



NOTICE OF PENDING ACTION

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An application for the project described on this notice has been filed and a decision about the project will soon be made by Planning Department staff. Any member of the public may submit comments on the proposal prior to the deadline listed on the reverse side of this notice. The project plans may be viewed on the Planning Department website (<https://cdi.santacruzcountyca.gov> under Pending Public Notice Projects). The webpage may also be used to track the project decision date, which initiates an appeal period.

Any aggrieved person, or the applicant, may appeal the ultimate decision on this project by submitting a written request within 14 calendar days of the decision date and paying an appeal fee. Please be aware that, while an **anticipated** decision date has been identified for purposes of this notice, the **actual** decision date initiating the appeal period will be posted on the web address described above. Information regarding the appeal process or fees may be obtained by phoning (831) 454-2130.

«APN»

«OWNER»

«STREET»

«CITY», «ZIP»

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.

APPLICATION NUMBER: 241223 APN: 101-022-14
SITUS: 1875 Granite Creek Road, Santa Cruz, CA 95065

Proposal to recognize an existing two-story, 1,510 square foot non-habitable accessory structure with 870 square feet of covered porch area. Requires an Administrative Site Development Permit and a Soils Report Review to recognize the construction of a non-habitable accessory structure greater than 1000 square feet.

Property is located at 1875 Granite Creek Road in Santa Cruz.

OWNER: Clement Shields
APPLICANT: Clement Shields
SUPERVISORIAL DISTRICT: 1
PLANNER: John Hunter, (831) 454-3170
EMAIL: John.Hunter@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. August 23, 2024
A decision will be made on or shortly after August 26, 2024.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

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

ABBREVIATION

AB	ANCHOR BOLT	DIM	DIMENSION	KIT	KITCHEN	RFG	ROOFING
ABRSV	ABRASIVE	DISP	DISPOSAL, DISPENSER	KD	KNOCK DOWN	RIB	RECESSED IRONING BOARD
A/C	AIR CONDITIONING	DL	DEAD LOAD	KO	KNOCK OUT	RL	RAIN LEADER
ACC	ACCESS	DMT	DEMOUNTABLE	KPL	KICK PLATE	RM	ROOM
ACOUS	ACOUSTICAL, ACOUSTIC	DN	DOWN			RO	ROUGH OPENING
ADDN	ADDITION	DP	DAMP PROOFING	L	ANGLE	RWD	REDWOOD
ADDV	ADDITIVE	DR	DOOR	LAB	LABORATORY	RX	REMOVE EXISTING
ADJ	ADJUSTABLE	DS	DOWNSPOUT	LAM	LAMINATE		
AFF	ABOVE FINISH FLOOR	DOV	DOVETAIL	LAU	LAUNDRY	S	SOUTH
AGGR	AGGREGATE	DW	DISHWASHER	LAU	LAVATORY	S	SINK
ALT	ALTERNATE	DWG	DRAWING	LC	LAUNDRY CHUTE	SC	SCHEDULE
ALTN	ALTERATION	DWR	DRAWER	LIN	LINEN	S CLO	SELF CLOSING
ALUM	ALUMINUM			LG	LONG	SECT	SECTION
ANCH	ANCHOR	(E)	EXISTING	LKR	LOCKER	SERV	SERVICE
AP	ACCESS PANEL	EA	EAST	LP	LOW POINT	SF	SQUARE FOOT (FEET)
APFD	APPROVED	EF	EACH	LT	LIGHT	SH	SHELF
APPLIC	APPLICABLE	EJ	EXHAUST FAN	MAT	MATERIAL	SHR	SHOWER
APPROX	APPROXIMATE	EL	EXPANSION JOINT	MAX	MAXIMUM	SIM	SHEET
ARCH	ARCHITECT, ARCHITECTURAL	EL	ELEVATION	MB	MACHINE BOLT	SL	SIMILAR
ASPH	ASPHALT	ELEC	ELECTRIC, ELECTRICAL	MC	MACHINE BOLT	SL	SLIDER, SLIDING
ASSY	ASSEMBLE	ELEV	ELEVATION (ILLUSTRATION)	MD	MEDICINE CABINET	SPEC	SPECIFICATION
ATT	ATTACH (MENT)	ENCL	ENCLOSURE	ME	MODIFY, MODIFIED	SQ	SQUARE
AUTO	AUTOMATIC	ENT	ENTRANCE	ME	MATCH EXISTING	SS	STAINLESS STEEL
AUX	AUXILIARY	EP	ELECTRIC PANEL	MECH	MECHANICAL	STA	STATION
AVG	AVERAGE	EQ	EQUAL	MEMB	MEMBRANE	STD	STANDARD
		EQUIP	EQUIPMENT	MET	METAL	STL	STEEL
BC	BRICK COURSE	EW	EACHWAY	MFG	MANUFACTURE (R)	STOR	STORAGE
BD	BOARD	EXH	EXHAUST	MID	MIDDLE	STRUC	STRUCTURAL
BETW	BETWEEN	EXIST	EXISTING	MIN	MINIMUM	SUSP	SUSPENDED
BF	BARRIER FREE	EXST	EXPOSED	MISC	MISCELLANEOUS	SVF	SHEET VINYL FLOORING
BITUM	BITUMINOUS	EXT	EXTERIOR	MLD	MOULDING	SYM	SYMMETRICAL
BJ	BED JOINT	EXTR	EXTRUDED	MOD	MODIFICATION		
BKT	BRACKET			MT	METAL THRESHOLD		
BL	BLINDS	FA	FIRE ALARM	MTD	MOUNTED	T	TOILET
BLDG	BUILDING	FAU	FORCED AIR UNIT	MTL	METAL	T & G	TONGUE AND GROOVE
BLK	BLOCK	FAB	FABRICATE	MUL	MULLION	TEMP	TEMPERED
BLK C	BLOCK COURSE	FD	FLOOR DRAIN	MW	MILLWORK	TERRAZZO	TERRAZZO
BLT	BUILT	FDN	FOUNDATION			THR	THRESHOLD
BM	BEAM	FEC	FIRE EXTINGUISHER	(N)	NEW	THK	THICK (NESS)
BN	BOTTOM	FEC	FIRE EXTINGUISHER CAB	N	NORTH	TOC	TOP OF CURB
BOT	BUILT UP ROOFING	FF	FINISH FLOOR	NAT	NATURAL	TOS	TOP OF STEEL
BUR		FIN	FINISHED	NIC	NOT IN CONTRACT	TO SL	TOP OF SLAB
		FLASH	FLASHING	NO	NUMBER	TR	TREAD
C	COURSE	FLR	FLOOR	NOM	NOMINAL	TRANS	TRANSFORMER
CAS	CASEMENT	FLUOR	FLUORESCENT	NTS	NOT TO SCALE	TV	TELEVISION
CAB	CABINET					TYP	TYPICAL
CANTIL	CANTILEVER	FOC	FACE OF CONCRETE	O/	OVER	UNFIN	UNFINISHED
CAR	CARPET	FOF	FACE OF FINISH	OA	OVERALL	UNO	UNLESS NOTED OTHERWISE
CEM	CEMENT	FAM	FACE OF MASONRY	OBSC	OBSCURE	UTIL	UTILITY
CER	CERAMIC	FOS	FACE OF STUD	OC	ON CENTER		
CHAN	CHANNEL	FPP	FIREPROOFING	OD	OUTSIDE DIAMETER	VB	VINYL BASE
CI	CAST IRON	F/P	FIREPLACE	OFF	OFFICE	VCT	VINYL COMPOSITION TILE
CJ	CONTROL JOINT	FR	FRENCH	OGL	OBSCURE GLASS	VERT	VERTICAL
CG	CORNER GUARD	FT	FOOT, FEET	OH	OVERHEAD, OVERHANG	VEST	VESTIBULE
CL	CENTER LINE	FTG	FOOTING	OPG	OPENING	VWC	VINYL WALL COVERING
CLG	CEILING	FUR	FURRED, FURRING	OPP	OPPOSITE		
CLKG	CAULKING	FUT	FUTURE	OV	OVEN	W	WEST
CLO	CLOSET					W	WASHER
CLR	CLEAR, CLEARANCE	GA	GALVANIZED	PC	PRECAST CONCRETE	W	WITH
CMU	CONCRETE MASONRY UNIT	GAL	GALLON	PE	PORCELAIN ENAMEL	WC	WATER CLOSET
CNTR	COUNTER	GB	GYPSPUM BOARD	PKT	POCKET DOOR	WD	WALL COVERING
CO	CASED OPENING	GB	GRAB BAR	PL	PROPERTY LINE	WD	WOOD (SOFTWOOD)
COL	COLUMN	GB	GRAB BAR	PLAS	PLASTER	WH	WATER HEATER
COMB	COMBINATION	GI	GARBAGE DISPOSAL	PLAS	PLASTIC	WIO	WEEP HOLE
COMP	COMPOSITION	GL	GALVANIZED IRON	PLA	PLASTIC LAMINATE	WIR	WROUGHT IRON
CONC	CONCRETE						

d	PENNY (NAIL SIZE)	HW	HEATING, VENTILATION & COOLING HARDWARE	QT	QUARRY TILE
DA	DRYER	ID	INSIDE DIAMETER (OR DIMENSION)	QTY	QUANTITY
DBL	DOUBLE ACTING	IN	INCH	R	RISE
DEM	DEMOLISH, DEMOLITION	INCL	INCLUDE (D, ING)	RAD	RADIUS
DEP	DEPRESSURE	INFORM	INFORMATION	REB	RESILIENT BASE
DEPT	DEPARTMENT	INSUL	INSULATE, INSULATION	RD	ROOF DRAIN
DET	DETAIL	INST	INSTALL (ED)	REF	REFRIGERATOR
DF	DOUBLAS FIR	INT	INTERIOR, INTERNAL	REF	REFERENCE
DG	DUEL-GLAZED	JAN	JANITOR	REIN	REINFORCE
DH	DOUBLE HUNG	JST	JOIST	REQD	REQUIRED
DIA	DIAMETER	JT	JOINT	RESIL	RESILIENT
DIAG	DIAGONAL			REV	REVISE, REVISION

LEGEND

GRID LINE

NUMBERS - VERT.
LETTERS - HORIZ.

DOORS

DOOR MARK

DETAIL

DETAIL NUMBER
SHEET NUMBER

WINDOWS

WINDOW MARK

PARTIAL SECTION

SECTION LETTER
SHEET NUMBER

WALLS

(N) WALLS, U.N.O.
(N) RETAINING WALL
U.N.O.

BUILDING SECTION

SECTION LETTER
SHEET NUMBER

INTERIOR ELEVATIONS

INTERIOR ELEV.
NUMBER

WORK CONTROL POINTS

WORK POINT, CONTROL POINT, DATUM POINT OR FINISH FLOOR
MATCH LINE - SHADED SIDE IS CONSIDERED

ROOM IDENTIFICATION

KITCHEN
ROOM NAME

DIMENSIONS

FACE OF STUD
CENTER POINT

REVISION

CLOUD AROUND REVISION
REVISION NUMBER IN TRIANGLE

AREA TABULATIONS

1. SITE AREA		
GROSS:	11.33 ACRES	
	493,534.8 SQ. FT.	
2. FLOOR AREA		
BARN	EXISTING	TOTAL
BARN - COVERED PORCHES	1,510.00	1,500.00
	870.77	870.77
TOTAL	2,380.77	2,370.77

4. IMPERVIOUS COVERAGE	
BARN STRUCTURE	EXISTING
BARN PORCH(S)	960.00
	870.77
TOTAL	1,830.77

6. MAXIMUM ALLOWABLE HEIGHT	
ALLOWABLE	28'-0"

WILDLAND URBAN INTERFACE

THIS PROPERTY IS IN A STATE RESPONSIBILITY AREA (SRA) FOR FIRE PROTECTION, ACCORDING TO SANTA CRUZ COUNTY'S GENERAL INFORMATION SYSTEM (GIS). THE CONSTRUCTION REQUIREMENT FOR WILD-LAND URBAN INTERFACE (WUI) APPLY. DETAILS AND SPECIFICATION TO COMPLY WITH CRC R337/CBA 7A

PARCEL MAP

SHEET INDEX

SHEET INDEX

Architectural Site Plans

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A-001	CAL GREEN BUILDING STANDARD
A-002	CAL GREEN BUILDING STANDARD

Existing Plans

A-101	SITE PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ELEVATIONS
A-105	DETAILS
A-106	DETAILS

SIERRA DESIGN STUDIO

ARCHITECTURE · PLANNING · INTERIORS

360 8TH AVENUE
SANTA CRUZ, CA 95062
PH: (973) 876-4476

The plans, ideas and design on this drawing are the property of the designer, divided solely for this contract. Plans shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of Santa Cruz Development Program

PROJECT NAME

SHIELDS RESIDENCE
1875 GRANITE CREEK ROAD, SANTA CRUZ
CA 95065-9713

REVISIONS

PROJECT DESCRIPTION

TO OBTAIN REQUIRED APPROVALS, PERMITS TO RETAIN USE OF EXISTING BARN (NON-HABITABLE ACCESSORY STRUCTURE)

USE OF SB 12.26 REGULATIONS

SHIELDS RESIDENCE

GENERAL NOTES				PROJECT CONTACTS		PROJECT INFORMATION	
1. CODES AND REGULATIONS	ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES. 2022 CALIFORNIA BUILDING CODE (C.B.C.) 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2022 CALIFORNIA PLUMBING CODE (C.P.C.) 2022 CALIFORNIA MECHANICAL CODE (C.M.C.) 2022 CALIFORNIA FIRE CODE (C.F.C.) 2022 CALIFORNIA ENERGY CODE (C.E.C.) 2022 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.	5. DISCREPANCIES	MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.	ARCHITECTURAL DESIGNER	SIERRA DESIGN STUDIO CONTACT: MICHAEL SIERRA 360 8TH AVE SANTA CRUZ, CALIFORNIA 95062 PH: (973) 876-4476	PROPERTY OWNERS	CLEMENT J & MOLLY A SHIELDS
2. SITE VERIFICATION	GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.	6. MANUFACTURER'S SPECIFICATIONS	CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DETAILS & INSTRUCTIONS, TYPICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.			PHONE	(831) 359-2478
3. MEASUREMENTS	CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.	7. WINDOWS AND DOORS	CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.			MAILING ADDRESS	1875 GRANITE CREEK ROAD SANTA CRUZ, CA 95065-9713
4. DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.	8. CALGREEN STANDARDS	ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.			PROJECT ADDRESS	1875 GRANITE CREEK ROAD SANTA CRUZ, CA 95065-9713
			PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE CITY OF SAN JOSE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC			SITE AREA	11.33 ACRES 493,534.8 SQ.FT.
						A.P.N.	101-02-214
						LOCATION	STATE RESPONSE AREA - SRA-MODERATE
						ZONING	A - AGRICULTURAL R-M-R-R - ZONING DESIGNATION WUI - WILDLAND URBAN INTERFACE
						SETBACK REQUIREMENTS	
							<u>AGRICULTURAL SITE DESIGNATION:</u> FRONT: 20'-0" SIDE: 20'-0" REAR: 20'-0"
						MAX HEIGHT	<u>ALLOWED</u> 28'-0"
						CONSTRUCTION TYPE	V-B
						OCCUPANCY	R-3/U
						STORIES	2
						EXISTING USE	BARN

0 250 500 feet

COVER SHEET

GENERAL NOTES
PROJECT CONTACTS
PROJECT DESCRIPTION
VICINITY MAP
SHEET INDEX
AREA TABULATIONS
LEGEND
ABBREVIATIONS

DATE : 5/23/24

SCALE : AS-NOTED

DRAWN BY :SIERRA

CHECKED BY :

ARCHITECT :

PROJECT NO :

SHEET NUMBER

A-000

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y		N/A		RESPON. PARTY		Y		N/A		RESPON. PARTY		Y		N/A		RESPON. PARTY	
CHAPTER 7						CHAPTER 7						CHAPTER 7					
GREEN BUILDING						GREEN BUILDING						GREEN BUILDING					
SECTION 301 GENERAL						SECTION 301 GENERAL						SECTION 301 GENERAL					
301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.						301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.						301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.					
301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.						301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.						301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.					
The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.						The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.						The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.					
Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.						Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.						Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.					
Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.						Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.						Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.					
301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.						301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.						301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.					
SECTION 302 MIXED OCCUPANCY BUILDINGS						SECTION 302 MIXED OCCUPANCY BUILDINGS						SECTION 302 MIXED OCCUPANCY BUILDINGS					
302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.						302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.						302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.					
Exceptions:						Exceptions:						Exceptions:					
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.						1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.						1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.					
2. [HCD] For purposes of CALGreen, livework units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.						2. [HCD] For purposes of CALGreen, livework units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.						2. [HCD] For purposes of CALGreen, livework units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.					
DIVISION 4.1 PLANNING AND DESIGN						DIVISION 4.1 PLANNING AND DESIGN						DIVISION 4.1 PLANNING AND DESIGN					
ABBREVIATION DEFINITIONS:						ABBREVIATION DEFINITIONS:						ABBREVIATION DEFINITIONS:					
HCD Department of Housing and Community Development						HCD Department of Housing and Community Development						HCD Department of Housing and Community Development					
BSC California Building Standards Commission						BSC California Building Standards Commission						BSC California Building Standards Commission					
DSA-SS Division of the State Architect, Structural Safety						DSA-SS Division of the State Architect, Structural Safety						DSA-SS Division of the State Architect, Structural Safety					
OSHPD Office of Statewide Health Planning and Development						OSHPD Office of Statewide Health Planning and Development						OSHPD Office of Statewide Health Planning and Development					
LR Low Rise						LR Low Rise						LR Low Rise					
HR High Rise						HR High Rise						HR High Rise					
AA Additions and Alterations						AA Additions and Alterations						AA Additions and Alterations					
N New						N New						N New					
CHAPTER 4						CHAPTER 4						CHAPTER 4					
RESIDENTIAL MANDATORY MEASURES						RESIDENTIAL MANDATORY MEASURES						RESIDENTIAL MANDATORY MEASURES					
SECTION 4.102 DEFINITIONS						SECTION 4.102 DEFINITIONS						SECTION 4.102 DEFINITIONS					
4.102.1 DEFINITIONS						4.102.1 DEFINITIONS						4.102.1 DEFINITIONS					
The following terms are defined in Chapter 2 (and are included here for reference)						The following terms are defined in Chapter 2 (and are included here for reference)						The following terms are defined in Chapter 2 (and are included here for reference)					
FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.						FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.						FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.					
WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.						WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.						WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.					
4.106 SITE DEVELOPMENT						4.106 SITE DEVELOPMENT						4.106 SITE DEVELOPMENT					
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.						4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.						4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.					
4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.						4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.						4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.					
1. Retention basins of sufficient size shall be utilized to retain storm water on the site.						1. Retention basins of sufficient size shall be utilized to retain storm water on the site.						1. Retention basins of sufficient size shall be utilized to retain storm water on the site.					
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.						2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.						2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.					
3. Compliance with a lawfully enacted storm water management ordinance.						3. Compliance with a lawfully enacted storm water management ordinance.						3. Compliance with a lawfully enacted storm water management ordinance.					
Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.						Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.						Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.					
(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)						(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)						(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)					
4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:						4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:						4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:					
1. Swales						1. Swales						1. Swales					
2. Water collection and disposal systems						2. Water collection and disposal systems						2. Water collection and disposal systems					
3. French drains						3. French drains						3. French drains					
4. Water retention gardens						4. Water retention gardens						4. Water retention gardens					
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.						5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.						5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.					
Exception: Additions and alterations not altering the drainage path.						Exception: Additions and alterations not altering the drainage path.						Exception: Additions and alterations not altering the drainage path.					
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.						4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.						4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.					
Exceptions:						Exceptions:						Exceptions:					
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:						1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:						1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:					
1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.						1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.						1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.					
1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.						1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.						1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.					
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.						2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.						2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.					
4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.						4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.						4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.					
Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.						Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.						Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.					
4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".						4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".						4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".					
4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.						4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.						4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.					
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.						When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.						When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.					
4.106.4.2.1 Reserved.						4.106.4.2.1 Reserved.						4.106.4.2.1 Reserved.					
4.106.4.2.2 Multifamily dwellings, hotels and motels						4.106.4.2.2 Multifamily dwellings, hotels and motels						4.106.4.2.2 Multifamily dwellings, hotels and motels					
1. EV ready parking spaces with receptacles.						1. EV ready parking spaces with receptacles.						1. EV ready parking spaces with receptacles.					
a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.						a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.						a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.					
b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.						b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.						b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.					
Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.						Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.						Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.					
c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.						c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.						c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.					
Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.						Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.						Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.					
d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:						d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:						d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:					
1. For 20-ampere receptacles, NEMA 6-20R						1. For 20-ampere receptacles, NEMA 6-20R						1. For 20-ampere receptacles, NEMA 6-20R					
2. For 30-ampere receptacles, NEMA 14-30R						2. For 30-ampere receptacles, NEMA 14-30R						2. For 30-ampere receptacles, NEMA 14-30R					
3. For 50-ampere receptacles, NEMA 14-50R						3. For 50-ampere receptacles, NEMA 14-50R						3. For 50-ampere receptacles, NEMA 14-50R					
2. EV ready parking spaces with EV chargers.						2. EV ready parking spaces with EV chargers.						2. EV ready parking spaces with EV chargers.					
a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.						a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.						a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.					
b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.						b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.						b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.					
Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.						Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.						Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.					
4.106.4.2.2.1 Electric vehicle charging stations (EVCS).						4.106.4.2.2.1 Electric vehicle charging stations (EVCS).						4.106.4.2.2.1 Electric vehicle charging stations (EVCS).					
Electric vehicle charging stations required by Section 4.106.4.2.2.1. Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.						Electric vehicle charging stations required by Section 4.106.4.2.2.1. Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.						Electric vehicle charging stations required by Section 4.106.4.2.2.1. Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.					
Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.						Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.						Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.					
4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.						4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.						4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.					
EVCS spaces shall be designed to comply with the following:						EVCS spaces shall be designed to comply with the following:						EVCS spaces shall be designed to comply with the following:					
1. The minimum length of each EVCS space shall be 18 feet (5486 mm).						1. The minimum length of each EVCS space shall be 18 feet (5486 mm).						1. The minimum length of each EVCS space shall be 18 feet (5486 mm).					
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).						2. The minimum width of each EVCS space shall be 9 feet (2743 mm).						2. The minimum width of each EVCS space shall be 9 feet (2743 mm).					
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:						3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:						3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:					
a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.						a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.						a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.					
b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.						b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.						b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.					
Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.						Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.						Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.					
4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.						4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.						4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.					
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.						In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.						In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.					
4.106.4.2.3 Reserved.						4.106.4.2.3 Reserved.						4.106.4.2.3 Reserved.					
4.106.4.2.4 Reserved.						4.106.4.2.4 Reserved.						4.106.4.2.4 Reserved.					
4.106.4.2.5 Electric vehicle ready space signage.						4.106.4.2.5 Electric vehicle ready space signage.						4.106.4.2.5 Electric vehicle ready space signage.					
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).						Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).						Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).					
4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.						4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.						4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.					
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."						Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."						Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."					
Notes:						Notes:						Notes:					
1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.						1.Construction documents are intended to demonstrate the project's capability and capacity											

Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

(B)SC When required by the forcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS_{2,3}

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.



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PROJECT NAME

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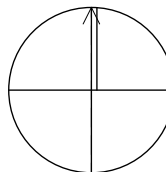
1875 GRANITE CREEK
ROAD, SANTA CRUZ
CA 95065-9713

REVISIONS

PER SITE
VISIT ON
(09.01.2022)
MARTY HEANY
APPROVED
HOOP HOUSE

APN: 101-02-214

PLAN
NORTH



SITE PLAN

DATE : 5/23/24

SCALE : AS-NOTED

DRAWN BY :SIERRA

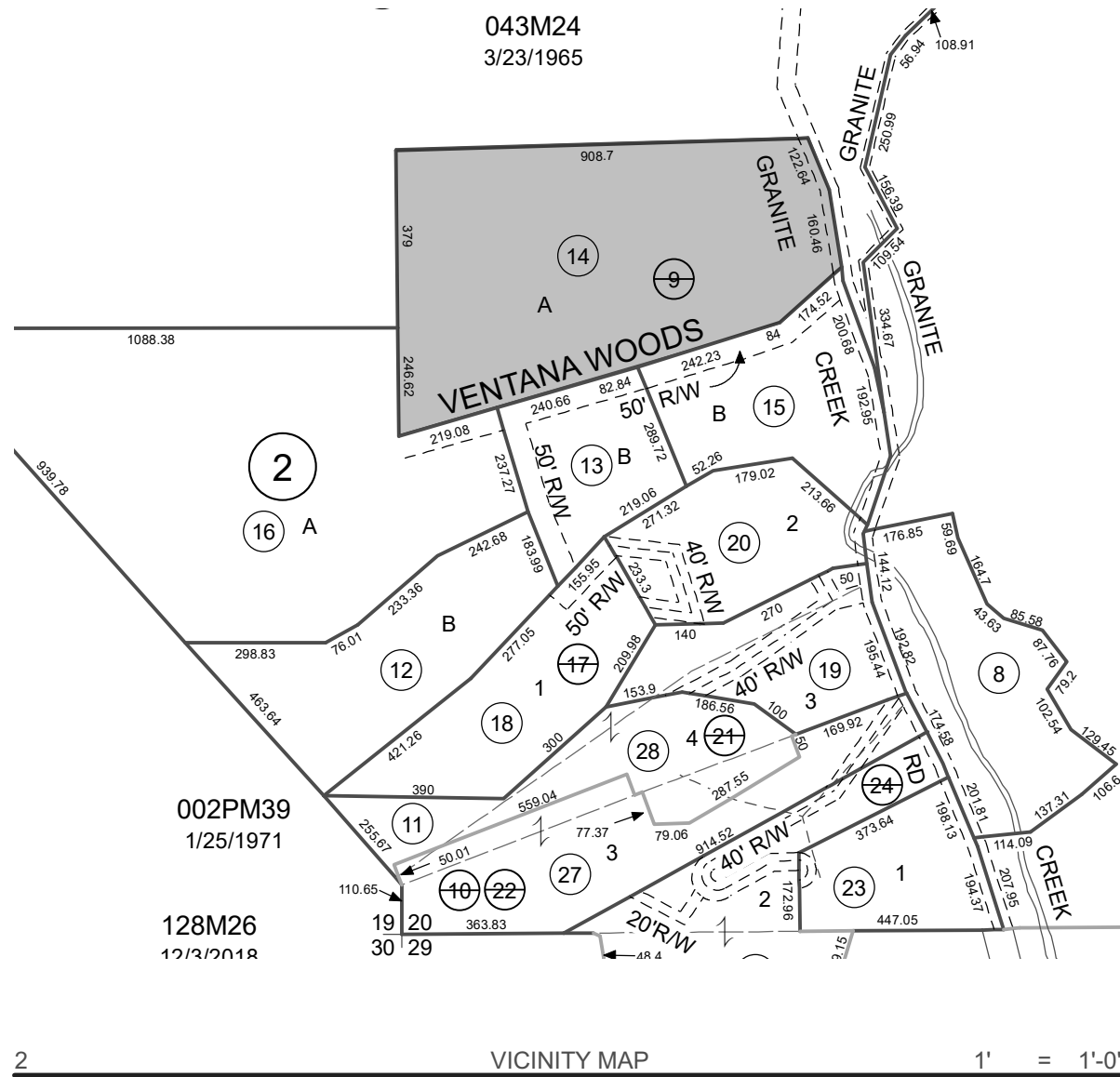
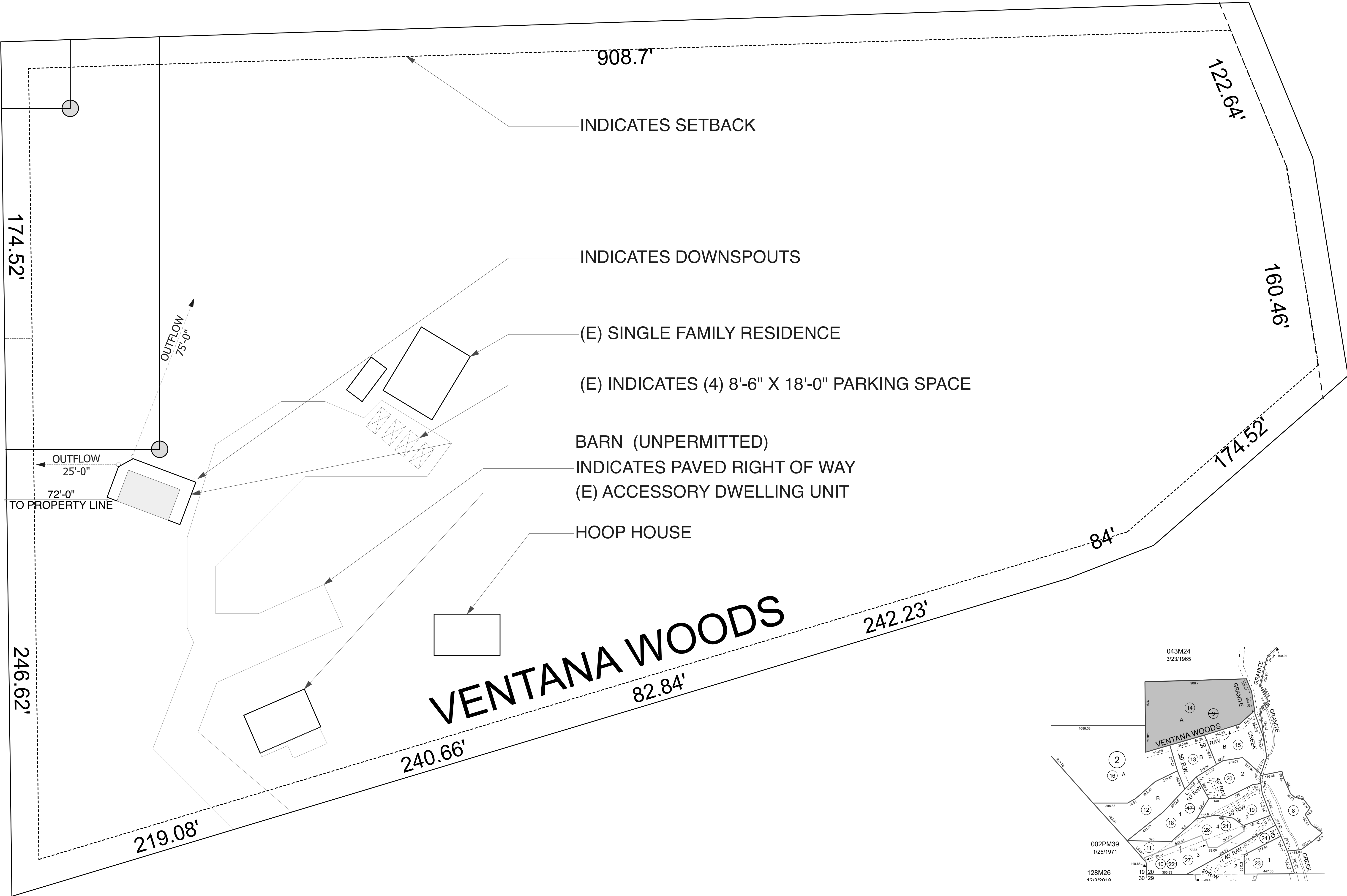
CHECKED BY :

ARCHITECT :

PROJECT NO :

SHEET NUMBER

A-101



1 SITE PLAN

SCALE: 1/32" = 1'-0"

0 16' 32' 64'



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REVISIONS	

FIRST FLOOR PLANS

DATE : 5/23/24

SCALE : AS-NOTED

DRAWN BY :SIERRA

CHECKED BY :

ARCHITECT :

PROJECT NO :

A-102





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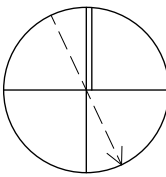
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PLAN
NORTH



**SECOND FLOOR
PLAN**

2ND FLOOR PLAN
ELECTRICAL PLAN
ROOF PLAN

DATE : 5/23/24

SCALE :AS NOTED

DRAWN BY :SIERRA

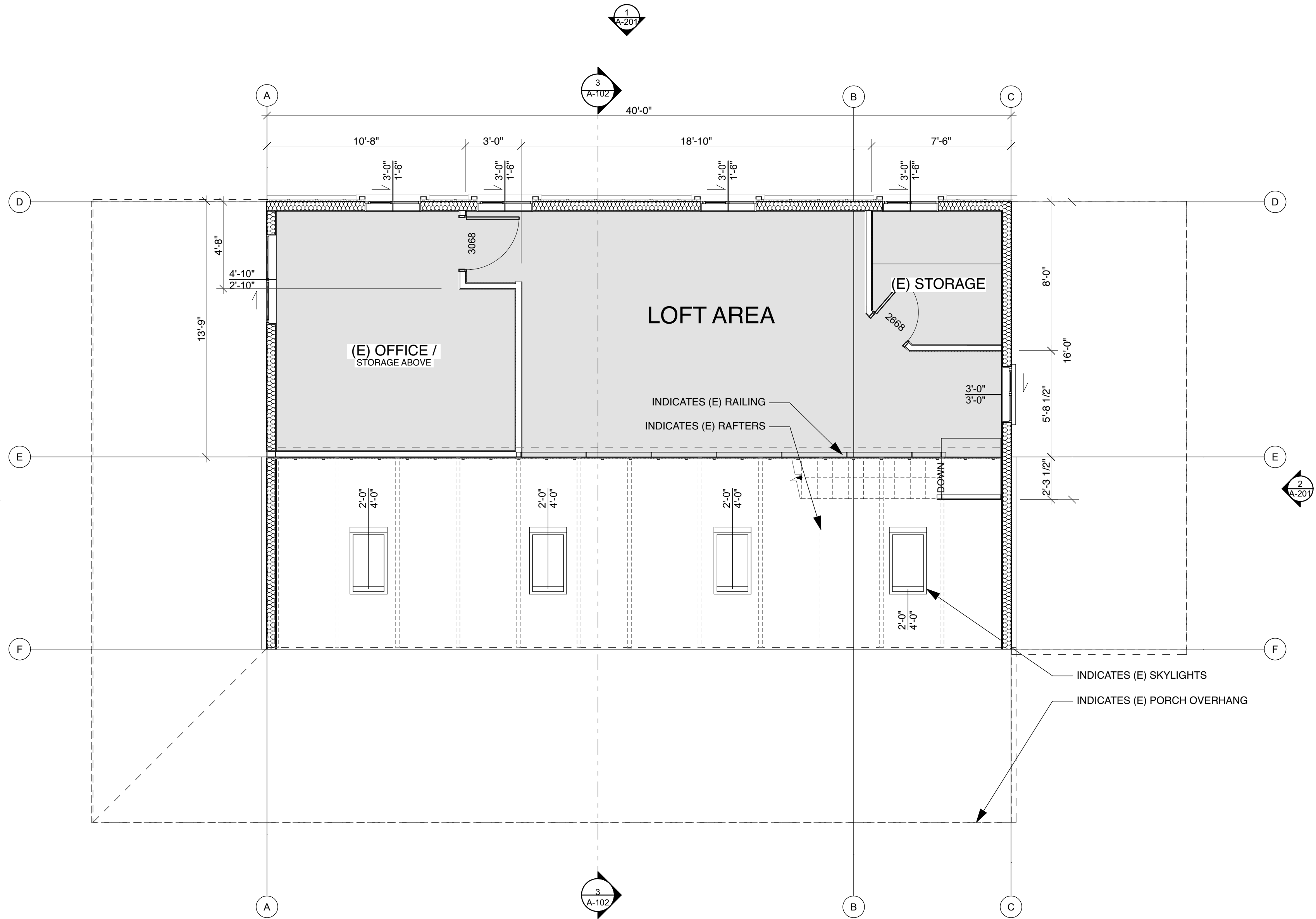
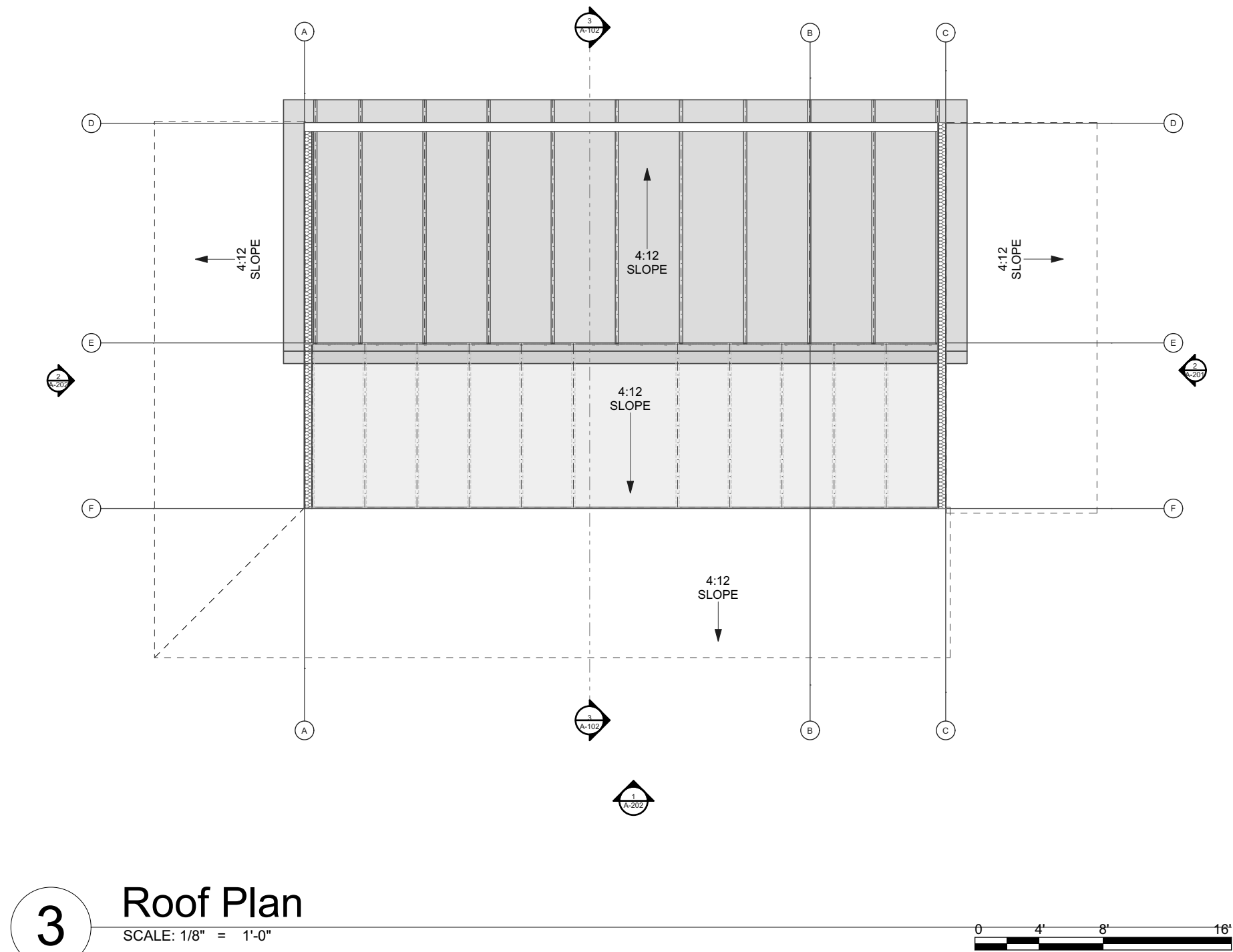
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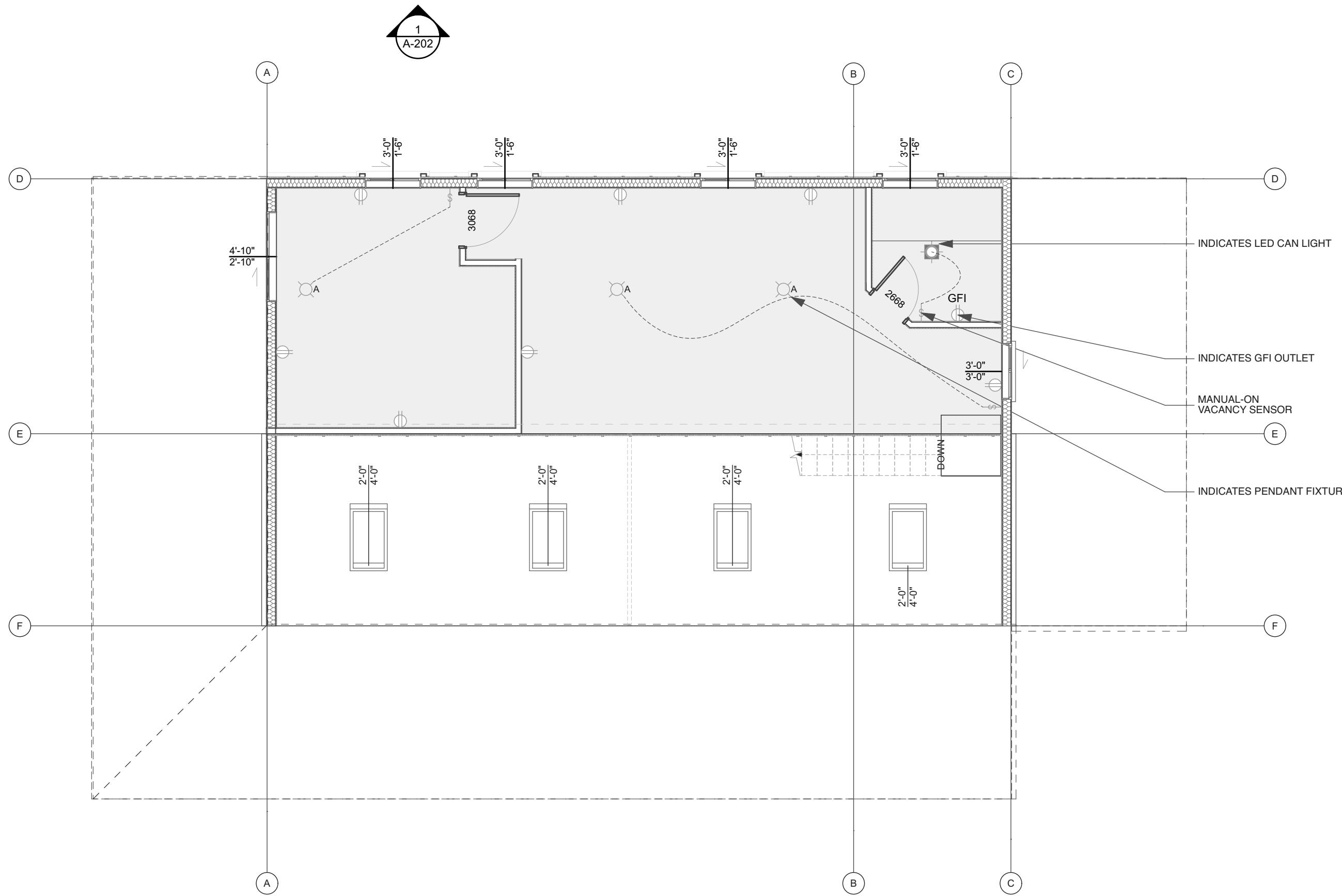
PROJECT NO :

SHEET NUMBER

A-103



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



2 EXISTING SECOND FLR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



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REVISIONS

ELEVATIONS

NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION

DATE : 5/23/24

SCALE : AS-NOTED

DRAWN BY :SIERRA

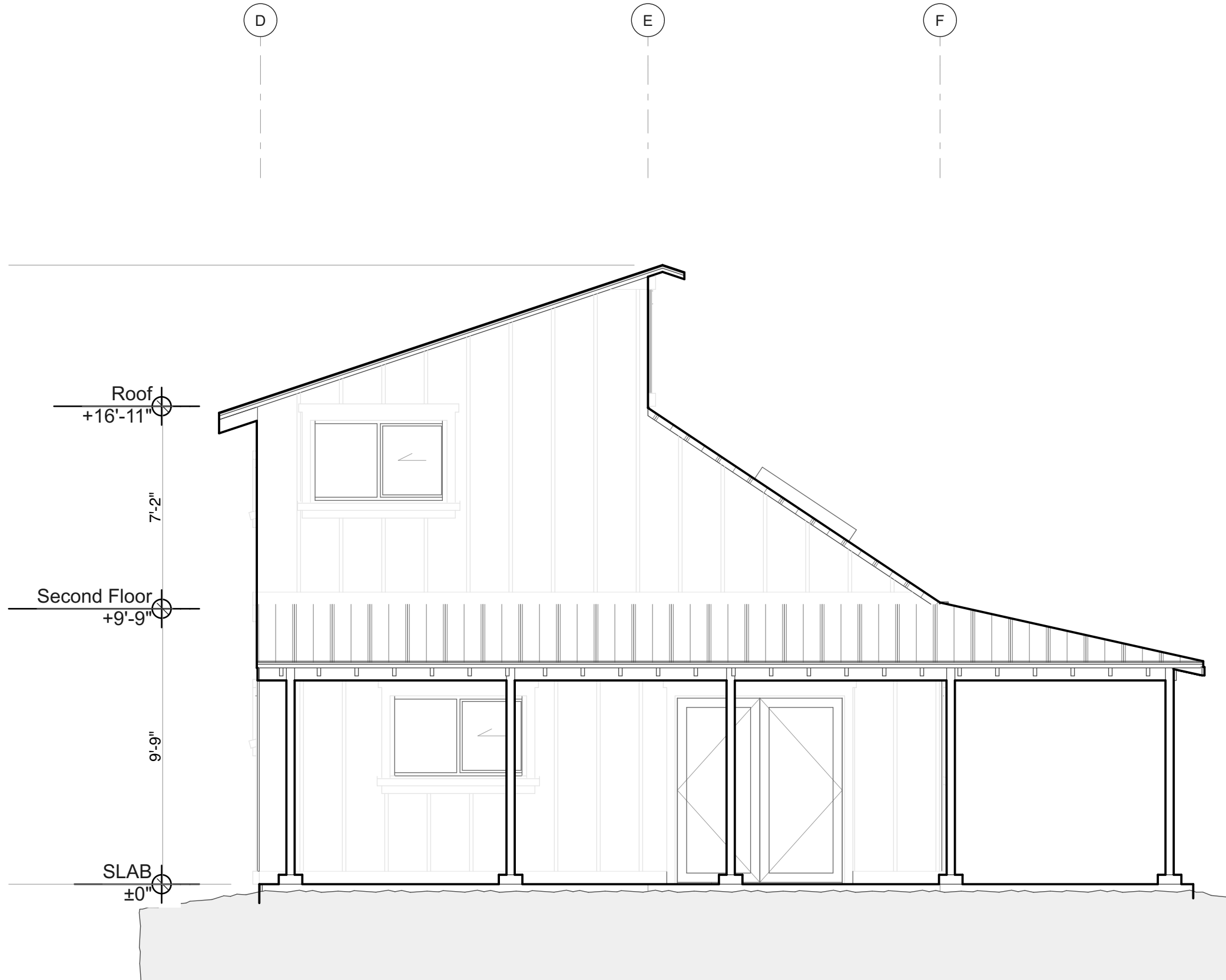
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PROJECT NO :

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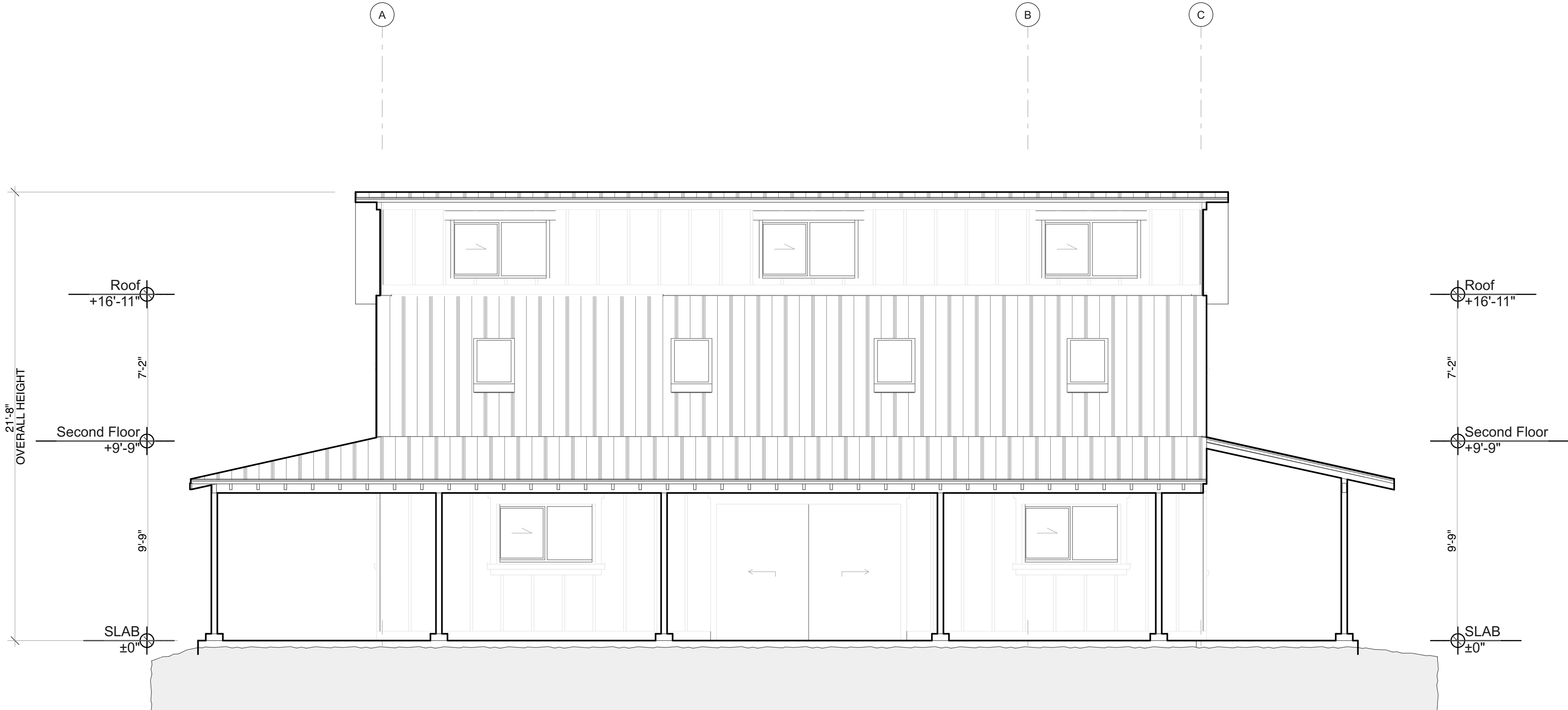
A-104



4

EAST ELEVATION

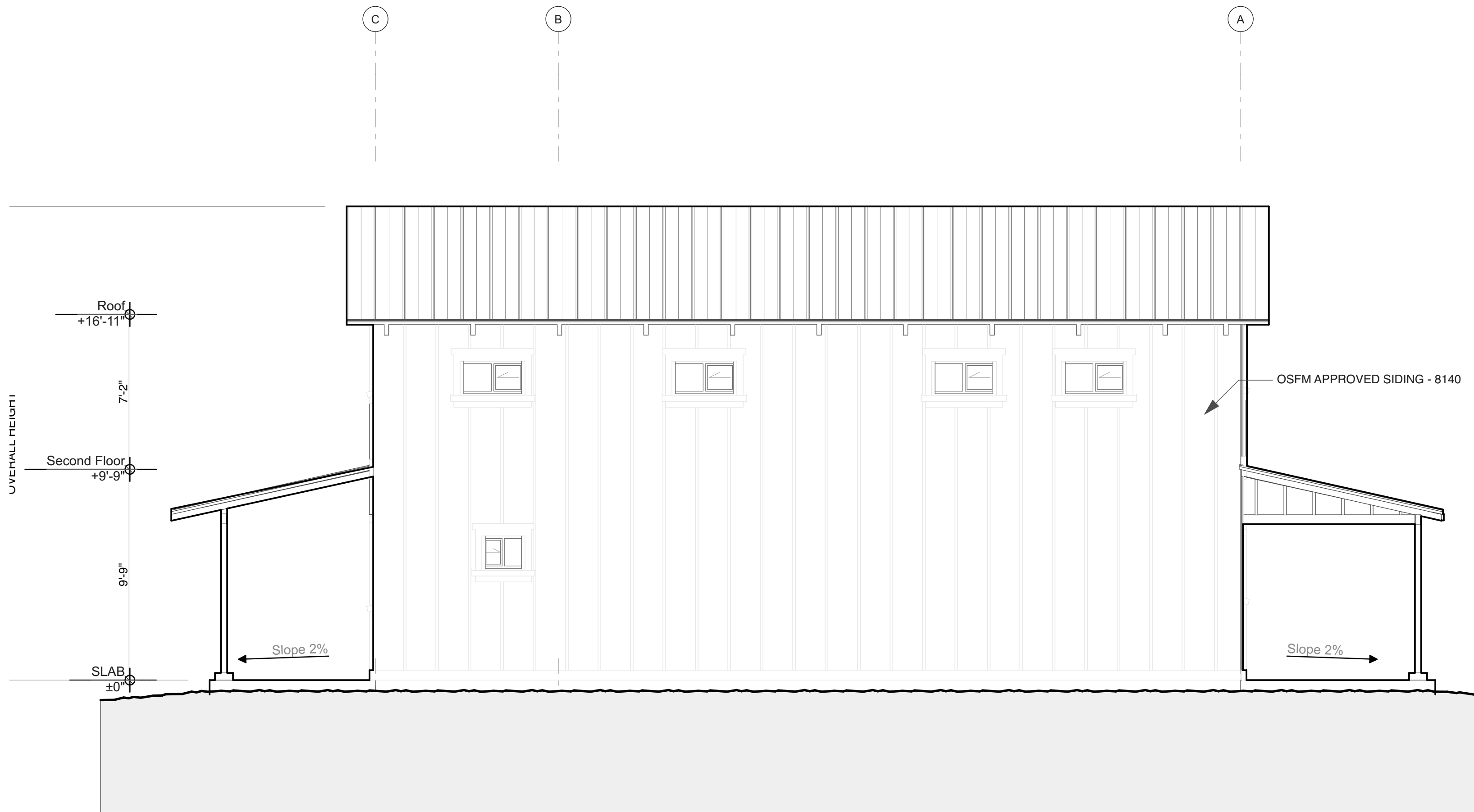
SCALE: 1/4" = 1'-0"



1

NORTH ELEVATION

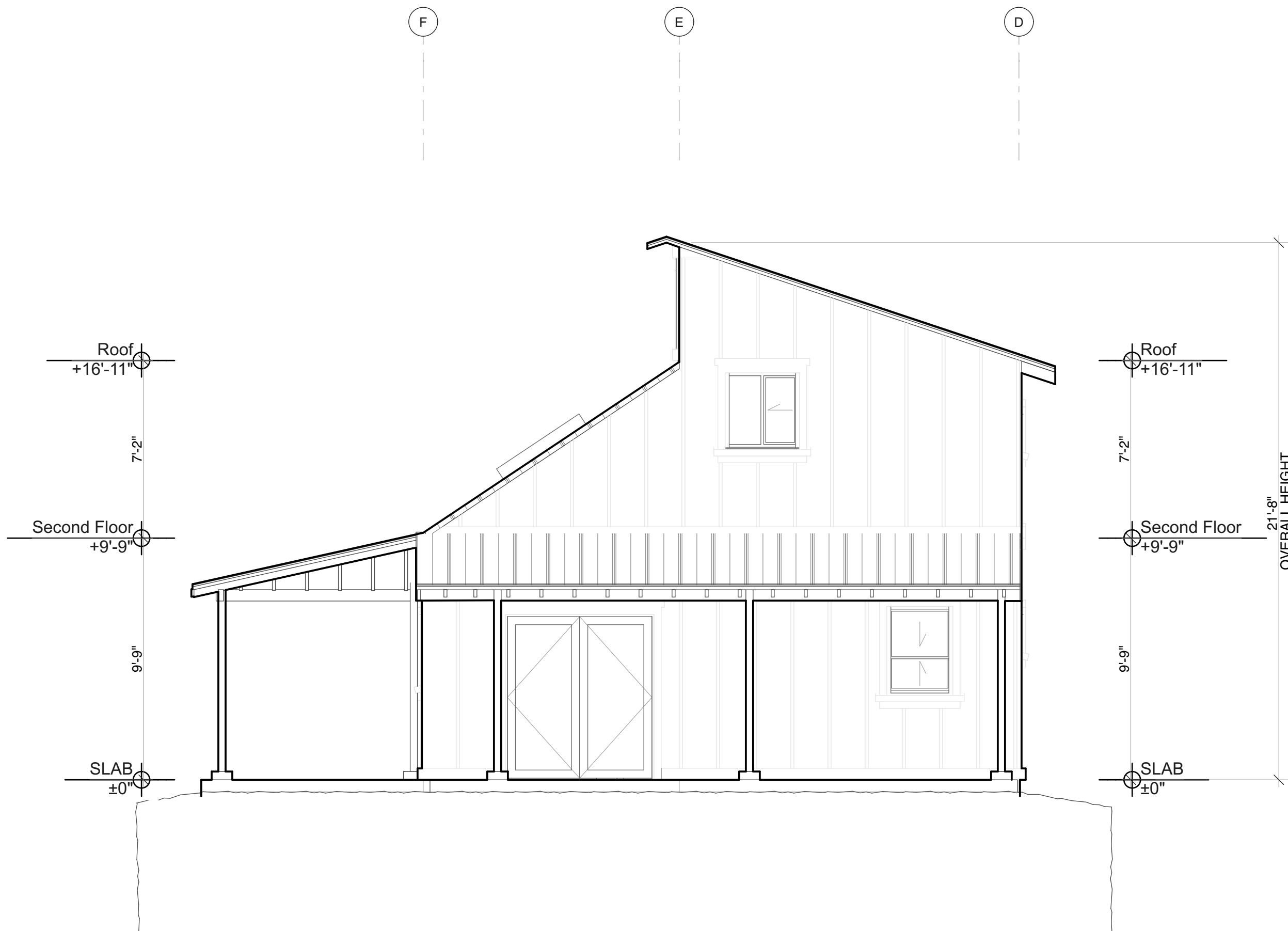
SCALE: 1/4" = 1'-0"



3

SOUTH ELEVATION

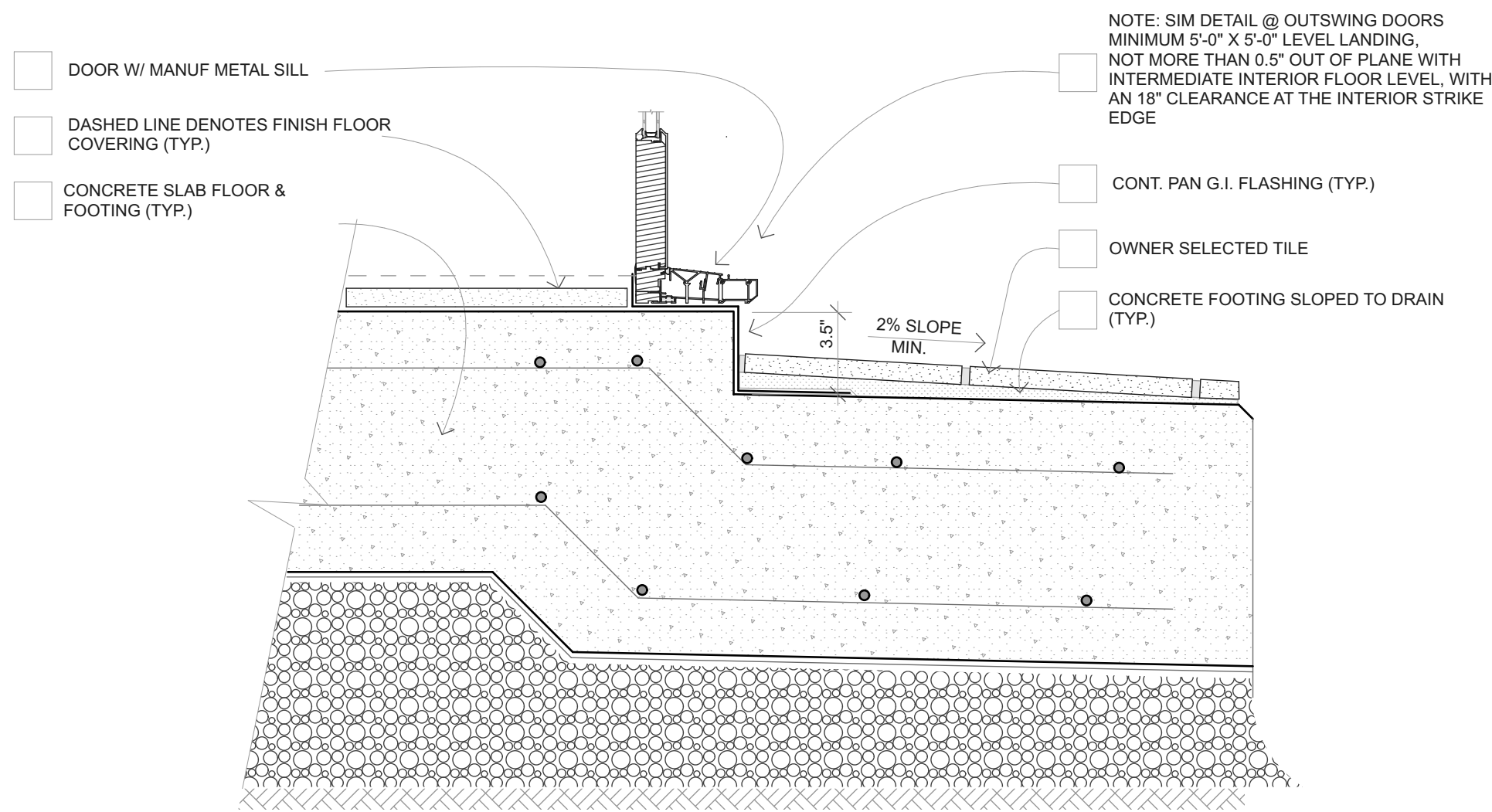
SCALE: 1/4" = 1'-0"



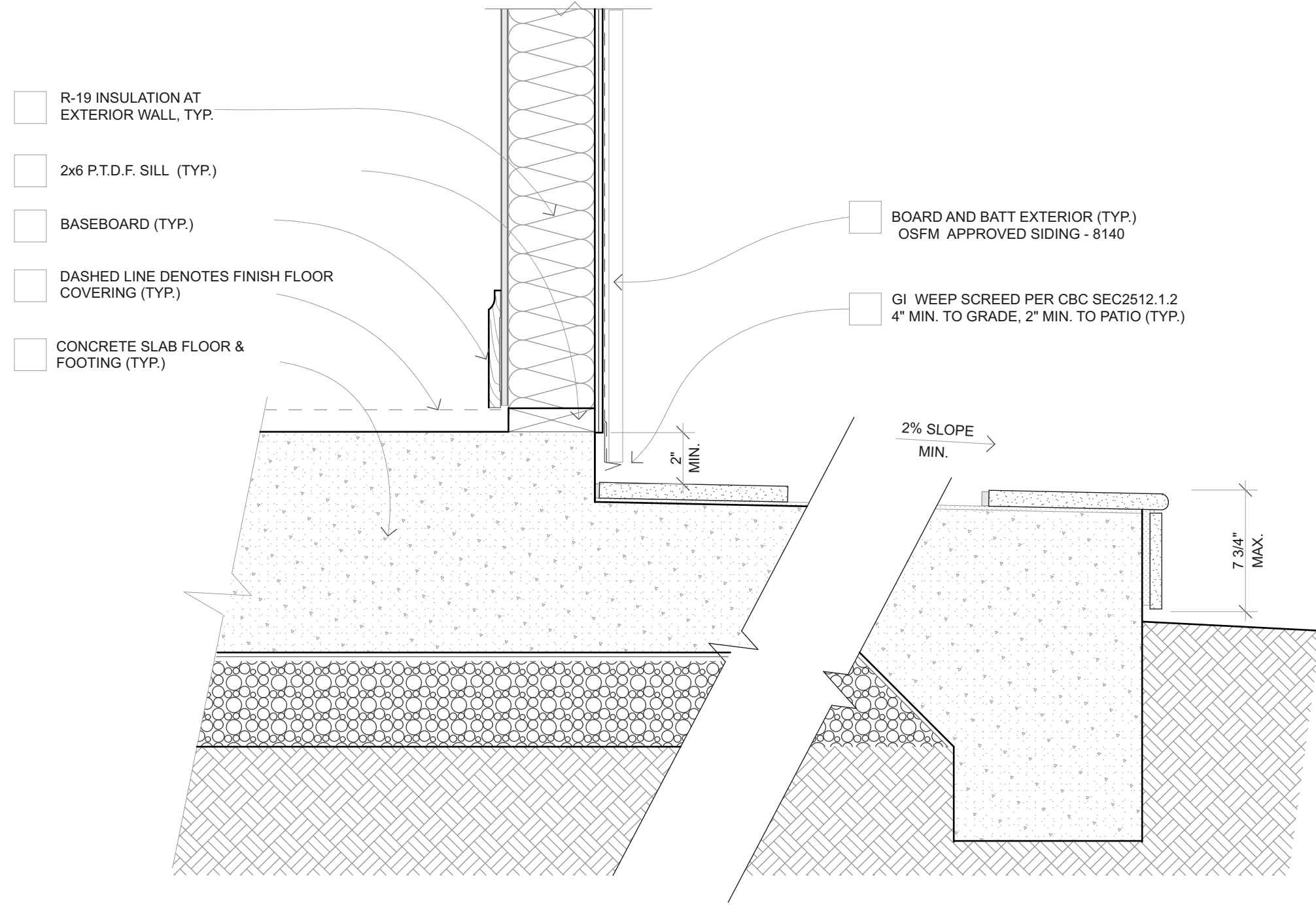
2

WEST ELEVATION

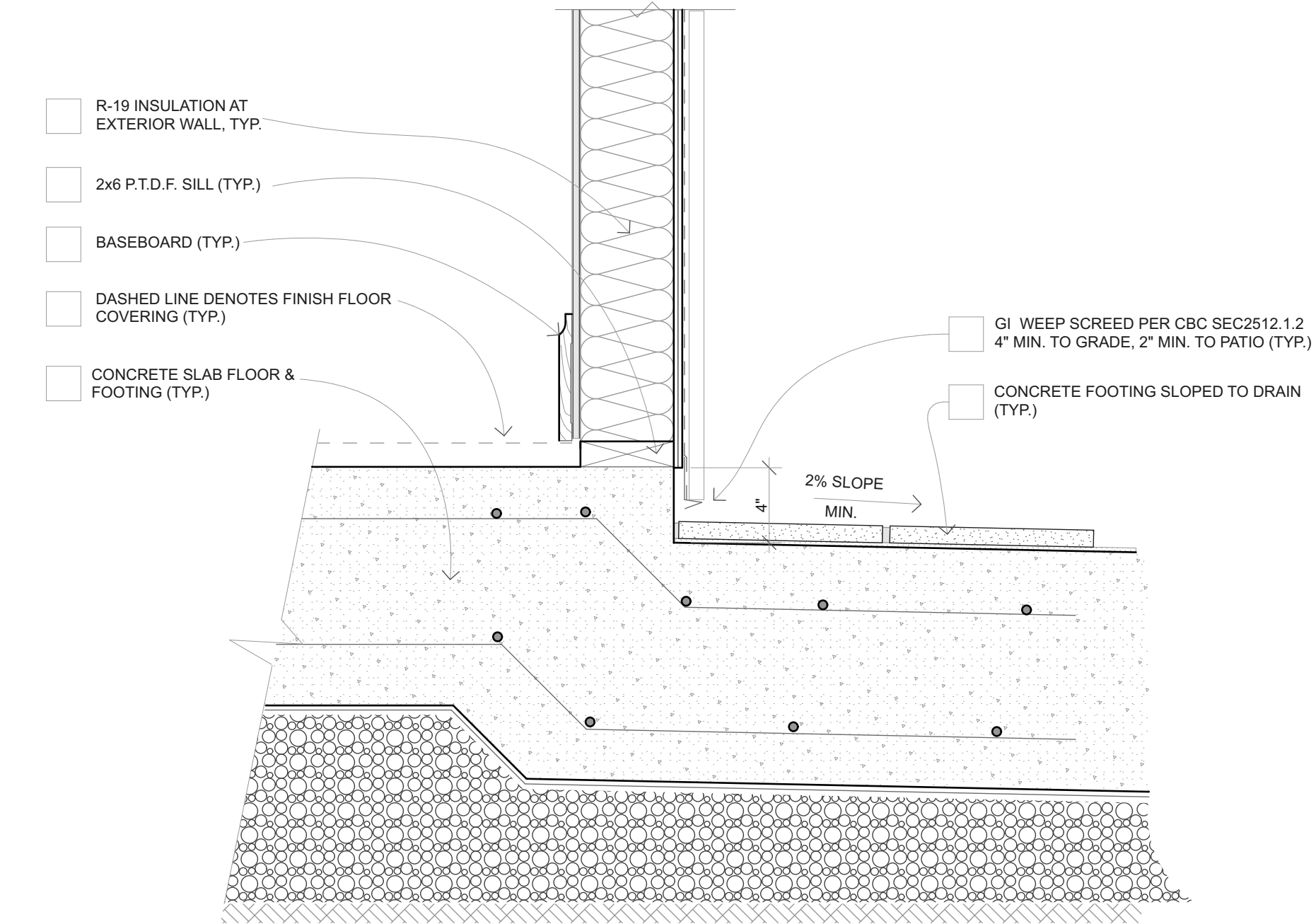
SCALE: 1/4" = 1'-0"



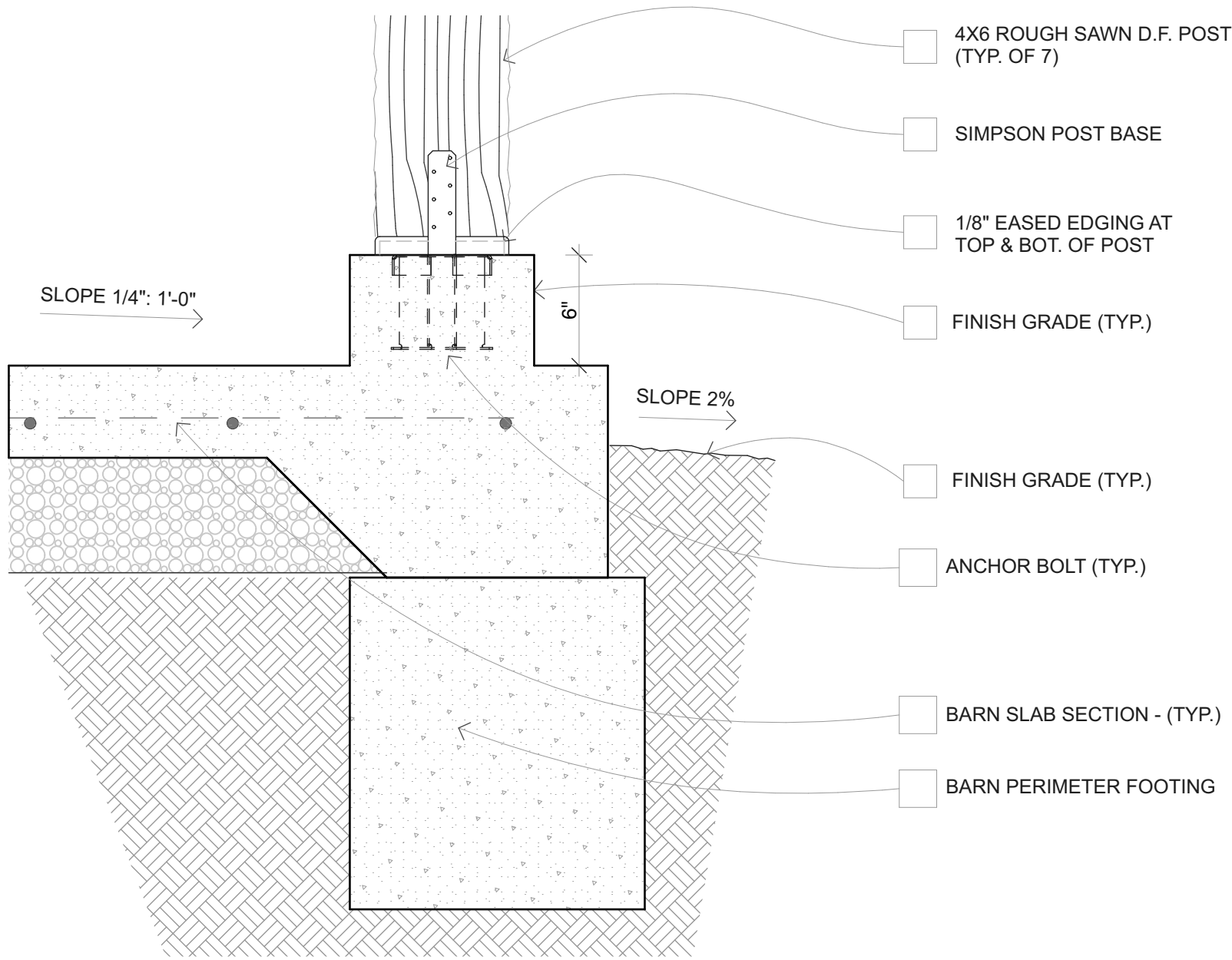
1 THRESHOLD @ STEPPED SLAB
Scale 1 1/2" = 1' - 0"



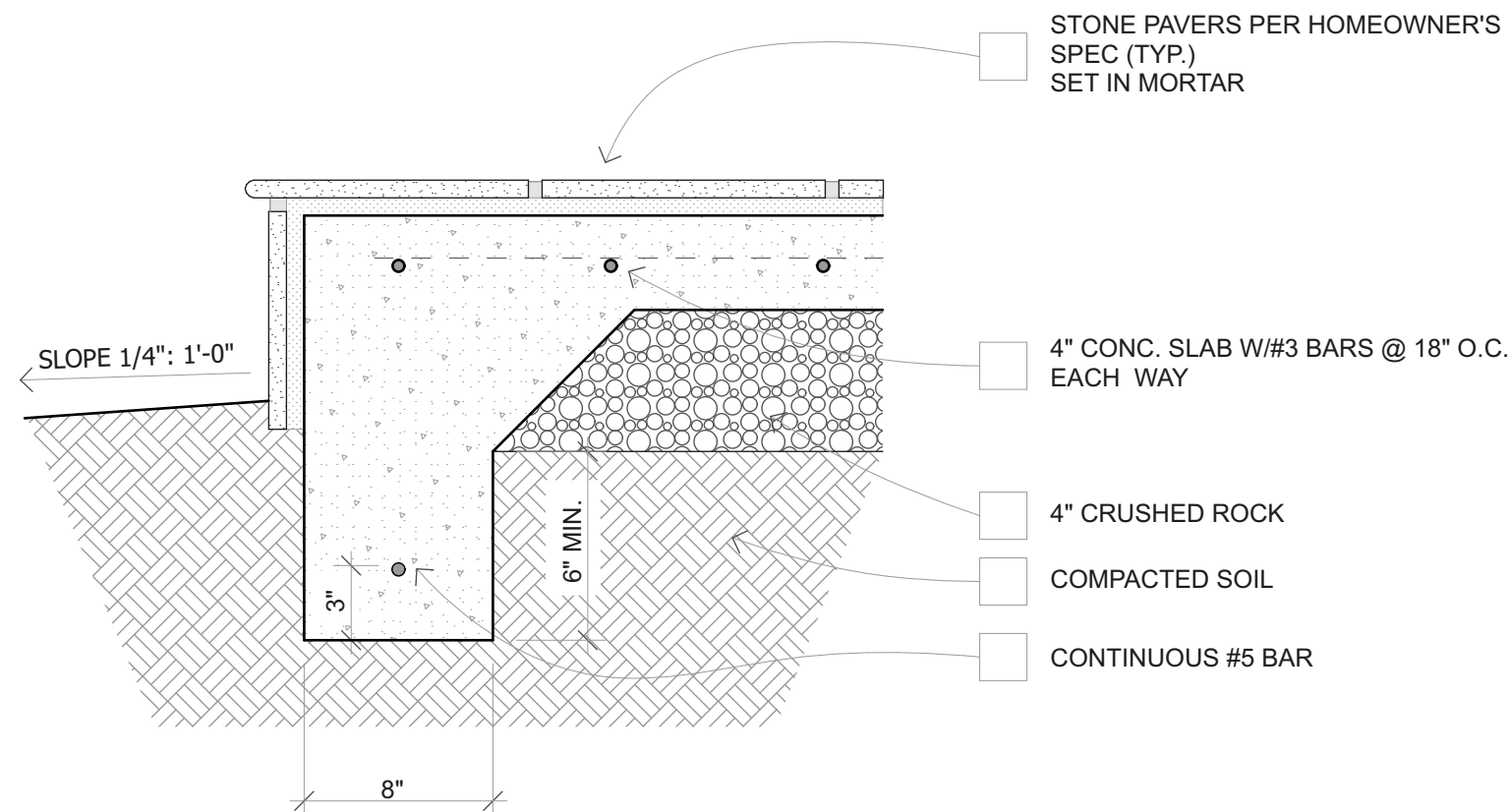
2 CONCRETE FOOTING AT BARN DETAIL
Scale 1 1/2" = 1' - 0"



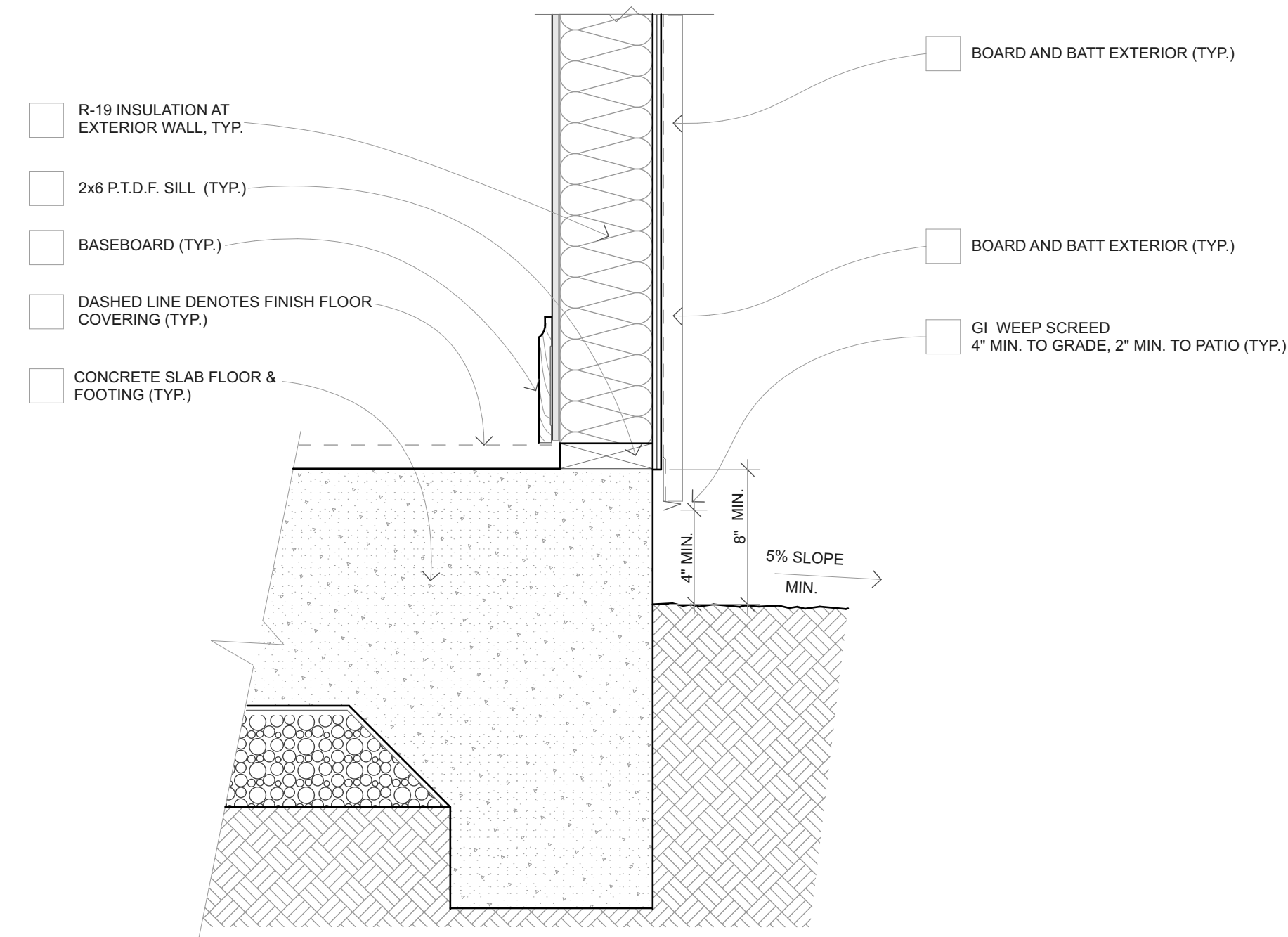
3 STEPPED SLAB AT BARN DETAIL
Scale 1 1/2" = 1' - 0"



4 BARN EXTERIOR PATIO FOOTING
Scale 1 1/2" = 1' - 0"



5 TYPICAL PATIO EDGE FOOTING DETAIL
Scale 1 1/2" = 1' - 0"



6 CONCRETE FOOTING AT BARN DETAIL
Scale 1 1/2" = 1' - 0"



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PROJECT NAME

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CA 95065-9713

REVISIONS

DATE : 5/23/24

SCALE :

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REVISIONS

DATE : 5/23/24

SCALE :

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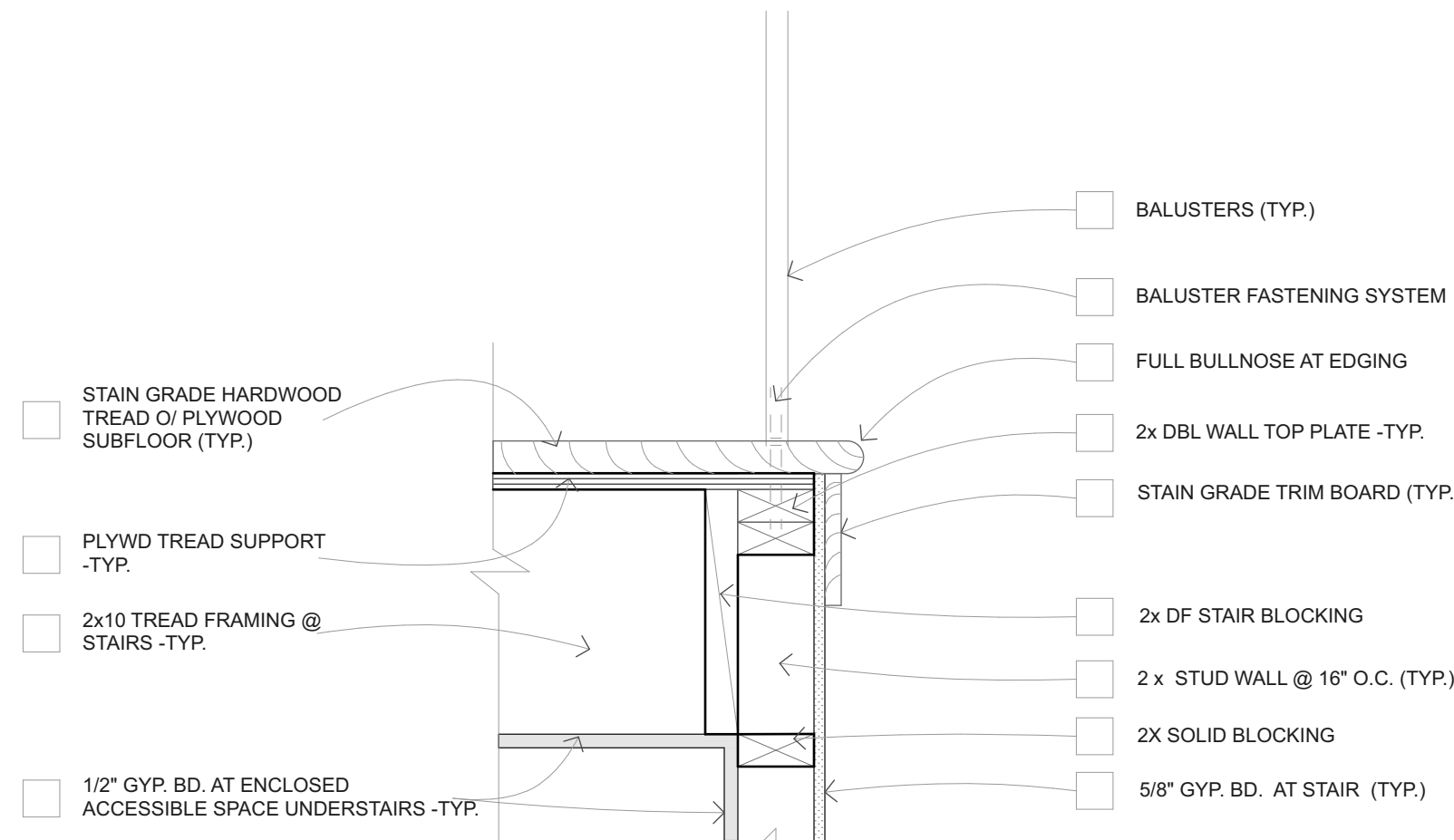
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SHEET NUMBER

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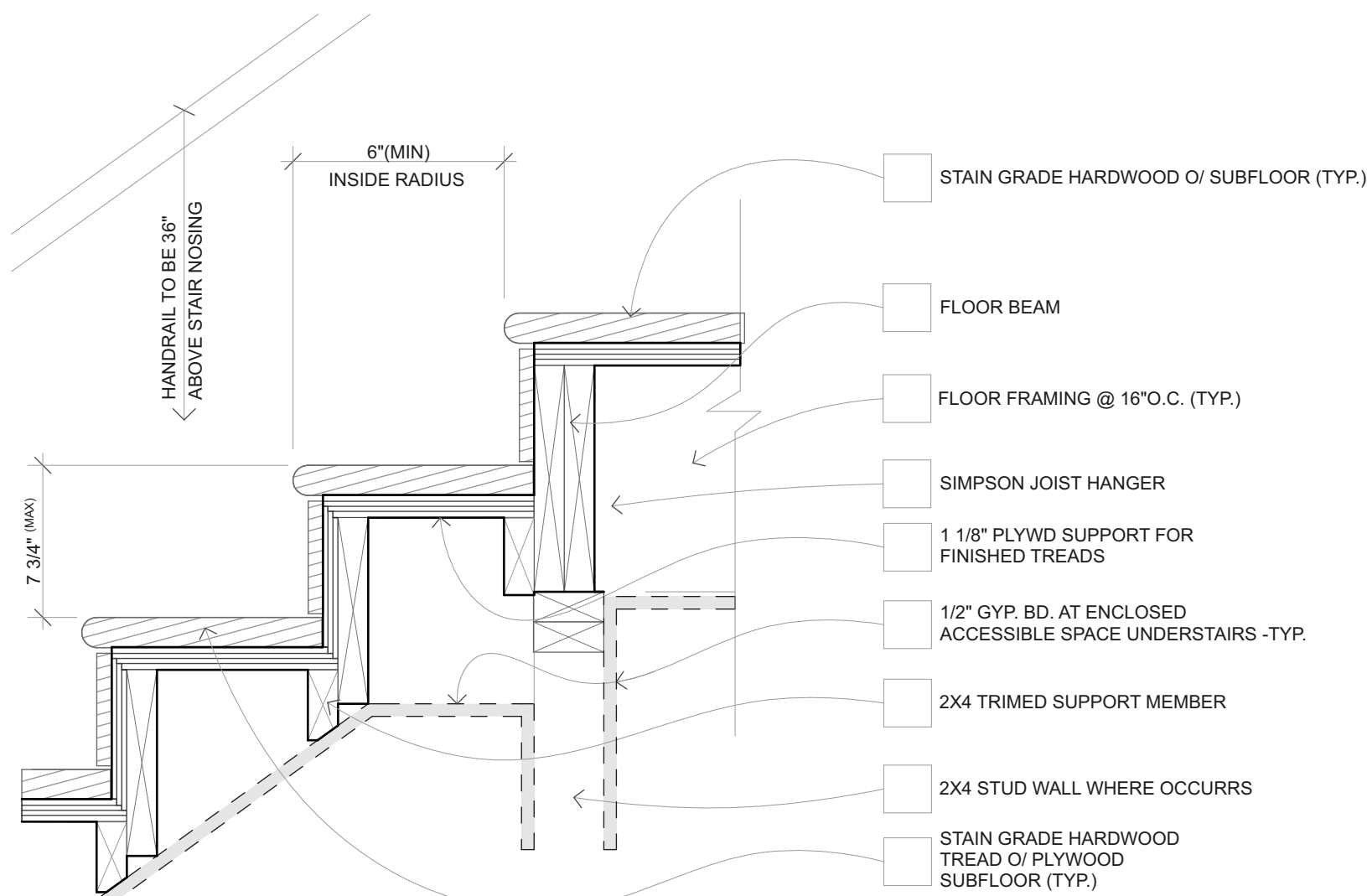


NOTE: ENCLOSED ACCESSIBLE SPACE
UNDER STAIRS TO BE PROTECTED
WITH 1/2" GYPSUM BOARD PER CRC SEC R302.7

STAIRS SHALL CONFORM TO C.R.C. SEC
R311.7 & HANDRAIL TO SEC. R311.7.7,
R311.8.3 & C.B.C. SEC1607.7.1.1.

2 INTERIOR STAIR BASE DETAIL

Scale: 1 1/2" = 1' - 0"

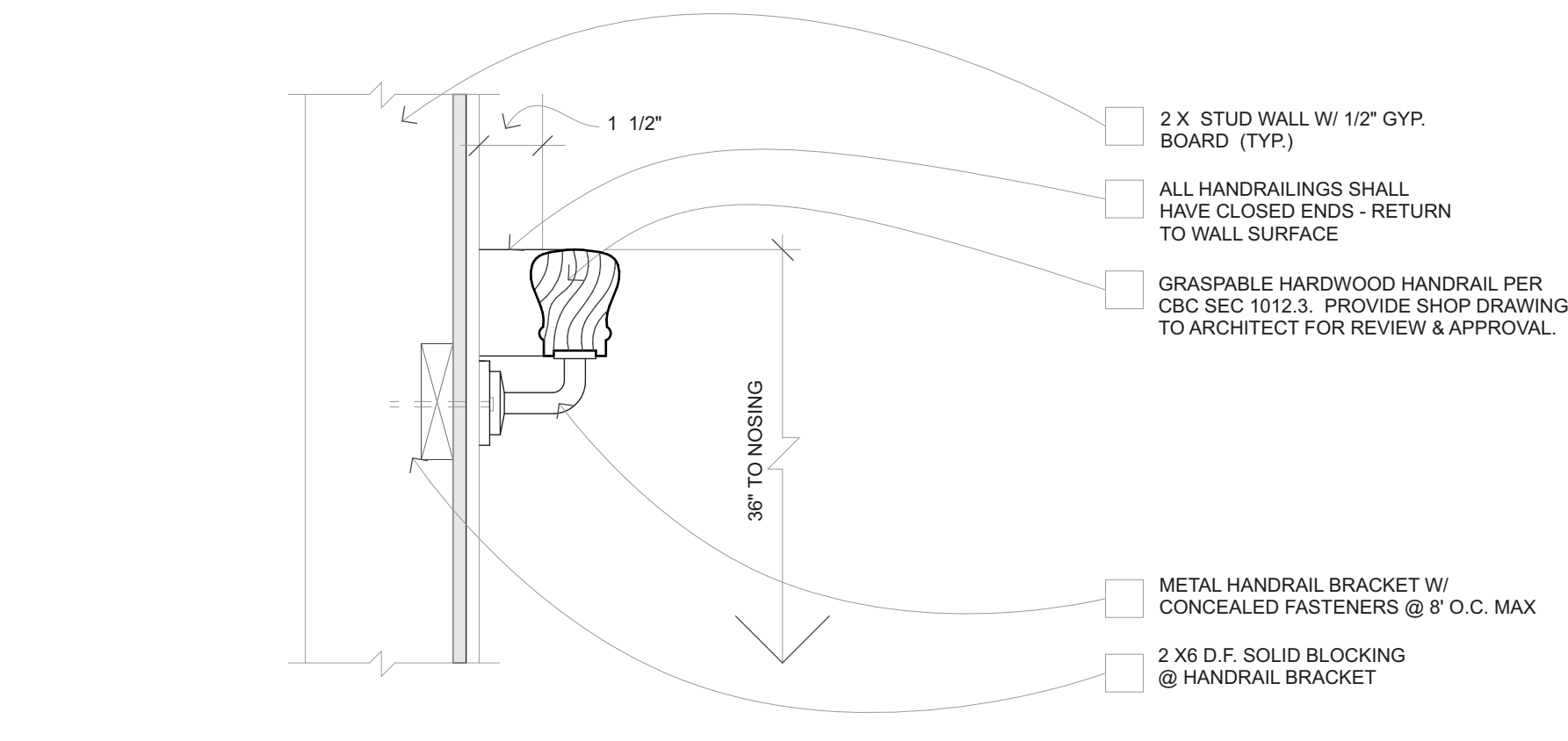


NOTE: ENCLOSED ACCESSIBLE SPACE
UNDER STAIRS TO BE PROTECTED
WITH 1/2" GYPSUM BOARD PER CRC SEC R302.7

STAIRS SHALL CONFORM TO C.R.C. SEC
R311.7 & HANDRAIL TO SEC. R311.7.7,
R311.8.3 & C.B.C. SEC1607.7.1.1.

4 INTERIOR WINDING STAIR TOP DETAIL

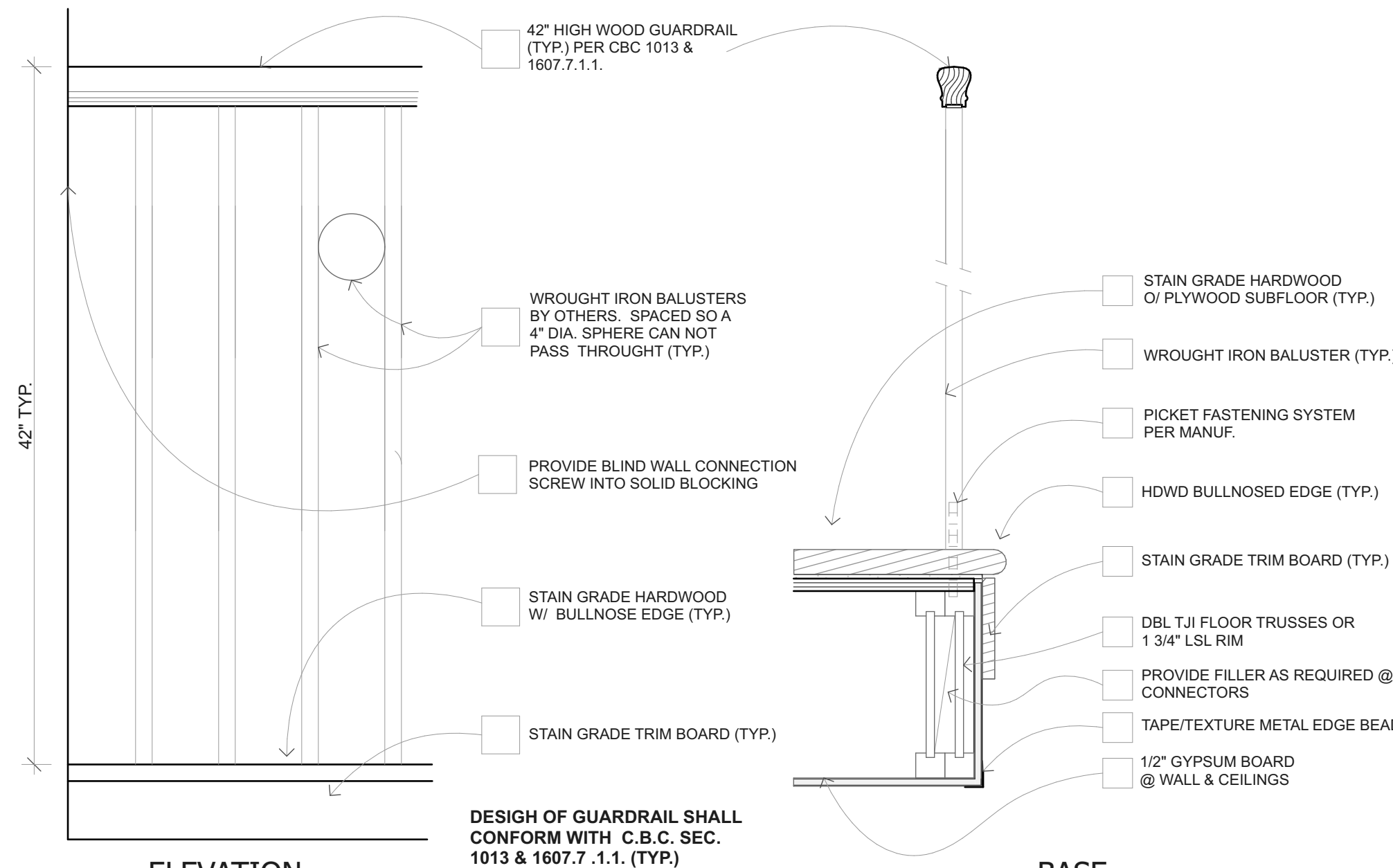
Scale 1 1/2" = 1' - 0"



STAIRS SHALL CONFORM TO C.R.C. SEC
R311.7 & HANDRAIL TO SEC. R311.7.7,
R311.8.3 & C.B.C. SEC1607.7.1.1.

3 INTERIOR WALL HANDRAIL DETAIL

Scale: 1 1/2" = 1' - 0"



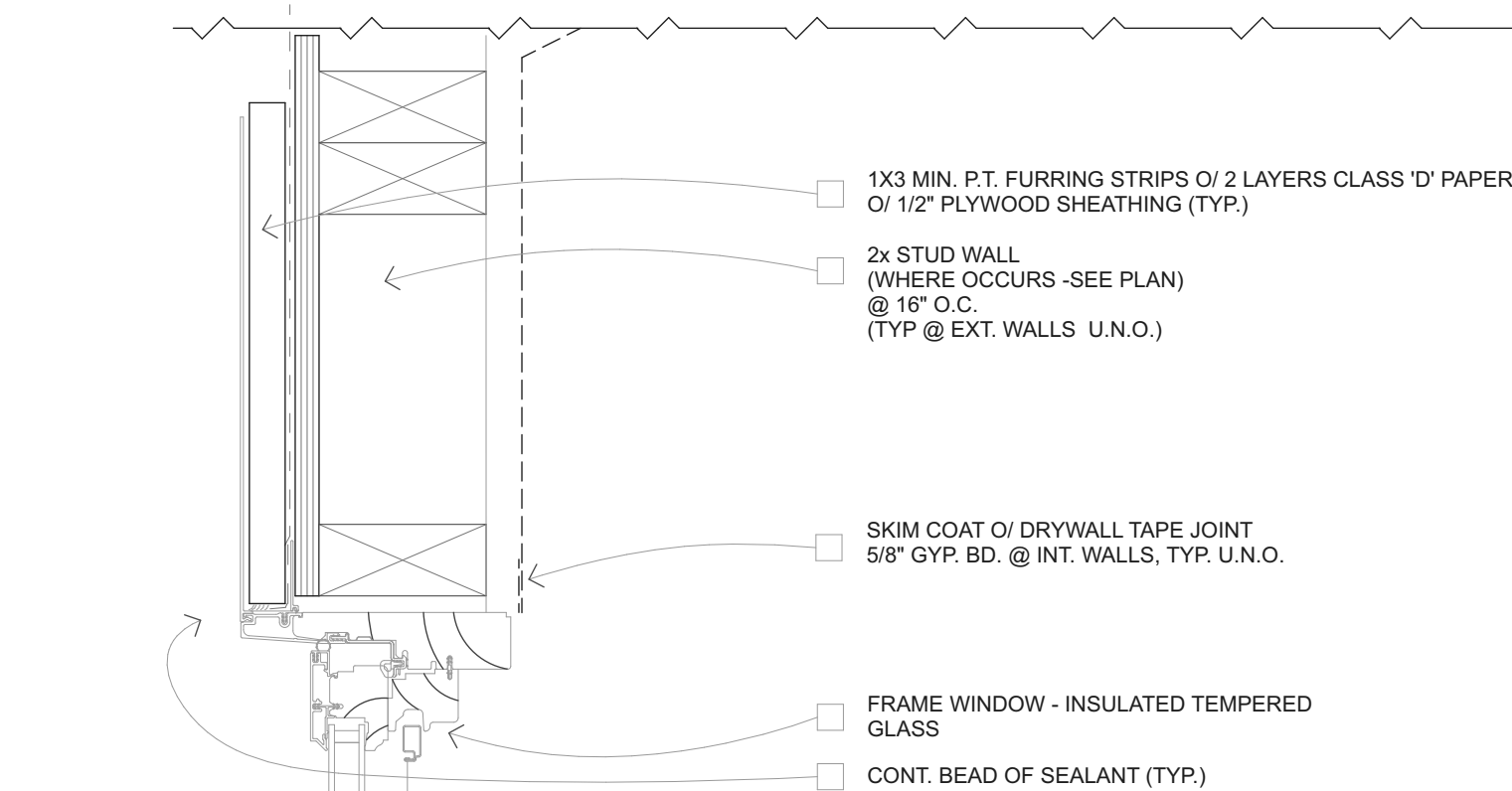
DESIGN OF GUARDRAIL SHALL
CONFORM WITH C.B.C. SEC.
1013 & 1607.7 .1.1. (TYP.)

ELEVATION

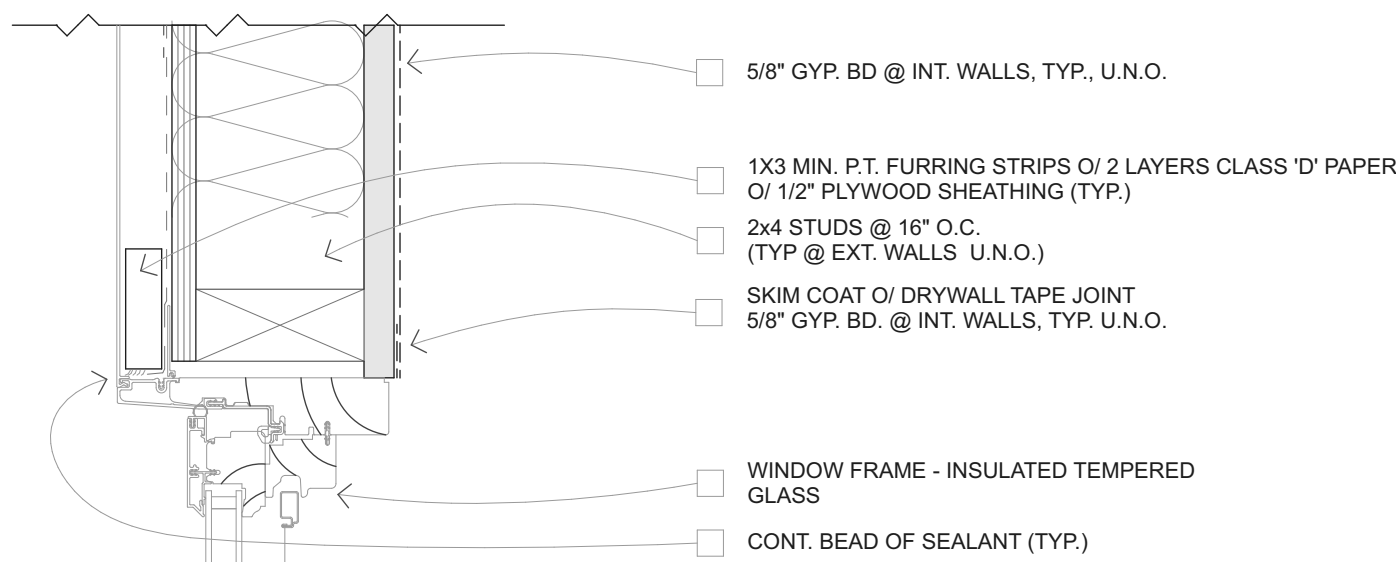
BASE

5 INTERIOR GUARDRAIL ELEVATION AND BASE DETAIL

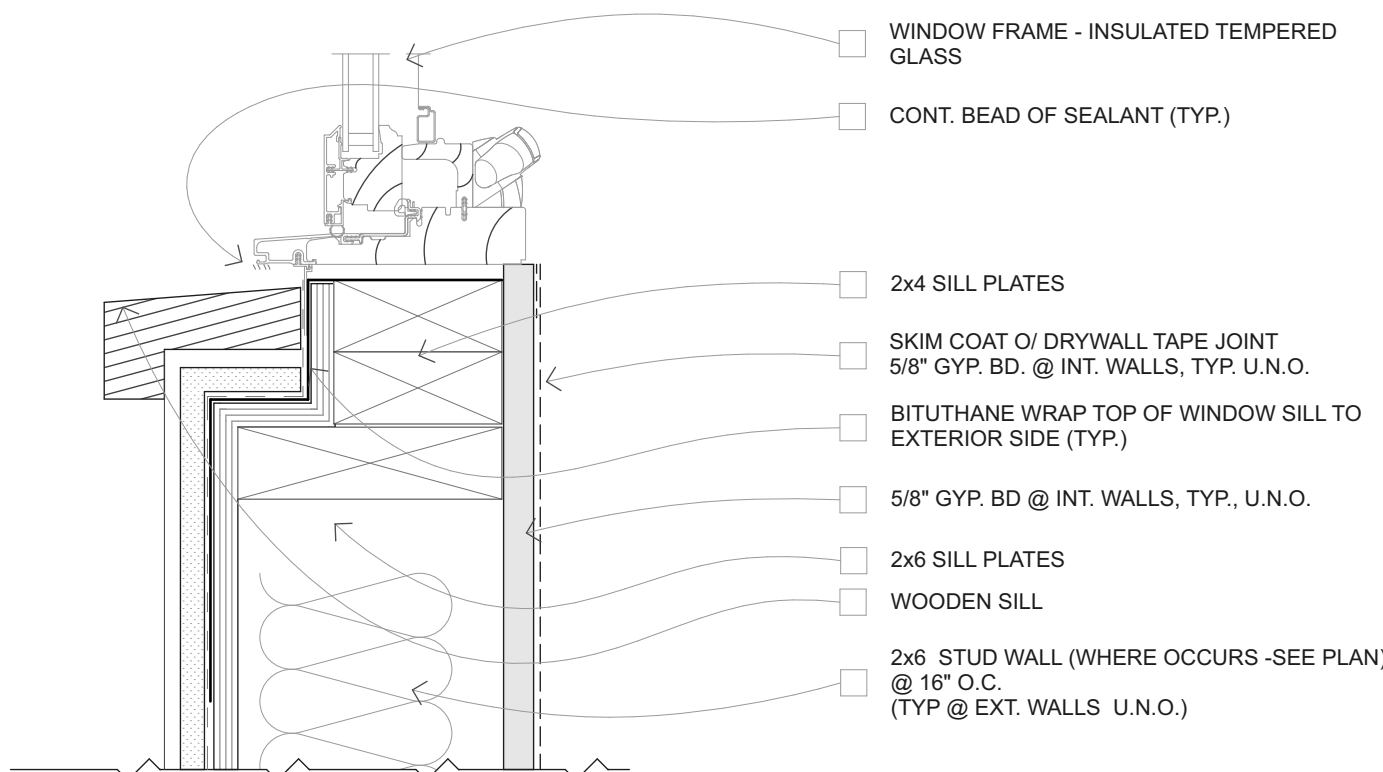
Scale 1 1/2" = 1' - 0"



HEAD DETAIL



JAMB DETAIL



SILL DETAIL

1 WINDOW TRIM DETAIL - WOOD FINISH

Scale: 3"=1'-0"

2x4 WALL