"	FIBERGLASS	8'-0"
6	6	Glider	3'-0"	5'-0"	FIBERGLASS	8'-0"
7	2	Glider	3'-0"	4'-0"	FIBERGLASS	8'-0"
8	1	Glider	3'-0"	3'-0"	FIBERGLASS	8'-0"
9	1	Glider	2'-0"	5'-0"	FIBERGLASS	8'-0"
10	1	Picture	8'-0"	1'-8"	FIBERGLASS	17'-6"
11	1	Picture	7'-0"	3'-0"	FIBERGLASS	11'-4"
12	1	Picture	6'-0"	6'-0"	FIBERGLASS	8'-0"
13	2	Picture	5'-0"	8'-0"	FIBERGLASS	8'-0"
14	1	Picture	4'-0"	6'-0"	FIBERGLASS	8'-0"
15	1	Picture	3'-0"	3'-0"	FIBERGLASS	11'-4"
16	1	Picture	3'-0"	3'-0"	FIBERGLASS	14'-0"
17	2	Picture - Arched	3'-0"	5'-6"	FIBERGLASS	16'-6"
18	1	Picture	2'-0"	8'-0"	FIBERGLASS	8'-0"

DOOR AND FRAME SCHEDULE							
MARK	Quantity	Style	DOOR			GLAZING	Head Height
			WD	HGT	THK		
A	1	Hinged - Single - Exterior	4'-0"	8'-0"	1 3/4"	METAL DUAL GLAZ	8'-0"
B	7	Hinged - Single - Exterior	2'-8"	8'-0"	1 3/4"	METAL DUAL GLAZ	8'-0"
C	1	Overhead - Sectional - Th	9'-0"	8'-0"	1 3/4"	METAL DUAL GLAZ	8'-0"
D	1	Overhead - Sectional - Th	16'-0"	8'-0"	1 3/4"	METAL DUAL GLAZ	8'-0"
D	10	Hinged - Single	2'-8"	8'-0"	1 3/4"	WOOD	8'-0"
E	2	Bypass - Closet	FR 4'-0"	8'-0"	1 3/4"	--	8'-0"
F	2	Pocket - Single	2'-6"	8'-0"	1 3/8"	WOOD	8'-0"

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

ALL DRAWINGS, DESIGNS, IDEAS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DESCRIPTION:
FLOOR PLAN

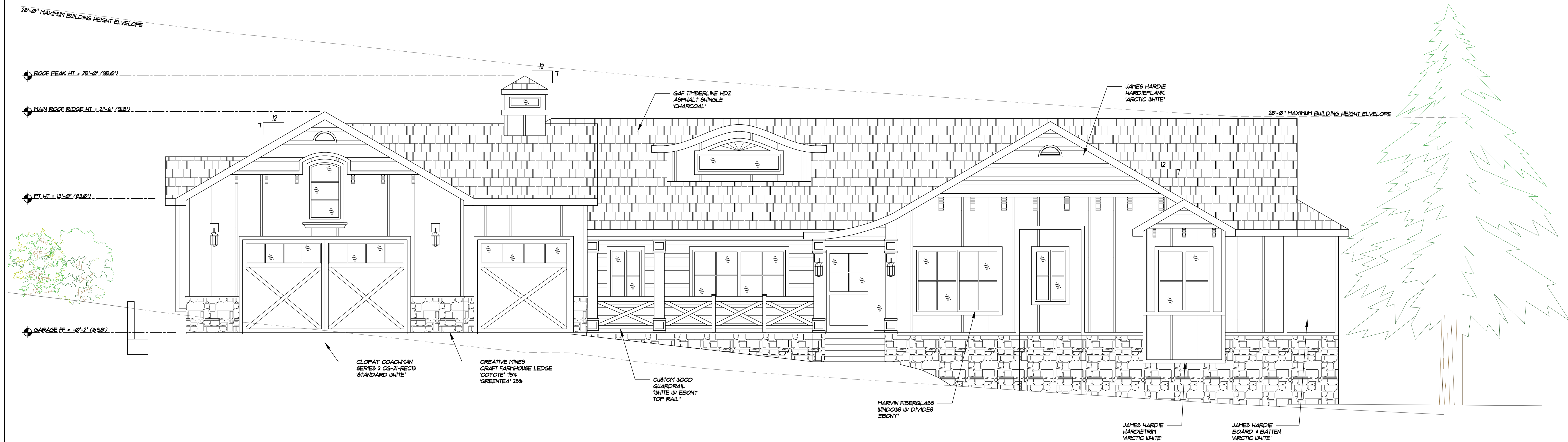


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DESIGN GROUP
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760.639.7302

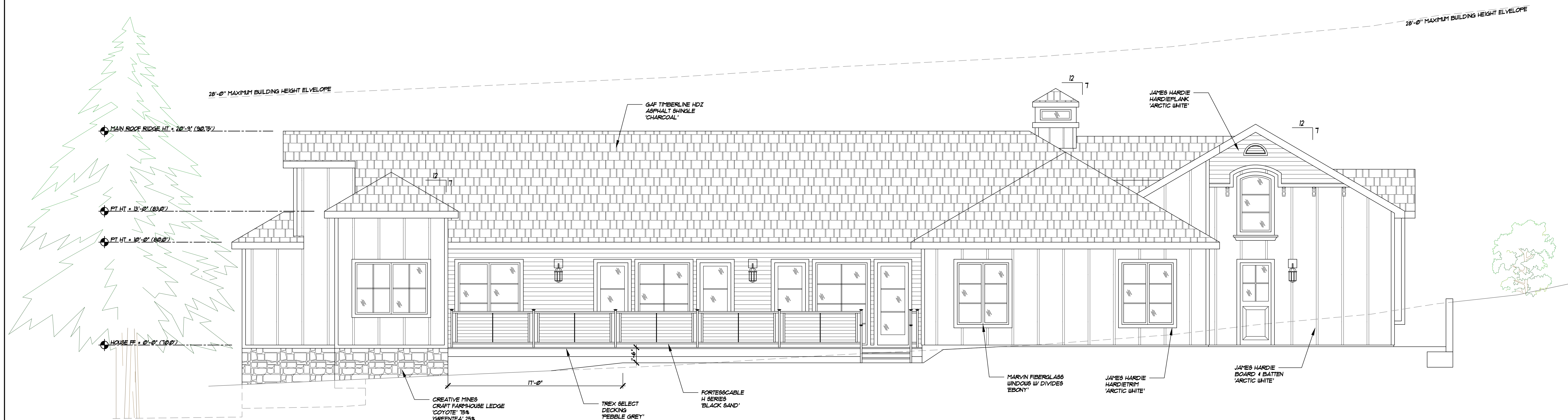
KORTMAN
RESIDENCE
PINERIDGE ROAD
BONNY DOON, CA 95060

NO.	DATE	REVISION
1	1	--
1	1	--
1	1	--
1	1	--

JOB NO.: 186025-7
SCALE: NOTED
DATE: 2-1-22



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



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

APN: 063-213-14-00

SQUARE FOOTAGE CALCULATIONS:

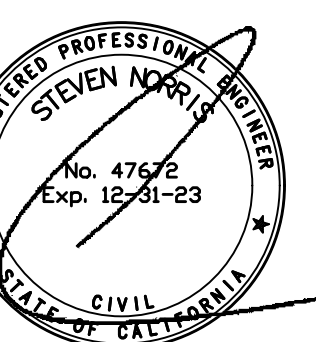
HABITABLE SPACE: 2880 SF
COVERED PORCH: 224 SF
UNCOVERED DECK: 414 SF
GARAGE: 880 SF

KORTMAN
RESIDENCE
PINERIDGE ROAD
BONNY DOON, CA 95060

NO.	DATE	REVISION
1	12-8-21	NOTED
2		
3		
4		

JOB NO.: 186025-7
SCALE: NOTED
DATE: 12-8-21

DESCRIPTION:
ELEVATIONS

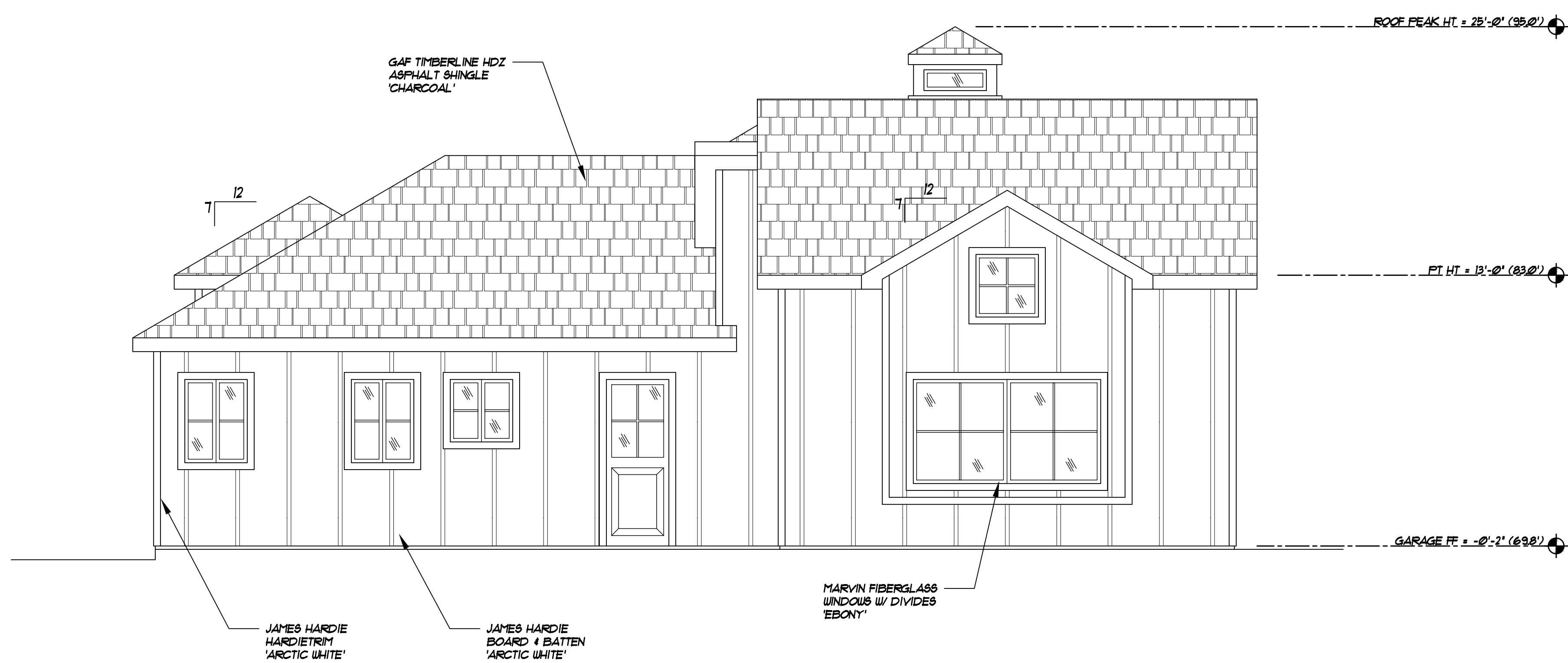


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A3.1



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



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

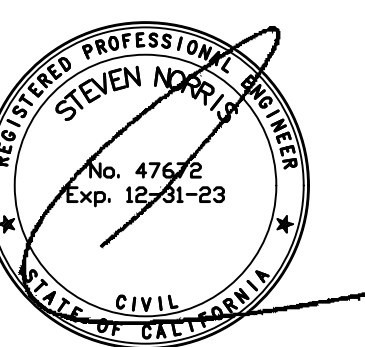
APN: 063-213-14-00

SQUARE FOOTAGE CALCULATIONS:

HABITABLE SPACE: 2888 SF
COVERED PORCH: 224 SF
UNCOVERED DECK: 414 SF
GARAGE: 880 SF

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DESCRIPTION:
ELEVATIONS

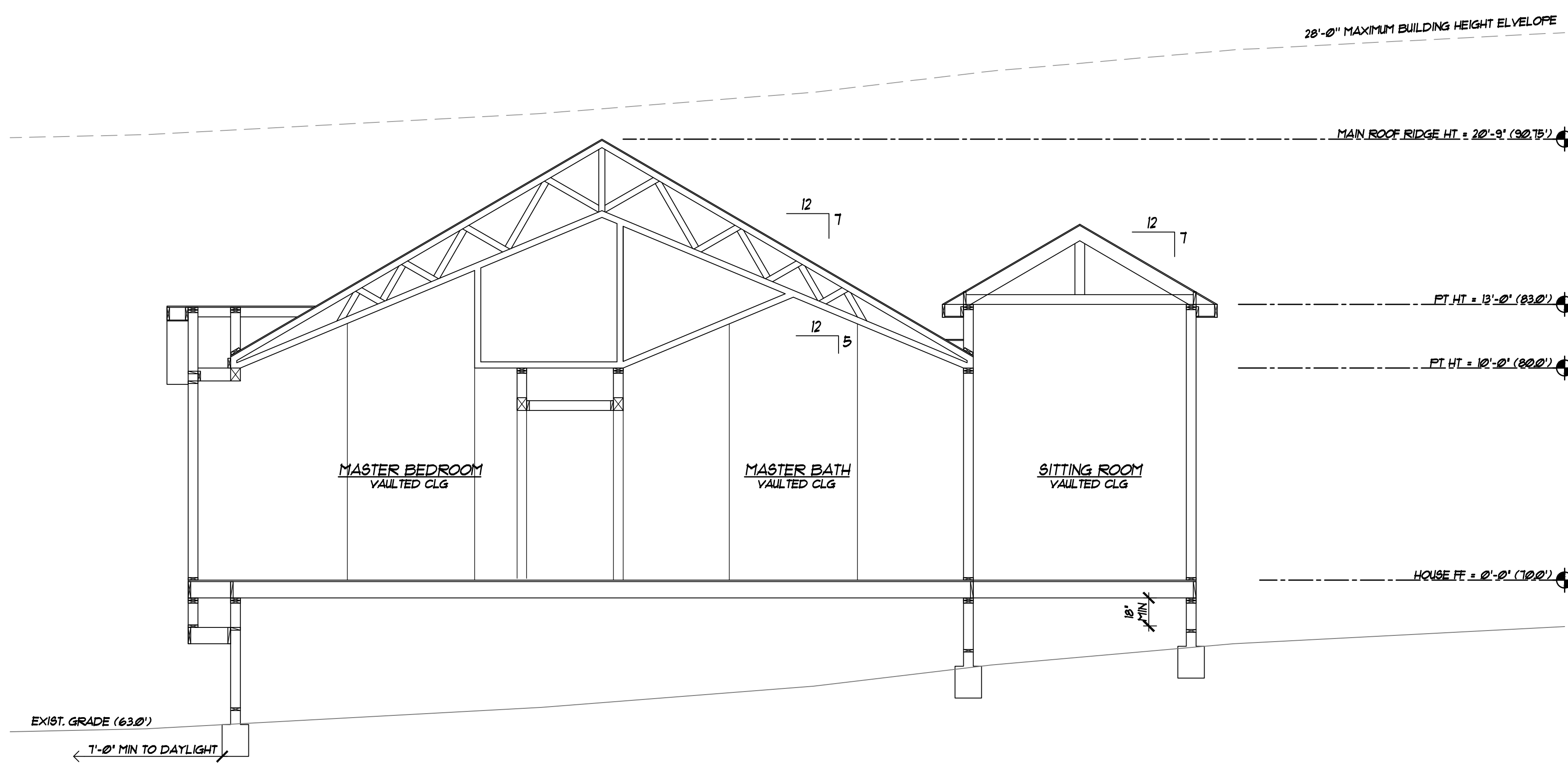


KORTMAN
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BONNY DOON, CA 95060

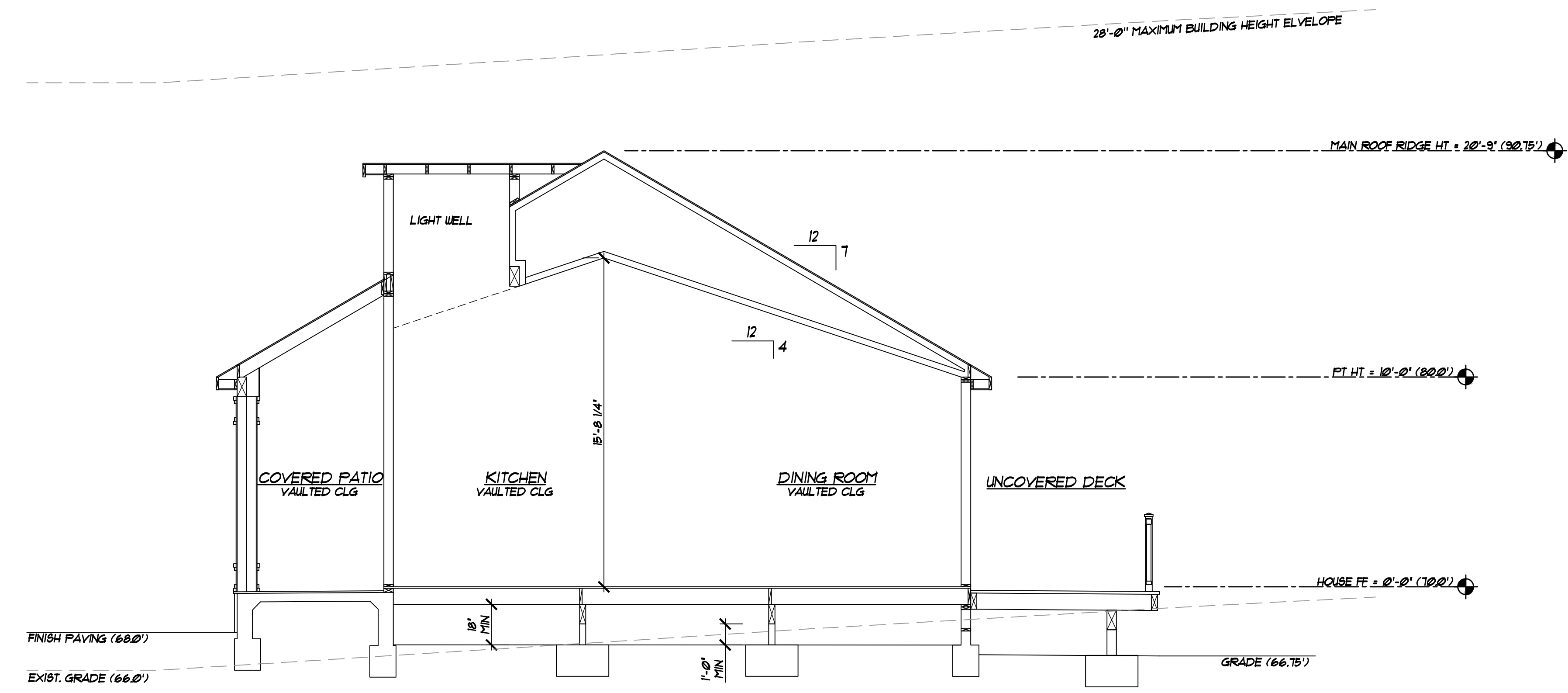
NO.	DATE	REVISION
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2	1	1
3	1	1
4	1	1

JOB NO.: 186025-7
SCALE: NOTED
DATE: 12-8-21

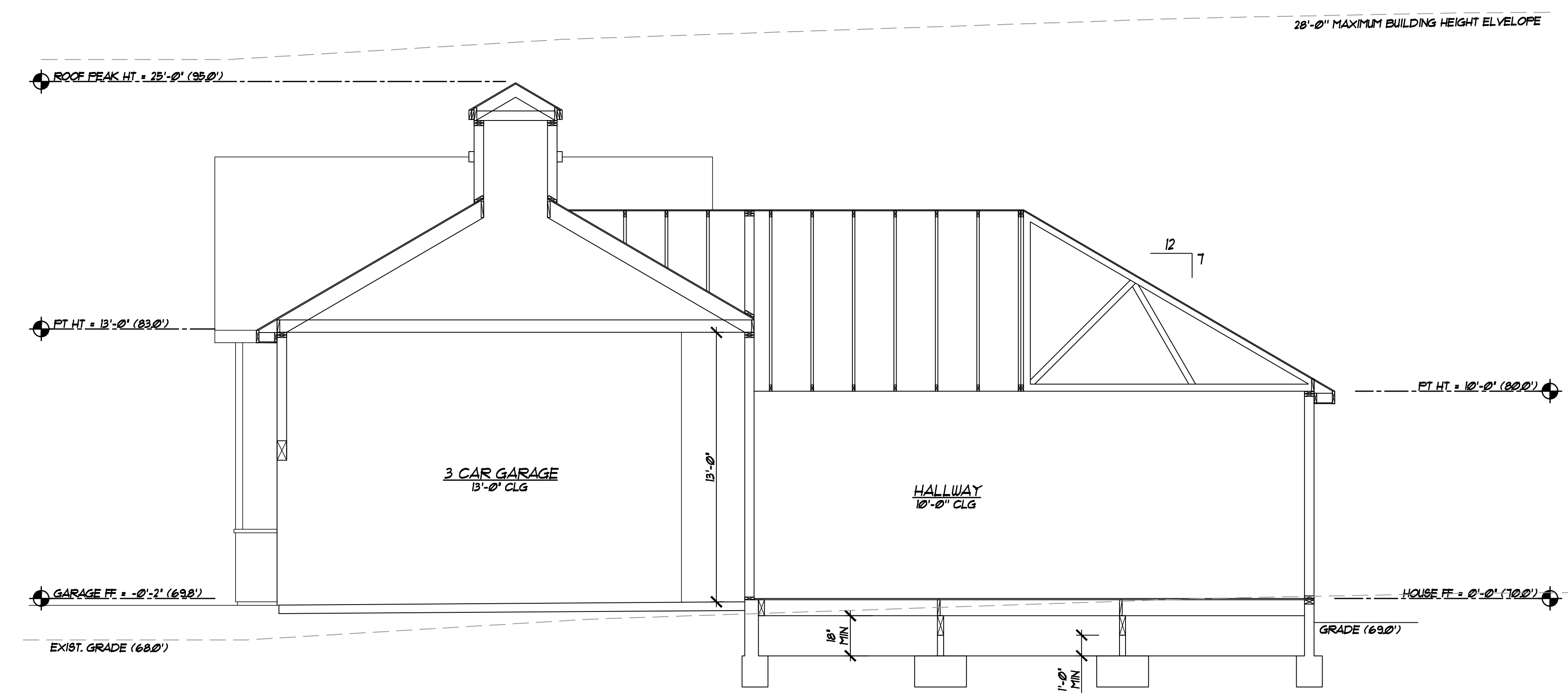
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SECTION 1
SCALE: 1/4" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 3
SCALE: 1/4" = 1'-0"

APN: 063-213-14-00

SQUARE FOOTAGE CALCULATIONS:

HABITABLE SPACE:	2880 SF
COVERED PORCH:	224 SF
UNCOVERED DECK:	414 SF
GARAGE:	880 SF

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**KORTMAN
RESIDENCE**
PINERIDGE ROAD
BONNY DOON, CA 95060

NO.	DATE	REVISION
1	12-8-21	NOTED
2		
3		

JOB NO.: 186025-7
SCALE: NOTED
DATE: 12-8-21

DESCRIPTION:
SECTIONS

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8				
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	
Prime Pcs/Pallet	50	50	50	
ColorPlus Pcs/Pallet	50	50	50	
Pcs/Sq	3.2	2.8	2.5	

SELECT CEDARMILL®				
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	

SMOOTH				
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	

STUCCO				
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	
STATEMENT COLLECTION™	✓		✓	
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	

SIERRA 8				
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	
STATEMENT COLLECTION™				
DREAM COLLECTION™		✓	✓	
PRIME	✓	✓	✓	

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH				
Width	5.25 in	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	—	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®				
Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH				
Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL® & BEADED SMOOTH				
Width	8.25 in	7 in		
Exposure	7 in			
Prime Pcs/Pallet	240			
ColorPlus Pcs/Pallet	210			
Pcs/Sq	14.3			

BEADED CEDARMILL®				
Width	8.25 in	7 in		
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED SMOOTH				
Width	8.25 in	7 in		
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

CUSTOM COLONIAL ROUGHSAW® & CUSTOM COLONIAL SMOOTH®				
Width	8 in	6.75 in		
Exposure	6.75 in			
Prime Pcs/Pallet	240			
ColorPlus Pcs/Pallet	240			
Pcs/Sq	14.9			

CUSTOM COLONIAL ROUGHSAW®				
Width	8 in	6.75 in		
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

CUSTOM COLONIAL SMOOTH®				
Width	8 in	6.75 in		
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

RUSTIC CEDAR®				
Width	6.25 in	8.25 in		
Exposure	5 in	7 in		
Prime Pcs/Pallet	308	240		
ColorPlus Pcs/Pallet	—	—		
Pcs/Sq	20	14.3		

RUSTIC CEDAR®				
Width	6.25 in	8.25 in		
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

*Available exclusively in Northern California District

HardieSoffit®

Thickness 1/4 in

VENTED SMOOTH				
Length	12 ft	12 ft	8 ft	
Width	12 in	16 in	24 in	
Prime Pcs/Pallet	200	150	100	
ColorPlus Pcs/Pallet	216	156	108	

VENTED SELECT CEDARMILL®				
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	
STATEMENT COLLECTION™			✓	
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

NON-VENTED SMOOTH				
Length	12 ft	12 ft	8 ft	
Width	12 in	16 in	24 in	
Prime Pcs/Pallet	200	150	100	
ColorPlus Pcs/Pallet	216	156	108	

NON-VENTED SELECT CEDARMILL®				
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™			✓	✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED PORCH PANEL™				
Thickness	1/4 in			
Length	8 ft			
Width	48 in			
Prime Pcs/Pallet	50			

BEADED PORCH PANEL™				
Thickness	1/4 in			
Length	8 ft			
Width	48 in			
Prime Pcs/Pallet	50			

NC - Beaded Porch Panel is available in Dream Collection™ colors for the Northern California District only

HardieTrim®

Length 12 ft boards

RUSTIC GRAIN®				
Thickness	.75 in			
Width	3.5 in	5.5 in	7.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	92
ColorPlus Pcs/Pallet	322	184	138	92

SMOOTH				
Thickness	.75 in			
Width	3.5 in	5.5 in	7.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104
ColorPlus Pcs/Pallet	312	208	156	104

4/4 RUSTIC GRAIN®				
Thickness	.75 in			
Width	3.5 in	5.5 in	7.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	92
ColorPlus Pcs/Pallet	322	184	138	92

4/4 SMOOTH				
Thickness	.75 in			
Width	3.5 in	5.5 in	7.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104
ColorPlus Pcs/Pallet	312	208	156	104

5/4 RUSTIC GRAIN®				
Thickness	1 in			
Width	3.5 in	5.5 in	7.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	68
ColorPlus Pcs/Pallet	238	136	102	68

5/4 SMOOTH				
Thickness	1 in			
Width	3.5 in	5.5 in	7.25 in	11.25 in
Prime Pcs/Pallet	240	160	120	80
ColorPlus Pcs/Pallet	238	136	102	68

BATTEN BOARDS				
SMOOTH				
RUSTIC GRAIN®				
SMOOTH & RUSTIC GRAIN®				

STATEMENT COLLECTION™

Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering

ARCTIC WHITE	COBBLE STONE	NAVAJO BEIGE	KHAKI BROWN
MONTEREY DAUPE	TIMBER BARK	LIGHT MIST	PEARL GRAY
GRAY SLATE	ROOVBAY BLUE	EVENING BLUE	AGED PEWTER
NIGHT GRAY	IRON GRAY	MOUNTAIN SAGE	

Trim Color Offering

ARCTIC WHITE	COBBLE STONE	KHAKI BROWN	MONTEREY DAUPE	TIMBER BARK	IRON GRAY
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Soffit Color Offering

ARCTIC WHITE	COBBLE STONE	TIMBER BARK
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Colors shown are an accurate as printing methods will permit. Please see actual product sample for true color.

Timberline® HDZ™ Shingles

Benefits:

- LayerLock® Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a nailer placed 999 out of 1,000 nails correctly in our test.¹
- High Performance** — Designed with Advanced Protection® Shingle Technology.
- WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.²
- Our legendary Dura Grip®** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for
- durability, strength, and exceptional wind uplift performance.**
- StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.³
- Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.⁴
- Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SIS-Modified Ridge Cap Shingles.

Colors & Availability:

Barkwood	Blackwood	Midnight Blue	Charcoal	Copper Canyon
Blackwood	Red Willow Gray	Golden Amber	History	Natural Green
Mission Brown	Oyster Gray	Panther Red	Pewter Gray	Shakewood
Slate	Sunset Bronze	Weathered Wood	White	Williamsburg Side



We protect what matters most™

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CRAFT FARMHOUSE LEDGE



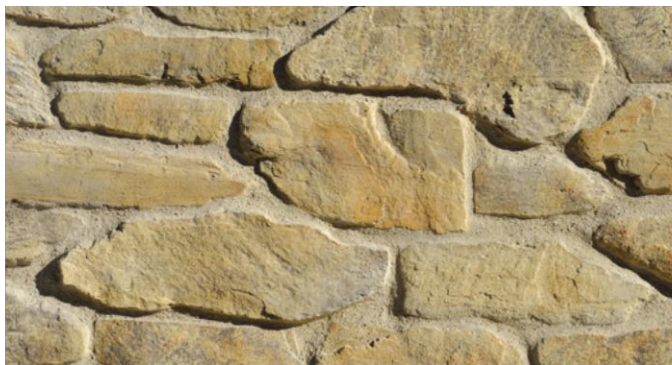
Bison Craft Farmhouse Ledge



Toasted Craft Farmhouse Ledge



Blacktruffle Craft Farmhouse Ledge



Coyote Craft Farmhouse Ledge

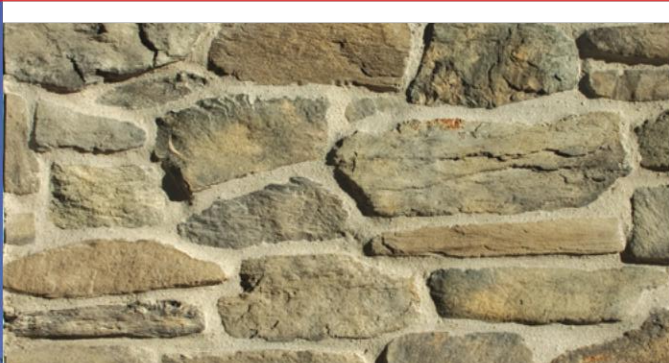
75 % MIX



TOASTED Craft Farmhouse Ledge



Fogbank Craft Farmhouse Ledge



Greentea Craft Farmhouse Ledge



Greypearl Craft Farmhouse Ledge



Shadowplay Craft Farmhouse Ledge



Tortoiseshell Craft Farmhouse Ledge

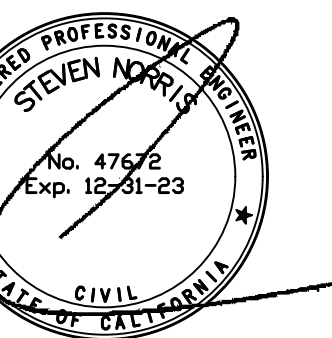


FLATS:	1.625"-10.875"	High
4.5"-26.5"	Long	Thickness
1.5"	High	Thickness
CORNERS:	1.875"-6.375"	High
5.0"-12.125"	Long	Return
3.25"-6.625"	Short	Return

25% MIX

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DESCRIPTION:
MATERIALS



2121 Montiel Road, San Marcos, CA 92069
760.639.7302

ENGINEERING
DESIGN GROUP
www.designgroupca.com

A4.1

KORTMAN
RESIDENCE
PINERIDGE ROAD
BONNY DOON, CA 95060

NO.	DATE	REVISION
1	1	1
2	1	1
3	1	1

JOB NO.: 186025-7
SCALE: NOTED
DATE: 12-8-21



ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential™ collection makes it easier to achieve design and quality.

Previously known as Integrity All Ultrex®, Essential features durable fiberglass exteriors and interiors, making it stylistically striking and virtually maintenance free—inside and out.

MARVIN™

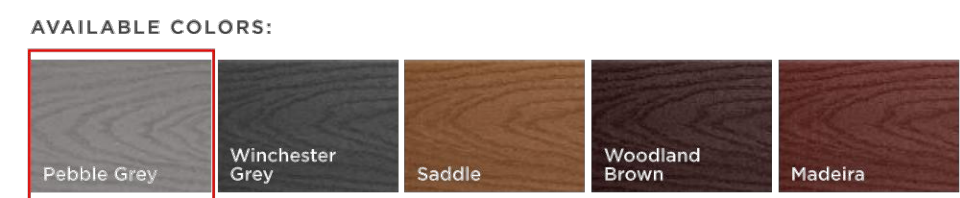
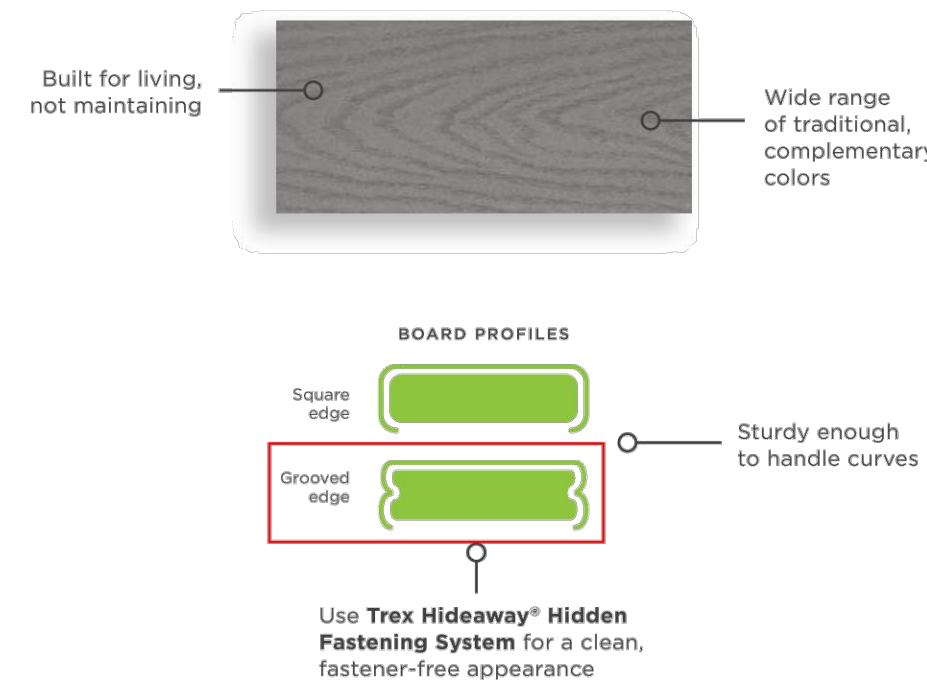
85



Trex Select®
EARTH TONES

THE PERFECT PAIRING OF PRICE
AND MINIMAL MAINTENANCE

Durable and inviting, Trex Select® brings consistent performance to your home—and peace of mind. Skip the stain aisle and, instead, live life outdoors with the simple choice in composite decking.

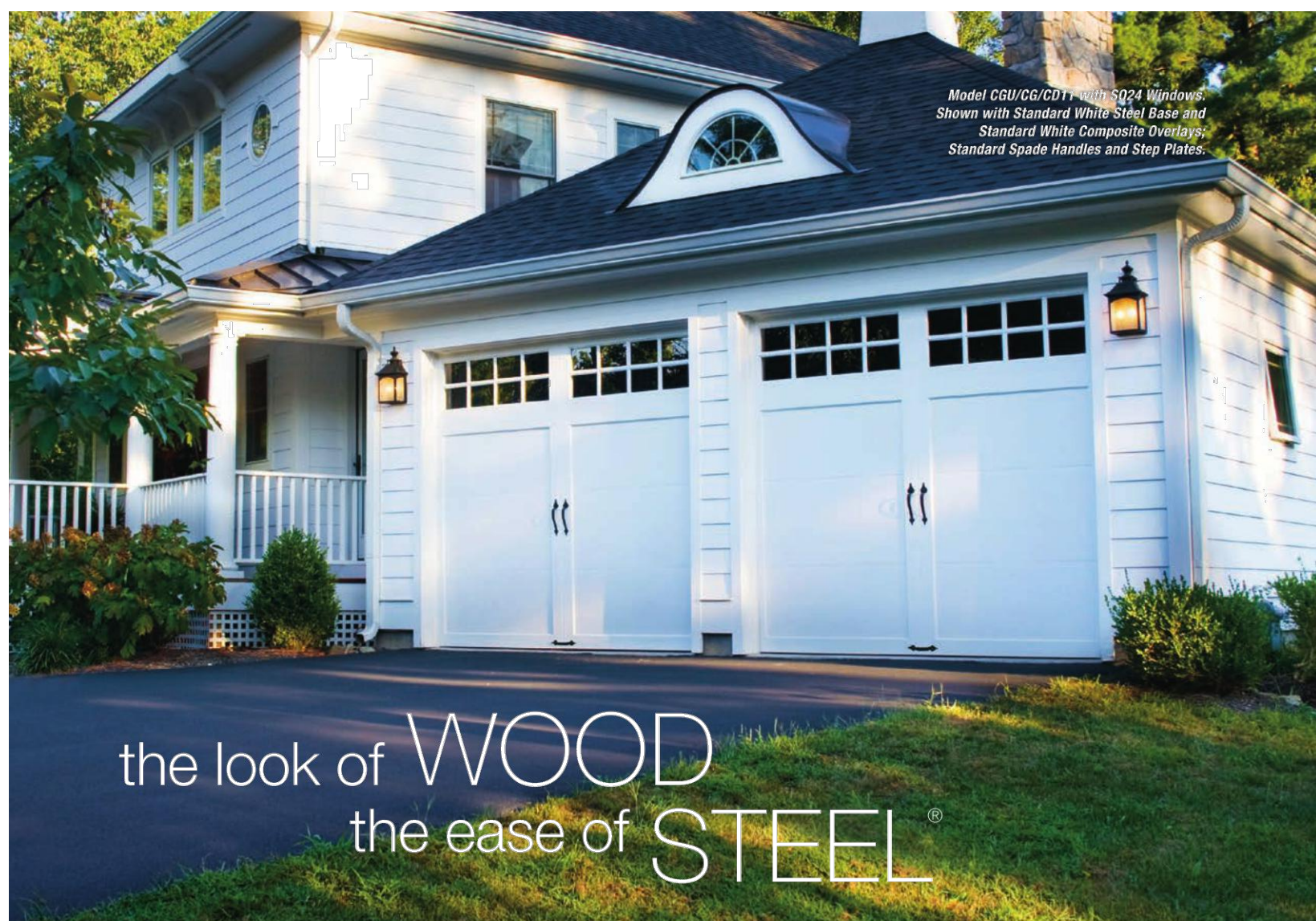


21



Series TWO

SERIES TWO of Coachman complements homes with American Country flair. With full or half crossbuck panels and your choice of rectangular, square or arched window styles, it's a classic style that looks as good with Irish Country Pine as it does with Texas Hill Country Chic.



FORTRESS
—RAILING PRODUCTS—

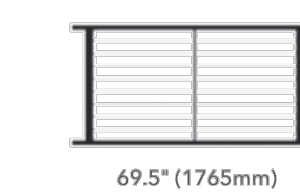
15
YEAR
WARRANTY



- PRE-ASSEMBLED CABLES FOR EASY INSTALLATION
- 316 MARINE GRADE STAINLESS STEEL CABLE AND COMPONENTS
- WORKS WITH WOOD OR FORTRESS STEEL POSTS
- PATENTED BRACKET SYSTEM
- QUICK AND EASY INSTALLATION FOR BOTH LEVEL AND STAIR APPLICATIONS
- EASY TO MODIFY PANEL LENGTHS
- HIDDEN CABLE FASTENERS

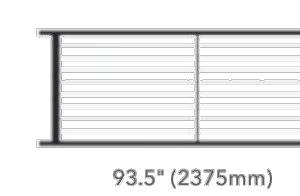
H-SERIES PANEL SYSTEM

6' H-SERIES PANEL



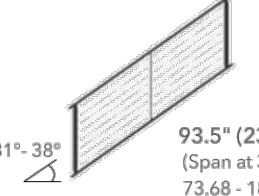
BLACK SAND
ITEM# 57134618 - 34" (864mm)
ITEM# 57140618 - 40" (1016mm)

8' H-SERIES PANEL



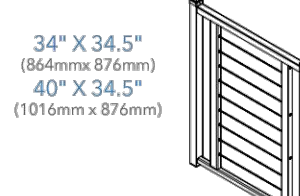
BLACK SAND
ITEM# 57234088 - 34" (864mm)
ITEM# 57240088 - 40" (1016mm)

8' H-SERIES STAIR PANEL



BLACK SAND
ITEM# 57234088 - 34" (864mm)
ITEM# 57240088 - 40" (1016mm)

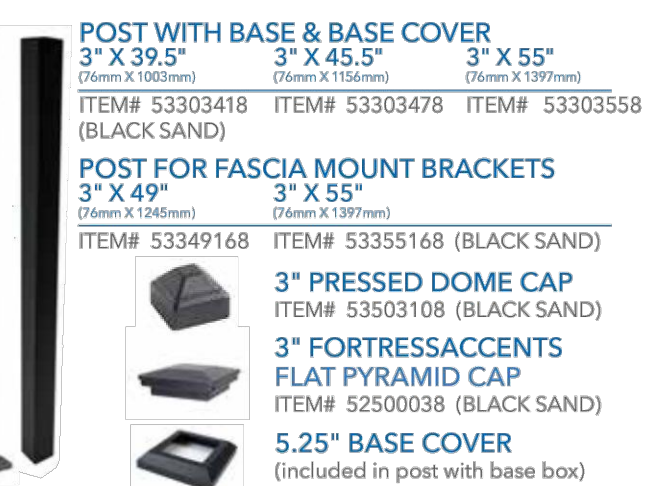
GATE



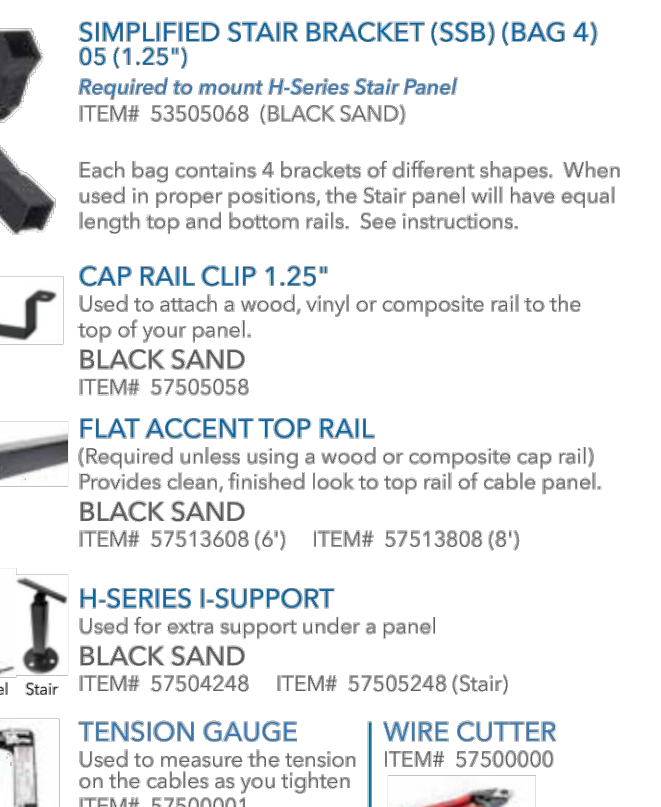
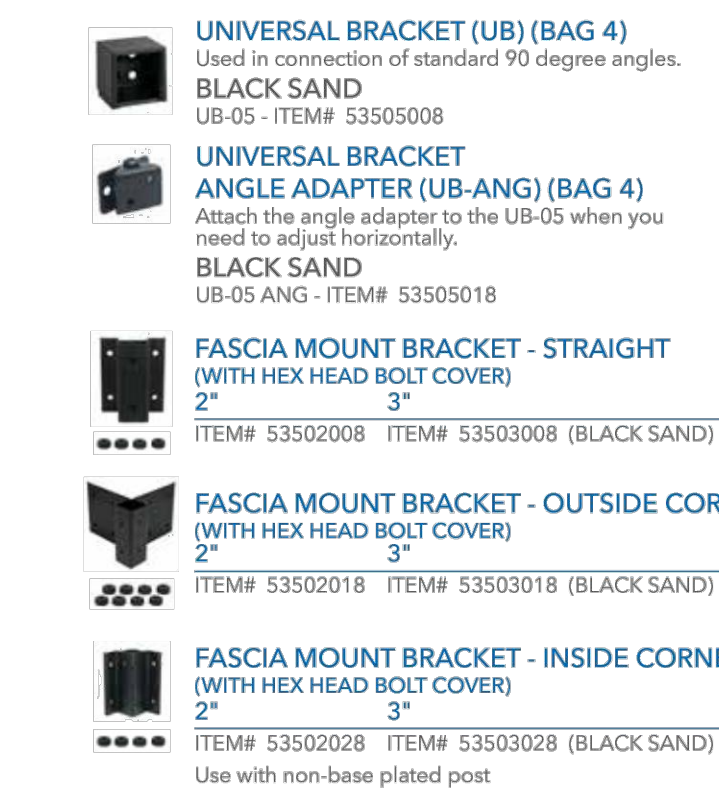
BLACK SAND
ITEM# 57344989 - 34" (864mm)
ITEM# 57344989 - 40" (1016mm)

Please note: Requires use of an accent top rail to complete installation or use a wood, vinyl or composite top rail with cap rail clips.

POSTS, CAPS & POST BASE COVERS



BRACKETS, CLIPS & ACCESSORIES

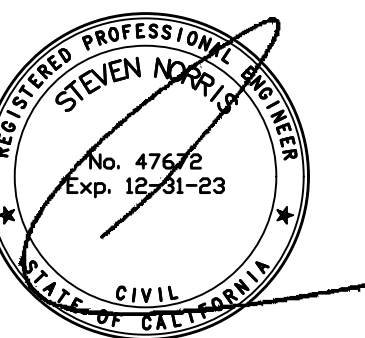


58600001 01/19

www.FortressRailing.com

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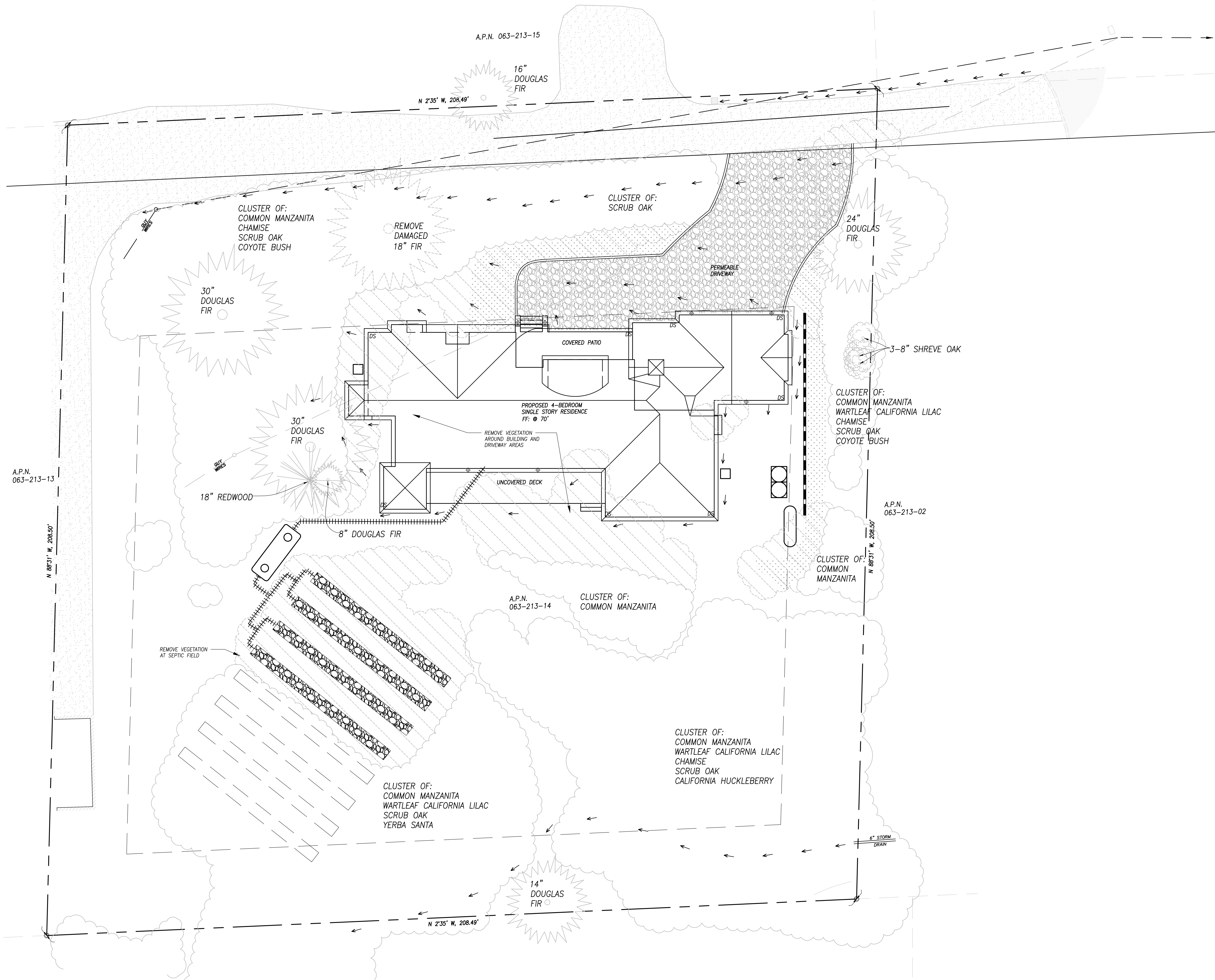
DESCRIPTION:
MATERIALS



2121 Montiel Road, San Marcos, CA 92069
760.639.7302

ENGINEERING
DESIGN GROUP
www.designgroupinc.com

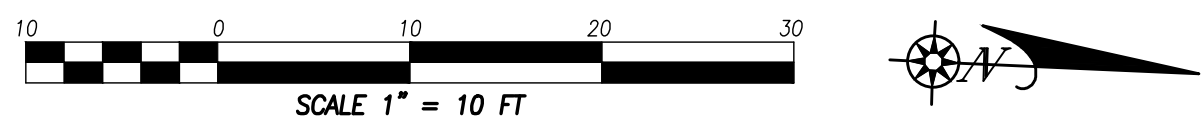
A4.2



- PLANT SPECIES**
1. DOUGLAS FIR – PSEUDOTSUGA MENZIESII
 2. REDWOOD – SEQUOIA SEMPERVIRENS
 3. SHREVE OAK – QUERCUS PARVULA VAR. SHREVEI
 4. SCRUB OAK – QUERCUS BERBERIDIFOLIA
 5. CALIFORNIA HUCKLEBERRY – VACCINIUM OVATUM
 6. CHAMISE – ADENOSTOMA FASCICULATUM
 7. COYOTE BUSH – BACCHARIS PILULARIS
 8. COMMON MANZANITA – ARCTOSTAPHYLOS MANZANITA
 9. WARTLEAF CALIFORNIA LILAC – CEANOTHUS PAPILLOUSUS
 10. YERBA SANTA – ERIDICTYON CALIFORNICUM

LEGEND	
ITEM	SYMBOL
DRAINAGE:	
PROPERTY LINE:	
EASEMENT LINE:	
SETBACK LINE:	
PROPOSED BLDG LIMITS	
PROPOSED SITE WALL	
BUILDING EXTERIOR LIGHT FIXTURE	
DOWN SPOUTS	DS
(E) GRAVEL DRIVEWAY	
(P) GRAVEL DRIVEWAY W/ 6" FLUSH CURB	
(P) LANDSCAPE (PLANT SPECIES TO BE USED FOR REPLANTING SHALL BE A MIXTURE OF THE NATIVE SPECIES FOUND ON THE SITE AS REFERENCED IN THE PLANT SPECIES LIST)	
(E) BUSH CLUSTER (PLANT SPECIES AS REFERENCED ON PLAN)	
(E) BUSH CLUSTER TO BE REMOVED	
(E) TREES (PLANT SPECIES AS REFERENCED ON PLAN)	
(E) TREES TO BE REMOVED	

LANDSCAPE PLAN

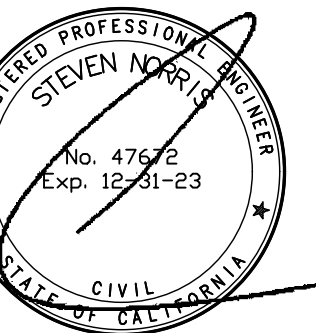


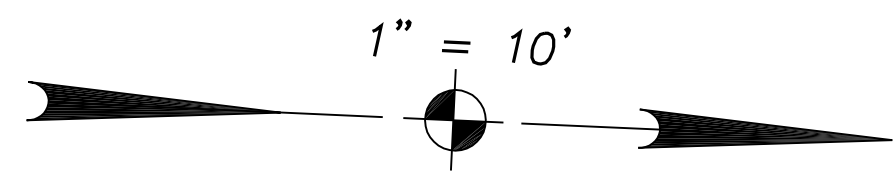
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DESCRIPTION:
LANDSCAPE PLAN

NO.	DATE	REVISION
1	1	1
2	1	1
3	1	1
4	1	1

JOB NO.: 186025-7
SCALE: NOTED
DATE: 12-8-21





SAUNDRA ISAAK
DONNA DALTON
2012-0054723
PARCEL TWO
A.P.N. 063-213-15

SAUNDRA ISAAK
DONNA DALTON
2012-0054723
PARCEL ONE
A.P.N. 063-213-13

N 88°31' W, 208.50'

NEIGHBOR'S EXISTING GARAGE

LOT 27 34-M-70

LOT 28 34-M-70

LOT 88 34-M-70

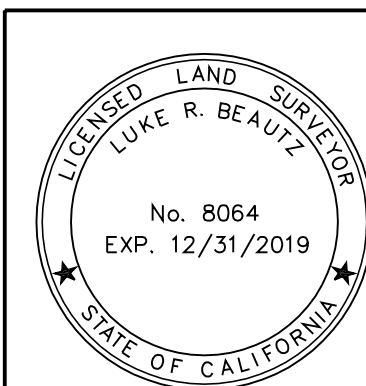
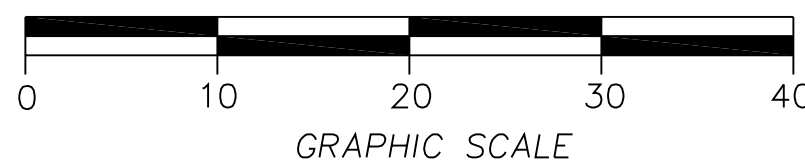
OVERHEAD UTILITIES
189' TO UTIL. POLE ON
NORTH SIDE OF PINERIDGE
ROAD

KEITH E. KORTMAN
CONNIE L. KORTMAN
COLIN M. KORTMAN
EMILY A. BEGGS
2017-0004836
A.P.N. 063-213-02

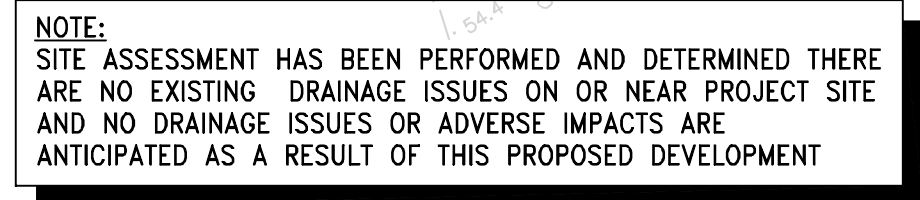
KEITH E. KORTMAN
CONNIE L. KORTMAN
TRUSTEES
2017-0004785
A.P.N. 063-213-14
AREA = 43,362 S.F.

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

- 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.



SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, AND SITE
DATA ON LANDS DESCRIBED IN THE DEED TO
**KEITH E. KORTMAN AND
CONNIE L. KORTMAN, TRUSTEES**
BY RECORDER'S DOC. No. 2017-0004785
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 10' SEPTEMBER 2018
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 063-213-14 SHEET 2 OF 2



2 - Year Retention or Detention Storage Volume

Duration (Min)	Storage Volume (CFS) - Orange Curve	Storage Volume (CFS) - Blue Curve
50	50	50
100	150	150
150	300	120
200	150	0

11-56

PROJECT: KORTMAN RESIDENCE - APN: 063-213-02

Calc by: DD

Date: 8/10/2020

RUNOFF RETENTION BY THE SLOPE INFILTRATION METHOD

Notes & Limitations on Useability

Surface soil permeability values may be used consistent with the USDA NRCS soil survey, or use actual test values.
 Projects with saturated soil permeability less than 120% of the design storm infiltration may consider storage methods to percolate runoff.
 Maximum sheet flow length is 100' ft. with 30 min. typical. This requires site observation by the designer to determine.
 Minimum length of perforated pipe is 6 ft., maximum length 40 ft., or 60 ft. if gravel, per permit.

Minimum perforated pipe diameter is 3 inches.

Perforated pipe is to be laid parallel to the slope contour, preferably centered at the surface, or with minimal burial and protective cover.

This method may be used on amorphous and uniform vegetated or mulched slopes under 15%, without special provisions.

Slopes greater than 15%, or are irregular, require site specific erosion consideration, and possibly surface improvements.

For any slopes greater than 25% occurring nearby at lower elevation, consult a geotechnical engineer.

A 75% efficiency factor is applied to the determined infiltration surface area.

For slopes exceeding 15% use the Rational Equation for a 2-yr return, 2-yr duration storm.

Refer to the County Santa Cruz Design Criteria, Stormwater Management - Section II, for complete method criteria and example calculations.

Date Entry:

PRESS TAB KEY & ENTER DESIGN VALUES SS ver. 1.0

Mitigation Area

Saturated Soil Permeability: **2.00** in/hr
 Estimated Duration for Sheet Flow: **30** min

Development Area

Site Location PGD Infiltrate: **2.10** Fig. SWM-2
 Rational Coefficients: **0.30**
 Post: **0.90**

Table Value to Interpolate

Design Storm Intensity: **0.69** in/hr

Required Length of Perforated Pipe (ft)														
Impervious Area (sq ft)	Design Storm Intensity (in/hr)													
	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90
500								6	6	7	8	9	10	11
750								9	10	11	12	13	15	16
1000			6	7	8	9	10	11	13	14	16	18	20	22
1250		6	7	8	10	11	13	14	16	18	20	22	25	27
1500	6	7	8	10	12	13	15	17	19	22	24	27	30	33
1750	7	8	10	12	14	16	18	20	22	25	28	31	34	38
2000	8	9	11	13	15	18	20	23	26	29	32	36	39	44
2250	9	11	13	15	17	20	23	26	29	32	36	40	44	49
2500	10	12	14	17	19	22	25	29	32	36	40	44	49	55
2750	10	13	16	18	21	24	28	31	35	39	44	49	54	60
3000	11	14	17	20	23	27	30	34	39	43	48	53	59	65
3250	12	15	18	22	25	29	33	37	42	47	52	58	64	71
3500	13	16	20	23	27	31	35	40	45	50	56	62	69	76
3750	14	18	21	25	29	33	38	43	48	54	60	67	74	82
4000	15	19	23	27	31	36	40	46	51	57	64	71	79	87
4250	16	20	24	28	33	38	43	49	55	62	68	76	84	93
4500	17	21	25	30	35	40	46	51	58	65	72	80	89	98
4750	18	22	27	32	37	42	48	54	61	68	76	84	94	104
5000	19	24	28	33	37	44	51	57	64	72	80	89	99	109

This method is available from the County Public Works web site in a computerized Excel spreadsheet format to simplify usage. <http://www.dws.co.santa-cruz.ca.us/cprp/mgm.htm>

* The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or has an improved sinkhole, or a subsurface fluid distribution system. Such stormwater drainage wells are "authorized by rule". For more information on these rules, contact the EPA.

The spreadsheet formulas and format are copy protected to prevent alteration.

1. FLOW SPREADER TOTAL LENGTH 61LF PER SWM22, THIS SHEET
2. SCM1A 40% OF TOTAL = 24LF
3. SCM1B 60% OF TOTAL = 37LF
4. FLOW SPREADER PER DETAIL, THIS SHEET
5. INFILTRATION RATE OF 2"/HOUR (30MPI) PER ON-SITE WASTEWATER SYSTEM PLANS FOR THIS PROJECT, BIOSPHERE CONSULTING INC.

1. BOUNDARY INFORMATION AND TOPOGRAPHIC SURVEY BY LUKE BEAUTZ, DATED SEPTEMBER 2018, PROVIDED BY OWNER WITH PERMISSION.
2. SITE PLAN BY ENGINEERING DESIGN GROUP, DATED JANUARY 15, 2020 PROVIDED BY OWNER WITH PERMISSION.



JOB NO. 20017

STORMWATER CONTROL PLAN
KORTMAN RESIDENT
311 PINERIDGE ROAD, BONNY DOON, CALIFORNIA

DATE	DESIGN	DRAWN
04/26/21	DD	STAT

JOB NO. 20017

PROJECT DESCRIPTION

A conventional septic system, with gravity-flow to standard, rock-filled dispersal trenches is specified to serve a proposed four bedroom dwelling located on Pineridge Road, Bonny Doon in Santa Cruz County, California. A 1,500 gallon, Roth septic tank and 212 lineal feet of rock-filled leaching trenches are proposed. The design presented complies with State RWQCB Tier 1 septic system requirements as outlined in the California State Water Board OWTS Policy dated June 19, 2019.

CONSTRAINTS & DESIGN CRITERIA

- The system is sized to serve up to a 4 bedroom dwelling with a design wastewater flow of 450 gallons per day (gpd) per County EHS guidelines.
- Based on the result of Winter Water Table (WWT) testing conducted, seasonally high groundwater remains greater than 10' below grade in the proposed drainfield area (8' below proposed leaching trench depth).
- No wells, springs or watercourses are situated within 100' of the proposed Onsite Wastewater Treatment System (OWTS).

SPECIFICATIONS

- Building Sewer Lines, & Proposed Septic Tank.**
 - A 4" ABS building sewer line shall be installed to convey all raw sewage from dwelling to the septic tank. All gravity sewer piping must maintain a minimum 2% continuous gradient. All wastewater including graywater shall be discharged to the septic tank.
 - Locate 2-way, 4" ABS cleanout fittings on the building sewer to facilitate snaking and line location.
 - A 1,500 gallon, watertight Roth Multi Tank is specified for use as a septic tank. The tank shall have 24" diameter OSI access risers with watertight joints and have fiberglass, bolt-down lids (brown). The tank shall be installed according to the manufacturers guidelines including anti-floatation specifications.
 - The tank hole shall be excavated so that the tank sits level. Install the access risers with a watertight joint using the adhesives supplied by manufacturer.
 - Install the tank inlet fitting with a watertight joint. Cap off or use a test plug on this fitting and fill the tank with clean water 2" above the joint between the riser and the tank top. Repair any leaks.
 - Install an OSI Effluent Filter (Model: FTS0444-36V) at tank outlet.
- Effluent / Filtrate Distribution to Rock-Filled Leaching Trenches**
 - A 4" gravity-flow line shall be plumbed from the Roth Multi Tank unit to 3 PolyLok flow controllers installed to evenly split the flow to each of the four rock-filled dispersal trenches.
- Leaching Trench**
 - Four 53'-long, rock-filled trenches shall be installed in the general location shown on the plan. Trenches shall be 3'-wide and 2'-deep and installed roughly on contour with a level floor. Installer shall scarify trench sidewalls prior to adding drainrock if necessary to remove soil smear and increase surface area for soil absorption.
 - A 4" factory-perforated drain pipe lateral shall be installed level with holes pointing down.
 - Installer shall assure that no settling shall occur over the trench and that surface drainage is directed away from the finished trench.
 - A 4" ABS or Schedule 40 PVC capped inspection riser shall be installed at both ends of each trench. In addition, a separate 4" ABS or Schedule 40 PVC capped cleanout riser may be connected to the perforated drainpipe lateral with sanitary sweep fittings (or at trench entry and elbow at trench terminus).
- Installer Qualifications and Responsibilities**
 - The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems.
 - All piping shall conform to the current edition of the Universal Plumbing Code.
 - The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer.

SYSTEM OPERATION AND MAINTENANCE

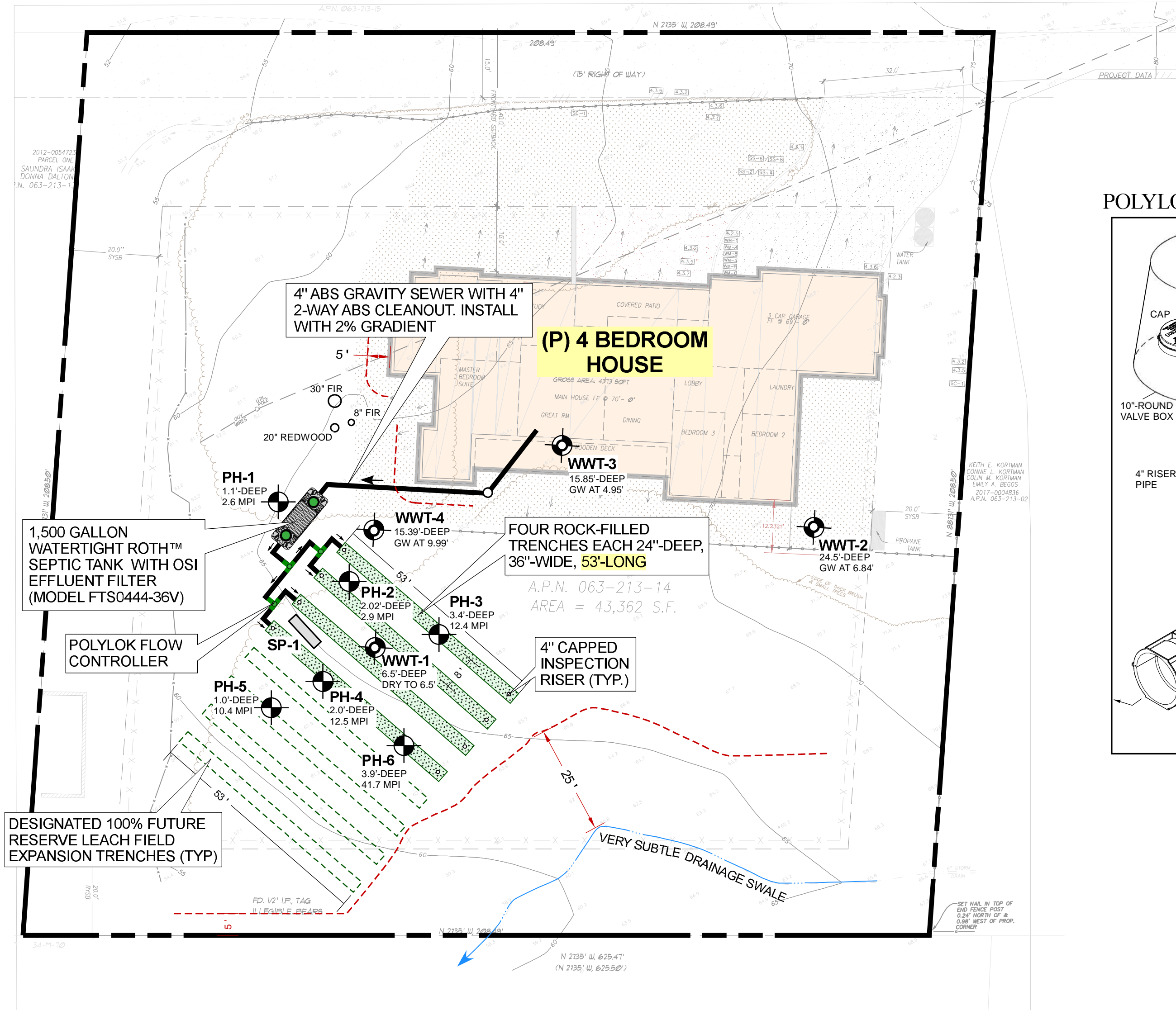
- The septic tank should be pumped when the total thickness of the scum and sludge layers in the inlet side of the tank is greater than 1/3 of total liquid level depth, typically about 2 feet.
- The effluent filter in the septic tank should be removed yearly and cleaned by hosing off into the inlet side of the septic tank. Less frequent cleanings may be acceptable.
- Grease and oils should not be put into the home drains.
- The septic tank is alive with microorganisms performing oxidation and reduction of the contents. Do not add any materials (paint thinner, paint, motor oil, unused medicine, cat litter, etc.) that may disrupt this process.
- DO NOT ROUTE WATER SOFTENER BACKFLUSH DISCHARGE TO TREATMENT SYSTEM! This discharge may be routed directly to an approved dispersal field.
- Repair all plumbing leaks (especially toilet leaks) promptly.
- Keep the area over the leach fields trimmed to prevent the growth of trees and shrubs. Do not construct anything or drive/park over the septic tanks or dispersal trenches.

DRAINFIELD SIZING CALCULATIONS

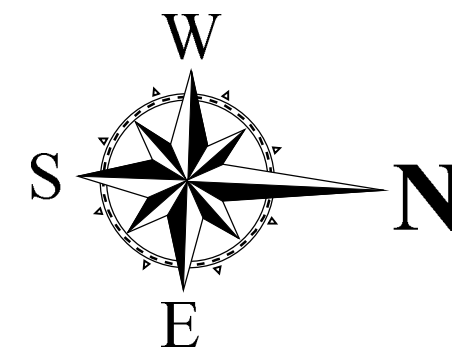
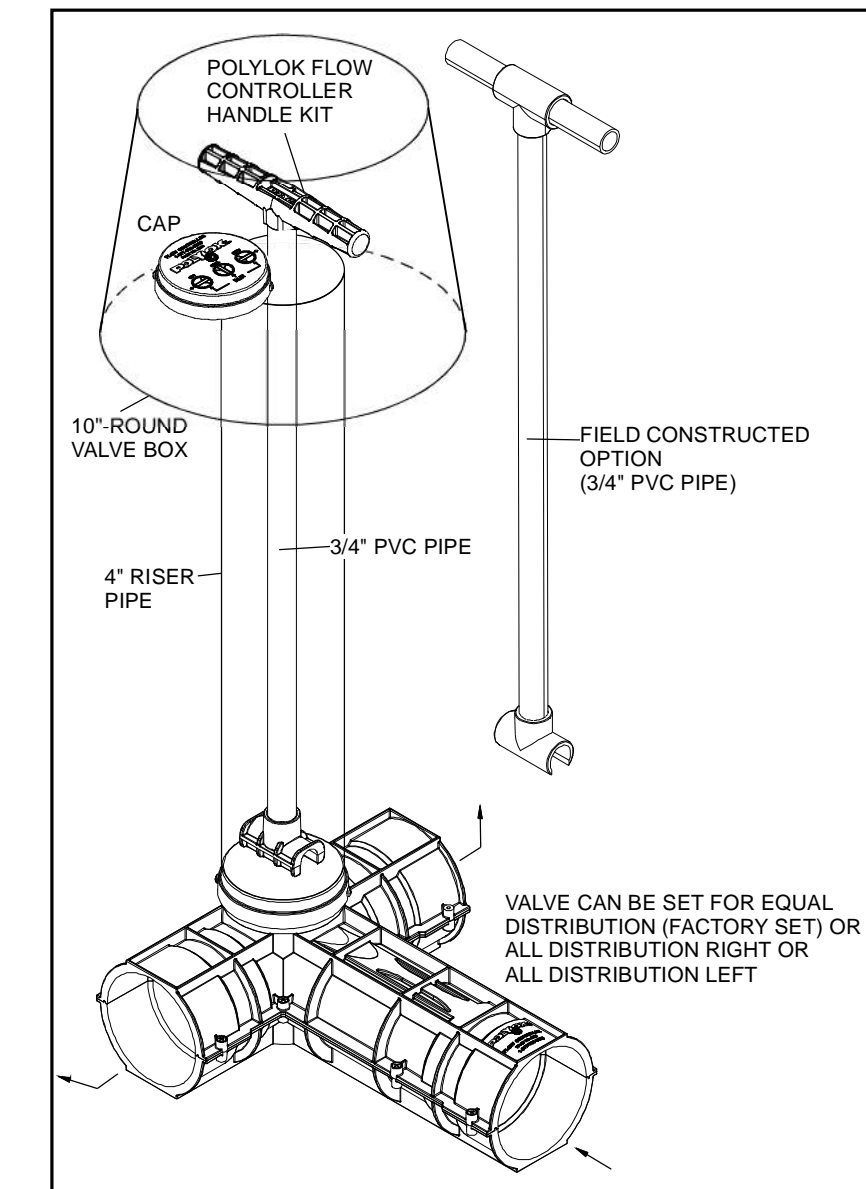
4 BEDROOM HOUSE = 450 GPD
AVG ADJ STABILIZED PERC RATE = 30 MPI
30 MPI = 0.533 GPD/SF APPLICATION RATE

450 GAL ÷ 0.533 GPD/SF = 845 SF
845 SF ÷ 4 SF/LF = 212 LF OF TRENCH
212 FT ÷ 4 TRENCHES = 53 LF (4 TRENCHES EACH 53 LF)

EACH 3 FT-WIDE TRENCH SHALL HAVE A TOTAL DEPTH OF 2 FEET
WITH AN EFFECTIVE DEPTH OF 6 INCHES (SEE DETAIL)



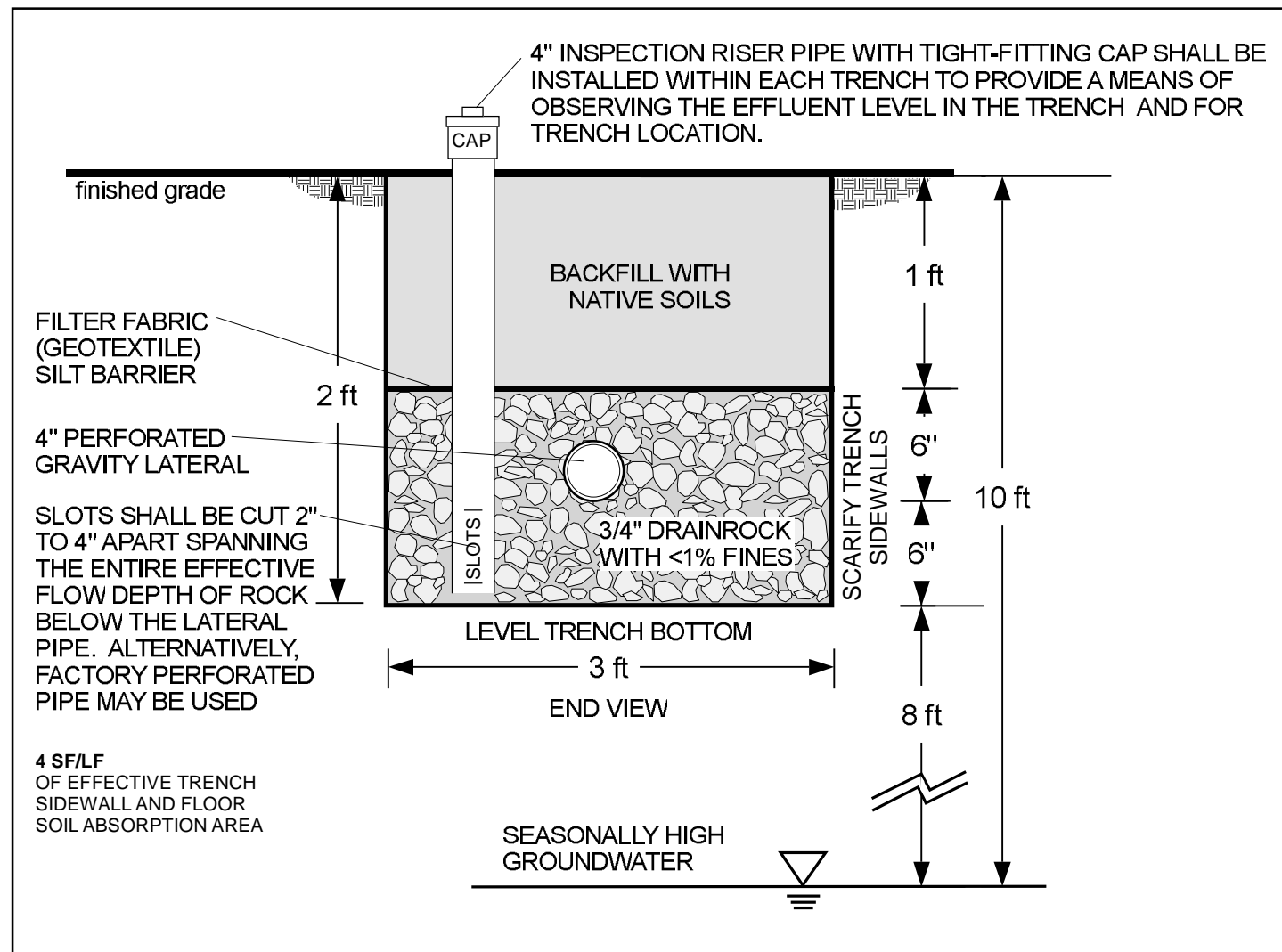
POLYLOK FLOW CONTROLLER DETAIL



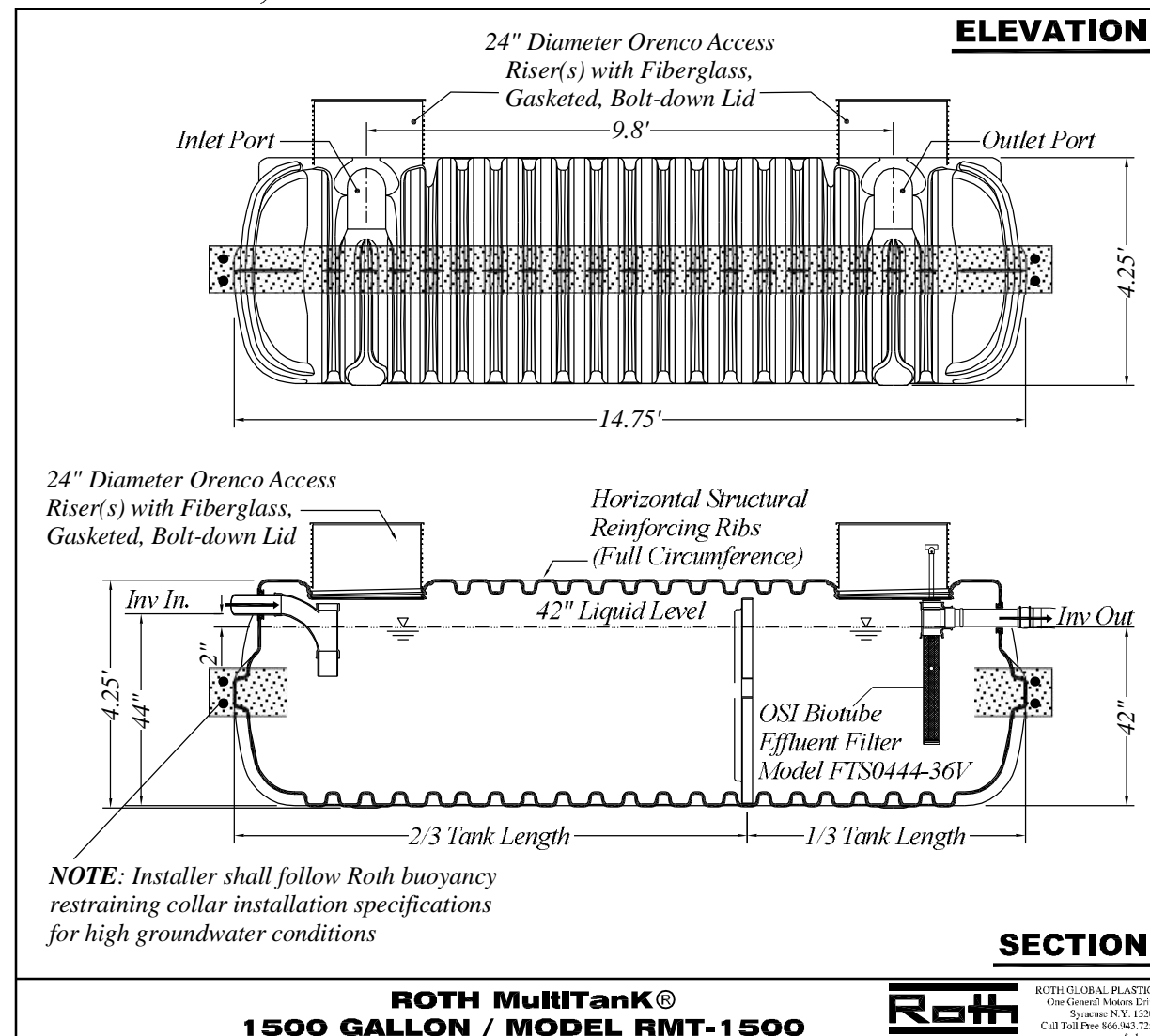
0 20 40
FEET
1" = 20'

NOTE: THIS MAP WAS PREPARED SOLELY FOR THE PURPOSES OF THE SEPTIC SYSTEM DESIGN AND SHOULD NOT BE CONSTRUED AS SUFFICIENT FOR OTHER PURPOSES. LOCATIONS ARE APPROXIMATE. BIOSPHERE CONSULTING, INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION. BASE MAP PREPARED AND PROVIDED ELECTRONICALLY BY: ENGINEERING DESIGN GROUP

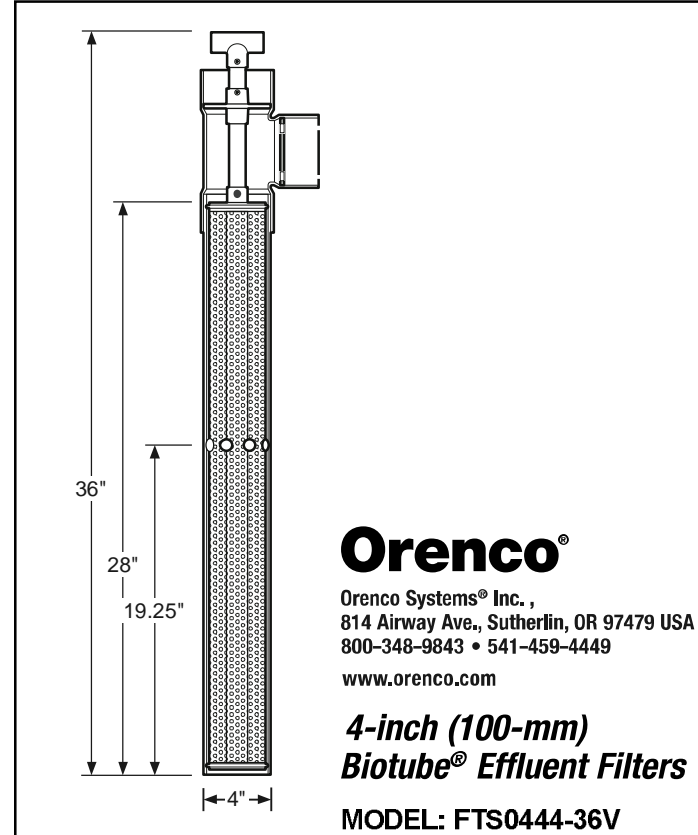
DISPERSAL TRENCH CONSTRUCTION DETAIL



1,500 GALLON SEPTIC TANK DETAIL



EFFLUENT FILTER DETAIL



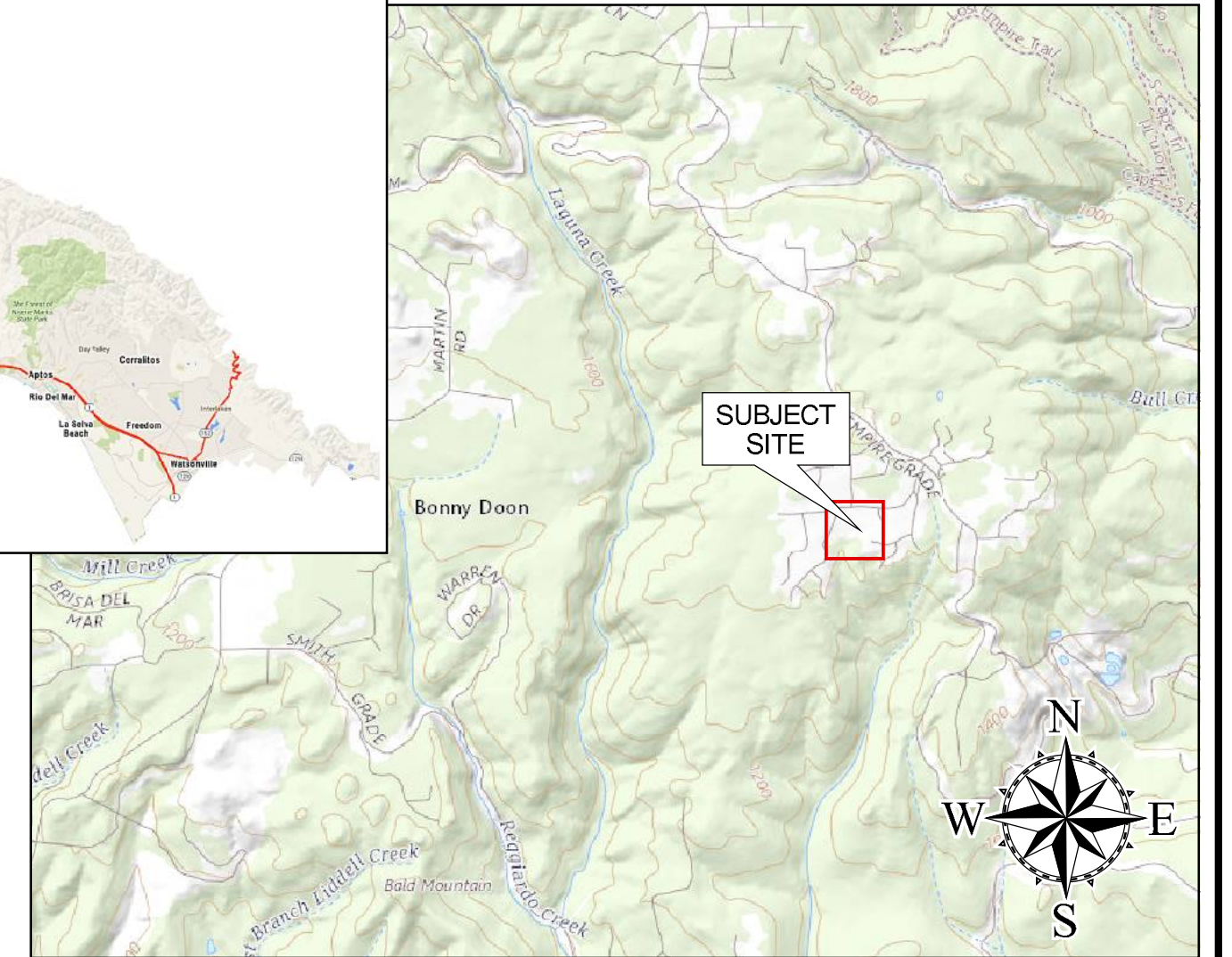
IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SHALLOW SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED EH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.

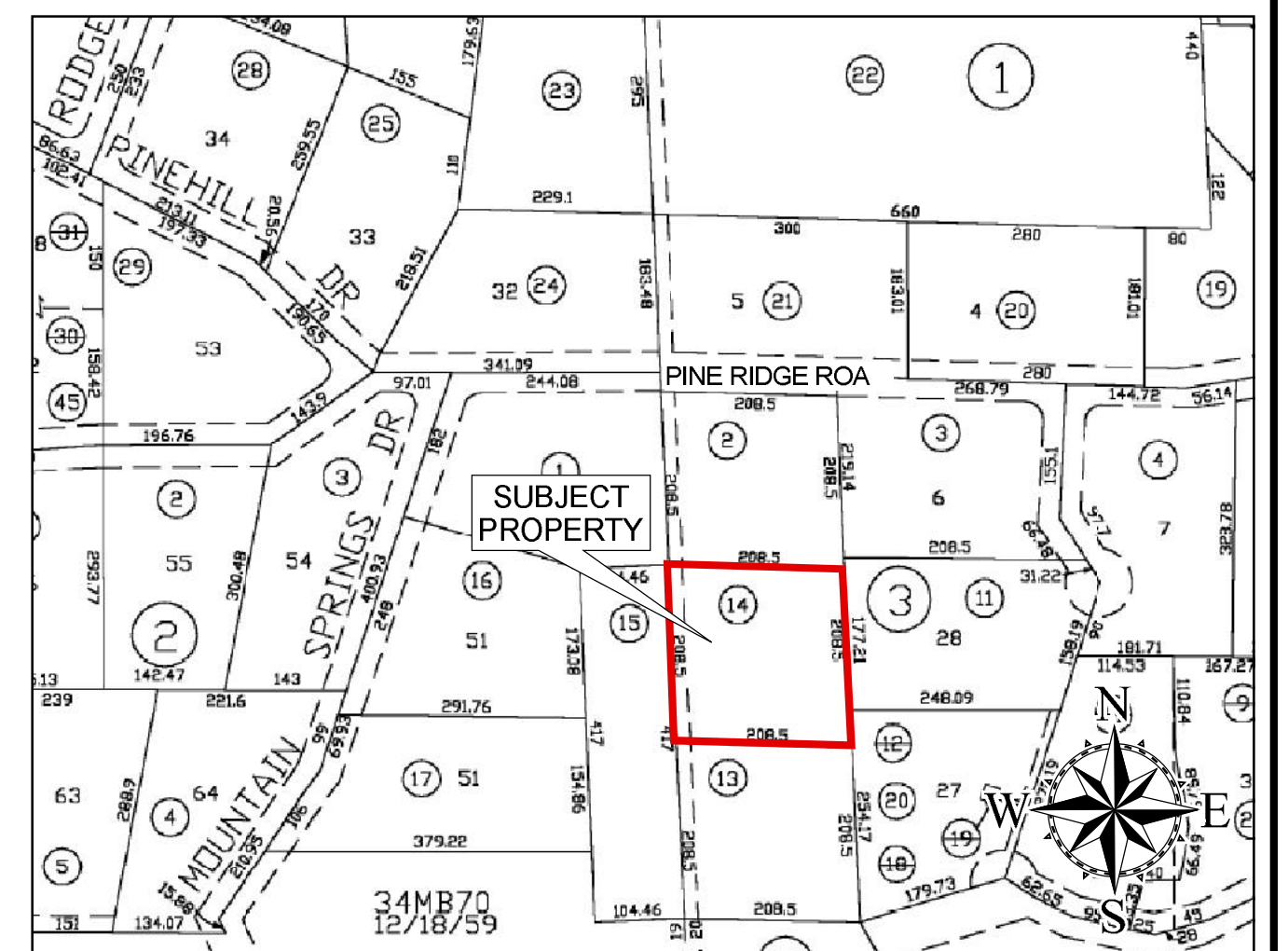
COUNTY INDEX MAP



TOPOGRAPHIC VICINITY MAP



PARCEL INDEX MAP



COUNTY E.H.
ACCEPTANCE/APPROVAL STAMP
SHEET 1 OF 1



Incorporated

Alternative Wastewater System Design

- Site Evaluation & Mapping
- Soil Analysis & Percolation Testing
- New Development, Upgrade & Repairs
- Residential & Commercial

1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116

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ONSITE WASTEWATER SYSTEM DESIGN PLAN FOR NEW DEVELOPMEN

Project Location:	Pineridge Rd, Bonny Doon, California	[Santa Cruz County]
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Sheet:	1	OF 1