

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

NOTICE OF PENDING ACTION

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

APPLICATON NUMBER: 261012* APN: 042-067-23
SITUS ADDRESS: 204 Wixon Avenue, Aptos CA 95003

Proposed approximately 249 square foot residential addition. Requires a Coastal Development permit.

Property is located at the north end on Wixon Avenue approximately 830 feet north of the intersection of Wixon Avenue and Aptos Beach Drive at 204 Wixon Avenue in Aptos.

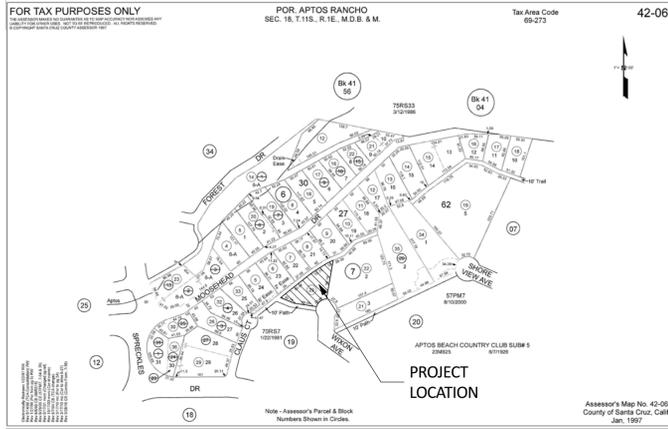
OWNER: Jim Bagnall
APPLICANT: Jim Bagnall
SUPERVISORIAL DISTRICT: 2
PLANNER: John Hunter, (831) 454-3170
EMAIL: John.Hunter@santacruzcounty.ca.gov

Public comments must be received by 5:00 p.m. March 25, 2026.
A decision will be made on or shortly after March 26, 2026.

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.

* This project requires a Coastal Development Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission as described above.

PARCEL MAP

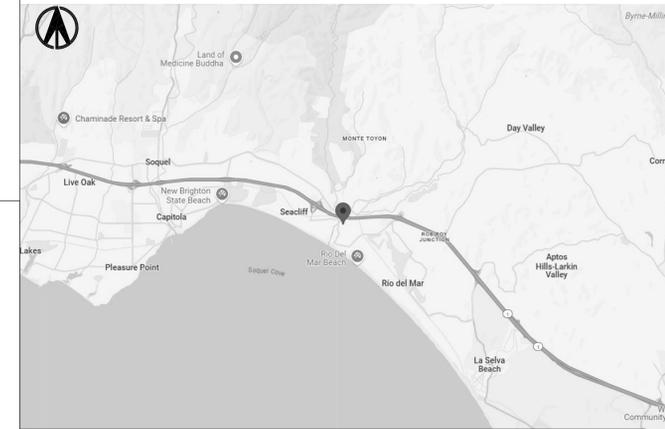


BAGNALL RESIDENCE

204 WIXON AVE , APTOS, CA 95003

APN 042-067-23

VICINITY MAP



GENERAL NOTES:

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO 2022 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY AND FIRE CODES WITH COUNTY OF SANTA CRUZ AMENDMENTS.
- THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE DESIGNER.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM. COORDINATE WITH SHEARWALLS AND ENCLOSED STRUCTURAL POSTS AS REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND PER CODE. ALL APPLIANCES, FIXTURES AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS MUST BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (V.I.F.)
- WINDOW DIMENSIONS NOTED ON DRAWINGS ARE NOMINAL - REFER TO MANUFACTURER FOR ROUGH OPENINGS.

SHEET INDEX

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 A1.1 PROPOSED FLOOR PLAN & ELECTRICAL PLAN
 A2.1 PROPOSED EXTERIOR ELEVATIONS
 A4.1

PROJECT DIRECTORY

OWNER: JIM BAGNALL
204 WIXON AVE ,
APTOS,
CA 95003
(831) 999-0315

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

BUILDER: COYULL CONSTRUCTION
225 ARROYO DR,
WATSONVILLE , CA 95076
(831) 902-8823
COYULLCO@GMAIL.COM

STRUCTURAL ENGINEER: DFR STRUCTCON LLC
8846 MD BUSH DR
ELK GROVE, CA 95758
(916) 582-9336
DRAMAGOZA@DFRSTRUCTCON.NET

ENERGY CONSULTANT: ENERGY CONSULT LLC
1252 W 22ND ST UNIT #2
SAN PEDRO, CA 90731
(424) 247-7658
PLANS@TITLE24EZ.COM

CONSTRUCTION SHALL CONFORM TO:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA REFERENCE STANDARDS CODE

ABBREVIATIONS

A	ABV. Above	I	I.D. Inside diameter
	AB. Aggregate Base	I.F.	Inside Face
	A.B. Anchor Bolt	INCL.	Inclusive, including
	Abn. Abandon	INV.	Invert
	AC. Asphalt Concrete	INSUL.	Insulation
	A/C. Air Conditioner	INT.	Interior
	ADD. Addition	J	J-BOX
	ADJ. Adjust	JCT.	Junction
	AFF. Above Finished Floor	JP	Joint Pole
	AFG. Above Finished Grade	JT	Joint trench
	AG. Above Grade	JST.	Joist
	APP'D. Approved	L	Linear feet
	ARCH. Architect, Architectural	LB	Pound
	AS. Aggregate Subbase	LF	Linear Foot
	ASPH. Asphalt	LIN.	Linear
	Ave. Avenue	LN	Lane
	BD. Board	LT.	Light
	Bldg. Building	LTG.	Lighting
	BLK. Block	M	M.B.S.
	BM. Beam	M.O.	Masonry opening
	B.N. Boundary nailing	MAR.	Marble
	B.O. Bottom of	MAS.	Masonry
	B.O.F. Bottom of footing	MH	Manhole
	B.O.W. Bottom of wall	MTL.	Material
	BRG. Bearing	MAX.	Maximum
	B.U. Built up	MECH.	Mechanical
	BTM. Bottom	MFG.	Manufacturing
	CSMNT. Casement	MIN.	Minimum
	CAB. Cabinet	MTL.	Metal (steel)
	C.B. Catch Basin	N	Not to scale
	CF. Cubic Foot	N.F.C.	Not for construction
	C.F.M. Cubic Feet per Minute	NO.	Number
	C.L. Center Line	NOM.	Nominal
	CL. Closet	O	On center
	CLG. Ceiling	O.D.	Outside diameter
	C.O. Clean Out	OG	Original Ground
	Co. County	O/H	Over head
	CO. Carbon Monoxide Detector	O.R.	Outside radius
	COL. Column	OPNG.	Opening
	CONT. Continuous	P	Partition
	CONTR. Contractor	PAV.	Pavement
	CONST. Construct(ion)	PERF.	Perforated
	CONC. Concrete	PLT.	Plate
	COORD. Coordinate	PL,P/L	Property line
	Creek	PLYWD.	Plywood
	C.T. Ceramic Tile	PP	power Pole
	CY. Cubic Yard	P.S.F.	Pounds per square foot
	C & G. Curb and Gutter	P.S.I.	Pounds per square inch
	D. Depth	P.V.C.	polyvinyl chloride
	D.S. Down Spout	PWR.	Power
	D/W. Dishwasher	QTY.	Quantity
	DBL. Double	R	Radius
	DEMOL. Demolition	RC	Reinforced Concrete
	DF. Douglas Fir	RCB	Reinforced Concrete Box
	DI. Drainage Inlet	RD	Road
	DIA. Diameter	R.D.	Roof drain
	DIM. Dimension	R.O.	Rough Opening
	DIST. Distance	R.O.W.	Right of way
	DN. Down	REFS.	Refrigerator
	DR. Door, Drive	REF.	Reference
	DWY. Driveaway	REINF.	Reinforced
	E. Existing	REL	Relocate
	EA. Each	RET.	Return / Retaining
	E.F. Exhaust fan	REV.	Revision
	E.J. Expansion joint	RM	Room
	E.N. End nailing	RMV.	Remove
	ELEV. Elevation	RW	Retaining Wall
	ELECT. Electric, electrical	R/W	Right of Way
	EP. Edge of Pavement	S	Self-Closing
	EQ. Equal	SCHED.	Schedule
	EQUIP. Equipment	SD	Smoke Detector
	EST. Estimate	SD	Storm Drain
	E.W. Each way	SECT.	Section
	EXC. Excavation	SHT.	Sheet
	EXH. Exhaust	SHT'G	Sheathing
	EXP. Expressway	SIM.	Similar
	EXT. Exterior	SKLT.	Skylight
	F.A. Fire alarm	SPECS.	Specifications
	F.C.O. Floor clean out	SF / SQ.FT	Square feet
	F.D. Floor drain	SQYD	Square Yard
	F.E. Fire extinguisher	SQ.IN.	Square inches
	FG. Finish Grade	ST	Street
	FH. Fire Hydrant	STD.	Standard
	F.N. Field nailing	STL.	Steel
	FAB. Fabricate	SS	Sanitary Sewer
	FDN. Foundation	S.S.	Square yard
	FIN. Finish	SYS.	System
	FL. Flow Line	T	Tongue and groove
	FLR. Floor	T.B.	Through bolt
	FLG. Flooring	T.B.R.	To be removed
	FURN. Furnace	T.O.	Top of
	FT. Foot	T.O.B.	Top of Beam
	FT.G. Footing	T.O.C.	Top of curb
	FWY. Freeway	T.O.F.	Top of footing
	GAL. Gallon	T.O.J.	Top of Joist
	GALV. Galvanized	T.P.	Top plate
	G.C. General Contractor	T.O.W.	Top of Wall
	GFI. Ground Fault Circuit Interrupt	T.S.	Tube Steel
	GFI. Ground Fault Interrupt	TH.	Threshold
	GL. Glass	THR.	Threaded
	GM. Gas meter	TYP.	Typical
	GR. Guard Railing	U	Unfinished
	GYP. Gypsum	V.B.	Vapor barrier
	H. Hardware	V.I.F.	Verify in field
	HGT. Height	VA.	Voltage
	HOR. Horizontal	VCT.	Vinyl composition tile
	H.R. Handrail	W	Water (water closet)
	HT. Height	WDW.	Window
	HTR. Heater	WP.	Weatherproof
	HWY. Highway	WT.	Weight
	H.W. Hot water	WH	Water Heater
		WD.	Wood
		W.I.C.	Walk In Closet
		Y	Yard

FOR OFFICIAL CITY USE ONLY:

#	DATE	DESCRIPTION	BY
1	2/13/26	COMMENT RESPONSES	LL

DATE: 1/6/2026
 DRAWN BY: LL

COVER SHEET

SHEET: **CS**

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED.



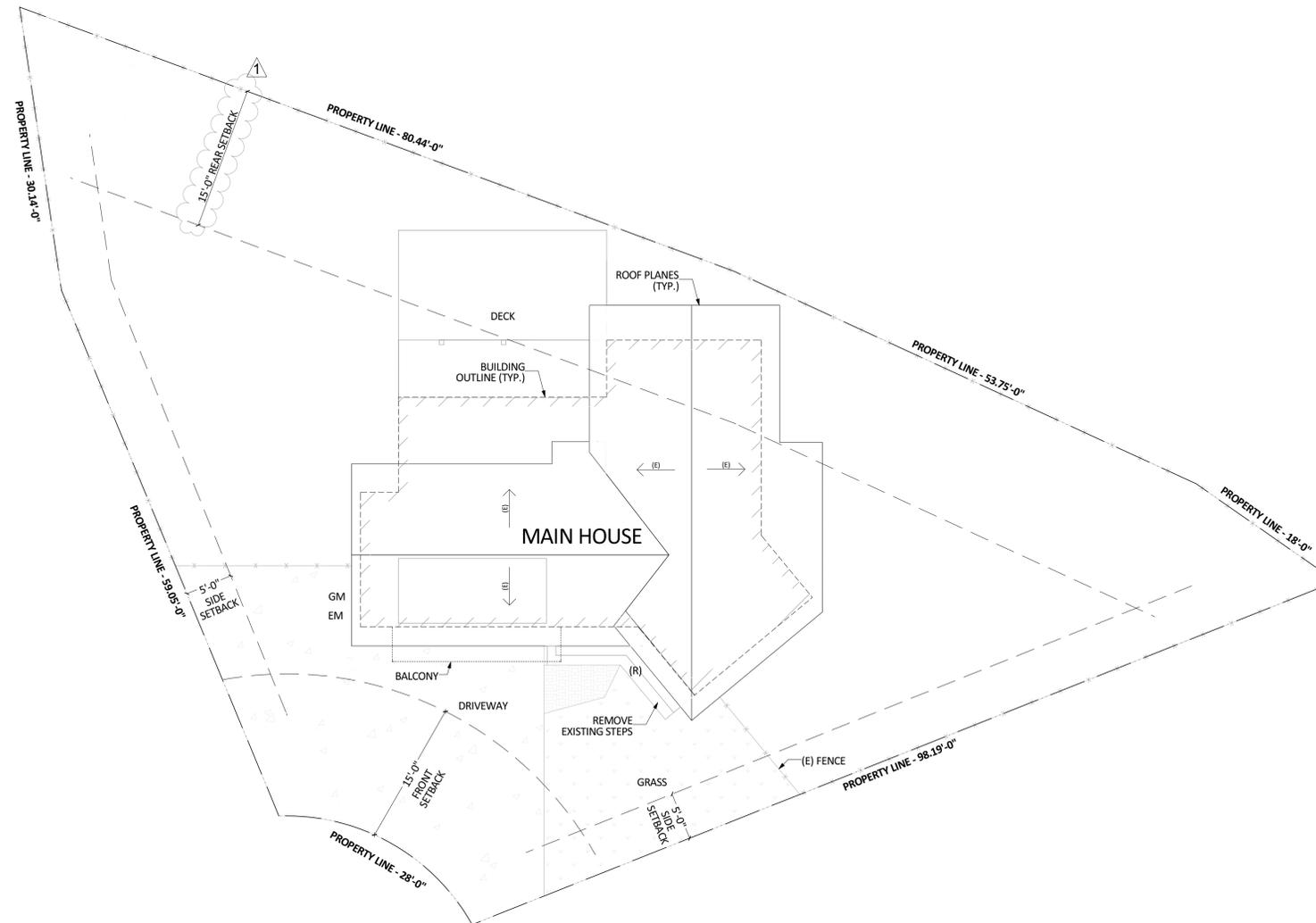
VYLCO

4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: JIM BAGNALL
204 WIXON AVE.,
APTOS,
CA 95003
(831) 999-0315

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
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VYLCO@OUTLOOK.COM

RESIDENTIAL ADDITION
204 WIXON AVE.,
APTOS,
CA 95003



WIXON AVE.

SITE PLAN FOR INFORMATION ONLY
THIS IS NOT A BOUNDARY SURVEY

1 EXISTING SITE/ROOF PLAN
A0.0 SCALE: 1/8" = 1' - 0"

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ABBREVIATIONS

(E)	EXISTING TO REMAIN
(R)	REMOVE

SITE PLAN LEGEND:

	EXISTING CONCRETE
	EXISTING GRASS
	EXISTING BUILDING
	PROPERTY LINE
	PROPERTY FENCE
	ROOF PITCH

#	DATE	DESCRIPTION	BY
1	2/13/26	COMMENT RESPONSES	LL

DATE: 1/6/2026
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APPROVAL STAMPS:



**EXISTING SITE/
ROOF PLAN**

SHEET: **A0.0**



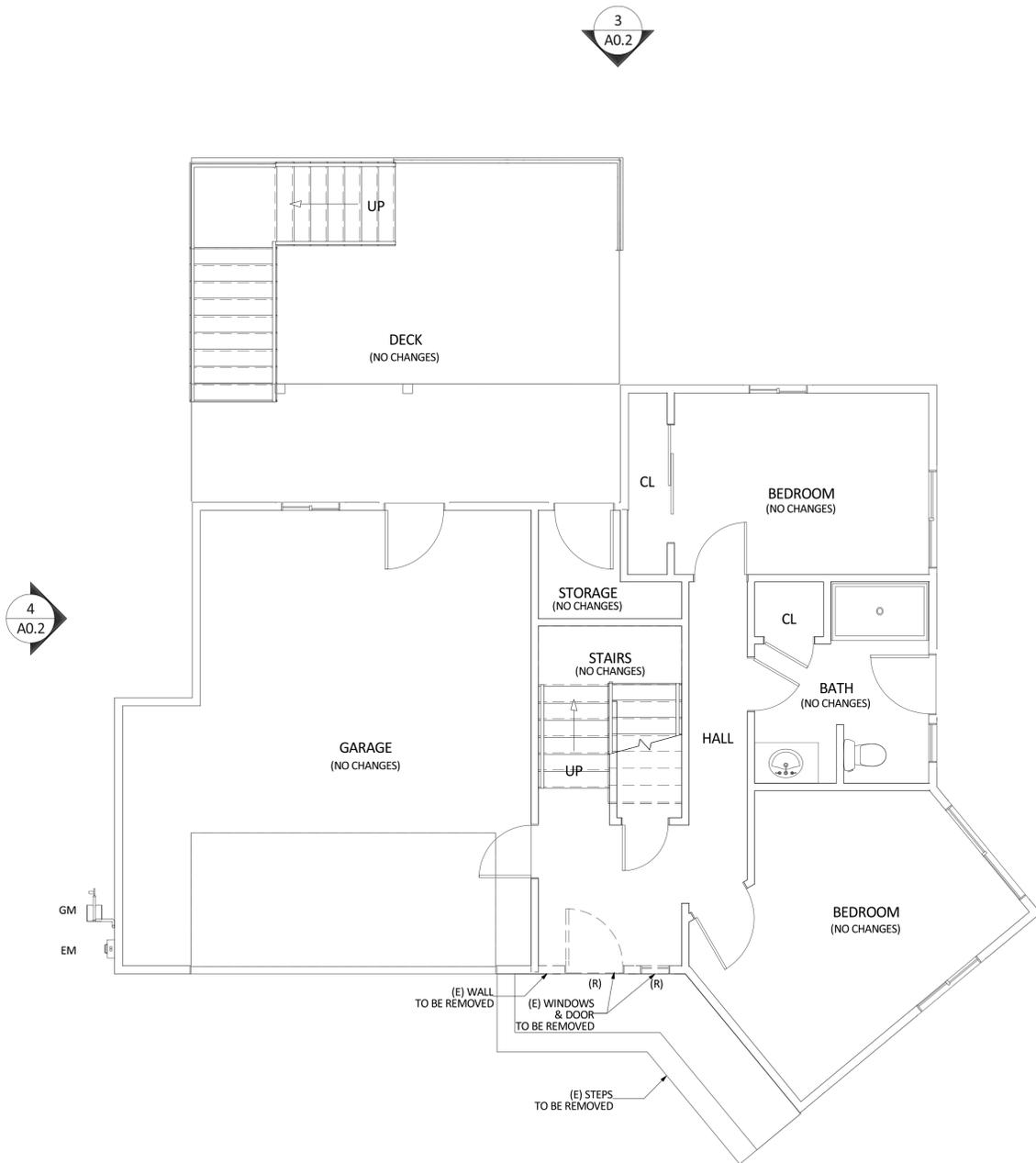
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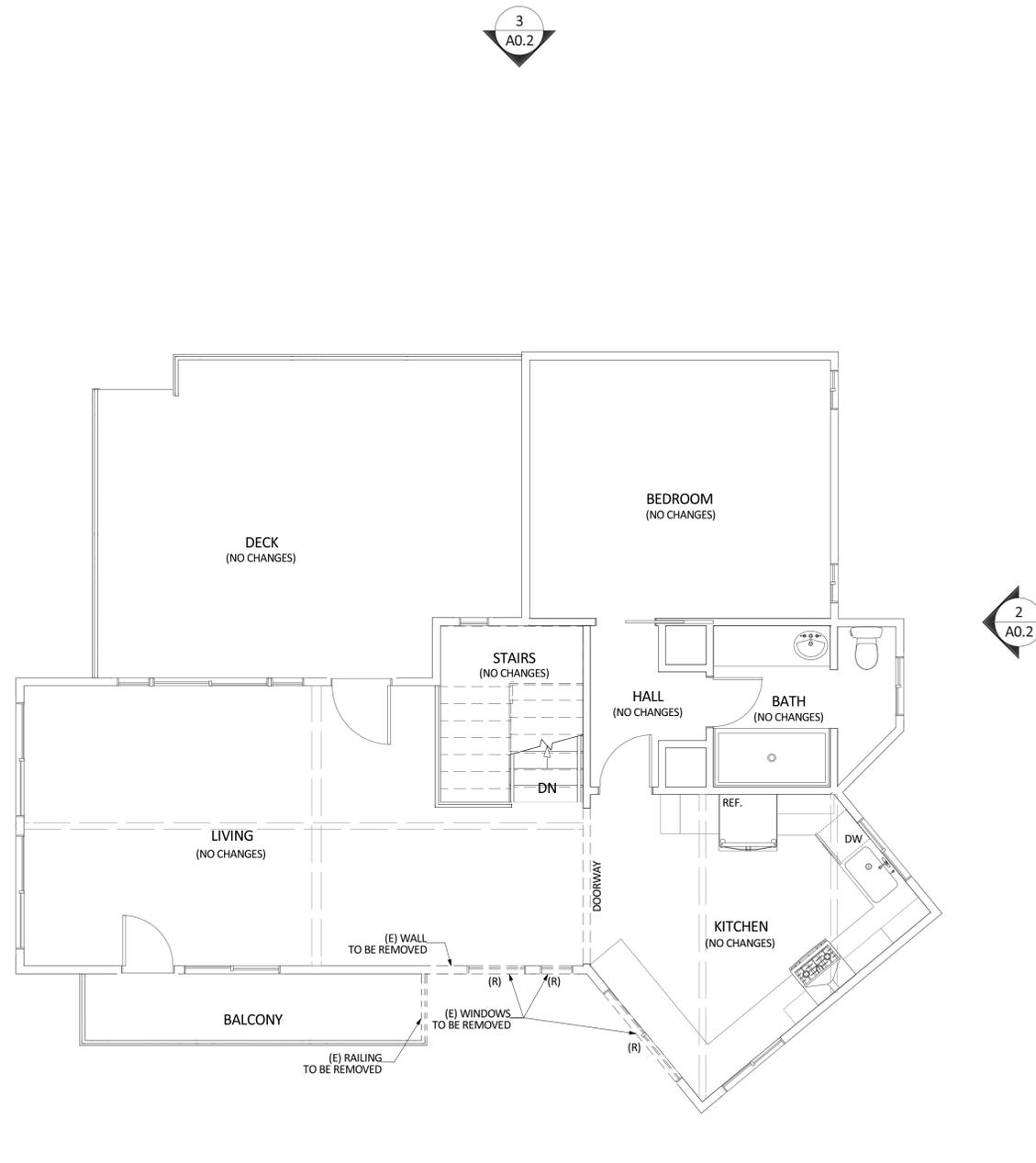
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1
A0.1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



2
A0.1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

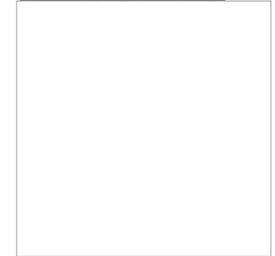
- ABBREVIATIONS**
- (E) EXISTING
 - (R) REMOVE
- LEGEND**
- DEMOLITION WALL
 - EXISTING WALL TO REMAIN



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APPROVAL STAMPS:



EXISTING FLOOR PLAN

SHEET: **A0.1**

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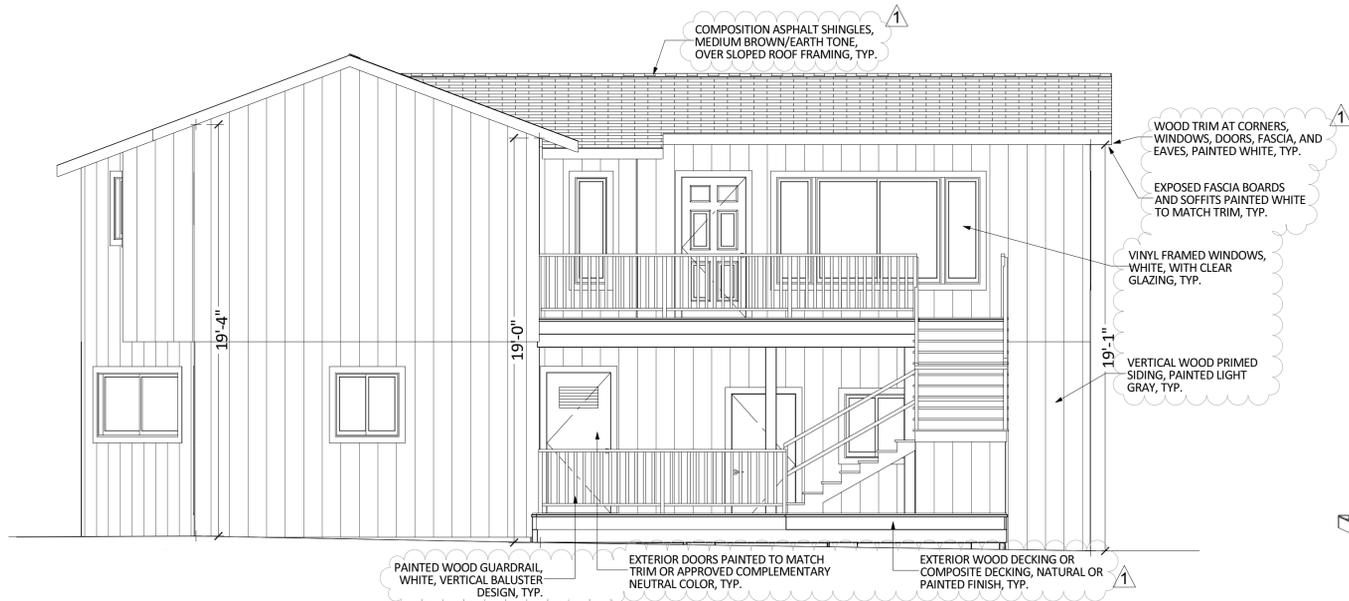
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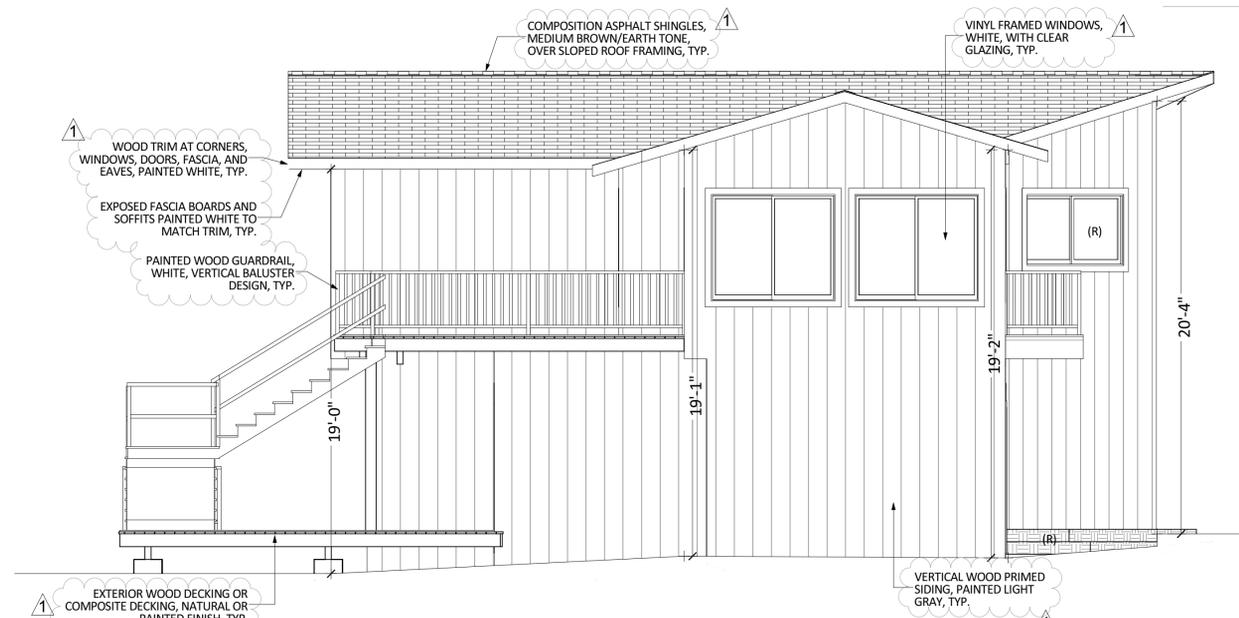
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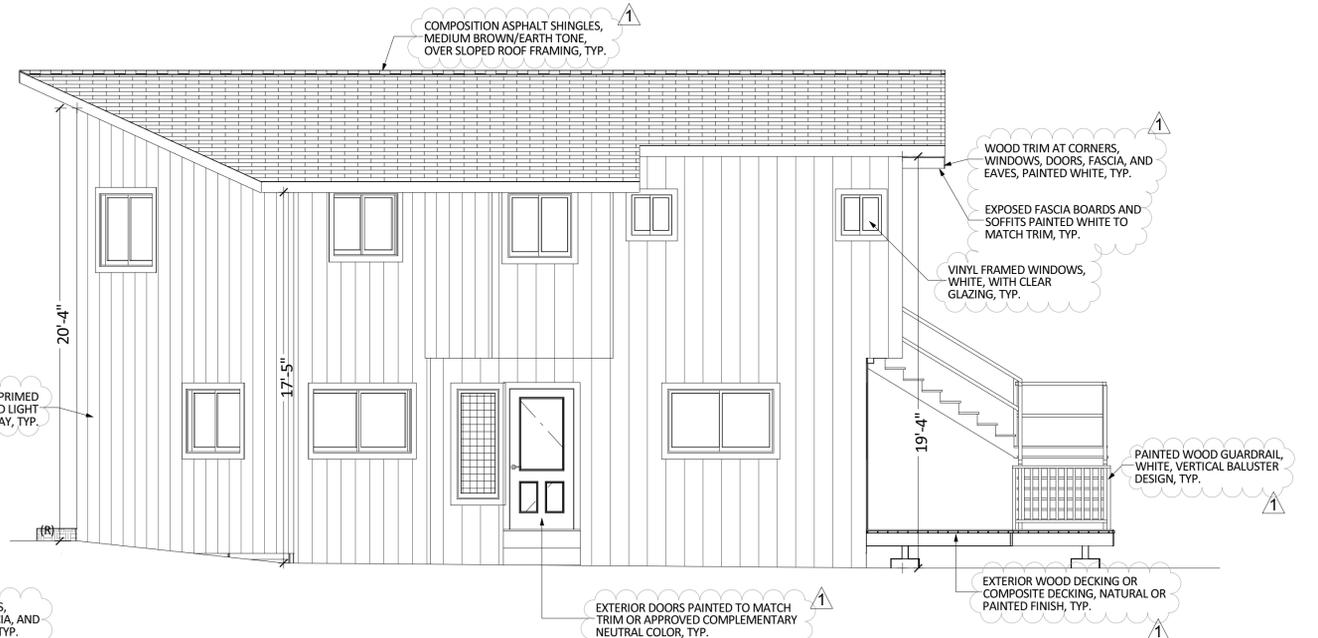
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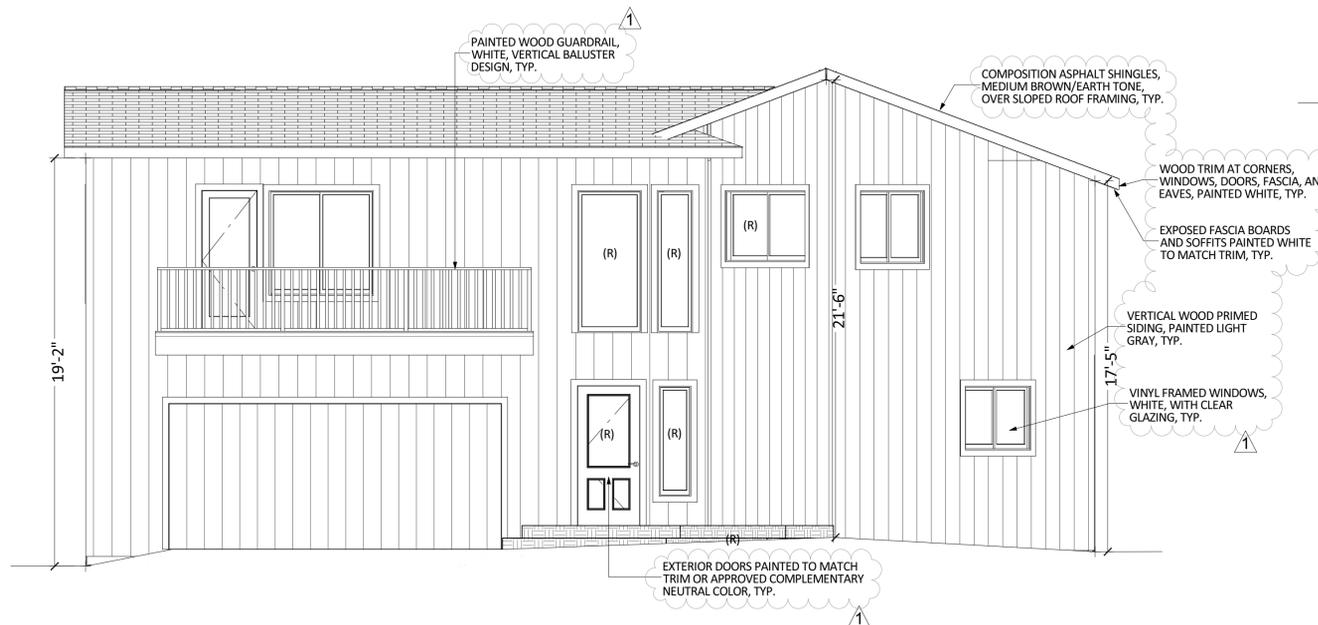
3 EXISTING NORTH WEST EXTERIOR ELEVATION (NO CHANGES)
A0.2 SCALE: 1/4" = 1' - 0"



4 EXISTING SOUTH WEST EXTERIOR ELEVATION
A0.2 SCALE: 1/4" = 1' - 0"



2 EXISTING NORTH EAST EXTERIOR ELEVATION
A0.2 SCALE: 1/4" = 1' - 0"



1 EXISTING SOUTH EAST EXTERIOR ELEVATION
A0.2 SCALE: 1/4" = 1' - 0"

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DATE: 1/6/2026
DRAWN BY: LL

APPROVAL STAMPS:



EXISTING
EXTERIOR
ELEVATIONS

ABBREVIATIONS

(R) REMOVE

SITE DEVELOPMENT PERMIT & COASTAL PERMIT SET

SHEET: **A0.2**



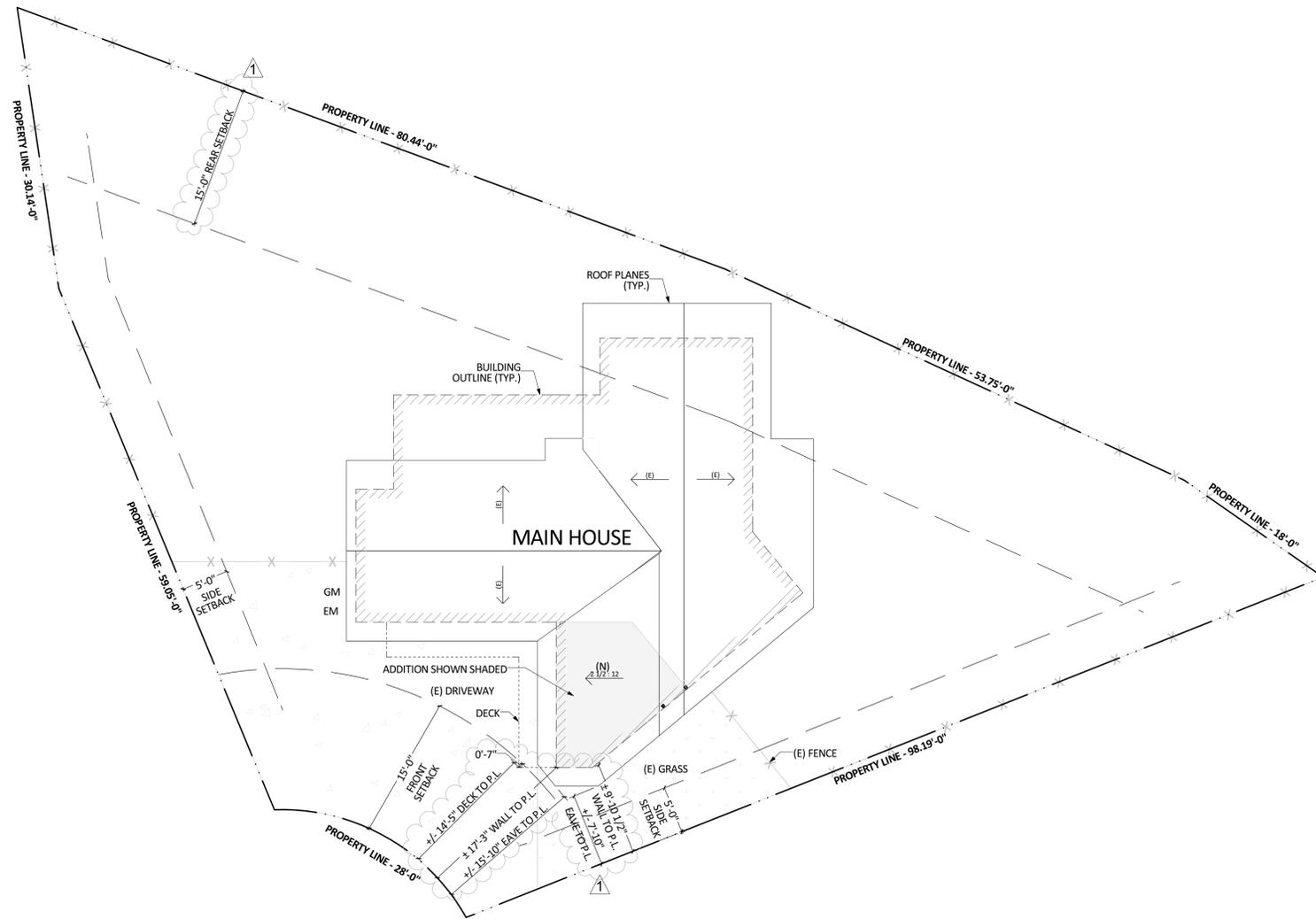
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RESIDENTIAL ADDITION
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WIXON AVE.

1 PROPOSED SITE/ROOF PLAN
A1.1 SCALE: 1/8" = 1' - 0"

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ABBREVIATIONS

(E)	EXISTING
(N)	NEW

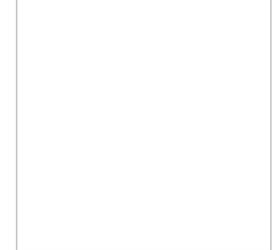
SITE PLAN LEGEND:

	EXISTING CONCRETE
	EXISTING GRASS
	PROPOSED BUILDING
	PROPERTY LINE
	PROPERTY FENCE
	ROOF PITCH

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APPROVAL STAMPS:



PROPOSED SITE/
ROOF PLAN

SHEET: **A1.1**



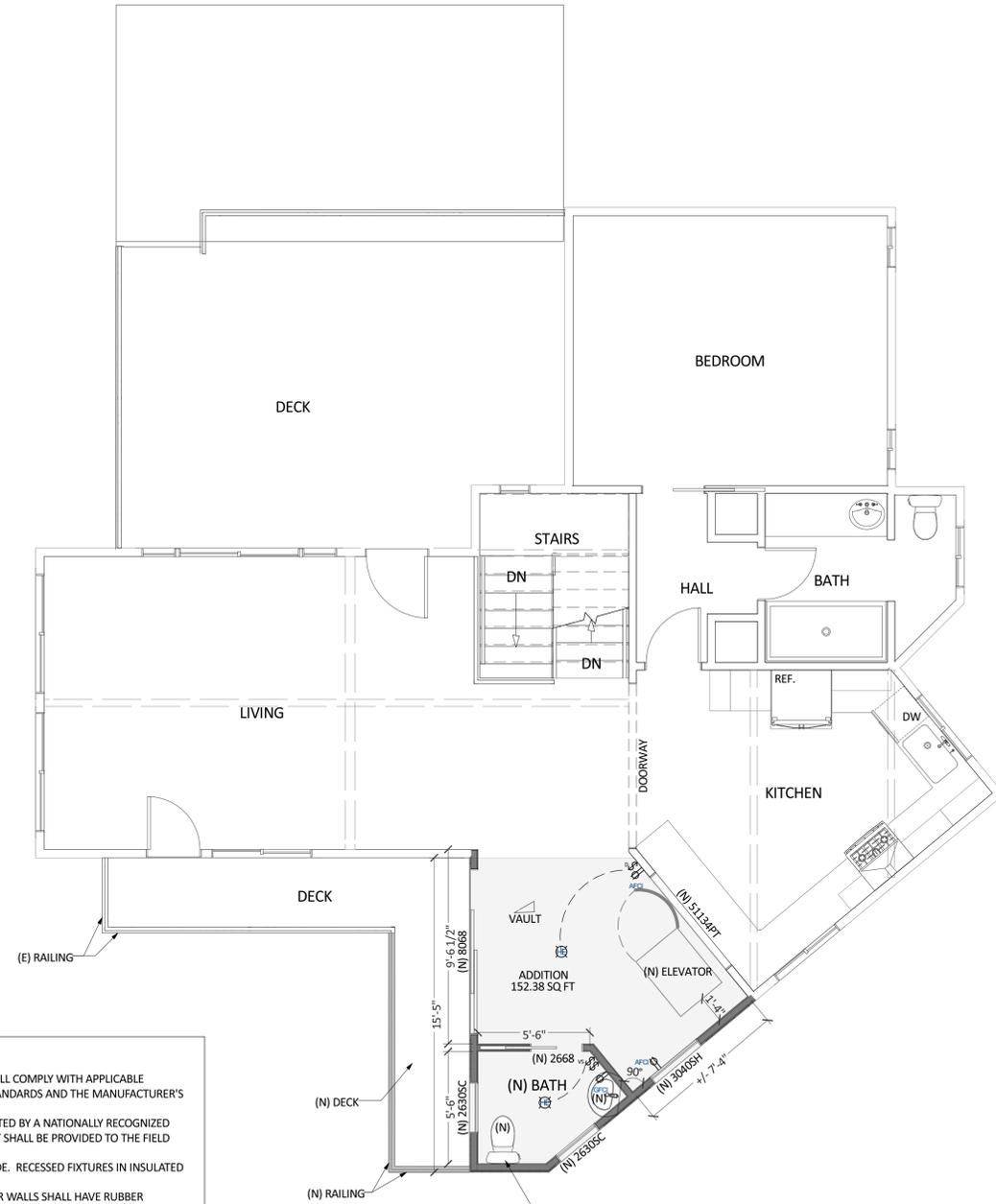
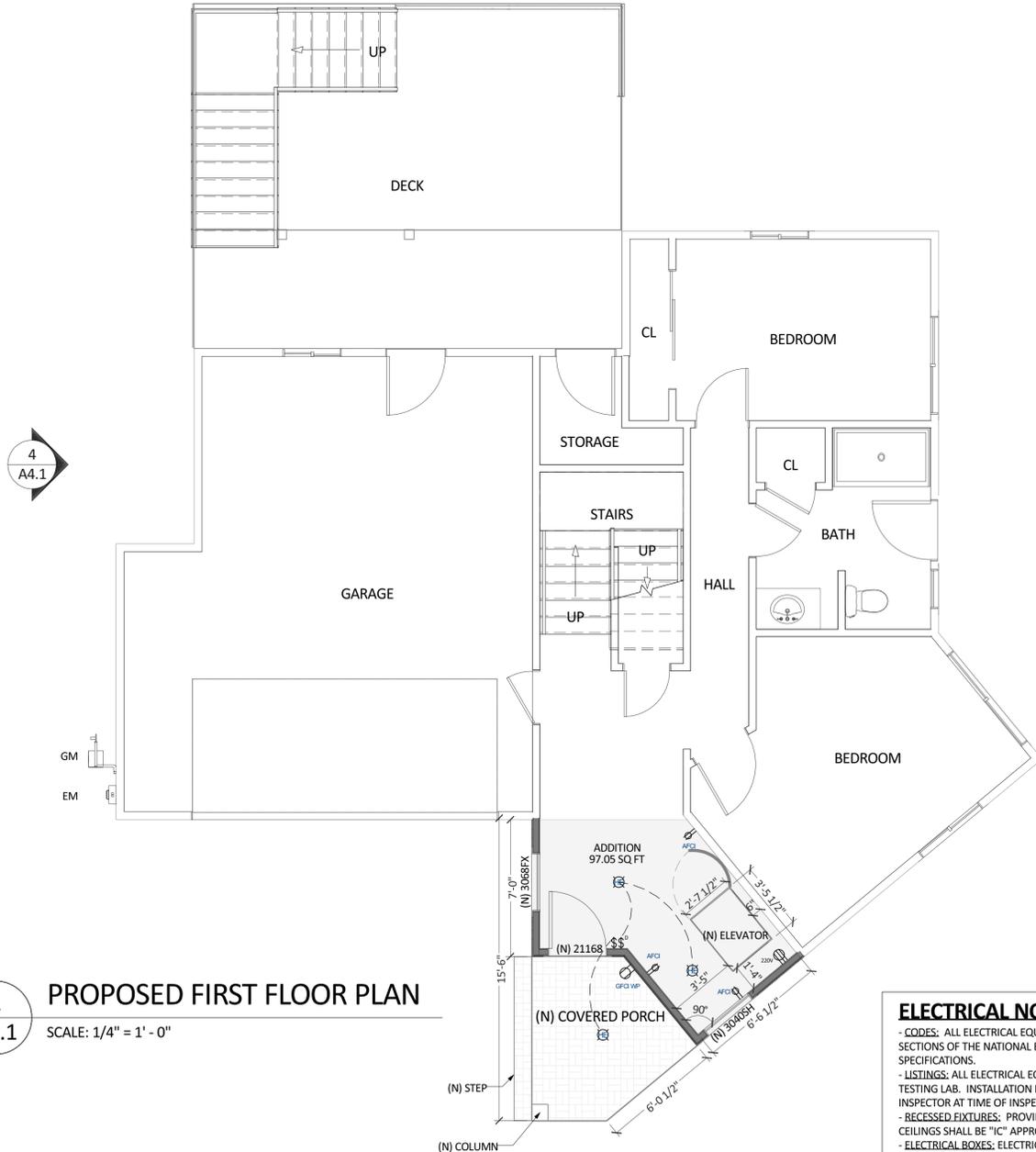
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RESIDENTIAL ADDITION
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1 PROPOSED FIRST FLOOR PLAN
A2.1 SCALE: 1/4" = 1' - 0"

2 PROPOSED SECOND FLOOR PLAN
A2.1 SCALE: 1/4" = 1' - 0"

ELECTRICAL NOTES:

- **CODES:** ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS.
- **LISTINGS:** ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
- **RECESSED FIXTURES:** PROVIDE RECESSED FIXTURE CLEARANCE PER CODE. RECESSED FIXTURES IN INSULATED CEILING SHALL BE "IC" APPROVED FIXTURES.
- **ELECTRICAL BOXES:** ELECTRIC SWITCH AND OUTLET BOXES ON EXTERIOR WALLS SHALL HAVE RUBBER GASKETS FOR MEDIUM INFILTRATION CONTROL.
- **KITCHEN AND BATH FIXTURES:** ALL GENERAL LIGHTING FIXTURES AND BULBS IN KITCHEN AND BATH AREAS SHALL HAVE AN EFFICACY RATING OF 40 LUMENS PER WATT OR GREATER. FLUORESCENT FIXTURES WITH PLUG-IN (NOT SCREW-IN) FLUORESCENT LAMPS SHALL BE USED.
- **BATHROOM OUTLET CIRCUITS:** REQUIRED BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WHICH CANNOT SERVE ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED).
- **TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS:** ALL NEW NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES THAT ARE WITHIN 5 1/2' ABOVE FINISH FLOOR SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- **HIGH EFFICACY LIGHTING:**
 - A ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A
 - B ALL PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES SHALL CONTAIN SCREW-BASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS AND BE MARKED AS JAB-2016 OR JAB-2016-E. CEC 150.0(K)G
 - C ALL JAB COMPLIANT LIGHT FIXTURES INSTALLED IN CEILING RECESSED DOWNLIGHTS, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS, AND GU24 BASED LED LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.

MECHANICAL & PLUMBING NOTES:

- ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.
- ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.
- **PLUMBING VENTS:** ALL PLUMBING VENTS SHALL BE MINIMUM 10 FEET FROM OPERABLE SKYLIGHTS.
- **HOSE BIBS:** HOSE BIBS AND WATER OUTLETS WITH HOSE ATTACHMENTS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES.
- **LAUNDRY/BATHROOM VENTILATION:** FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW.
 - A. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.
 - B. USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA.
 - C. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
 - D. EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL.

ARCHITECTURAL NOTES:

- **DIMENSIONS:** ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- **CAULKING:** ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILING AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND SEALED.
- **EXTERIOR PLASTER LATH:** EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYER WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYER SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. X 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.
- **EXTERIOR PLASTER:** EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.
- **GYPSONUM WALLBOARD:** ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSONUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. USE WATER RESISTANT GYPSONUM BACKING BOARD AT WALLS TO RECEIVE CERAMIC TILE COVERING. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS: A 1 1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED B NAIL OR 4d "DRYVITE" NAIL AT 7" O.C. C. 5/8" TYPE "X" WALLBOARD 6D "COOLER" NAILS AT 7" O.C.

ABBREVIATIONS	
(N)	NEW
(E)	EXISTING
CL	CLOSET
DW	DISHWASHER
HE	HIGH EFFICACY
REF	REFRIGERATOR
VS	VACANCY SENSOR
WP	WATERPROOF
PT	PASS-THROUGH
FX	FIXED
SH	SINGLE HUNG

LEGEND	
	EXISTING WALL TO REMAIN
	2X4 EXTERIOR WALL
	2X4 INTERIOR WALL

ELECTRICAL SYMBOLS (ALL LIGHTING TO BE HIGH EFFICACY)

	HIGH EFFICACY RECESSED LIGHT FIXTURE
	SWITCH
	SWITCH - DIMMER
	SWITCH - VACANCY SENSOR
	110V OUTLET - ARC FAULT CIRCUIT INTERRUPTER
	110V OUTLET - GROUND FAULT CIRCUIT INTERRUPTER
	220V OUTLET



SITE DEVELOPMENT PERMIT & COASTAL PERMIT SET

#	DATE	DESCRIPTION	BY
1	2/13/26	COMMENT RESPONSES	LL

DATE: 1/6/2026
DRAWN BY: LL

PROPOSED FLOOR PLAN & ELECTRICAL PLAN

SHEET: **A2.1**

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