Staff Report to the Zoning Administrator

Application Number: 151273

Applicant: Fuse Architects
Owner: Todd & Sabine Debonis
APN: 039-251-08

Agenda Date: December 18, 2015
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct a 635 square foot accessory dwelling unit at the second floor above a 400 square foot non-habitable storage building on a site with an existing single family dwelling and swimming pool on property located in the R-1-1AC zone district. Requires a Residential Development Permit for an accessory dwelling unit that exceeds the maximum 1-story and 17-foot height limitation and a Soils Report Review.

Location: Property is located on the south side of Las Lomas Drive, approximately 400 feet south of the intersection with Haas Drive. (102 Las Lomas Drive)

Supervisorial District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Residential Development Permit
Technical Reviews: Soils Report Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151273, based on the attached findings and conditions.

Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Comments & Correspondence

Parcel Information

Parcel Size:	1.08 acres
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Rural residential neighborhood

Project Access:	Las Lomas Drive
Planning Area:	Aptos
Land Use Designation:	R-UVL (Urban Very Low Density Residential)
Zone District:	R-1-1AC (Single family residential - 1 acre minimum)
Coastal Zone:	__ Inside _X_ Outside

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report review to be completed with Building Permit
Fire Hazard:	Not a mapped constraint
Slopes:	10-20%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Drainage review to be completed with Building Permit
Archeology:	No physical evidence on site

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Septic
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6 Flood Control District

Project Setting

The subject property is located on the south side of Las Lomas Drive, approximately 400 feet south of Haas Drive in the Aptos planning area. The property is developed with an existing single family dwelling. The surrounding neighborhood is developed with single family residences and accessory structures.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 1.08 acres, located in the R-1-1AC (Single family residential - 1 acre minimum) zone district, a designation which allows residential uses. The proposed existing single family residential use a principal permitted use within the zone district. The zoning is consistent with the site's R-UVL (Urban Very Low Density Residential) General Plan designation.

Accessory Dwelling Unit

The subject property is located within the Urban Services Line (USL), and is served by a septic waste disposal system. An accessory dwelling unit up to a maximum of 640 square feet is allowed on

parcels served by septic systems within the USL, as long as the parcel is a minimum of 10,000 square feet in size and also complies with the minimum size required by the zone district. The subject parcel is over 10,000 square feet in area and the 1 acre minimum size required within the R-1-1AC zone district.

Residential Development Permit

Within the Urban Services Line, accessory dwelling units that are located on a second story, or that are over 17 feet in height, require a Residential Development permit. The proposed location of the accessory dwelling unit (over the proposed storage room) would not result in a loss of privacy or other visual impacts to surrounding properties due to the location of the proposed structure on a slope that is well away from other residences on surrounding parcels. The proposed structure would also comply with all setbacks for the R-1-1AC zone district.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **151273,** based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 151273
Assessor Parcel Number: 039-251-08
Project Location: 102 Las Lomas Drive, Aptos

Project Description: Construct an accessory dwelling unit above a storage room.

Person or Agency Proposing Project: Fuse Architects

Contact Phone Number: (831) 479-9295

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.

B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).

C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.

D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. __X__ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an accessory dwelling in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

_____ Date:_____

Randall Adams, Project Planner

EXHIBIT A

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed accessory structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the accessory structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-1AC (Single family residential - 1 acre minimum) zone district, and the proposed structure would be accessory to the primary residential use of the property. The proposed location of the accessory dwelling unit (over the proposed storage room) would not result in a loss of privacy or other visual impacts to surrounding properties due to the location of the proposed structure on a slope that is well away from other residences on surrounding parcels.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed structure is accessory to the primary residential use and is consistent with the use and density requirements specified for the Urban Very Low Density Residential (R-UVL) land use designation in the County General Plan.

The proposed accessory structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the accessory structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed accessory structure will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed accessory structure will comply with the site standards for the R-1-1AC zone district (including setbacks and lot coverage).

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed accessory dwelling unit is to be constructed on site with an existing single family dwelling. The expected level of traffic generated by the proposed project will not adversely impact existing roads or intersections in the surrounding area. The project will not overload existing utilities serving the subject property.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the existing residential use (including the proposed accessory structure) is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

Not applicable

Conditions of Approval

Exhibit D: Project Plans, "Debonis ADU", prepared by Fuse Architects.

I. This permit authorizes the construction of an accessory dwelling unit over a storage room, as depicted on the approved Exhibit "D" for thie 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 the Planning Department 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 the Planning Department 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.

C. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.

D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.

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

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. 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.

2. 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 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.

4. 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.

B. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.

E. Comply with all requirements of the Soils Report Review for this project, and submit 3 copies of a plan review letter prepared and stamped by the project Geotechnical Engineer.

F. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, $1,000 and $109 per bedroom.

G. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, $1,000 and $1,000 per bedroom.

H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is $2 per square foot.

I. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

J. 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.

K. Complete and record a Declaration of Restriction to construct a second unit. **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to the Planning Department.

L. Complete and record a Declaration of Restriction to construct a non-habitable storage room. **You may not alter the wording of this declaration**. Follow the

instructions to record and return the form to the Planning Department.

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 conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports.

D. 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 observed.

IV. Operational Conditions

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 permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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 County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.

PROJECT INFORMATION

SCOPE OF WORK:	CONSTRUCTION OF NEW ADU AND STORAGE AREA BELOW
BUILDING ADDRESS:	102 LAS LOMAS RD, APTOS CA, 95003
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	GROUP U
PARCEL ZONING:	R-1-1AC
FIRE PROTECTION:	NONE
NUMBER OF STORIES:	2: 1 STORY ADU, 1 STORY NONHABITABLE
BUILDING AREA:	ADU FLOOR: 595 SF NONHABITABLE FLOOR: 395 SF

GREEN BUILDING CODE COMMENTS

1. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR PER CGBS SECTION 5.504.4.2.2

2. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECT) 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 & ADHESIVES) RESILIENT FLOORING SYSTEMS & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 5.504

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

ITEMS TO HAVE DEFERRED SUBMITTAL INCLUDE:

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT WITH ADJACENT NONHABITABLE STORAGE AREA BENEATH.

CONSTRUCTION TO INCLUDE: PARTIAL DEMOLITION OF A UNREINFORCED BLOCK RETAINING WALL, NEW CONSTRUCTION OF ADU W/ ADDITION TO THE EXISTING LEACH FIELD.

ALL WORK SHALL CONFORM TO LOCAL CODE AMENDMENTS AND APPLICABLE ORDINANCES, FEDERAL REGULATIONS, AND AMERICAN W/ DISABILITIES ACT (ADA).

NO HAZARDOUS MATERIALS WILL BE USED OR STORED WITHIN THE SCOPE OF WORK.

APPLICABLE CODES & REGS.

2013 California Building Code
2013 California Electrical Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Fire Code
2013 Building Energy Efficiency Standards
2013 California Green Building Code

ALL WORK TO CONFORM TO LOCAL CODE AMENDMENTS, APPLICABLE ORDINANCES & FEDERAL REGULATIONS.

LOCATION MAP

VICINITY MAP

ABBREVIATIONS

A

AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND

B

BLDG	BUILDING
BD	BOARD
BLKG	BLOCKING

C

CPT	CARPET
CEM	CEMENT(ITIOUS)
CLG	CEILING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CMU	CONCRETE MASONRY UNIT

D

DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
$	DOLLAR (US CURRENCY)
DR	DOOR
DWR	DRAWER

E

ELEC	ELECTRICAL
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR

F

FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FR	FIRE RATING(ED)
FRMG	FRAMING
FLR	FLOOR(ING)
FURN	FURNITURE
FWC	FABRIC WALL COVERING

G

GA	GAUGE
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GYP	GYPSUM

H

HD	HEAD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING

I

INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR

J

JAN	JANITOR

L

LAV	LAVATORY
LB	POUND
LT	LIGHT
LVLG	LEVELING

M

MAX	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MTD	MOUNTED

N

NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

O

OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING(S)

P

PBD	PARTICLE BOARD
PNL	PANEL
POB	POINT OF BEGINNING
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD

R

RECESS	RECESSED
REF	REFER(ENCE)
REFL	REFLECTED
REGS	REGULATIONS
RM	ROOM
REQD	REQUIRED

S

SEC	SECURITY
SF	SQUARE FEET
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED

T

TRTD	TREATED
T&G	TONGUE AND GROOVE
TYP	TYPICAL

U

UTIL	UTILITY
UON	UNLESS OTHERWISE NOTED

V

VERT	VERTICAL
VIF	VERIFY IN FIELD

W

W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WT	WEIGHT

CONTACT INFORMATION

CLIENT:
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Aptos, CA 95003

ARCHITECT:
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Dan Gomez, Architect
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www.fusearchitecture.com

SURVEYOR:
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1812 Seabright Ave.
Santa Cruz, CA, 95062
831-429-1786 phone
831-429-1786 fax

STRUCTURAL:
Redwood Engineering
Leonard Wills, P.E.
715-A Soquel Ave.
Santa Cruz, CA 95062
831-425-8446

CONTRACTOR:
Roger Ekers

GEOTECHNICAL:
Pacific Crest Engineering, Inc.
Brian D. Beverly, G.E., P.E.
444 Airport Blvd. Suite 106
Watsonville, CA, 95076
831-722-8446 Phone Extension 207
831-722-9158 Fax
www.PacificCrestInc.com

CIVIL:

DRAWING INDEX

ADDED, IN SHEET ISSUED BY SHEET WITH ADDED OR FOR REFERENCE ONLY

ARCHITECTURAL

Sheet Number	Sheet Name	01/09/2015				
A00.00	PROJECT INFORMATION	X				
A00.01	GRAPHIC SYMBOLS	X				
A00.02	GENERAL NOTES	X				
A00.04	DESIGN INTENT SKETCHES	X				
A00.50	SITE PLAN	X				
A01.01	CONSTRUCTION PLAN - STORAGE & LEVEL 01	X				
A08.01	INT. ELEVS & ENLARGED PLANS	X				
A09.01	EXTERIOR ELEVATIONS	X				
A10.01	BUILDING SECTIONS	X				

STRUCTURAL

CIVIL

DEBONIS ADU

102 LAS LOMAS DRIVE,
APTOS, CA, 95003

fuse
fuse architecture

411 Capitola Ave.
Capitola CA 95010

Tel 831.479.9295
Fax 831.479.9322

Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN # 039-251-04

Description
PROJECT INFORMATION

Scale
As Indicated

A00.00

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8/7/2015 4:01:37 PM

11

EXHIBIT D

GRAPHIC SYMBOLS (CONT)

REFLECTED CEILING

	ACOUSTICAL CEILING AND GRID
XX" XX"	CEILING HEIGHT CHANGE SYMBOL
XX"	FINISH CEILING HEIGHT SYMBOL
	GRID STARTPOINT SYMBOL
	CEILING FINISH TAG
MS	MOTION SENSOR
S	CEILING MOUNTED SPEAKER
	CEILING MOUNTED CAMERA
	CEILING MOUNTED SPRINKLER HEAD
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED EXIT SIGN
	DENOTES EXISTING TO REMAIN
R	DENOTES EXISTING TO BE RELOCATED

LIGHT FIXTURES

	FLORESCENT LIGHT FIXTURE
	FLORESCENT LIGHT FIXTURE / EMERGENCY CIRCUIT
	EXISTING LIGHT FIXTURE TO BE REMOVED
	UNDER CABINET FLORESCENT FIXTURE
	FLORESCENT STRIP FIXTURE
	FLORESCENT PENDANT FIXTURE
	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	RECESSED WALL WASHER
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT FIXTURE
	WALL SCONCE
	LIGHT SWITCH
D	DIMMER SWITCH

MECHANICAL FIXTURES

	RETURN AIR
	SUPPLY AIR
	CIRCULAR DIFFUSER
	LINEAR DIFFUSER
	EXHAUST FAN
	FIRE SPRINKLER
	ACCESS DOOR

GRAPHIC SYMBOLS (CONT)

POWER AND COMMUNICATION,

SURFACE FLOOR MOUNTED DEVICES

	SURFACE FLOOR MOUNTED, SINGLE RECEPTACLE
	SURFACE FLOOR MOUNTED, DUPLEX RECEPTACLE
	SURFACE FLOOR MOUNTED, QUADRAPLEX RECEPTACLE
	SURFACE FLOOR MOUNTED, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE
	SURFACE FLOOR MOUNTED, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES
	SURFACE FLOOR MOUNTED, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES
	SURFACE FLOOR MOUNTED, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES
	SURFACE FLOOR MOUNTED, VOICE/DATA RECEPTACLE
	SURFACE FLOOR MOUNTED, DATA RECEPTACLE
	SURFACE FLOOR MOUNTED, VOICE RECEPTACLE
AV	SURFACE FLOOR MOUNTED, AV RECEPTACLE
P	SURFACE FLOOR MOUNTED, SYSTEMS WORKSTATION PANEL POWER INFEED
V	SURFACE FLOOR MOUNTED, SYSTEMS WORKSTATION PANEL VOICE INFEED
	SURFACE FLOOR MOUNTED, CONDUIT STUB UP, AV
	SURFACE FLOOR MOUNTED, CONDUIT STUB UP, POWER
	SURFACE FLOOR MOUNTED, CONDUIT STUB UP, VOICE/DATA

SURFACE FLOOR MOUNTED, POKE THRU DEVICES

	SURFACE FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE
	SURFACE FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE
	SURFACE FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE
	SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE
	SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES
	SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES
	SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES
	SURFACE FLOOR MOUNTED, POKE THRU, VOICE/DATA RECEPTACLE
	SURFACE FLOOR MOUNTED, POKE THRU, DATA RECEPTACLE
	SURFACE FLOOR MOUNTED, POKE THRU, VOICE RECEPTACLE
AV	SURFACE FLOOR MOUNTED, POKE THRU, AV RECEPTACLE
P	SURFACE FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL POWER INFEED
V	SURFACE FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL VOICE INFEED

FURNITURE SYSTEMS MOUNTED DEVICES

	FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE
	FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE
	FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE
	FURNITURE SYSTEMS MOUNTED, VOICE/DATA RECEPTACLE
	FURNITURE SYSTEMS MOUNTED, DATA RECEPTACLE
	FURNITURE SYSTEMS MOUNTED, VOICE RECEPTACLE
	FURNITURE SYSTEM ELECTRIC PIGTAIL
PP	FURNITURE MOUNTED, POWER POLE

SECURITY DEVICES

CR	CARD READER
E	ELECTRIC DOOR BELL PUSH
B	ELECTRIC DOOR BELL
IC	INTERCOM
RB	REMOTE DOOR RELEASE BUTTON
MS	MOTION SENSOR
EH	ELECTRIC DOOR HINGE
H	ELECTRICAL DOOR HOLD OPEN

FINISH INDICATIONS

	GLASS SYMBOL	MF-1	WALL FINISH
	MASONRY COURSING	MF-1	FLOOR FINISH
	WOOD VENEER	MF-1 / MF-1	ELEVATION FINISH / CEILING FINISH
	STONE		CHANGE IN FLOOR FINISH

GRAPHIC SYMBOLS (CONT)

LIFE SAFETY EQUIPMENT AND DEVICES

FW	FIRE WARDEN STATION SYMBOL
ST	WALL MOUNTED FIRE ALARM STROBE SYMBOL
FA	FIRE ALARM PULL SYMBOL
FEC	WALL MOUNTED, FIRE EXTINGUISHER CABINET
FE	WALL MOUNTED FIRE EXTINGUISHER
FHC	WALL MOUNTED FIRE HOSE CABINET
FV	WALL MOUNTED FIRE VALVE
FVC	WALL MOUNTED FIRE VALVE CABINET

POWER AND COMMUNICATION

WALL MOUNTED DEVICES

XX	EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
ST	WALL MOUNTED FIRE ALARM STROBE
FA	FIRE ALARM PULL
FW	FIRE WARDEN STATION
	WALL MOUNTED, SINGLE RECEPTACLE
	WALL MOUNTED, DUPLEX RECEPTACLE
	WALL MOUNTED, QUADRAPLEX RECEPTACLE
	WALL MOUNTED, VOICE/DATA RECEPTACLE
	WALL MOUNTED, DATA RECEPTACLE
	WALL MOUNTED, VOICE RECEPTACLE
T	WALL MOUNTED, THERMOSTAT
TV	WALL MOUNTED, CABLE TV RECEPTACLE
AV	WALL MOUNTED, AV RECEPTACLE
AV	WALL MOUNTED, AV TROUGH
	WALL MOUNTED, ELECTRICAL JUNCTION BOX
	WALL MOUNTED, VOICE/DATA JUNCTION BOX
P	WALL MOUNTED, SYSTEMS WORKSTATION PANEL POWER INFEED
V	WALL MOUNTED, SYSTEMS WORKSTATION PANEL VOICE/DATA INFEED
	WALL MOUNTED, CONDUIT STUB-OUT POWER
	WALL MOUNTED, CONDUIT STUB-OUT VOICE AND DATA
	WALL MOUNTED, CONDUIT STUB-OUT AV
	WALL MOUNTED, PLUG MOLD

FLUSH FLOOR MOUNTED DEVICES

	FLUSH FLOOR MOUNTED, SINGLE RECEPTACLE
	FLUSH FLOOR MOUNTED, DUPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED, QUADRAPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES
	FLUSH FLOOR MOUNTED, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES
	FLUSH FLOOR MOUNTED, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES
	FLUSH FLOOR MOUNTED, VOICE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, VOICE RECEPTACLE
P	FLUSH FLOOR MOUNTED, SYSTEMS WORKSTATION PANEL POWER INFEED
V	FLUSH FLOOR MOUNTED, SYSTEMS WORKSTATION PANEL VOICE INFEED
AV	FLUSH FLOOR MOUNTED, AV RECEPTACLE
P/V	FLUSH FLOOR MOUNTED, RAISED FLOOR BOX, COMBINATION POWER, VOICE/DATA
P/V/A	FLUSH FLOOR MOUNTED, RAISED FLOOR BOX, COMBINATION POWER, VOICE/DATA, AV
AV	FLUSH FLOOR MOUNTED, RAISED FLOOR BOX, AV

FLUSH FLOOR MOUNTED, POKE THRU, DEVICES

	FLUSH FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES

GRAPHIC SYMBOLS (CONT)

FLUSH FLOOR MOUNTED, POKE THRU, DEVICES (CONT.)

	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES
	FLUSH FLOOR MOUNTED, POKE THRU, VOICE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, VOICE RECEPTACLE
AV	FLUSH FLOOR MOUNTED, POKE THRU, AV RECEPTACLE
P	FLUSH FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL POWER INFEED
V	FLUSH FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL VOICE INFEED

CONSTRUCTION

- COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION
- SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- MILLWORK
- MILLWORK ABOVE
- DETAIL NUMBER
- SHEET NUMBER
- DESCRIPTION OF SIMILAR OR OPPOSITE
- FLOOR NUMBER AND AREA OR PHASE
- AREA TO BE DETAILED
- LOCATION OF ROW WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- ROW ON SHEET WHERE ELEVATION IS SHOWN
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED

ROOM / 1A25	ROOM NAME / ROOM NUMBER
XX	SHEET/DETAIL REFERENCE
A	WALL TYPE REFERENCE
XXXX	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
XX / XXX	DOOR TYPE / HARDWARE TYPE
XXXX / XX/XX	DOOR NUMBER / DOOR TYPE | HARDWARE TYPE
XX	WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
XX	WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
MW01	MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
	ELEVATION DATUM REFERENCE
	MATCH LINE SYMBOL
ALIGN	ALIGN WITH ESTABLISHED SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

FW	FIRE WARDEN STATION SYMBOL
ST	WALL MOUNTED FIRE ALARM STROBE SYMBOL
FA	FIRE ALARM PULL SYMBOL
FEC	WALL MOUNTED, FIRE EXTINGUISHER CABINET
FE	WALL MOUNTED FIRE EXTINGUISHER
FHC	WALL MOUNTED FIRE HOSE CABINET
FV	WALL MOUNTED FIRE VALVE
FVC	WALL MOUNTED FIRE VALVE CABINET

DEBONIS ADU

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Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN #: 039-251-06

Description
GRAPHIC SYMBOLS

Scale
12" = 1'-0"

A00.01

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EXHIBIT D

CONSTRUCTION NOTES

1. ALL EXISTING CONSTRUCTION SHOWN TO REMAIN U.O.N.

2. CONTRACTOR TO PATCH AND REPAIR ANY AREA AFFECTED BY CONSTRUCTION TO BE IN "LIKE NEW" CONDITION.

3. PROVIDE BLDG. STD. KEYING AND SIGNAGE ALLOWANCE.

4. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR, OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH. REMOVE ALL NAILS, PINS, ETC. AND PATCH AND REPAIR ALL EXISTING HOLES IN GYPSUM BOARD PARTITIONS AS REQUIRED, PREP TO RECEIVE NEW SPECIFIED FINISHES.

5. USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT U.O.N.

6. ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED.

7. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.

8. ALL PENETRATIONS THROUGH RATED WALLS MUST BE FIRE SEALED PER UL METHODS.

9. ALL INTERIOR PARTITIONS SHALL BE TAPED SMOOTH AND SANDED TO RECEIVE PAINT OR WALL COVERING.

10. DOOR OPENING IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJOINING PARTITIONS.

11. ALL FIRE BARRIERS SHALL BE PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING THAT INCLUDE:
 A. LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
 B. REPEATED AT INTERVALS NOT EXCEEDING 30' MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
 C. INCLUDING LETTERING NOT LESS THAN 0.5" IN HEIGHT STATING, "FIRE BARRIER – PROTECT ALL OPENINGS" PER, CBC 703.6

12. ALL WOOD TO MEET FSC CERTIFICATION REQUIREMENTS.

13. BUILDING MATERIALS TO MEET 15% RECYCLED CONTENT REQUIREMENT PER 2013 CALIFORNIA GREEN BUILDING CODE (CALGREEN).

DISABLED ACCESS NOTES

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 34" AND 44" ABOVE FLOOR FINISH.

6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 34" AND 44" ABOVE THE FLOOR.

7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.

8. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.

9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. (A 44" MIN. LANDING IS ACCEPTABLE IF DOOR DOES NOT HAVE LATCH OR CLOSER OR EITHER).

13. FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

14. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

15. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 18" ABOVE THE FLOOR OR WORKING PLATFORM.

16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.

17. ENTRY TO SANITARY FACILITIES:
 17.1. DOORWAYS TO HAVE A 32" CLEAR OPENING.
 17.2. ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH AND 48" SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.

18. TOILET ROOM ACCESSORIES
 18.1. MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" FROM THE FLOOR.
 18.2. MOUNT TOILET TISSUE DISPENSERS WITHIN 7"-9" FROM THE FRONT EDGE OF THE TOILET SEAT TO CENTER OF DISPENSER.
 18.3. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, COIN SLOTS, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.

19. SINGLE ACCOMMODATION TOILET FACILITY
 19.1. WATER CLOSET TO HAVE A 36" CLEARANCE FROM A FIXTURE AND 32" FROM A WALL.
 19.2. MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET TO BE 48".
 19.3. A SPACE 36" X 48" IS PERMITTED IN FRONT OF EXISTING WATER CLOSET ACCESSIBLE TO THE HANDICAPPED.

20. THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) SHALL BE BETWEEN 17" AND 19".

21. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.

22. PROVIDE GRAB BARS ON EACH SIDE, OR ONE SIDE AND BACK OF WATER CLOSET.
 22.1. GRAB BARS TO BE 33" MIN.-36" MAX. ABOVE AND PARALLEL TO THE FLOOR.
 22.2. SIDE BARS TO BE 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR AT BACK TO BE 36" LONG.
 22.3. DIAMETER OF GRAB BARS TO BE 1-1/4" TO 2".
 22.4. PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL.
 22.5. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD.
 22.6. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 22.7. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
 22.8. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

23. PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.

24. MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 8" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.

25. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

26. INSULATE OR OTHERWISE COVER HOT/COLD WATER AND DRAIN PIPES UNDER LAVATORIES.

27. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

FIRE DEPARTMENT NOTES

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR. SEE PLANS FOR LOCATIONS.

2. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.

3. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.

4. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.

5. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.

6. DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.

7. 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.

9. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING: A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS. B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS. C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.

10. DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL BE NON-COMBUSTIBLE OR BE FLAMEPROOFED IN AN APPROVED MANNER.

11. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.

12. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.

13. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

14. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

15. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK. COORDINATE ALL LOCATIONS IN FIELD PRIOR TO INSTALLATION.

16. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

17. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION. COORDINATE INSTALLATION AND RELOCATION OF SPRINKLER HEADS WITH REFLECTED CEILING PLAN.

18. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

19. EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPT LOCK BOX AND ADDRESS POSTING LOCATIONS TO BE VERIFIED IN FIELD BY FIRE INSPECTOR.

20. PROVIDE FIRE DEPARTMENT LOCK BOX AT STAIRWELL AND EXTERIOR EGRESS DOORS. FIRE INSPECTOR SHALL VERIFY LOCK BOX LOCATIONS IN FIELD.

REFLECTED CEILING NOTES

1. DESIGN SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY LOADS TRIBUTARY TO THE SYSTEM. USE A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE.

2. WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHODS MAY BE EMPLOYED.
 2.1 PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO. 12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12 FEET ON CENTER IN EACH DIRECTION, WITH THE FIRST POINT WITHIN 4' FROM EACH WALL.
 2.2 ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS. MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
 2.3 PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8" OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL.
 2.4 SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURES ABOVE.

3. LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES, CENTER IN 2X2 SECTION OF TILE, SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS, U.O.N.

4. FINISH HVAC DIFFUSERS, DRAPERY POCKETS, AND SPEAKER GRILLES TO MATCH ADJACENT FINISH, U.O.N.

5. LOCATIONS OF CEILING PENETRATIONS, SUCH AS AIR DIFFUSERS, GRILLES, LIGHT FIXTURES, ETC. SHALL BE AS SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. WHERE DISCREPANCIES IN LOCATION OCCUR, THE ARCHITECTURAL PLAN SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.

6. WHEN CEILING INTERRUPTIONS OCCUR, SUCH AS PARTITIONS, FURR DOWNS, ETC., THEY SHALL BE CHECKED AND THEIR CONSTRUCTABILITY VERIFIED PRIOR TO CONSTRUCTION OF SUCH INTERRUPTIONS. SHOULD QUESTIONS REGARDING SUCH INTERRUPTIONS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.

7. CEILING HEIGHTS SHALL BE BUILDING STANDARD, U.O.N.

8. THERE SHALL BE NO COMBUSTIBLE MATERIALS USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS. ALL CONNECTORS SHALL BE STEEL.

9. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS AND SPOT LIGHTS IN CENTER OF CEILING TILES SO THAT LIGHT IS NOT LESS THAN 18" OR MORE THAN 30" FROM FACE OF WALL, U.O.N. EARTHQUAKE CLIPS AND WIRES WILL BE USED.

10. CONDUIT MUST BE A MINIMUM OF 6" CLEAR ABOVE THE CEILING GRID.

11. BUILDING STANDARD AVERAGE LEVEL OF LIGHTING THROUGHOUT AS REQUIRED TO MEET TITLE 24.

12. CONTRACTOR SHALL CLEAN ALL FIXTURE LAMPS AND REPLACE AS MISSING, BURN OUT OR MISMATCHED.

13. THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTATION. SAID DOCUMENTATION SHALL BE SUBMITTED TO ARCHITECT PRIOR TO APPLICATION FOR FINAL PAYMENT.

14. ALL CONDUITS AND HVAC DUCTS SHALL BE INDEPENDANTLY SUSPENDED FROM THAT USED TO SUSPEND THE CEILING TILE.

15. ALL EXISTING REUSED GRILLES SHALL BE REFINISHED TO "LIKE NEW" CONDITION. ALL EXISTING DAMAGED GRILLES SHALL BE REPLACED WITH NEW.

16. NOTIFY ARCHITECT WHEN A BUILDING STANDARD LIGHT FIXTURE CANNOT BE USED DUE TO EXISTING NONE REMOVABLE PLENUM OBSTRUCTION AND ALTERNATE LOCATION HINDERS LAYOUT. LOW PROFILE LIGHT FIXTURE SHALL BE USED.

17. REWORK LIGHTING AND LIGHT SWITCHING AS REQUIRED FOR NEW ROOM CONFIGURATION.

18. REWORK EXISTING HVAC AIR DISTRIBUTION AS REQUIRED FOR NEW ROOM CONFIGURATION.

19. REPLACE ALL EXISTING DAMAGED OR MISSING CEILING TILES AND GRID SYSTEM.

20. INSTALL ABOVE CEILING UL LISTED FLEXIBLE SPRINKLER CONNECTIONS IN ACCORDANCE WITH NFPA13 SEISMIC QUALIFICATIONS AS ASLET. G.C. TO VERIFY SIGNIFICANT WATER PRESSURE TO ACCOMMODATE FLEXIBLE SPRINKLER CONNECTION.

GENERAL NOTES

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS, MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

6. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION

7. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

8. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

9. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

10. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.

12. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR", ALLOW FOR THICKNESS OF FINISHES.

13. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

14. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.

5. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK. RETURN ALL SALVAGEABLE ITEMS TO THE OWNER. DETERMINE THE EXTENT OF REUSABLE MATERIAL BASED ON INFORMATION IN THE CONTRACT DOCUMENTS AND DIRECT OBSERVATIONS OF EXISTING CONDITIONS.

7. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK.

8. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.

9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

10. PATCH AND/OR REPAIR ANY DAMAGED GYPSUM BOARD CONSTRUCTION ON THE EXISTING BASE BUILDING AND TENANT IMPROVEMENTS, U.O.N.

11. ENSURE CONTINUOUS OPERATION OF EXISTING SECURITY AND FIRE/LIFE SAFETY SYSTEMS. COORDINATE WITH OWNER PRIOR TO REMOVAL/DISCONNECT OF SECURITY OR FIRE/LIFE SAFETY ITEMS ASSOCIATED WITH SCOPE OF DEMOLITION.

12. PROTECT INTEGRITY OF PLUMBING, GAS AND CONDENSATE SYSTEMS TO REMAIN, INCLUDING RESTROOM CORES, JANITOR'S CLOSET, GAS AND CONDENSATE FOR HVAC SYSTEMS.

13. IF REQUIRED, PROPERLY CUT AND CAP DEMOLISHED WASTE LINES BELOW SLAB OR FLUSH WITH CLEAN OUT. PROTECT AS REQUIRED TO ENSURE SEWER LINES ARE FREE FROM DEMOLITION DEBRIS. LINES ARE CURRENTLY IN SERVICEABLE CONDITION. FUTURE SERVICE CALLS TO CLEAR LINES SHALL BE CONTRACTOR'S RESPONSIBILITY.

14. EXISTING ROOF TOP HVAC UNITS TO REMAIN. PROTECT AS REQUIRED TO MAINTAIN INTEGRITY OF SYSTEMS.

15. ALL EXPOSED WIRING TO BE CAPPED OFF AND TERMINATED IN JUNCTION BOXES.

16. ALL SALVAGED FEEDERS AND/OR BRANCH CIRCUITS SHALL BE REMOVED AT LOAD SIDE OF CIRCUIT BREAKERS. LEAVE EXISTING CIRCUIT BREAKERS INTACT. REMOVE ALL UNNECESSARY BRANCH CIRCUITS AND CONDUITS AND SEAL ALL OPENINGS WITH UL APPROVED K.O. TYPE SEALS.

17. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES THROUGHOUT, U.O.N.

18. G.C. TO COORDINATE WITH FIRE ALARM VENDOR TO VERIFY SCOPE OF DEMOLITION WORK IF REQUIRED.

19. DEMO (E) AVAIT CABLES, MAINTAIN LENGTHS, RETURN TO OWNER FOR REUSE AND CONSTRUCTION.

POWER & COMM. NOTES

1. PRIOR TO CORING SLAB, REVIEW LOCATIONS WITH ARCHITECT AND COORDINATE LOCATIONS WITH OWNER.

2. COORDINATE INSTALLATION OF TELECOMMUNICATIONS DATA AND SECURITY SYSTEMS.

3. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.

4. VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.

5. GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.

6. PROVIDE LIGHT SWITCHING IN CONFORMANCE WITH TITLE 24 REQUIREMENTS. FOR ROOMS OR AREAS GREATER THAN 150 SQUARE FEET PROVIDE DOUBLE SWITCHES WITH EACH SWITCH CONTROLLING 50% OF LAMPS PER FIXTURE.

7. MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY TITLE 24 AND ADA GUIDELINES, UNLESS OTHERWISE NOTED. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT +42" ABOVE FINISHED FLOOR.

8. INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.

9. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.

10. PROVIDE MATCHING COVER PLATES, RECEPTACLES AND RELATED ITEMS. PROVIDE ONE-PIECE TYPE GANG COVER PLATES, UNLESS OTHERWISE NOTED.

11. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.

12. ALL OUTLETS SHOWN ARE NEW U.O.N. ALL NEW ELECTRICAL OUTLETS TO BE INSTALLED @ 18" A.F.F. TO COMPLY WITH TITLE 24 REQUIREMENTS, U.O.N.

13. INSTALL ADJACENT TELEPHONE & ELECTRICAL OUTLETS AT 6" ON CENTER, U.O.N.

14. ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.

15. ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERING DRAWINGS.

16. CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING, DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC & THEIR SUPPORTS.

17. CONDUIT ABOVE CEILING TO BE HELD 6" MIN. ABOVE GRID.

18. ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT.

19. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS & FIXTURES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED BY THE CABINET CONTRACTOR, SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.O.N.

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Issue	Date	Issue Description
1	Date 1	Revision 1

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN #: 039-251-06

Description
GENERAL NOTES

Scale
1/8" = 1'-0"

A00.02

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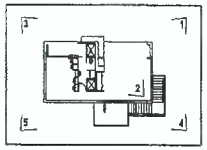
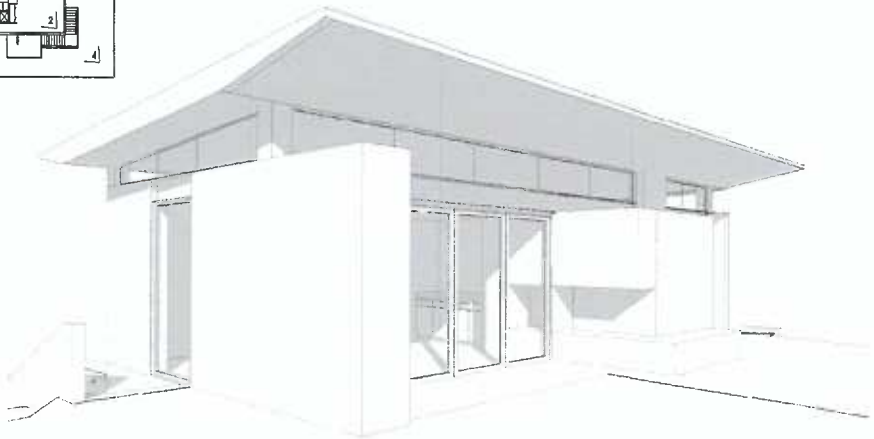
EXHIBIT D

KEY





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SCALE
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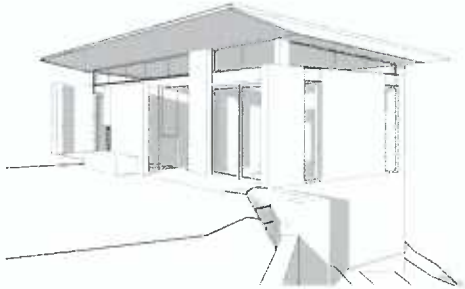

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SCALE
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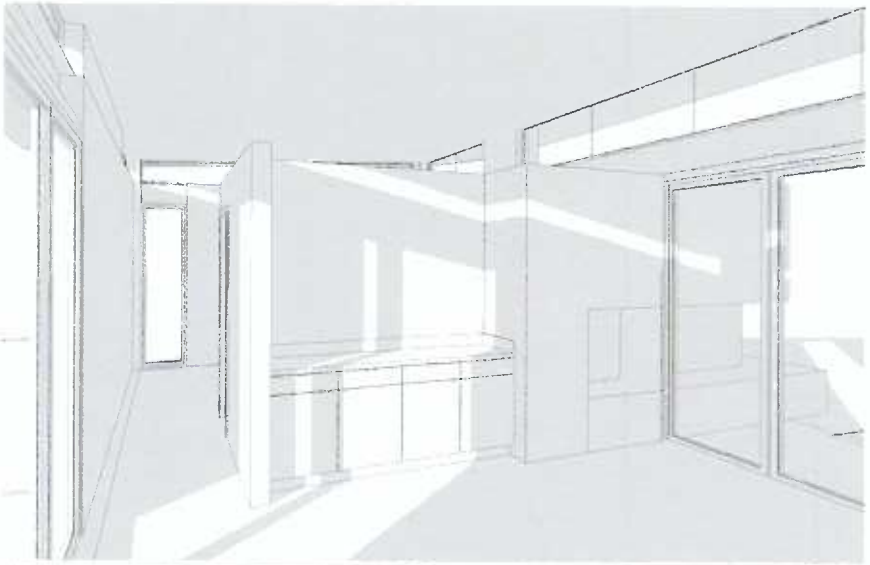

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SCALE
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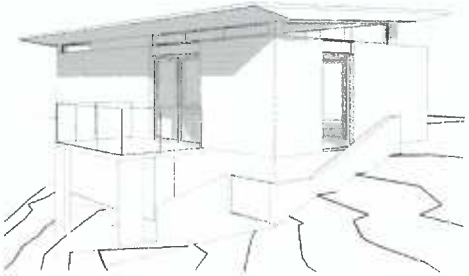

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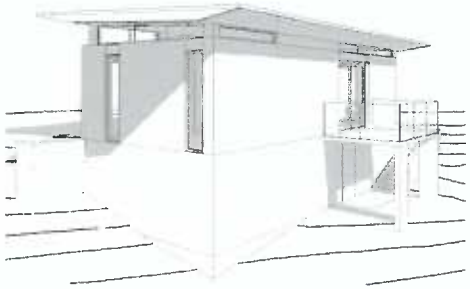

Perspective 5
SCALE
5

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Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN # 039-251-06

Description
DESIGN INTENT SKETCHES

Scale
1" = 20'-0"

A00.04

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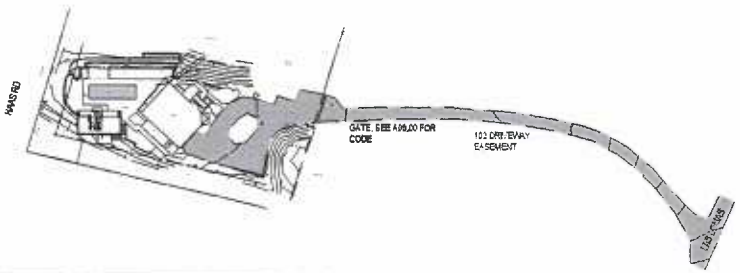


SITE KEY PLAN
SCALE 1" = 50'-0"
1

SITE INFO

TOTAL SITE AREA: 46,918sf (1.077 acres)
PROPOSED COVERAGE: 1106SF NEW, 2,793SF EXISTING (3,899SF TOTAL, 8.3%)

EXISTING PAVED/IMPERVIOUS: 9189SF (19.2%)
PROPOSED PAVED/IMPERVIOUS: 453SF (.9%)
TOTAL IMPERVIOUS MTH (PROPOSED: 20.2%
PROPOSED LANDSCAPE: NONE IN SCOPE

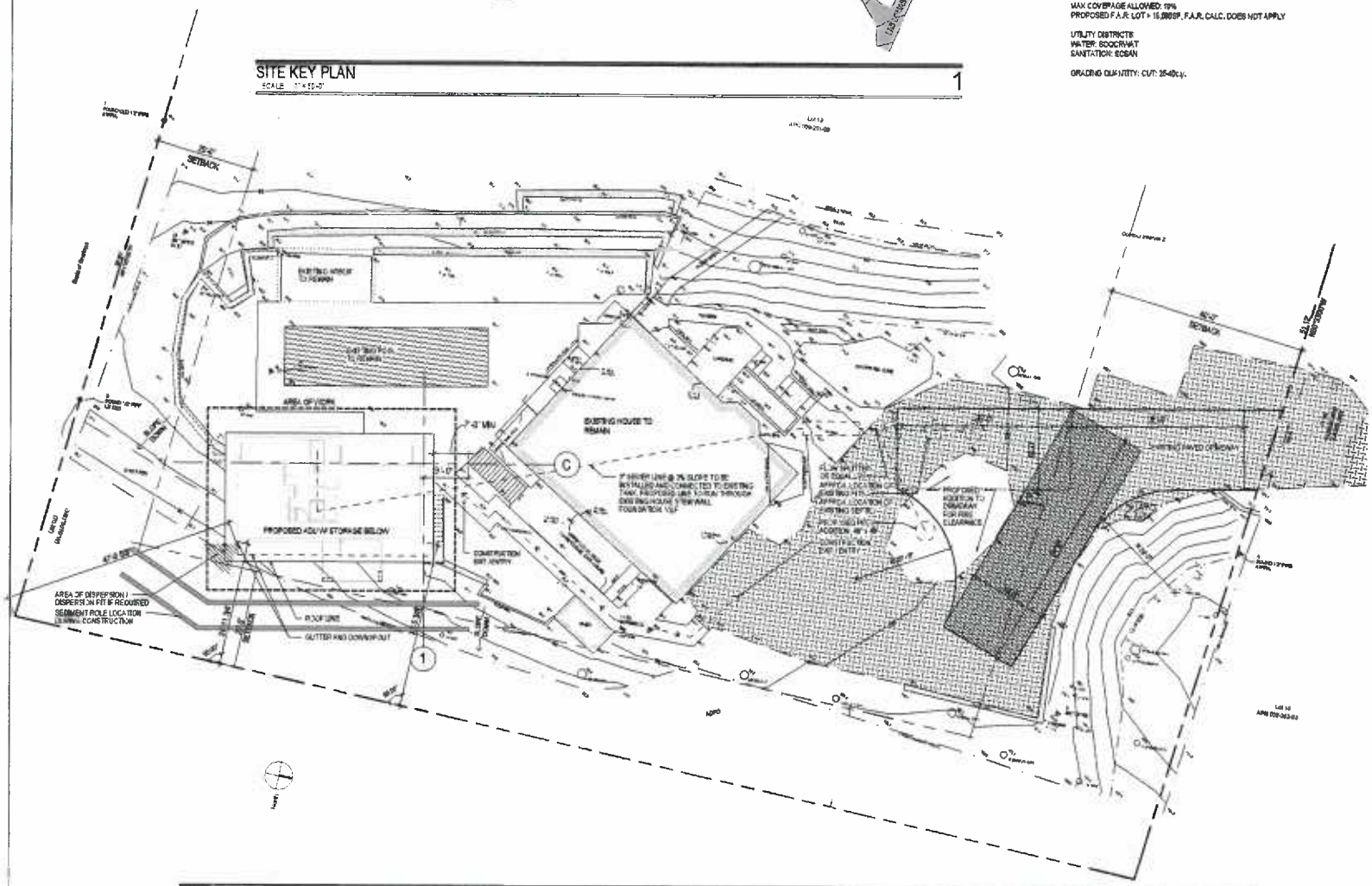
PROPOSED LOWER FLOOR AREA:- SEE A00.00 UNDER "PROJECT INFORMATION"
PROPOSED UPPER FLOOR AREA: SEE A00.00 UNDER "PROJECT INFORMATION"

MAIN BUILDING SETBACKS:
SIDE: 20'
FRONT: 40'
REAR: 20'

MAX HEIGHT: 28'
MAX COVERAGE ALLOWED: 10%
PROPOSED F.A.R: LOT > 16,000SF, F.A.R. CALC. DOES NOT APPLY

UTILITY DISTRICTS:
WATER: SCCCR/MAT
SANITATION: SCSAN

GRADING QUANTITY: CUT: 25-40c.y.



SITE PLAN
SCALE 1" = 10'-0"
2

DEBONIS ADU

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Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN # 029-551-08

Description
SITE PLAN

Scale
As Indicated

A00.60

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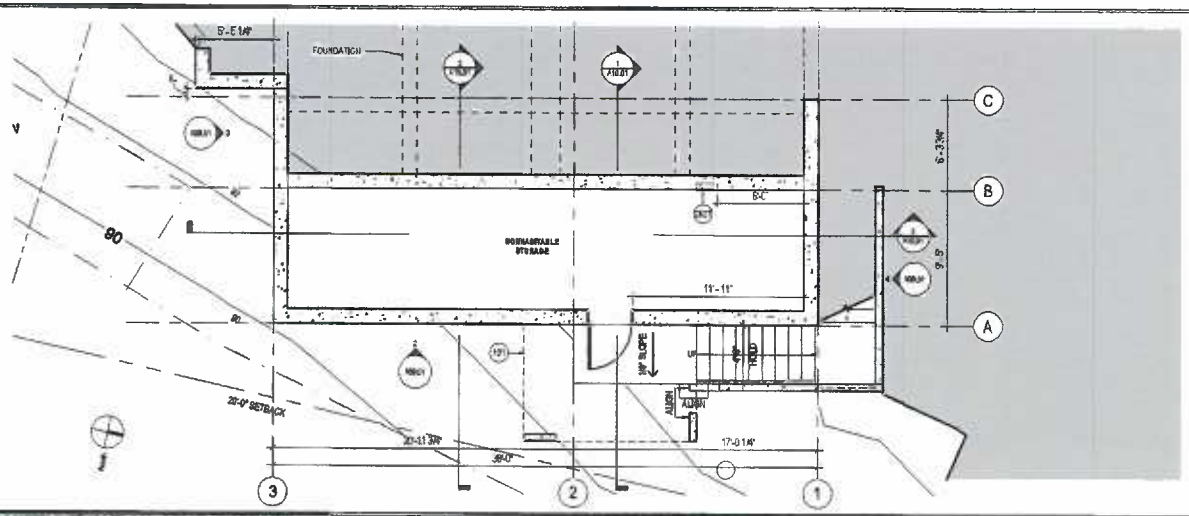
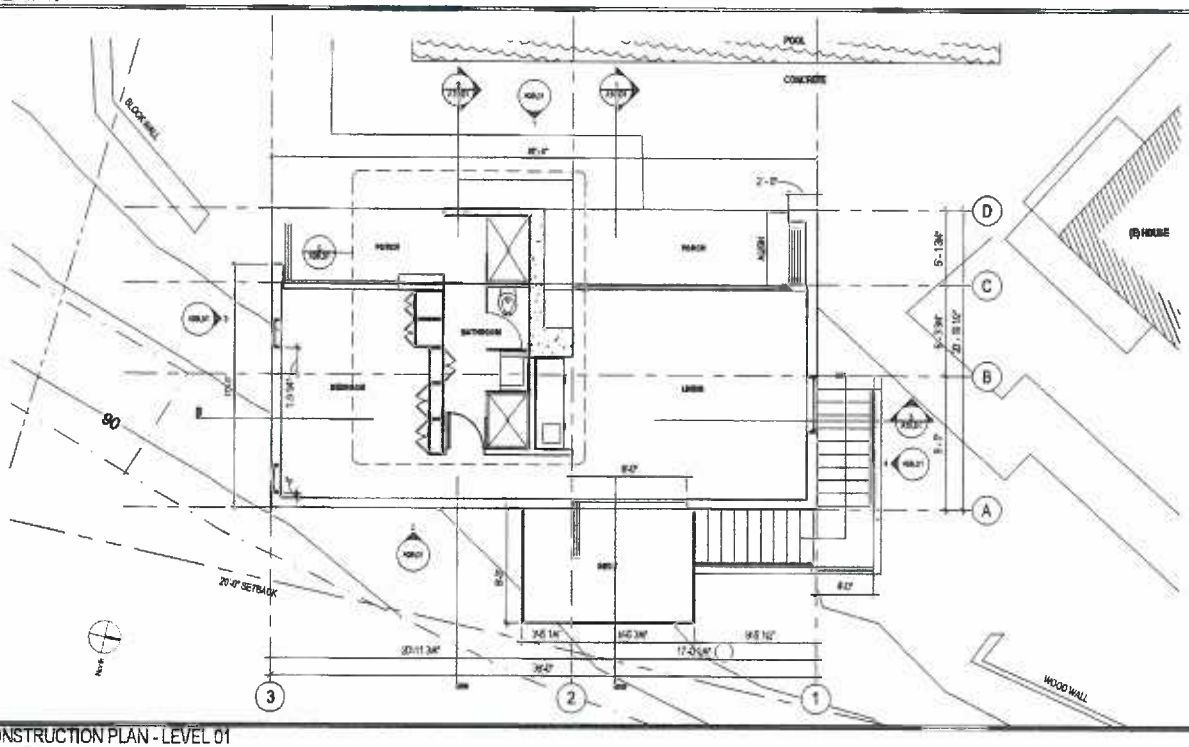


CONSTRUCTION PLAN - LEVEL STORAGE

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

1



CONSTRUCTION PLAN - LEVEL 01

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

2

SHEET NOTES

A REFER TO SHEETS A00.00 - A00.02 FOR SYMBOLS, ABBREVIATIONS AND GENERAL NOTES.

B UNLESS OTHERWISE NOTED, LOCATE HINGE SIDE OF ALL DOORS 4" FROM ADJACENT PERPENDICULAR PARTITION.

C CONTRACTOR SHALL PROVIDE BACKING FOR ALL WALL MOUNTED EQUIPMENT & MILLWORK.

D PROVIDE LEVEL 4 FINISH AT WALLS U.O.N.

E ALL DIMENSIONS ARE BASED OFF OF THE FACE OF FINISH OR GRIDLINES. GC TO VERIFY VALIDITY OF GRIDLINES IN FIELD AND ADVISE ARCHITECT OF ANY VARIANCES.

F ALL NEW PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

LEGEND

- AREA NOT IN CONTRACT
- (N) CONCRETE WALL
- (E) PARTITION TO REMAIN
- (N) PARTITION, SEE PARTITION SCHEDULE
- XXXX / A0.00 — DETAIL SECTION / ELEVATION NUMBER
- Rvt — SHEET NUMBER

KEYNOTES

101	LINE OF OVERHANG ABOVE
2827	PROPOSED ELECTRICAL PANEL

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Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN #: 039-251-06

Description
CONSTRUCTION PLAN - STORAGE & LEVEL 01

Scale
As indicated

A02.01

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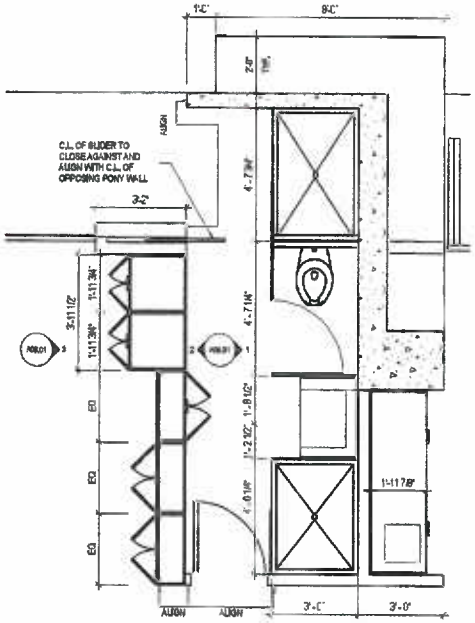
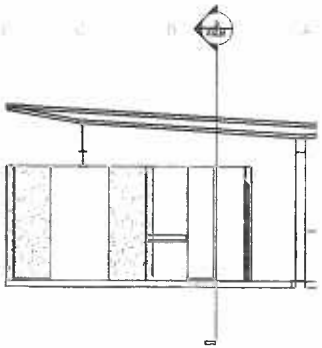
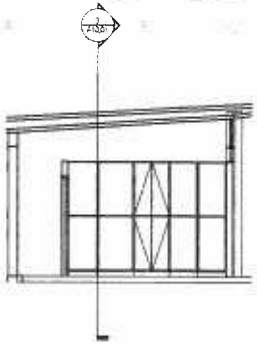
EXHIBIT D



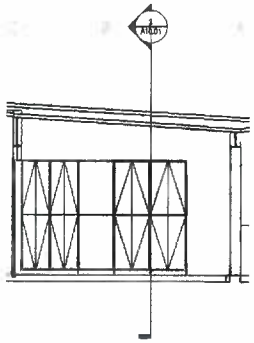
ENLARGED PLAN - BATHROOM 5



BATHROOM ELEVATION 1



MILLWORK @ BATHROOM 2



MILLWORK IN BEDROOM 3

SHEET NOTES

KEYNOTES

DEBONIS ADU

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Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN #: 039-251-06

Description
INT. ELEV'S & ENLARGED PLANS

Scale
As Indicated

A06.01

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EXHIBIT D

17

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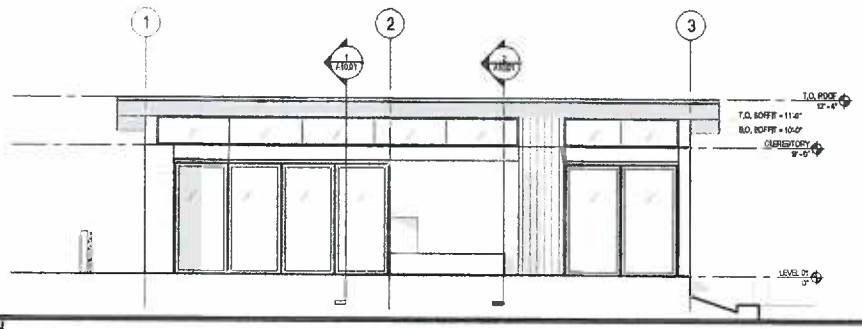
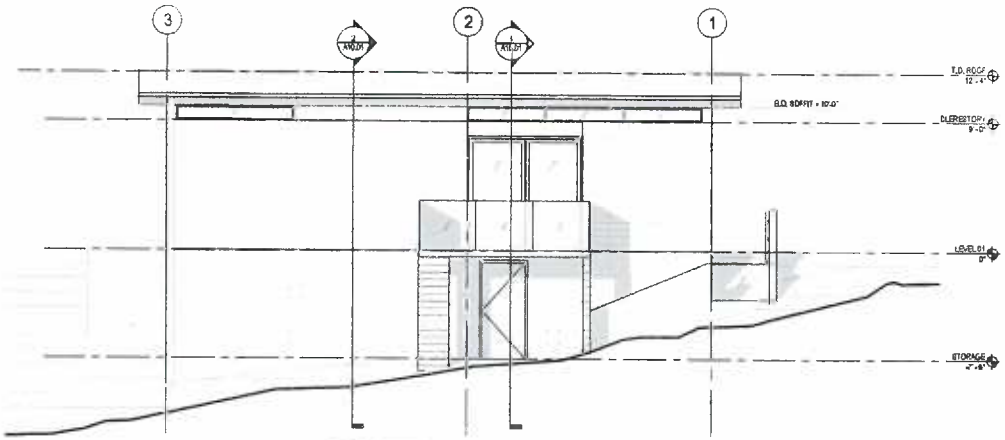
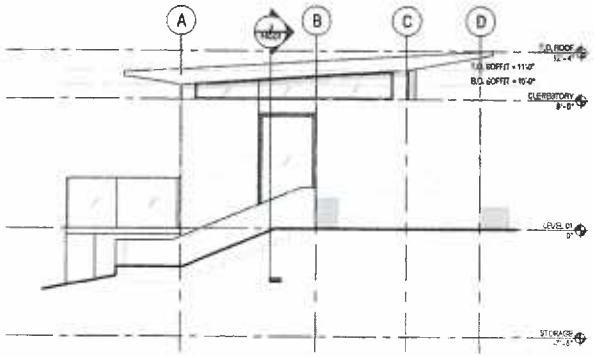


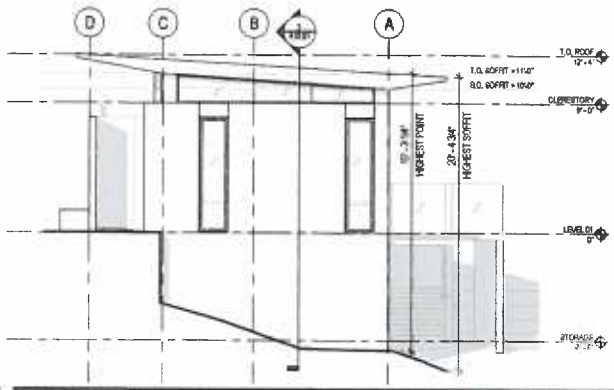
EXT. ELEV. - NORTH
SCALE 1/4" = 1'-0"
1



EXT. ELEV. - SOUTH
SCALE 1/4" = 1'-0"
2



EXT ELEV. - EAST
SCALE 1/4" = 1'-0"
4



EXT. ELEV. - WEST
SCALE 1/4" = 1'-0"
3

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SHEET NOTES

EXT. FINISH TYPES

GLAZING TYPES

KEYNOTES

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Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN # 039-251-08

Description
EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

A09.01

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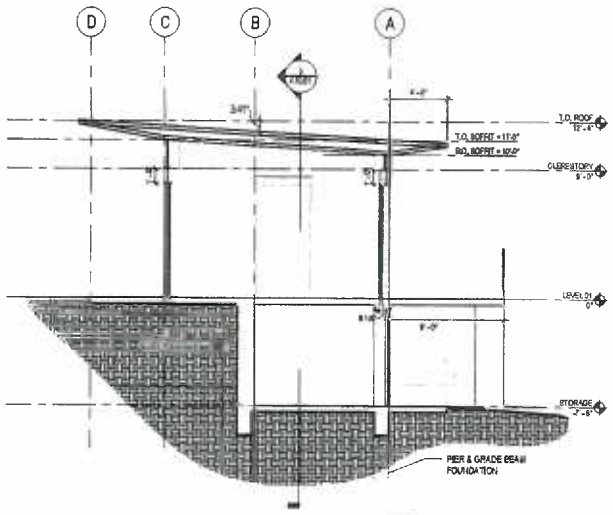
EXHIBIT D



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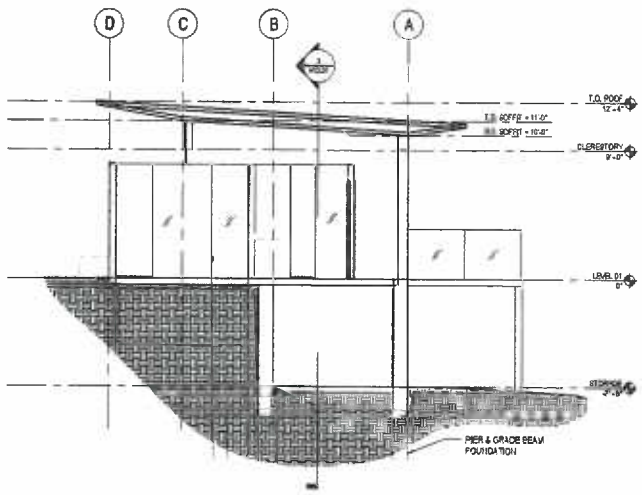

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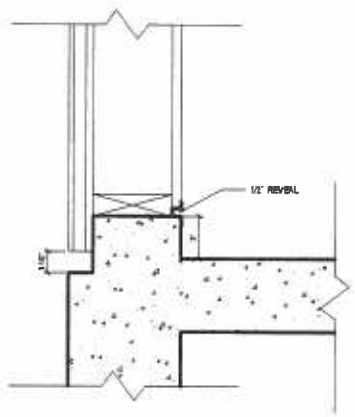

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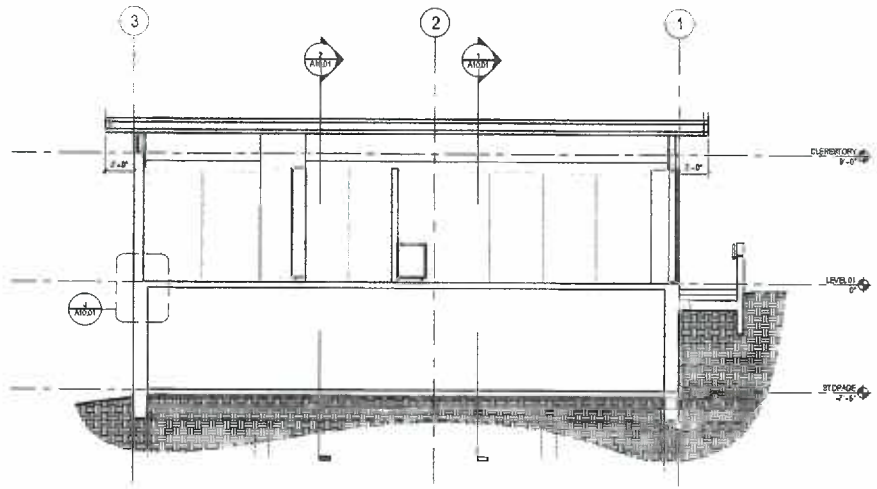

Section 3 — 3

SHEET NOTES

KEYNOTES

DEBONIS ADU

102 LAS LOMAS DRIVE,
APTOS, CA, 95003

fuse

Issue	Date	Issue Description

Seal/Signature

Project Name
DEBONIS ADU

Project Number
APN # 039-251-06

Description
BUILDING SECTIONS

Scale
As indicated

A10.01

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C:\Users\Russell Simpkins\Documents\150709_TODD DEBONIS_2015_Russell Simpkins.rvt

8/7/2015 4:02:13 PM

EXHIBIT D

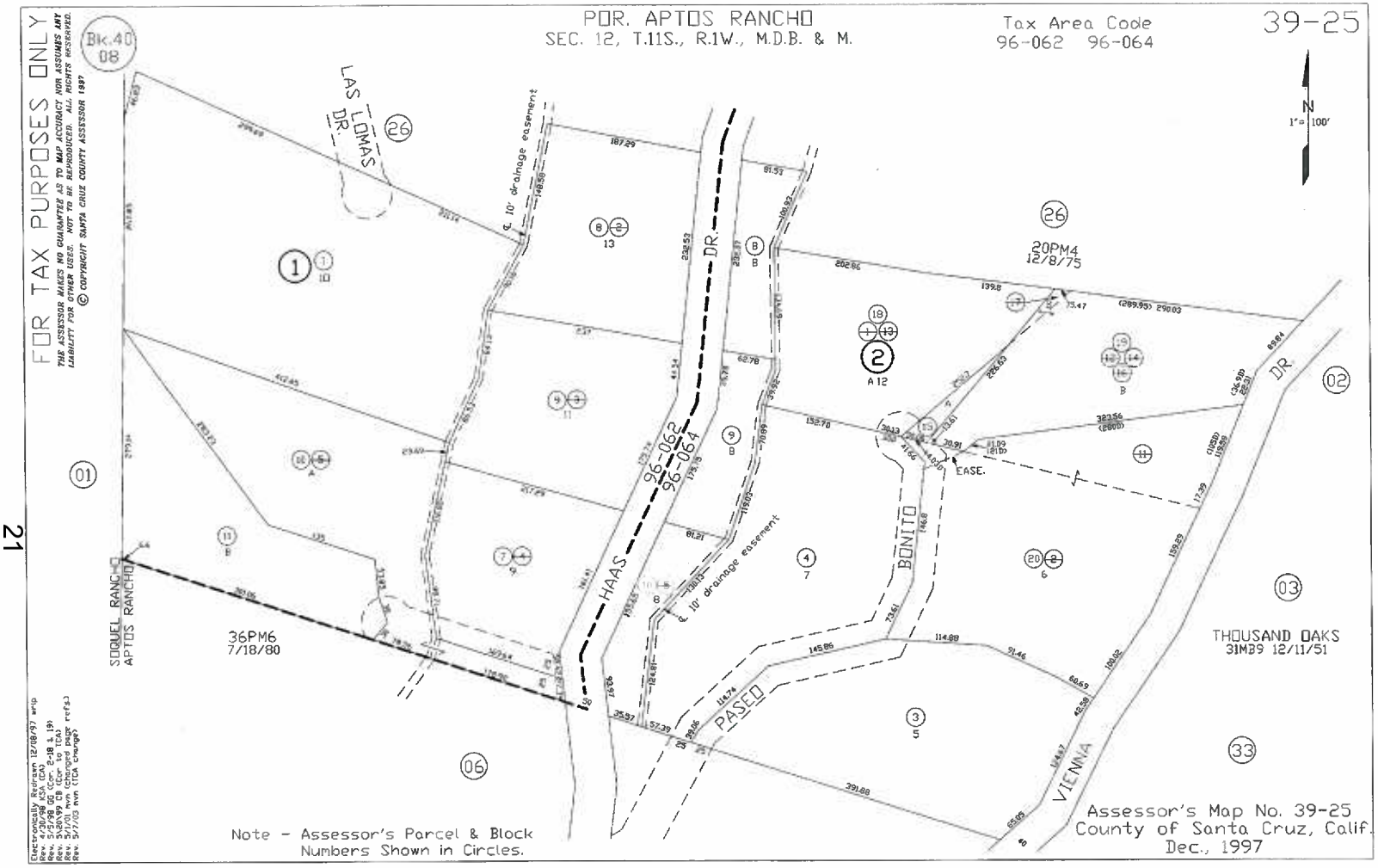
fuse

Las Lomas Look and Feel (concept only)

Materials: Trespa panels and rainscreen system, Off-Form concrete, smooth stucco, exposed steel structure, and glass.

NOTE: Existing main house to be remodeled in the future to match proposed ADU aesthetic.

EXHIBIT D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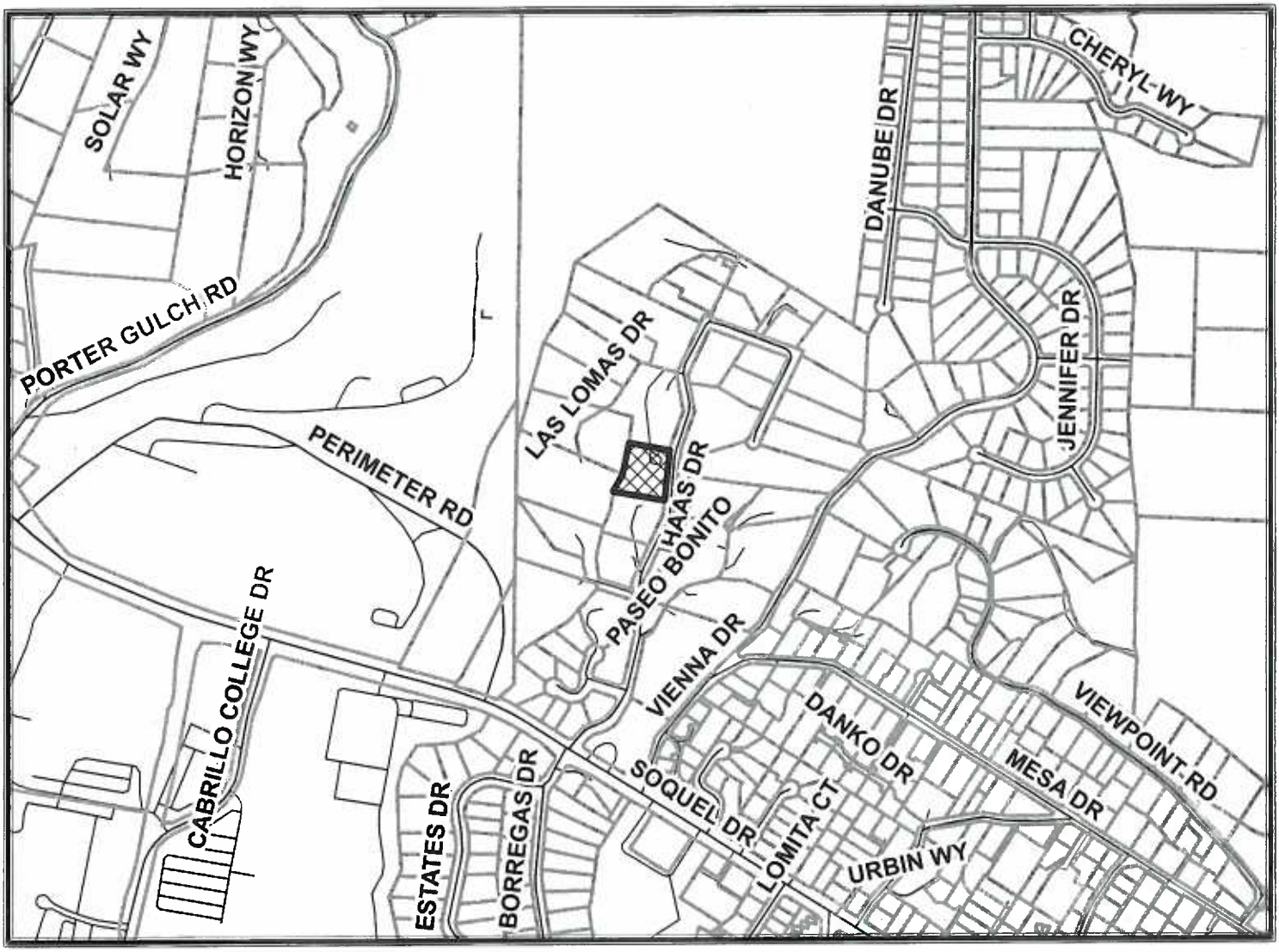
Electronically Redrawn 12/08/97 wrip
Rev. 1/26/98 BC (TCA)
Rev. 1/29/98 BC (Cor 2-18 & 19)
Rev. 3/30/99 CB (Cor to TCA)
Rev. 5/1/01 hvn (changed page refs.)
Rev. 5/7/03 hvn (TCA change)
Bk.40 08
POR. APTOS RANCHO
SEC. 12, T.11S., R.1W., M.D.B. & M.
Tax Area Code
96-062 96-064
39-25
N
1"= 100'
LAS LOMAS DR.
10' drainage easement
HAAS DR.
96-062
96-064
BONITO
PASEO
VIENNA
DR
EASE.
20PM4
12/8/75
36PM6
7/18/80
SOQUEL RANCHO
APTOS RANCHO
THOUSAND OAKS
31MB9 12/11/51
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 39-25
County of Santa Cruz, Calif.
Dec., 1997

EXHIBIT E

Location Map



0 625 1,250 2,500 3,750 5,000 Feet

LEGEND

APN: 039-251-08

Assessors Parcels

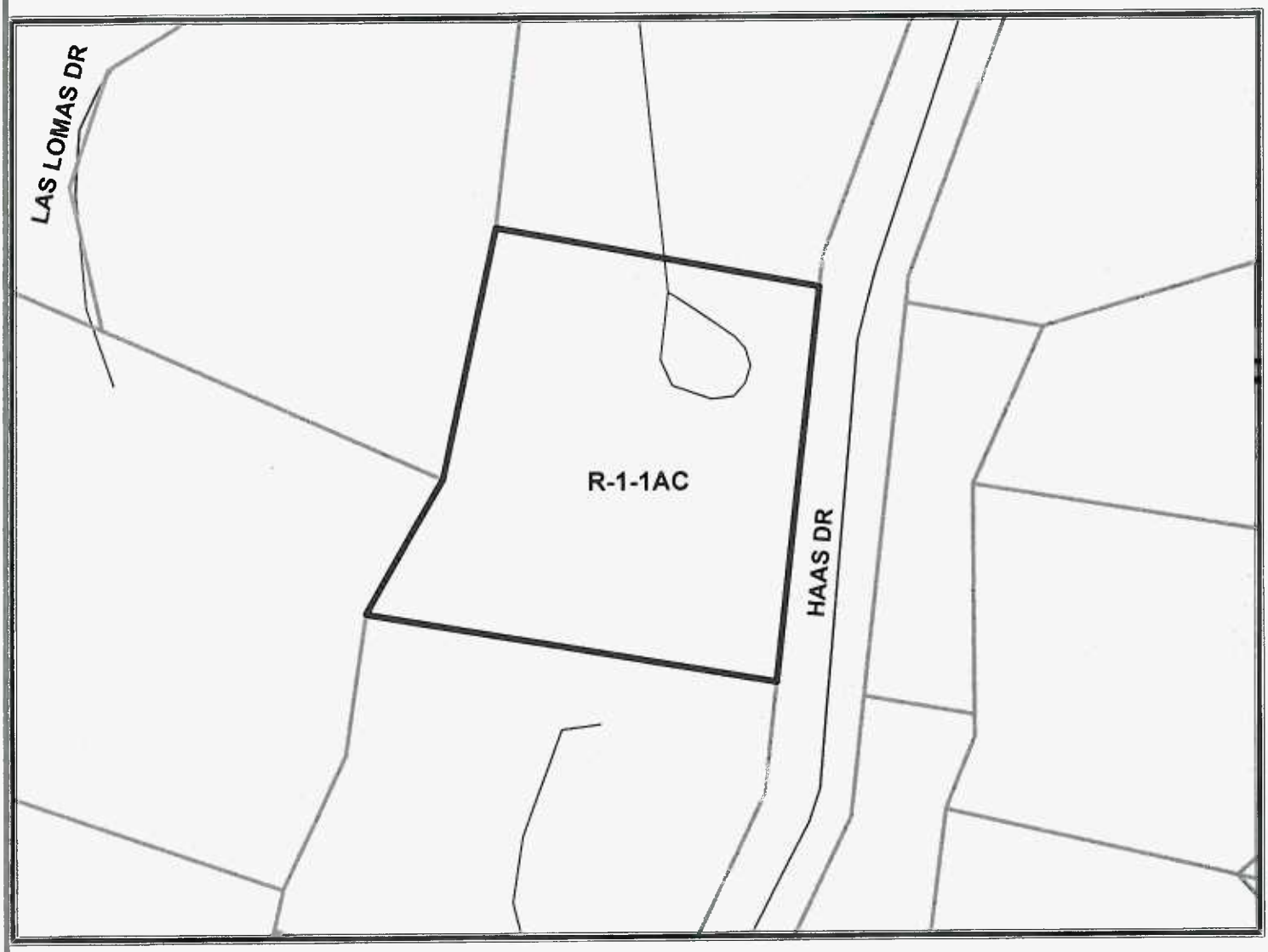
Street

N W E S

Map Created by
County of Santa Cruz
Planning Department
October 2015

EXHIBIT E

Zoning Map



0 75 150 300 450 600 Feet

LEGEND

APN: 039-251-08

Assessors Parcels

Street

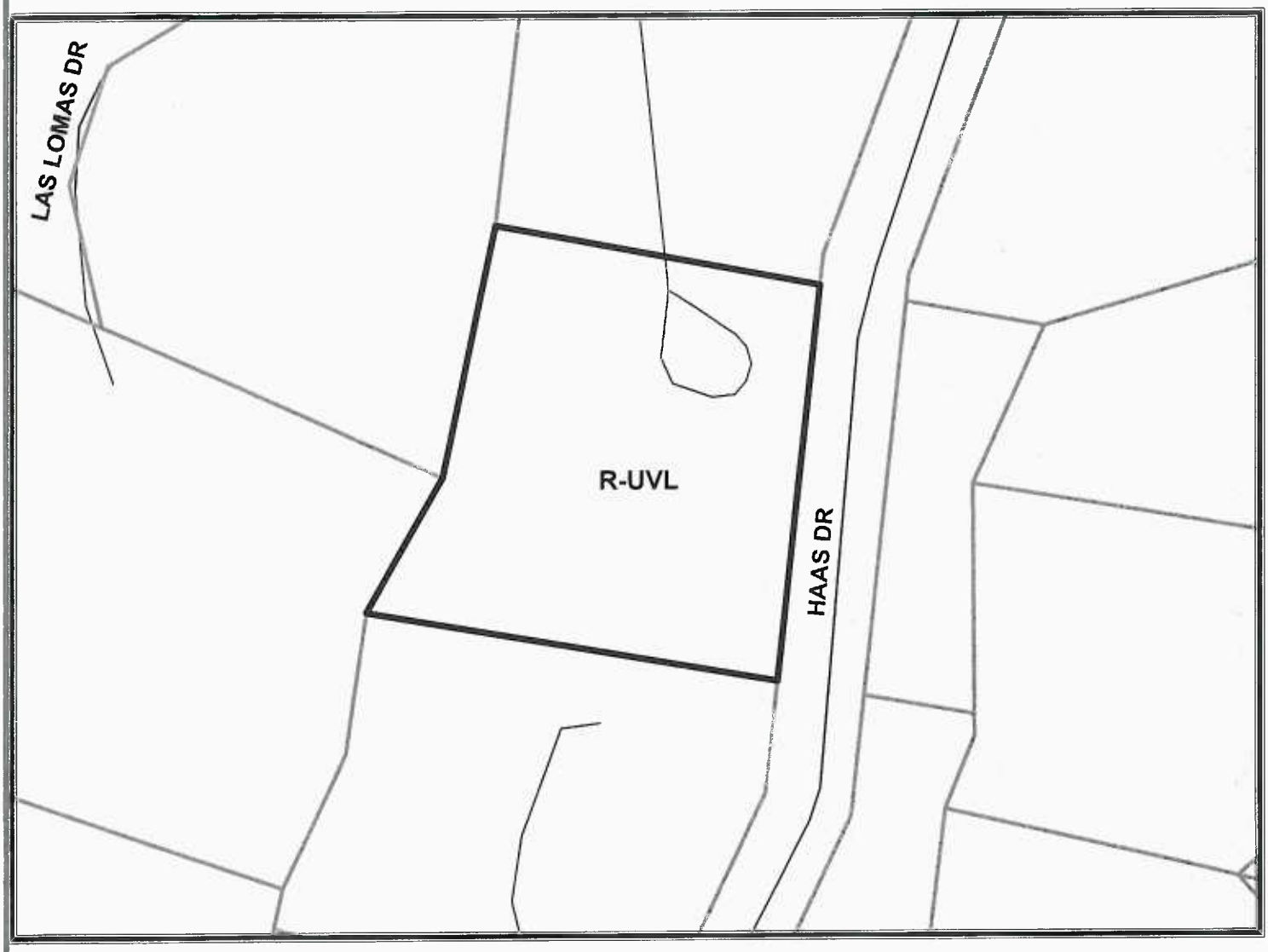
RESIDENTIAL-SINGLE FAMILY

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
October 2015

EXHIBIT E

General Plan Designation Map



0 75 150 300 450 600 Feet

LEGEND

APN: 039-251-08

Assessors Parcels

Street

Residential - Urban Very Low Density

N W E S

Map Created by
County of Santa Cruz
Planning Department
October 2015

EXHIBIT E