

# NOTICE OF PENDING ACTION

## NOTICE OF PENDING ACTION

member of the public may submit comments on the proposal prior to the deadline Notice Projects). The webpage may also be used to track the project decision date, pending action was sent. Failure to request a public hearing may result in the loss which initiates an appeal period. Any member of the public may request a public Planning Department website (cdi.santacruzcountyca.gov under Pending Public decision about the project will soon be made by Planning Department staff. Any hearing be held for this item within 15 working days from the date the notice of listed on the reverse side of this notice. The project plans may be viewed on the An application for the project described on this notice has been filed and a of the ability to appeal the County action on the application to the Coastal

date and paying an appeal fee. Please be aware that, while an anticipated decision 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 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 date has been identified for purposes of this notice, the actual decision date (831) 454-2130

«APN»

«OWNER» «STREET» «CITY», «ZIP»

### COUNTY OF SANTA CRUZ PLANNING DEPARTMENT 701 Ocean Street, 4<sup>th</sup> Floor Santa Cruz, CA 95060 (831) 454-2580

### NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 251326 APN: 052-321-26 SITUS ADDRESS: 115 Cormorant Way, Watsonville, CA 95076

Proposal to construct an additional 331 square feet of deck area at an existing residence under approved Coastal Development Permit 231493 (Proposal to construct a 781 square foot addition to an existing three-story single-family dwelling with a basement).

Requires a Minor Variation to Coastal Development Permit 231493.

Property located at 115 Cormorant Way in Pajaro Dunes.

OWNER: DRMANAC RADOJE & SNEZANA

APPLICANT: Martha (Marty) Fiorovich

**SUPERVISORIAL DISTRICT: 2** 

**PLANNER: Randall Adams, (831) 454-3218** 

EMAIL: Randall.Adams@santacruzcountyca.gov

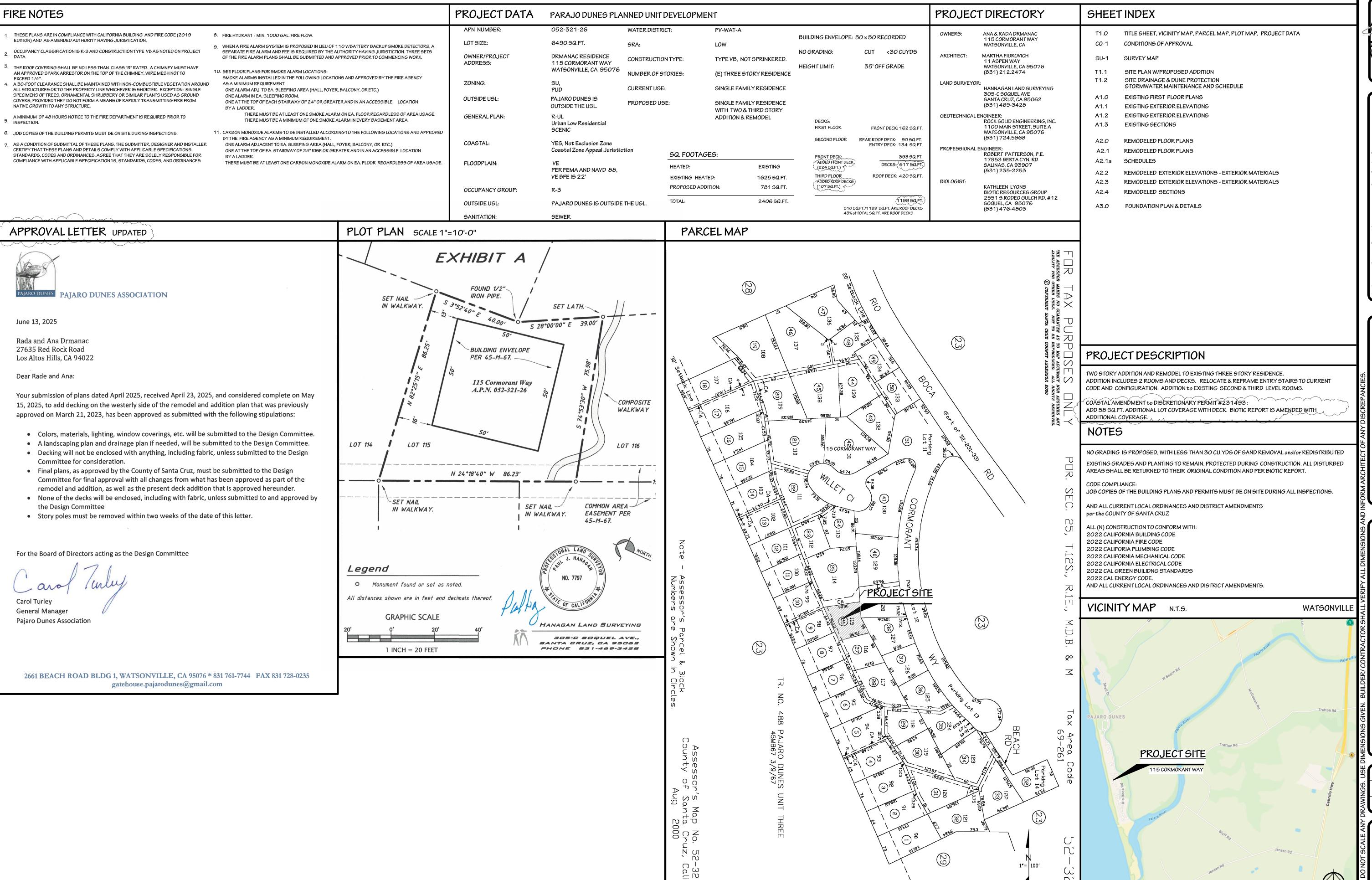
Public comments must be received by 5:00 p.m. October 17, 2025. A decision will be made on or shortly after October 20, 2025.

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.

## DRMANAC RESIDENCE

115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26





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Architect
11 Aspen Wy
Watsonville, CA 95076

Martha A. Fiorovich A.I.A. expressly reserv
other property rights in these plans. These p

DRMANAC RESIDENCI 115 CORMORANT WA WATSONVILLE, CA APN: 052-321-26

E SHEET. PLOT PLAN, DATA VICINITY MAP

DRAWN MF JULY 2025 SCALE AS NOTED

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### **Conditions of Approval**

Exhibit D: Project plans, prepared by Martha A. Fiorovich A.I.A., revised 1/28/24.

I. This permit authorizes the remodel and construction of additions to a single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
- 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

- 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
- One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 81/2 x 11"format for Santa Cruz County Planning review and approval.
- Grading, drainage, and erosion control plans.
- 4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 35 feet.
- Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- 6. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
  - Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- 1. All requirements of the approved Biotic Report Review (REV231215) shall be met. D. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
- E. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per new square foot for single family dwellings.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for new single family dwellings.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling between 2,001 and 2,500 square feet is \$3 per new square
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following
- A. All site improvements shown on the final approved Building Permit plans shall be
- B. All requirements of the approved Biotic Report Review (REV231215) shall be installed/implemented. C. All inspections required by the building permit shall be completed to the satisfaction
- of the County Building Official. D. The project must comply with all recommendations of the approved soils reports.

E. A Landscape Installation Certificate prepared in accordance with the Water Efficient

Landscape Ordinance (County Code Chapter 13.13) shall be provided. F. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff- Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be

IV. Operational Conditions

observed.

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including

### V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage 1 which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense. B. Nothing contained herein shall prohibit the COUNTY from participating in the
- defense of any claim, action, or proceeding if both of the following occur: COUNTY bears its own attorney's fees and costs; and
- 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

blication #: 231493 N: 052-321-26 ner: Drmanac	
Approval Date:	11/1/24
Effective Date:	11/15/24
Expiration Date:	11/15/27
	a la company de
	Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

**EXHIBIT C** 

Conditions of Approval – Biotic Report Review (REV231215)

In order to conduct development activities on APN 052-321-26, the Conditions of Approval I through XI below shall be adhered to. These Conditions shall be incorporated into all phases of development for this project (231493) and shall also apply to all future development activities proposed on the property. Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and

Environmental Planning Staff shall review all future development plans and building permit applications to ensure conformance with the Conditions below.

### General Conditions

- I. To reduce potential impacts to sensitive habitats and pecial-status species that may result from artificial light, the following shall be adhered to:
- A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active. B. All essential outdoor lighting shall be limited through the use of timers and/or
- C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night
- II. All temporary and permanent disturbance associated with the project shall be shown on the final project plans as the 'development footprint'. The development footprint shall be delineated on the final project plans with a thick bold solid line and must encompass all grading, buildings, retaining walls, utilities, landscaping, patios, vegetation removal, access routes, and deposition of refuse or debris associated with the project.
- A. All areas outside of the development footprint shall be labeled on the development plans as sensitive habitat and fenced for avoidance during construction. B. Within the development footprint, the area of permanent disturbance shall be clearly labeled and the final square footage of this area included on the plans.
- III. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), the following shall be adhered to:
- A. The project shall compensate for permanent impacts to dune habitat through native dune habitat restoration on site at a 3:1 ratio of restoration to permanent impacts. Final permanent impact numbers and required area of compensatory restoration shall be verified during Environmental Planning Review of the building
- B. All temporarily impacted areas must be restored at a 1:1 ratio. C. Habitat enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur on the remainder of the parcel.

Prior to Issuance of the Building Permit

- IV. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff.
- The Restoration Plan shall be focused on restoring the native plant structure and species composition of local Coastal Dune habitat on the subject parcel and must include the following minimum elements:
- A. A map of all designated restoration areas on the parcel including locations where temporary disturbance and re-establishment of native habitat shall occur and locations designated for restoration or establishment of native habitat intended to compensate for permanently impacted sensitive habitats at 3:1 ratio. This map shall delineate and label all restored areas as "Protected Habitat Area".
- B. A planting plan with species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native habitat while maximizing plant health and survivability of individual plants.
- C. Plan for removal of non-native species and a management strategy to control reestablishment of invasive non-native species on the entire parcel to help prevent the spread and continued encroachment of invasive species.
- D. Methods for establishment of local Coastal Dune habitat including specific restoration treatments to promote natural re-establishment of native species and active planting.
- E. Information regarding any seed collection and transplantation strategies that might be utilized for establishment or re-establishment of plant species.
- F. Information regarding the methods of irrigation for restoration plantings. G. Information regarding the placement and location of permanent protective signs used to delineate Protected Habitat Areas in the field.
- H. The Habitat Restoration Plan shall include a 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.
- V. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator:

restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.

VI. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued implementation and results of annual Coastal Dune Scrub Management over the 10-year period.

VII. Any seed mix used for erosion control purposes on exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.

VIII. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions.

The Declaration of Restriction shall include the following:

- A. Identification of a "Protected Habitat Areas" where development shall not occur
- B. Specific management strategies to ensure that the Protected Habitat Areas are
- properly managed to maintain quality native dune habitat. C. Specific restrictions regarding activities that are not allowed within the Protected Habitat Areas in the future.
- IX. Proof of recordation of the final Declaration of Restriction shall be required prior to issuance of the building permit.

### **Construction Conditions**

- X. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:
- A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
- B. Recommended Avoidance and Minimization measures BIO-1 through BIO-7 and BIO -9 through BIO-12 of the attached Biotic Report dated May 20, 2024 prepared by Biotic Resources Group and Bryan Mori Biological Consulting Services shall be adhered to.
- C. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time (see also BIO-4).
- D. Within 30 days prior to commencement of construction, the location and boundaries of existing special-status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition 7 below.
- 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
- E. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas (see also BIO-1 & BIO-9).
- Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
- 2. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated
- Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
- The fencing/flagging shall be inspected and maintained daily until project
- F. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sitings of special-status species shall be reported to the County Environmental Coordinator and submitted to the CNDDB.
- G. To avoid impacts to nesting birds, the following shall be adhered to (See also BIO- 10 through BIO-12):
- 1. Schedule construction during the non-nesting season (September 1st-February 1st) if possible. If commencement of project activity begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.
- If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds, 250 feet for birds of prey.
- If no active bird nest is found, then no further avoidance and minimization measures are necessary.
- If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
- If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
- If construction activity stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.
- XI. Prior to final building inspection the following shall occur:
- A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning
- A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.

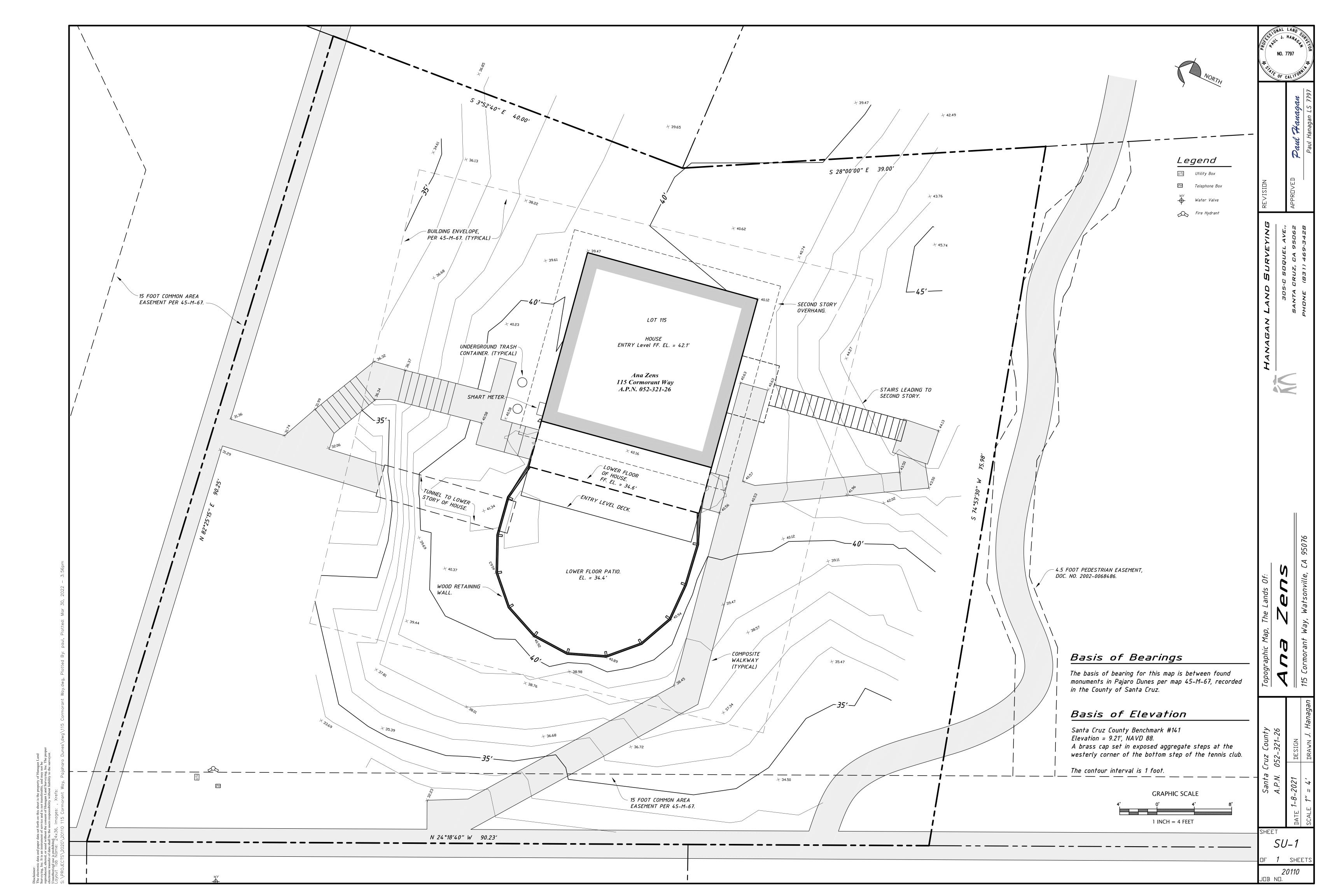
**EXHIBIT C** 

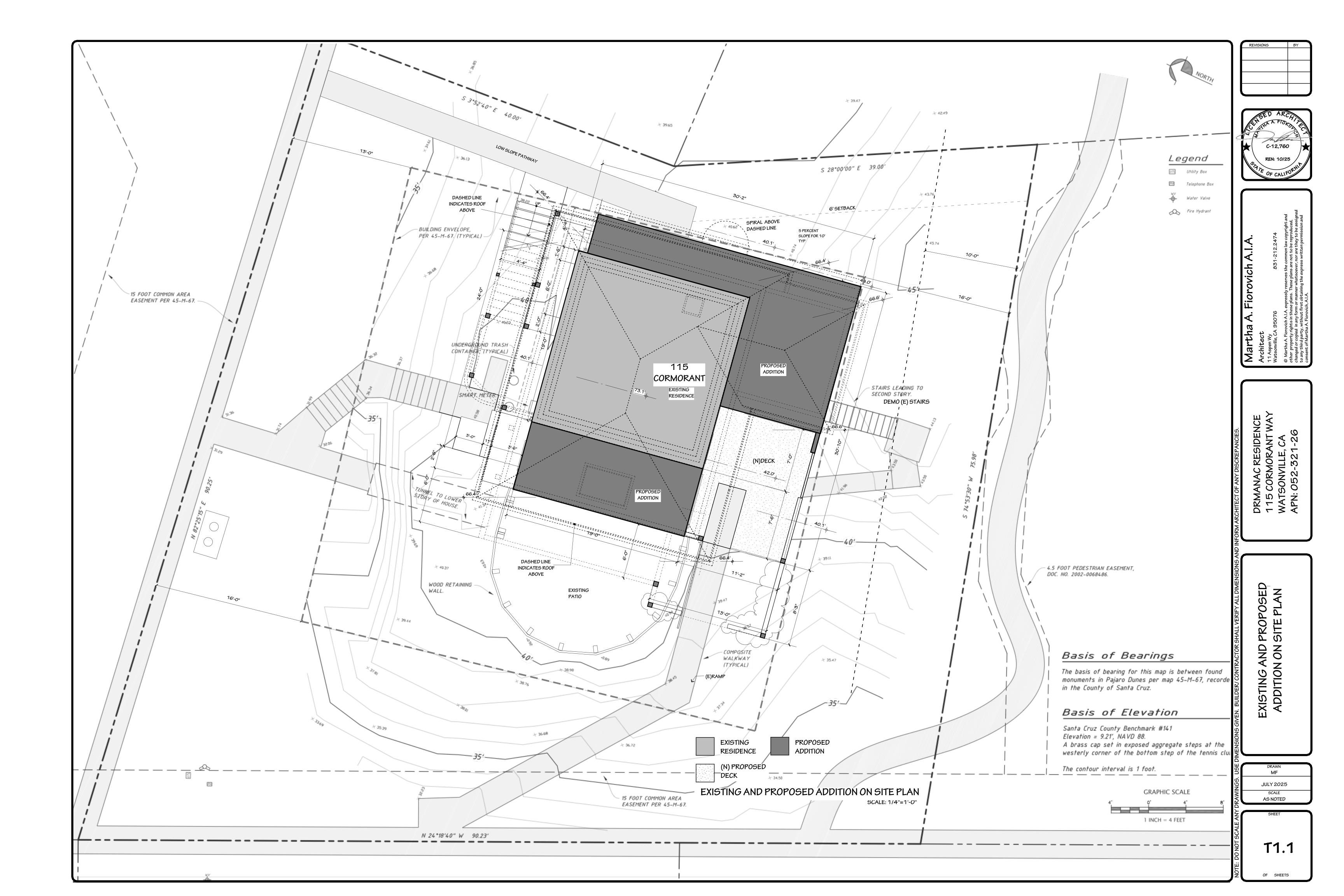


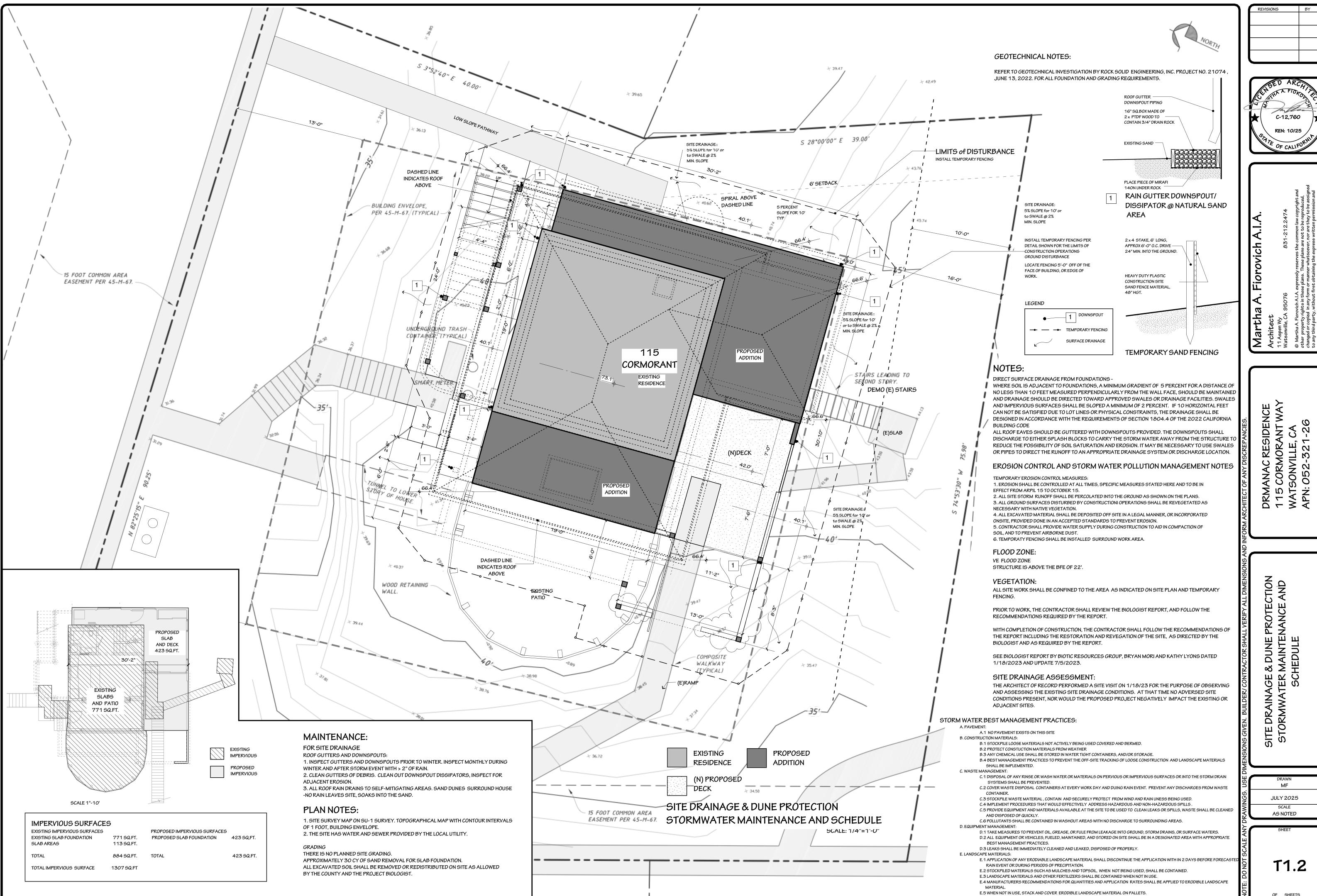
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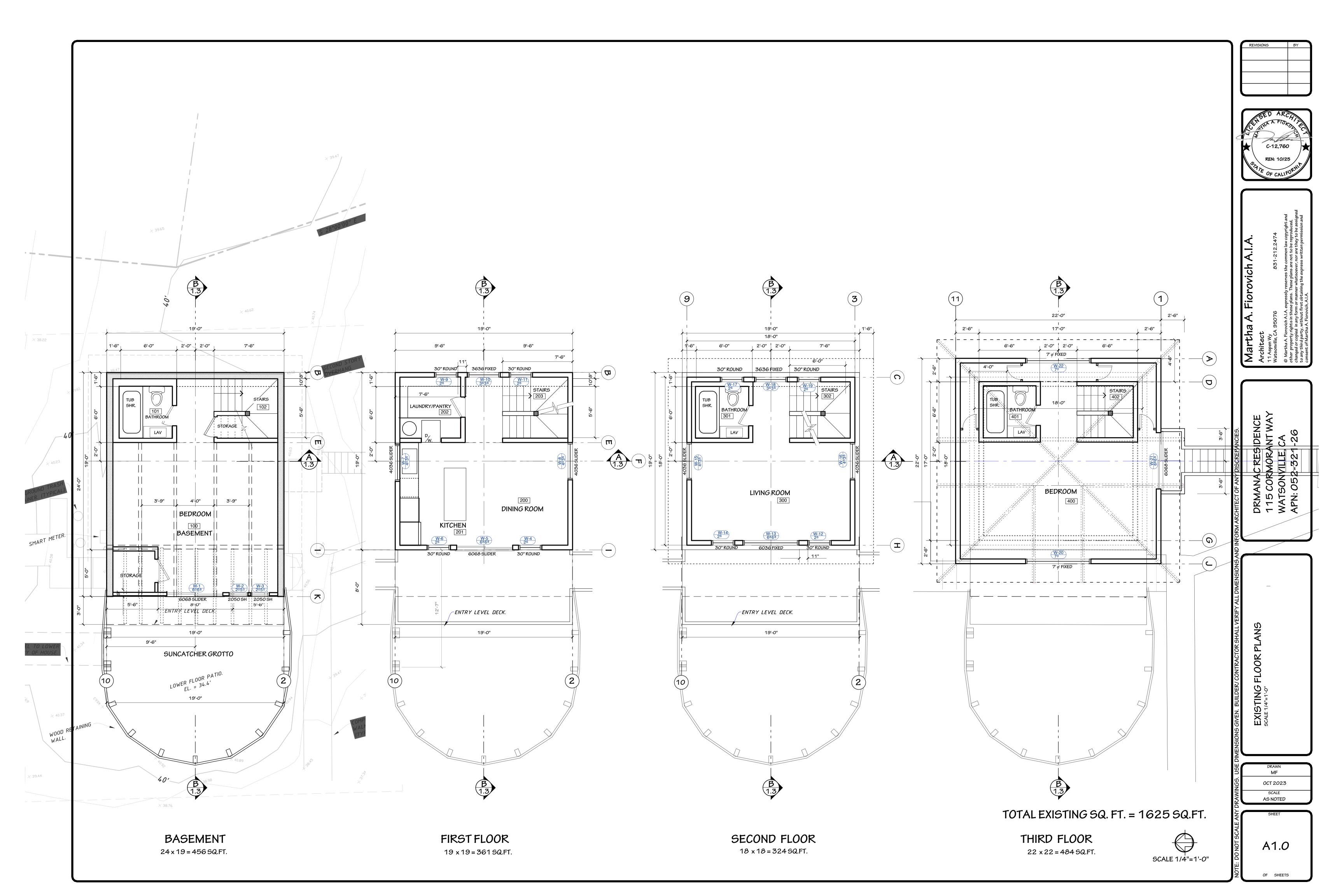
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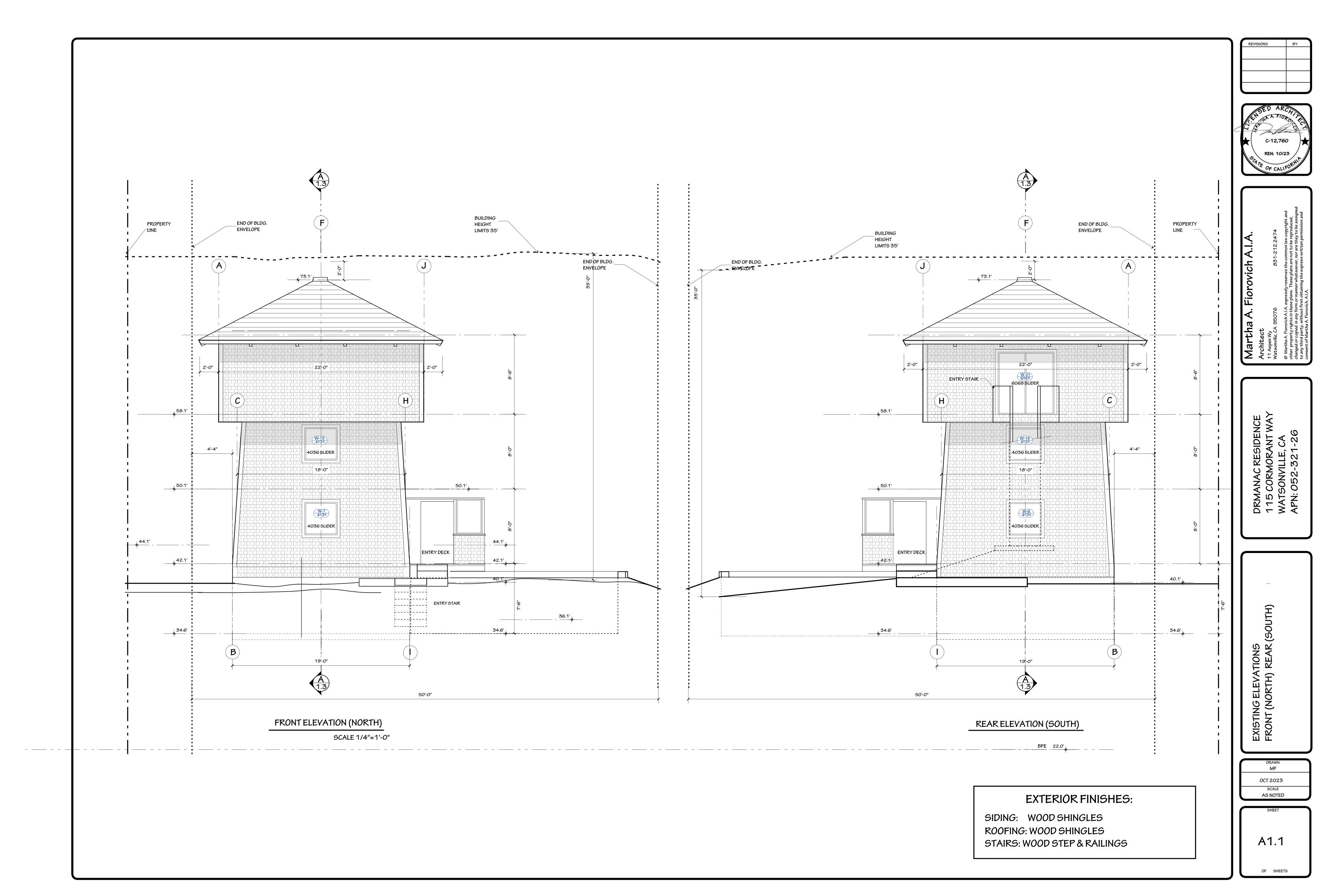
FEBRUARY 2025 AS NOTED

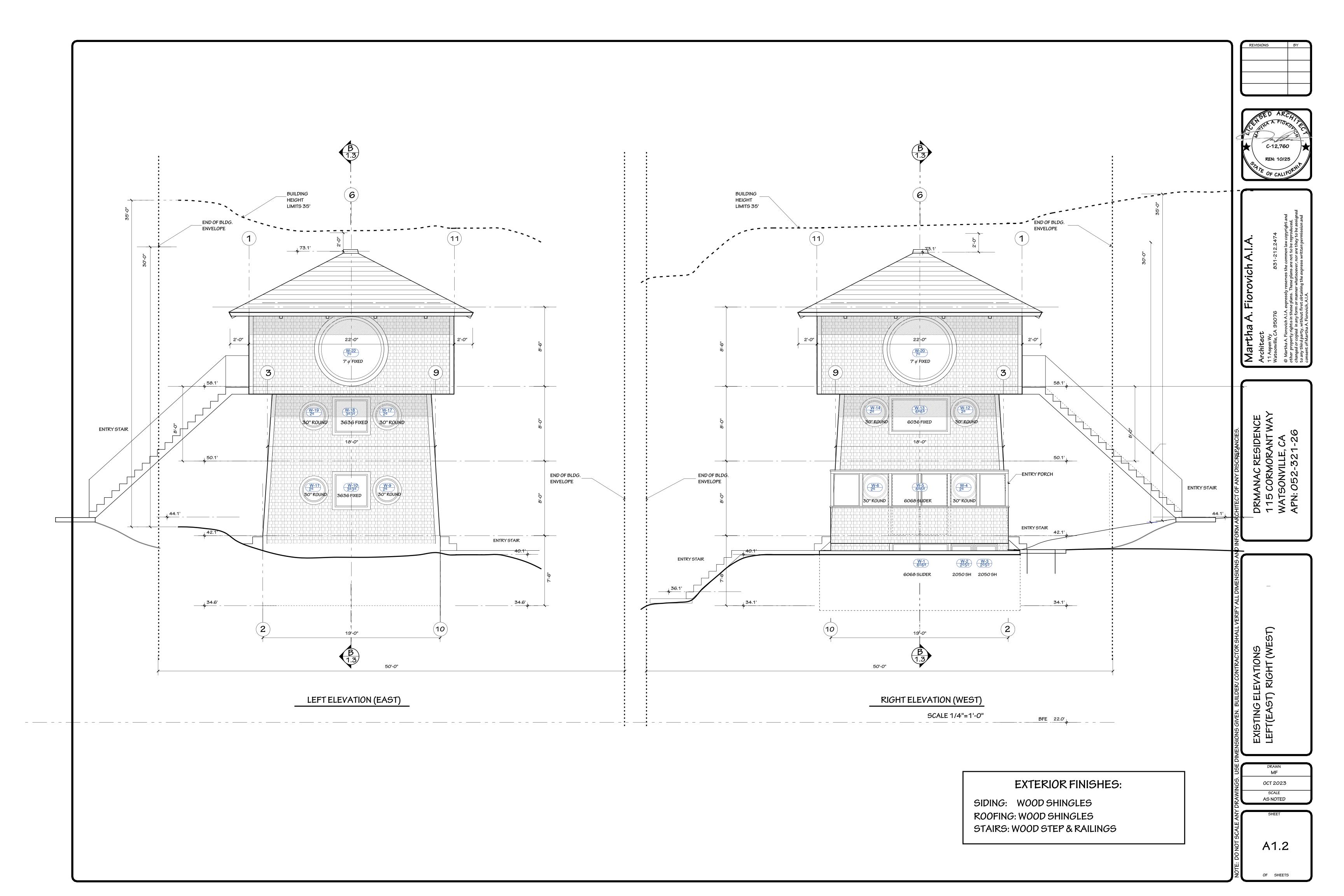


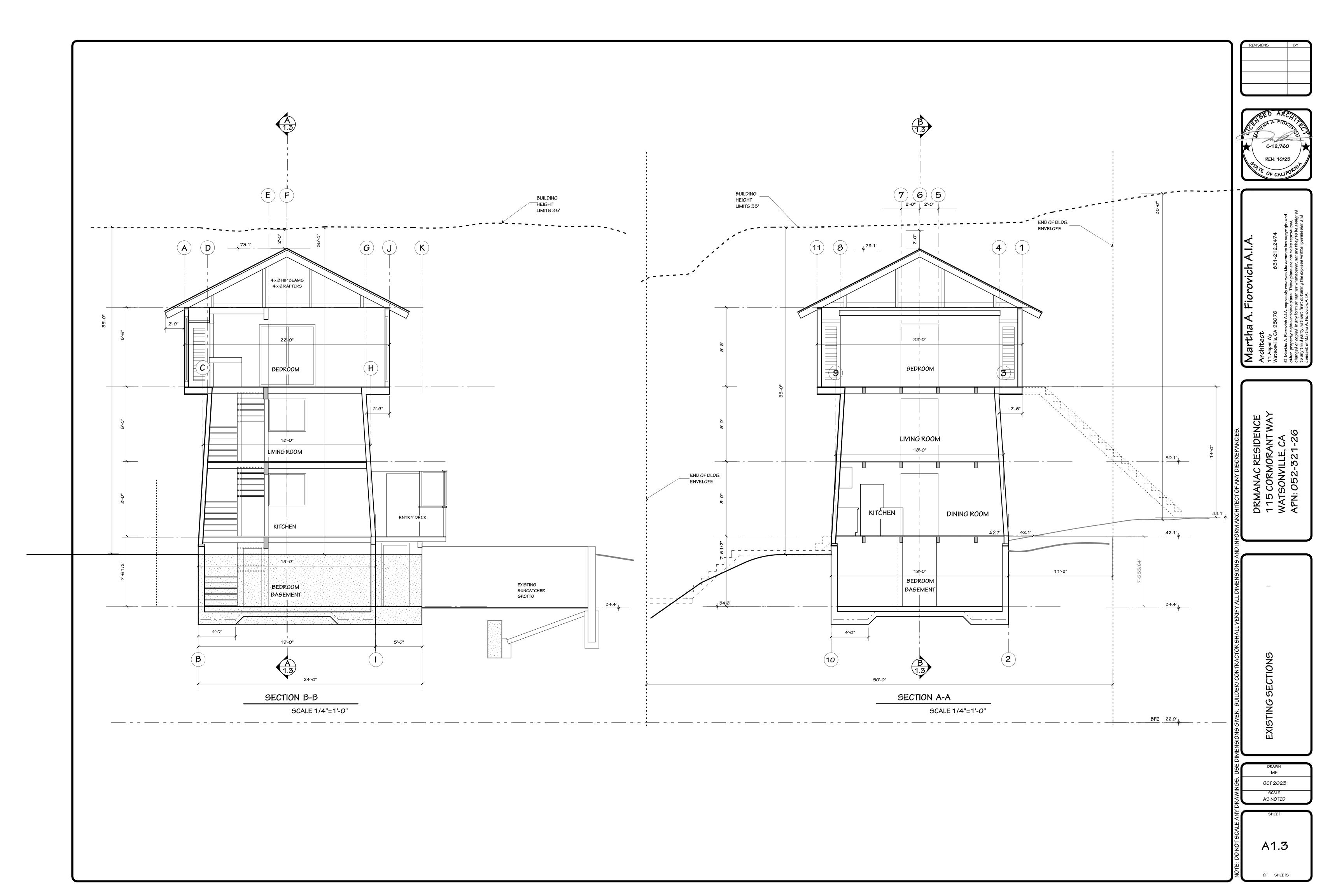


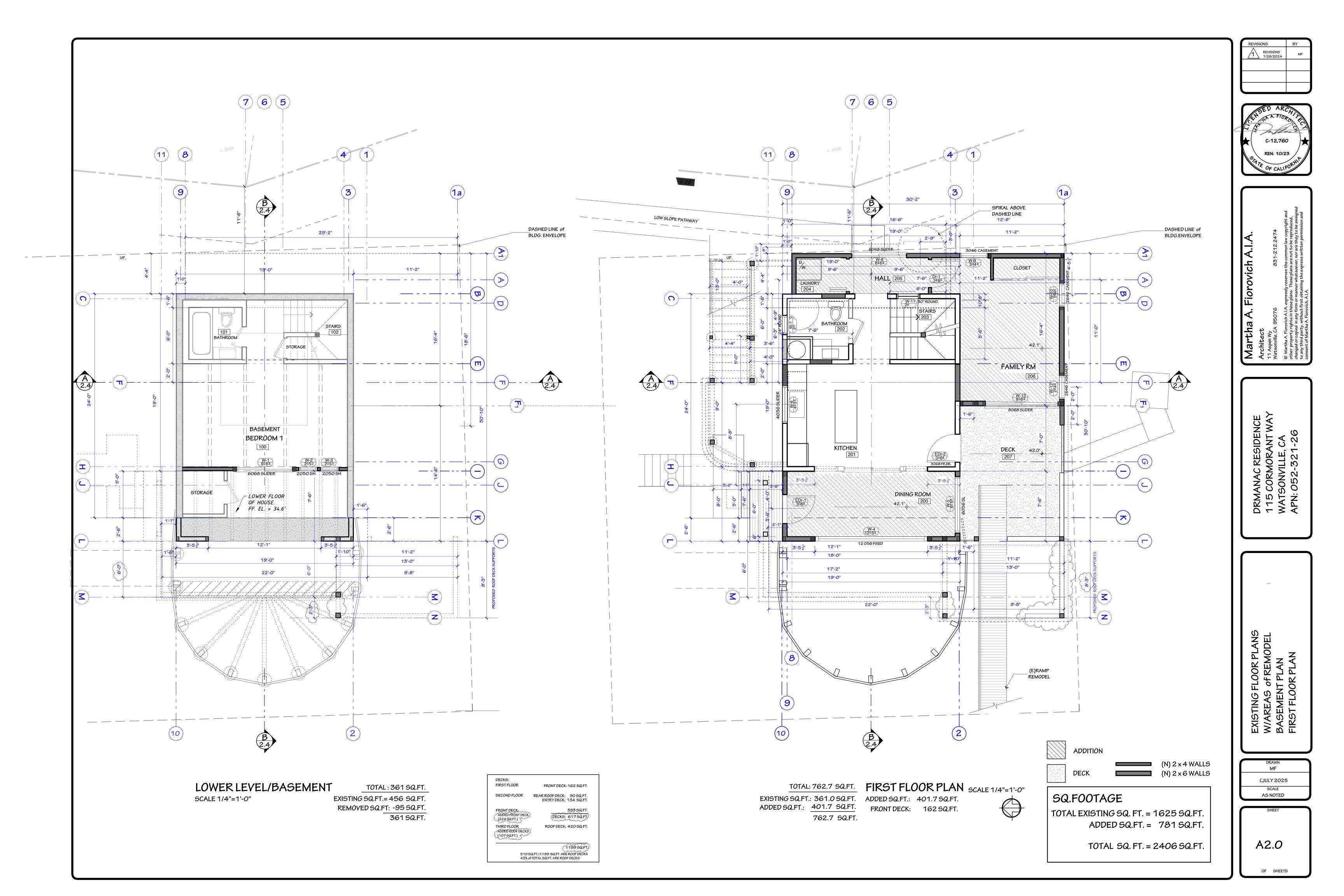


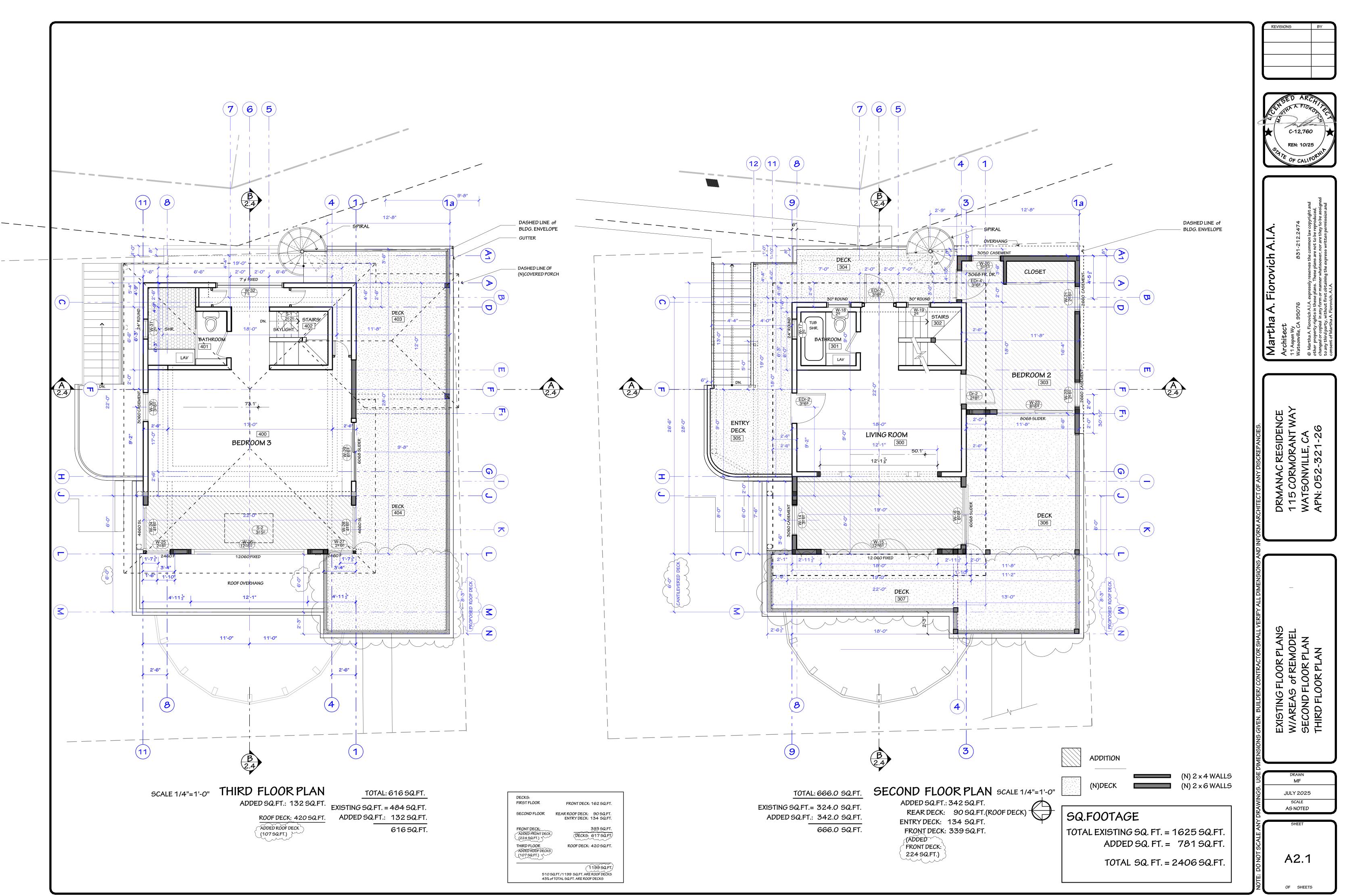










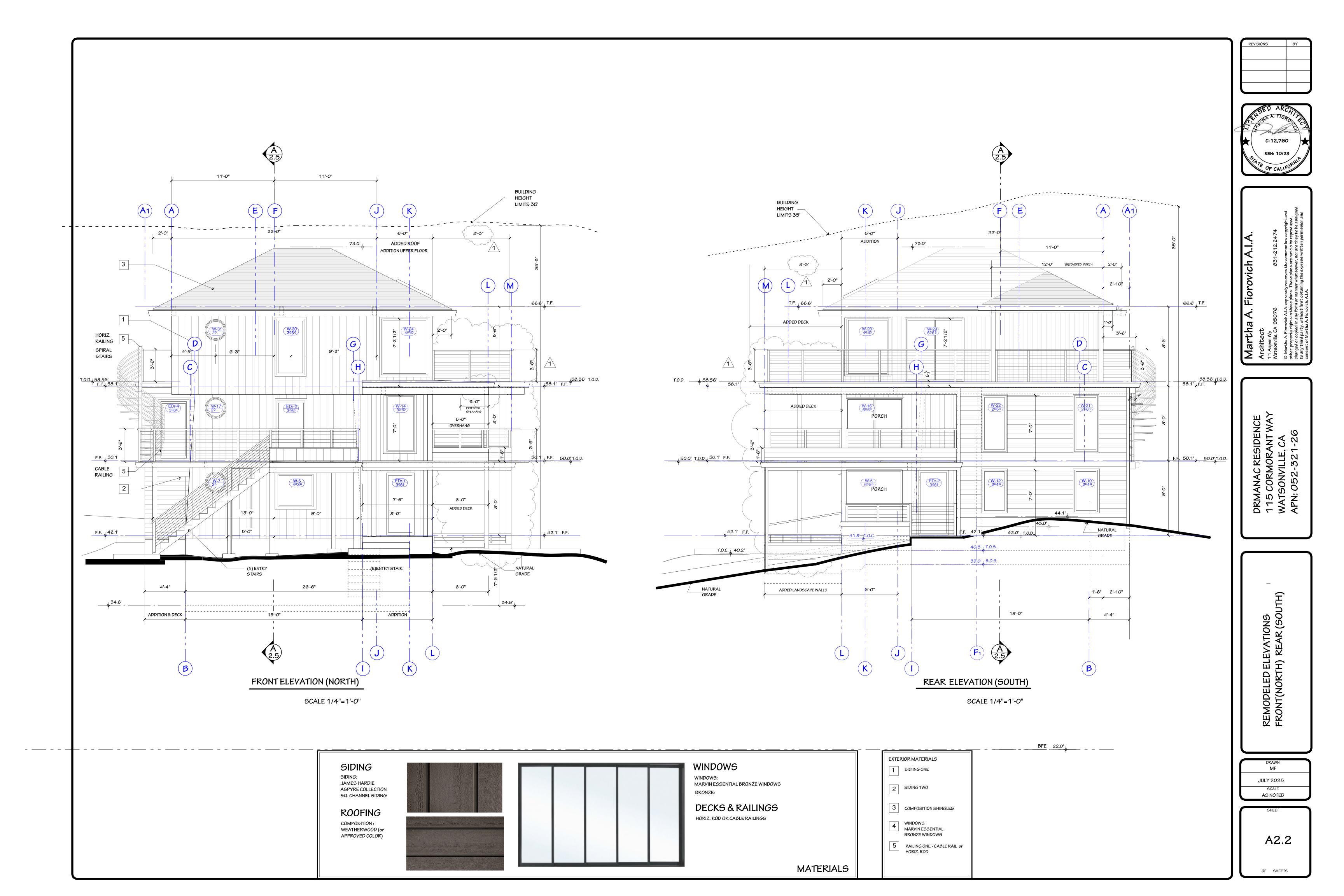


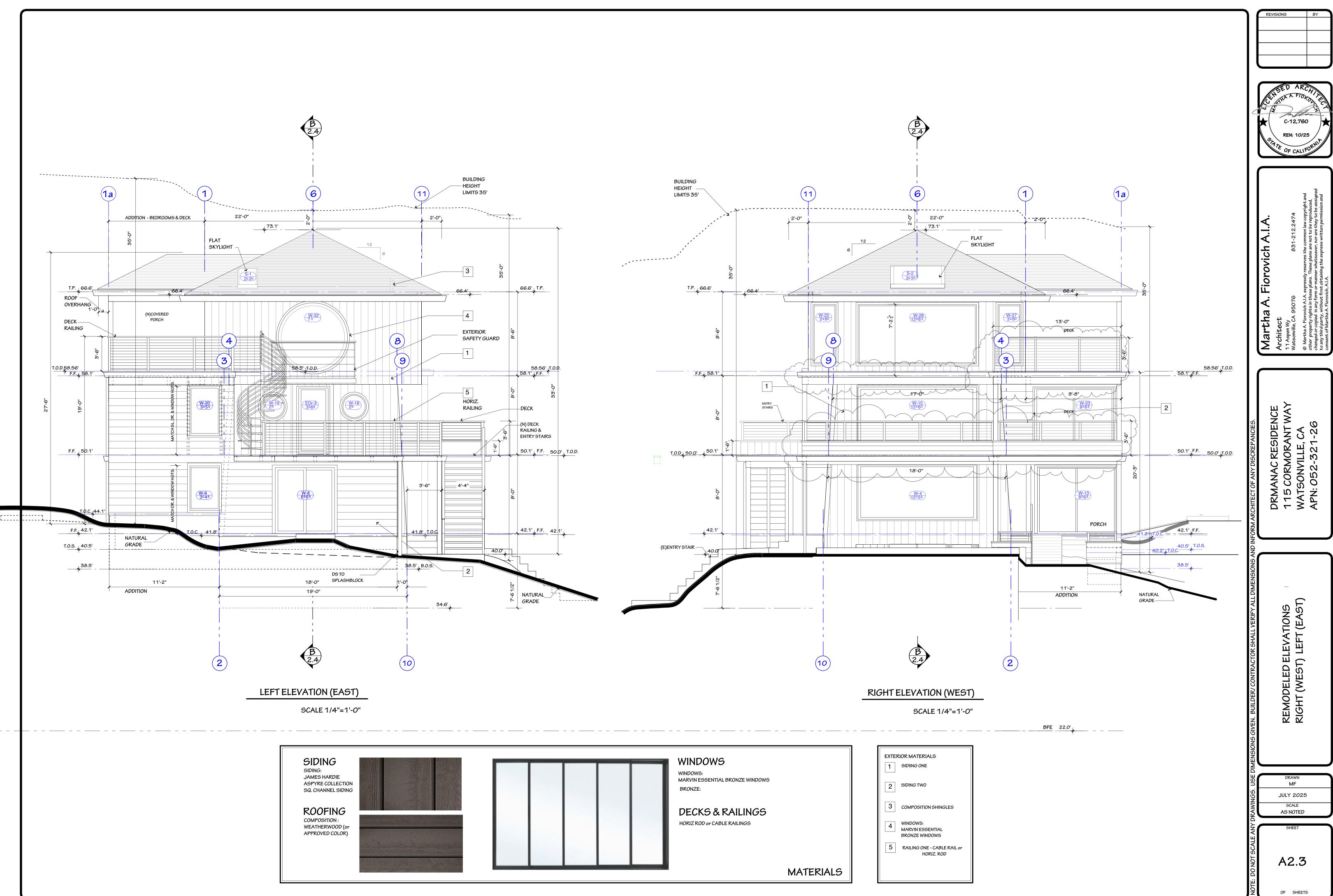
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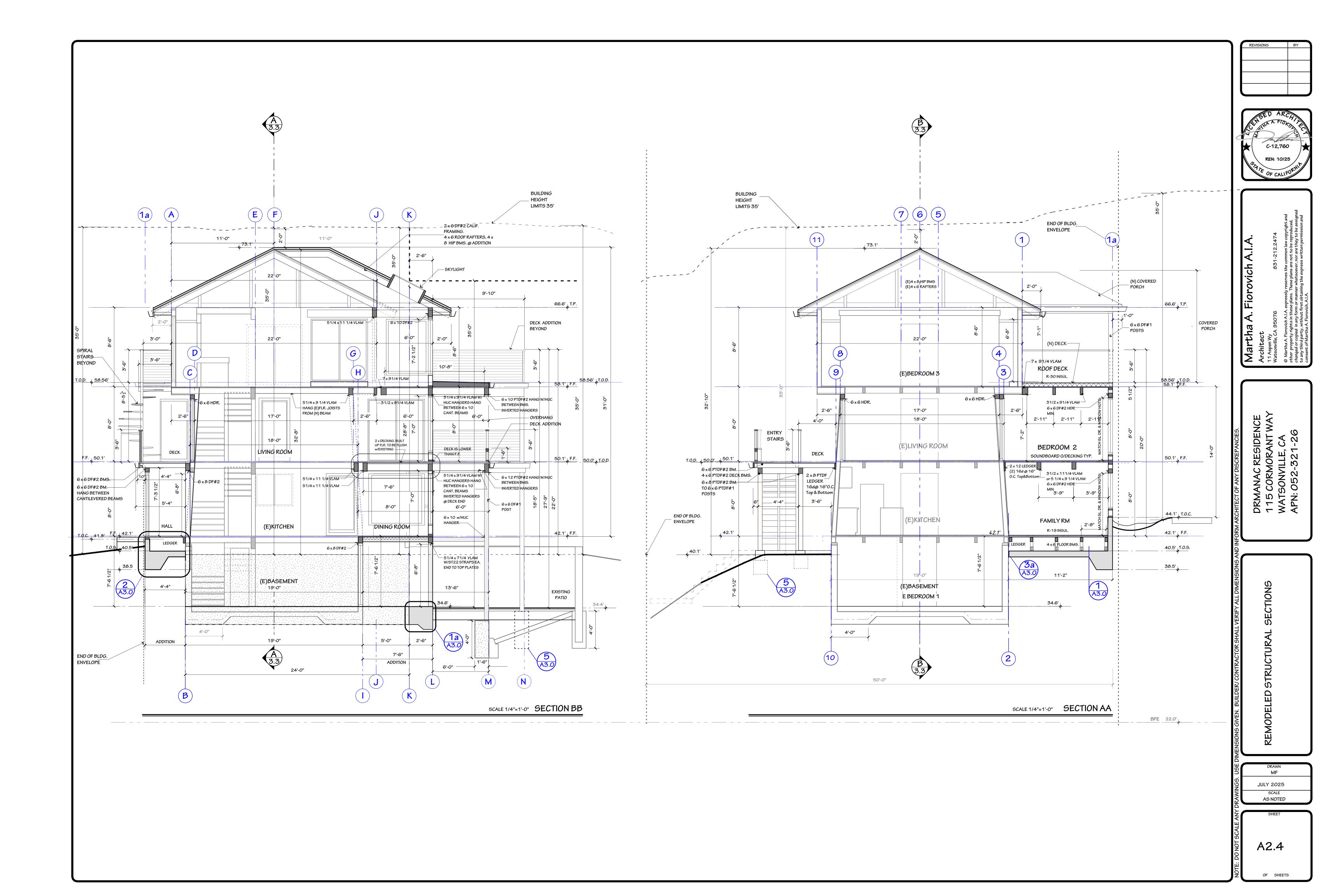
"THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1"

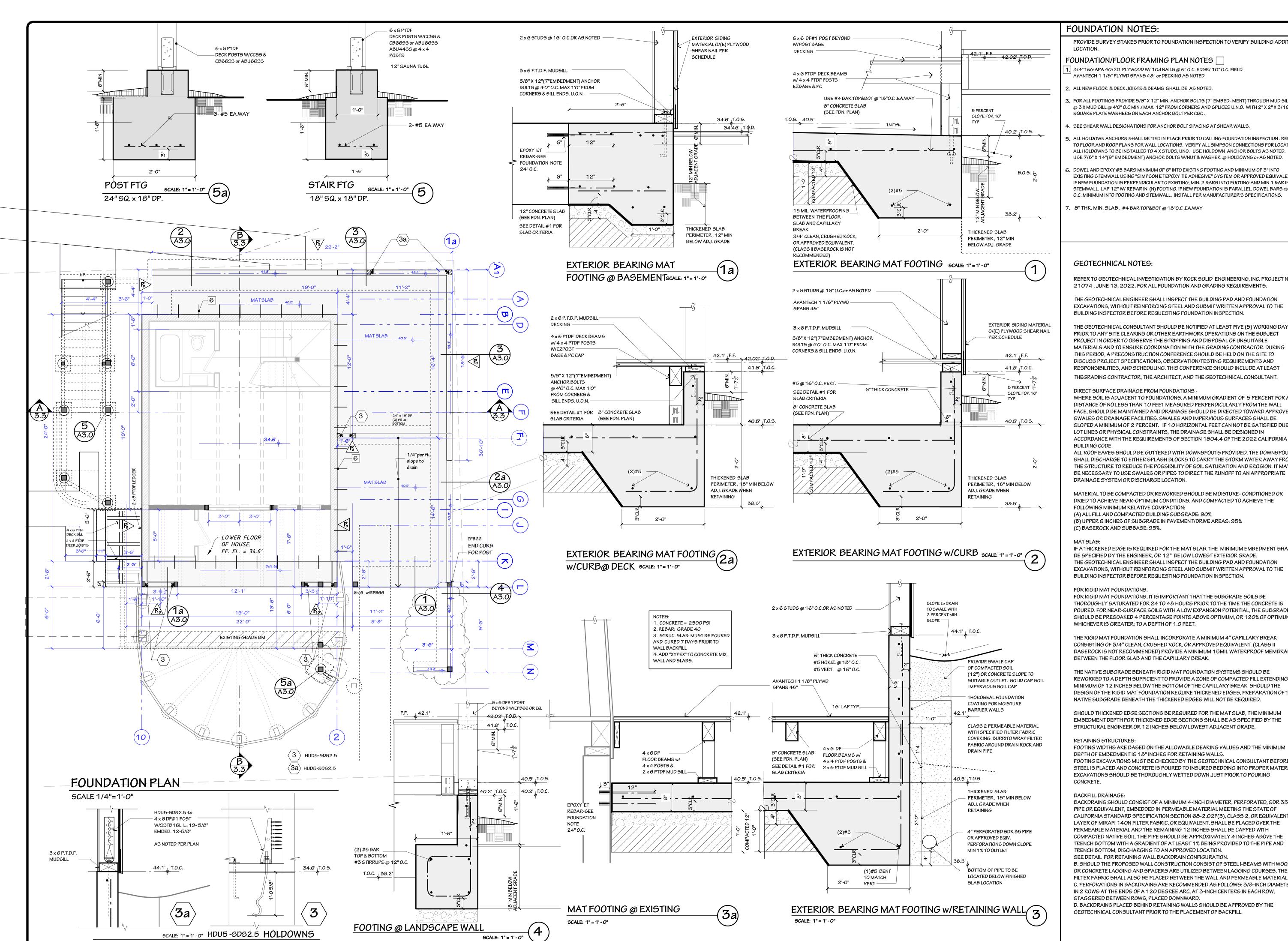


OCT 2023 AS NOTED









### **FOUNDATION NOTES:**

PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY BUILDING ADDITION LOCATION.

### FOUNDATION/FLOOR FRAMING PLAN NOTES $\lceil$

3/4" T&G APA 40/20 PLYWOOD W/ 10d NAILS @ 6" O.C. EDGE/ 10" O.C. FIELD AVANTECH 1 1/8" PLYWD SPANS 48" or DECKING AS NOTED

- . FOR ALL FOOTINGS PROVIDE 5/8" X 12" MIN. ANCHOR BOLTS (7" EMBED- MENT) THROUGH MUD SILL @ 3 X MUD SILL @ 4'0" O.C MIN./ MAX. 12" FROM CORNERS AND SPLICES U.N.O. WITH 2" X 2" X 3/16" SQUARE PLATE WASHERS ON EACH ANCHOR BOLT PER CBC.
- . SEE SHEAR WALL DESIGNATIONS FOR ANCHOR BOLT SPACING AT SHEAR WALLS.
- ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION . REFER TO FLOOR AND ROOF PLANS FOR WALL LOCATIONS. VERIFY ALL SIMPSON CONNECTIONS FOR LOCATION. ALL HOLDOWNS TO BE INSTALLED TO 4 X STUDS, UNO. USE HOLDOWN ANCHOR BOLTS AS NOTED. USE 7/8" X 14"(9" EMBEDMENT) ANCHOR BOLTS W/NUT & WASHER @ HOLDOWNS or AS NOTED.
- DOWEL AND EPOXY #5 BARS MINIMUM OF 6" INTO EXISTING FOOTING AND MINIMUM OF 3" INTO EXISTING STEMWALL USING "SIMPSON ET EPOXY TIE ADHESIVE" SYSTEM OR APPROVED EQUIVALENT. IF NEW FOUNDATION IS PERPENDICULAR TO EXISTING, MIN. 2 BARS INTO FOOTING AND MIN 1 BAR INTO STEMWALL. LAP 12" W/ REBAR IN (N) FOOTING. IF NEW FOUNDATION IS PARALLEL, DOWEL BARS @ 24" O.C. MINIMUM INTO FOOTING AND STEMWALL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- . 8" THK. MIN. SLAB . #4 BAR TOP&BOT @ 18"O.C .EA.WAY

### **GEOTECHNICAL NOTES:**

REFER TO GEOTECHNICAL INVESTIGATION BY ROCK SOLID ENGINEERING, INC. PROJECT NO. 21074, JUNE 13, 2022. FOR ALL FOUNDATION AND GRADING REQUIREMENTS.

THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS, WITHOUT REINFORCING STEEL AND SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION.

THE GEOTECHNICAL CONSULTANT SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR OTHER EARTHWORK OPERATIONS ON THE SUBJECT PROJECT IN ORDER TO OBSERVE THE STRIPPING AND DISPOSAL OF UNSUITABLE MATERIALS AND TO ENSURE COORDINATION WITH THE GRADING CONTRACTOR. DURING THIS PERIOD, A PRECONSTRUCTION CONFERENCE SHOULD BE HELD ON THE SITE TO DISCUSS PROJECT SPECIFICATIONS, OBSERVATION/TESTING REQUIREMENTS AND RESPONSIBILITIES, AND SCHEDULING. THIS CONFERENCE SHOULD INCLUDE AT LEAST THEGRADING CONTRACTOR, THE ARCHITECT, AND THE GEOTECHNICAL CONSULTANT.

### DIRECT SURFACE DRAINAGE FROM FOUNDATIONS -

WHERE SOIL IS ADJACENT TO FOUNDATIONS, A MINIMUM GRADIENT OF 5 PERCENT FOR A DISTANCE OF NO LESS THAN 10 FEET MEASURED PERPENDICULARLY FROM THE WALL FACE, SHOULD BE MAINTAINED AND DRAINAGE SHOULD BE DIRECTED TOWARD APPROVED SWALES OR DRAINAGE FACILITIES. SWALES AND IMPERVIOUS SURFACES SHALL BE SLOPED A MINIMUM OF 2 PERCENT. IF 10 HORIZONTAL FEET CAN NOT BE SATISFIED DUE TO LOT LINES OR PHYSICAL CONSTRAINTS, THE DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1804.4 OF THE 2022 CALIFORNIA BUILDING CODE

ALL ROOF EAVES SHOULD BE GUTTERED WITH DOWNSPOUTS PROVIDED. THE DOWNSPOUTS SHALL DISCHARGE TO EITHER SPLASH BLOCKS TO CARRY THE STORM WATER AWAY FROM THE STRUCTURE TO REDUCE THE POSSIBILITY OF SOIL SATURATION AND EROSION. IT MAY BE NECESSARY TO USE SWALES OR PIPES TO DIRECT THE RUNOFF TO AN APPROPRIATE DRAINAGE SYSTEM OR DISCHARGE LOCATION.

MATERIAL TO BE COMPACTED OR REWORKED SHOULD BE MOISTURE- CONDITIONED OR DRIED TO ACHIEVE NEAR-OPTIMUM CONDITIONS, AND COMPACTED TO ACHIEVE THE FOLLOWING MINIMUM RELATIVE COMPACTION: (A) ALL FILL AND COMPACTED BUILDING SUBGRADE: 90%

(B) UPPER 6 INCHES OF SUBGRADE IN PAVEMENT/DRIVE AREAS: 95% (C) BASEROCK AND SUBBASE: 95%.

### MAT SLAB:

IF A THICKENED EDGE IS REQUIRED FOR THE MAT SLAB, THE MINIMUM EMBEDMENT SHALL BE SPECIFIED BY THE ENGINEER, OR 12" BELOW LOWEST EXTERIOR GRADE. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS, WITHOUT REINFORCING STEEL AND SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION.

### FOR RIGID MAT FOUNDATIONS,

FOR RIGID MAT FOUNDATIONS, IT IS IMPORTANT THAT THE SUBGRADE SOILS BE THOROUGHLY SATURATED FOR 24 TO 48 HOURS PRIOR TO THE TIME THE CONCRETE IS POURED. FOR NEAR-SURFACE SOILS WITH A LOW EXPANSION POTENTIAL, THE SUBGRADE SHOULD BE PRESOAKED 4 PERCENTAGE POINTS ABOVE OPTIMUM, OR 120% OF OPTIMUM, WHICHEVER IS GREATER; TO A DEPTH OF 1.0 FEET.

THE RIGID MAT FOUNDATION SHALL INCORPORATE A MINIMUM 4" CAPILLARY BREAK CONSISTING OF 3/4" CLEAN, CRUSHED ROCK, OR APPROVED EQUIVALENT. (CLASS II BASEROCK IS NOT RECOMMENDED) PROVIDE A MINIMUM 15MIL WATERPROOF MEMBRANE BETWEEN THE FLOOR SLAB AND THE CAPILLARY BREAK.

THE NATIVE SUBGRADE BENEATH RIGID MAT FOUNDATION SYSTEMS SHOULD BE REWORKED TO A DEPTH SUFFICIENT TO PROVIDE A ZONE OF COMPACTED FILL EXTENDING A MINIMUM OF 12 INCHES BELOW THE BOTTOM OF THE CAPILLARY BREAK. SHOULD THE DESIGN OF THE RIGID MAT FOUNDATION REQUIRE THICKENED EDGES, PREPARATION OF THE NATIVE SUBGRADE BENEATH THE THICKENED EDGES WILL NOT BE REQUIRED.

SHOULD THICKENED EDGE SECTIONS BE REQUIRED FOR THE MAT SLAB, THE MINIMUM EMBEDMENT DEPTH FOR THICKENED EDGE SECTIONS SHALL BE AS SPECIFIED BY THE STRUCTURAL ENGINEER OR 12 INCHES BELOW LOWEST ADJACENT GRADE.

### **RETAINING STRUCTURES:**

DEPTH OF EMBEDMENT IS 18" INCHES FOR RETAINING WALLS. FOOTING EXCAVATIONS MUST BE CHECKED BY THE GEOTECHNICAL CONSULTANT BEFORE STEEL IS PLACED AND CONCRETE IS POURED TO INSURED BEDDING INTO PROPER MATERIAL. EXCAVATIONS SHOULD BE THOROUGHLY WETTED DOWN JUST PRIOR TO POURING CONCRETE.

### **BACKFILL DRAINAGE:**

BACKDRAINS SHOULD CONSIST OF A MINIMUM 4-INCH DIAMETER, PERFORATED, SDR 35 PIPE OR EQUIVALENT, EMBEDDED IN PERMEABLE MATERIAL MEETING THE STATE OF CALIFORNIA STANDARD SPECIFICATION SECTION 68-2.02F(3), CLASS 2, OR EQUIVALENT. A LAYER OF MIRAFI 140N FILTER FABRIC, OR EQUIVALENT, SHALL BE PLACED OVER THE PERMEABLE MATERIAL AND THE REMAINING 12 INCHES SHALL BE CAPPED WITH COMPACTED NATIVE SOIL. THE PIPE SHOULD BE APPROXIMATELY 4 INCHES ABOVE THE TRENCH BOTTOM WITH A GRADIENT OF AT LEAST 1% BEING PROVIDED TO THE PIPE AND TRENCH BOTTOM, DISCHARGING TO AN APPROVED LOCATION. SEE DETAIL FOR RETAINING WALL BACKDRAIN CONFIGURATION.

B. SHOULD THE PROPOSED WALL CONSTRUCTION CONSIST OF STEEL I-BEAMS WITH WOOD OR CONCRETE LAGGING AND SPACERS ARE UTILIZED BETWEEN LAGGING COURSES, THE FILTER FABRIC SHALL ALSO BE PLACED BETWEEN THE WALL AND PERMEABLE MATERIAL. C. PERFORATIONS IN BACKDRAINS ARE RECOMMENDED AS FOLLOWS: 3/8-INCH DIAMETER, IN 2 ROWS AT THE ENDS OF A 120 DEGREE ARC, AT 3-INCH CENTERS IN EACH ROW, STAGGERED BETWEEN ROWS, PLACED DOWNWARD.

D. BACKDRAINS PLACED BEHIND RETAINING WALLS SHOULD BE APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO THE PLACEMENT OF BACKFILL.



RESIDENCE IORANT WAY

MF JULY 2025 SCALE AS NOTED