Alexandra Corvello

From: Alexandra Corvello
Sent: Tuesday, February 14, 2023 9:54 AM
To: Lynn Brazil; 'Gavin Maxwell'
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Lynn,
Thank you for your comments, I will include them in the presentation for the public hearing.

Best,
Alexandra

Alexandra Corvello

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3209
701 Ocean Street, Room 410

From: Lynn Brazil <lbrazil@ucsc.edu>
Sent: Tuesday, February 14, 2023 9:48 AM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>; 'Gavin Maxwell' <g@mayfieldarchitects.com>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Alexandra,
Thank you for your feedback. The structure proposed for a deck support post to be structural support for the currently proposed deck which is 25' away is confusing. I worry it is intended to become a deck in the setback and there will be pressure to approve an application to build a deck over a septic system which is not permitted by Environmental Health. I do not understand why the proposed deck, 25 ft away, which already has 2 support posts "underneath it," needs to be supported and/or extend into the setback, and for fire and life safety reasons this should not be approved.
Thank you,
Lynn

--

Lynn Brazil | Executive Assistant to David Haussler | (831) 459-1544 office
UC Santa Cruz Genomics Institute | Revealing life's code

From: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Sent: Wednesday, February 8, 2023 11:02 AM
To: Gavin Maxwell <g@mayfieldarchitects.com>
Cc: Lynn Brazil <lbrazil@ucsc.edu>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Gavin and Lynn,
The structure proposed is to be a structural support for the currently proposed deck and is a trellis-like structure. The current variance is based on the engineer's statement of needing to use the pier pin in the side setback due to the geologic setback and minimum of 5 foot clearance from the septic system. Please reach out to the applicant and applicant's civil engineer to discuss any of your concerns.

Thank you for your public comments, they will be included in the staff report.
Best,
Alexandra

Alexandra Corvello

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3209
701 Ocean Street, Room 410

From: Gavin Maxwell <g@mayfieldarchitects.com>
Sent: Wednesday, February 8, 2023 10:09 AM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Cc: Lynn Brazil <lbrazil@ucsc.edu>
Subject: Re: Application # 221287; 68 Forest Road, Mount Hermon

Alexandra,
I guess my continued confusion through this Discretionary Permit process is that the drawings are proposing installing a trellis, but you keep talking about the piers being engineered to support a deck, which are two completely different things, structurally and impact-wise on the hillside.
Can you please clarify.

thanks
Gavin

On Wed, Feb 8, 2023 at 9:34 AM Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us> wrote:

> Hi Lynn,
>
> The new proposed side yard setback is 2 feet 5/8 inches from the property line and will not include any deck or other structures besides the structural support beams. According to the applicant's civil engineer, the pier pin that is located within the side setback was created for a higher load bearing and the other pier pins cannot support the deck load proposed. If there is any future unpermitted encroachment into the side yard setback, that can be reported to Santa Cruz County Code Compliance and removed.

Your concern and request for denial of the side yard setback encroachment will be included in the public comments sent with the staff report that will be reviewed by the Zoning Administrator.

Best,

Alexandra

Alexandra Corvello

Development Review Planner

Community Development & Infrastructure

Phone: 831-454-3209

701 Ocean Street, Room 410

From: Lynn Brazil <lbrazil@ucsc.edu>
Sent: Tuesday, February 7, 2023 4:13 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Cc: 'Gavin Maxwell' <g@mayfieldarchitects.com>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Alexandra,

Thank you for the clarification the setback is on the 70 Forest side. Again, we support and appreciate any action taken to stabilize the hillside. We do oppose the need for a trellis or future deck within the side setback. Even though the county is planning to propose to make sure that no decking is placed within the side setback, the post in the setback is being built

the same as the other 2 deck posts for deck support. Why? Whether it a trellis or deck, this obstructs our view, 5 ft to less than 8 inches and hinders our privacy looking into a bedroom if it becomes a deck. We do not understand the justification to build in the setback when it can be built on the pylon just outside the setback regardless of if it's use. The previous owner did a lot of damage to the hillside when she moved her septic tank without a permit and if the "trellis" is being established to eventually extend their deck into our setback, we are very concerned about this.

The properties are so close to each other, adding into the setback is very concerning after losing our home to a fire. Is it there a fire code requiring 10 feet between 2 structures? If 68 Forest goes into the setback, will this limit us on any changes to our property?

Is there a Slope Stability report, to confirm that the hillside can support an additional deck load?

Thank you for your time,

Lynn

--

Lynn Brazil | Executive Assistant to David Haussler | (831) 459-1544 office

UC Santa Cruz Genomics Institute | Revealing life's code

From: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Sent: Wednesday, January 25, 2023 9:19 AM
To: Lynn Brazil <lbrazil@ucsc.edu>
Cc: 'Gavin Maxwell' <g@mayfieldarchitects.com>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Lynn,

The side setback is on the 70 Forest side. I apologize about the confusion with the cardinal directions as I think I might have switched them around in earlier emails.

Best,

Alexandra

Alexandra Corvello

Development Review Planner

Community Development &
Infrastructure

Phone: 831-454-3209

701 Ocean Street, Room 410

From: Lynn Brazil <lbrazil@ucsc.edu>
Sent: Thursday, January 19, 2023 11:44 AM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Cc: 'Gavin Maxwell' <g@mayfieldarchitects.com>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Alexandra,

Thank you for your feedback. I think the confusion for us is the location of the setback variance, Is it between 68 Forest and 70 Forest or 66 Forest? Please know that we are supportive of any action taken to stabilize the hillside.

All the best,

Lynn

--

Lynn Brazil | Executive Assistant to David Haussler | (831) 459-1544 office

UC Santa Cruz Genomics Institute | Revealing life's code

From: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Sent: Wednesday, January 18, 2023 3:29 PM
To: Lynn Brazil <lbrazil@ucsc.edu>
Cc: 'Gavin Maxwell' <g@mayfieldarchitects.com>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Lynn,

Thank you for your public comments, they will be included in the staff report given to the Zoning Administrator for consideration on this project.

Per your question about the side setback variance, the proposed deck is not being placed over the septic or being located within the side setback. The proposed supportive post located within the side setback is to support the weight of the current proposed deck structure and will be placed on the pier pin wall, which is being installed to help support slope stability. A condition is being proposed by staff to make sure that no decking is placed within the side setback and only this supportive trellis is allowed within the side setback.

Please let me know if you have any other questions or concerns and I can include them in the public comments provided with the staff report.

Best,

Alexandra

Alexandra Corvello

Development Review Planner

Community Development &
Infrastructure

Phone: 831-454-3209

701 Ocean Street, Room 410

From: Lynn Brazil <lbrazil@ucsc.edu>
Sent: Wednesday, January 18, 2023 2:12 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Cc: 'Gavin Maxwell' <g@mayfieldarchitects.com>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Alexandra,

I wanted to express some concerns regarding the rebuild of 68 Forest.

First and foremost, my husband Tim Jeffrey and I support the rebuild but thought it would be of the same as the original home. One story, 2 bedroom and one bath. The second story was built below the original home without permits. In addition, the septic system was moved without permits, which created or partially created the failure of the hillside. If the county needs to grandfather in the illegal rental unit, we are okay with this. We are not okay with the setback variance. Per the plans, there is no need for a trellis to be in the setback or the need for deck support. Why does a deck need to be in the setback looking into our bedroom and why is it not part of the plans? Please let us know the justification for this.

We are also very concerned with your comment: “The pier in the side setback was designed for the Increased weight of the deck support, while addressing the septic setbacks, and was installed that way.” Per the comments from B-223366 a deck cannot be extended over a septic. 7/21/22: EH Land Use Review; Review No:1: Change order is conditionally approved pending removal of deck extension back to originally approved configuration. Deck cannot extend over the Onsite Wastewater Treatment System (OWTS).

68 Forest is and continues to be very vulnerable to erosion, and we are very concerned additional weight on an already compromised hillside will jeopardize our homes. Please do not allow deck support to be approved for a deck to be added after the fact without wording included in your approval for it to be built over the septic tank, and full approvals shall be obtained from the Building Department and the Department of Environmental Health, along with a Slope Stability Analysis, to confirm that the hillside is able to support this additional load. Please let us know why the deck is not part of the original approval process.

In light of the recent catastrophic weather systems and further erosion at 68 Forest in recent weeks, a septic tank with trellis/deck support will further complicate an already complicated building project, but if this were to migrate into becoming a deck, especially in an earthquake, this could prove potentially lethal to the neighboring sites. We already lost our homes to a fire in 2018, please ensure we are not vulnerable to losing them again to a hill slide.

Please consider this during your approval process.

Best,

Lynn Brazil and Tim Jeffrey

70 Forest Road, Mount Hermon, CA

--

Lynn Brazil | Executive Assistant to David Haussler | (831) 459-1544 office

UC Santa Cruz Genomics Institute | Revealing life's code

From: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Sent: Thursday, January 5, 2023 8:36 AM
To: Gavin Maxwell <g@mayfieldarchitects.com>; Lynn Brazil <lbrazil@ucsc.edu>
Subject: RE: Application # 221287; 68 Forest Road, Mount Hermon

Hi Gavin,

The pier in the side setback was designed for the increased weight of the deck support, while addressing the septic setbacks, and was installed that way. Therefore, it was decided to add the side setback variance to the application, since it is assumed to be only a trellis which is not as great of an encroachment into the side setback.

Best,

Alexandra

Alexandra Corvello

Development Review Planner

Community Development & Infrastructure

Phone: 831-454-3209

701 Ocean Street, Room 410

From: Gavin Maxwell <g@mayfieldarchitects.com>
Sent: Wednesday, January 4, 2023 1:57 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>; Lynn Brazil <lbrazil@ucsc.edu>
Subject: Re: Application # 221287; 68 Forest Road, Mount Hermon

Alexandra,

thanks for the response. I've cc'd this reply to the neighbors at #70.

I guess my question is why the trellis post needs to be in the setback so close to the neighbors at #70?

It looks like the post might be sitting on the pier pin foundation? (it's not noted on the site plan and for some reason there appear to be more piers on the floor plans than those shown on the site plan so the drawings are not super accurate) but could it not easily be located on the pier which is outside the setback?

And I'm puzzled by the purpose of the trellis - to shade the septic system? I expect the plan is to turn this trellis into a future deck? I don't have a problem with this becoming a deck (that's what I would do, except I'd locate the additional deck outside the setback).

Since the location of this trellis post is part of the discretionary permit description, it would be helpful if it was noted more clearly on the drawings, however that's me being perhaps overly critical!

I've also attached the discretionary permit drawings to this email so that Tim and Lynn can see them

thanks

gavin

On Wed, Jan 4, 2023 at 12:35 PM Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us> wrote:

Hi Gavin,

I have the full green folder, which includes the application, plans, supplemental, and all completeness letters for this project. This is typically viewed in person at the County building. Would you like to schedule an appointment time to view the folder?

I do not have the specific information about the colors currently but have an email into the applicant. This project is not subject to design review, but design can be discussed with the Zoning Administrator (who might consider adding appropriate conditions regarding colors, materials, etc.). The proposal for a 10-foot front setback is correct and is the pre-existing nonconforming setback that was approved for the current building permit on the first story. The trellis and trellis post are located on the northwest side of the proposed structure (rear, left side of proposed house when looking at parcel from the street). You can see this on the north elevation viewpoint and on the Site Plan (page A0.2).

Best,

Alexandra

Alexandra Corvello

Development Review Planner

Community Development &
Infrastructure

Phone: 831-454-3209

701 Ocean Street, Room 410

From: Gavin Maxwell <g@mayfieldarchitects.com>
Sent: Tuesday, January 3, 2023 7:04 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Subject: Re: Application # 221287; 68 Forest Road, Mount Hermon

thanks Alexandra,

do you have any other submission materials? Color material boards etc?

The house is pretty stark and boxy, and very close to the road, and the color and material choices will be very important to break up the mass of the street elevation.

The elevations just call for "board and batten siding, painted" throughout.

Some variation of the finishes would help this elevation, don't you think, with perhaps some natural wood materials/colors, and it would be good to know what paint color is proposed.

The Notice of proposed development talks about a setback of 9'-11' but the drawings show a dimension line of 10'-0" - which is the correct dimension?

It also talks about a trellis and trellis post, which I can't see on the plans or the exterior elevations - is this at the front of the house or the rear?. Can this be added to the plans and elevations?.

thanks

gavin

On Tue, Jan 3, 2023 at 11:24 AM Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us> wrote:

> Hi Gavin,
>
> Attached are the proposed plans for 221287. Please let me know if you need any other materials or would like to talk anything over.
>
> Thank you for your inquiry and Happy New Year.
>
> Best,

Alexandra

Alexandra Corvello

Development Review Planner

Community Development &
Infrastructure

Phone: 831-454-3209

701 Ocean Street, Room 410

From: Gavin Maxwell <g@mayfieldarchitects.com>
Sent: Tuesday, January 3, 2023 11:06 AM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcounty.us>
Subject: Application # 221287; 68 Forest Road, Mount Hermon

Hi Alexandra,

happy new year!

I am the direct neighbor to the above project - could you please send me a link to the application drawings so that I can review them

thanks

gavin

--

Gavin Maxwell | ARB (UK) Intl Assoc. AIA
831-335-0211 | g@mayfieldarchitects.com
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RI Engineering, Inc.

Civil Engineering
303 Potrero St., Suite 42-202
Santa Cruz, CA 95060
831-425-3901
www.riengineering.com

Memorandum

To: Alexandra Corvello, Santa Cruz County Development Review Planner

From: RI Engineering

Date: 2/15/2023

Subject: Replacement Residence at 68 Forest Road, Mt Hermon, Santa Cruz County.

The following is based on the structural engineering plans by RI Engineering Inc. entitled "Residential Replacement and Site Improvements for Olya Miklashevich and Anton Korniyenko, 68 Forest Road, Mt. Hermon, Santa Cruz County ANP 066-214-06," Project No. 20-081-2, delta 1 dated 9/7/2022 and the Memorandum dated 11/3/2022.

The proposed trellis shown on the structural engineering plans dated 9/7/2022 shows a pier support for the trellis located within the 5 foot side yard setback. This support is required to be located in the setback because of a required five foot set back from the septic system to structural supports. The site topography and limited space to avoid the septic system has created a need to place the trellis support in the side yard setback. The trellis will also add additional lateral support to the proposed deck.

Please feel free to contact us if you have any questions regarding the above. Thank you.

Sincerely,
RI Engineering Inc.

Mark Grofcsik, PE
RCE # 83644

Attachments: Exhibit 1: Structural Plans dated 9-7-2022

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE 2019 CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA BUILDING CODE, AND ASCE STANDARD 7.16 2016 EDITION AND AS OTHERWISE NOTED HEREIN.

5. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FOR THE WORK SHOWN HEREIN.

6. ALL DIMENSIONING SHOULD BE BASED ON THE DESIGN DRAWINGS. DIMENSIONS SHOWN ON GRIDLINES ARE APPROXIMATE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

7. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

SPECIFICATIONS

1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH the 2014 ACI 318–14.

2. CONCRETE SHALL BE TYPE V AND HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45.

3. STEEL REINFORCING SHALL CONFORM TO ASTM DESIGNATION A614, GRADE 60.

4. PLACEMENT AND HANDLING OF STEEL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 52, "REINFORCEMENT OF THE CALTRANS STANDARD SPECIFICATIONS.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM DESIGNATION A 307 OR ASTM DESIGNATION A36. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION 75–1.05 "GALVANIZING" OF THE CALTRANS STANDARD SPECIFICATIONS.

6. TIMBER CONNECTORS, SHEAR WALL HOLD DOWNS AND OTHER METAL FASTENINGS SHALL BE SIMPSON STRONG TIE COMPANY CONNECTORS. NAILS SHALL BE COMMON WIRE NAILS.

7. SHEATHING SHALL BE STRUCTURAL I OR EQUAL.

8. EXPOSED BEAMS AND POST SHALL BE PRESSURE TREATED DOUGLAS FIR, REDWOOD OR APPROVED EQUAL.

9. STRUCTURAL LUMBER SHALL BE DOUGLAS FIR–LARCH OR EQUAL. LUMBER AND TIMBER SHALL BE OF THE STRESS GRADE SHOWN ON THE PLANS IF NO DESIGNATION IS SHOWN ON THE PLANS ALL COLUMNS, BEAMS, GIRDERS, JOISTS AND PURLINS SHALL BE #2 GRADE OR BETTER. STRUCTURAL TIMBERS SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT STANDARD GRADING PRACTICES ADOPTED BY THE WESTERN WOOD PRODUCTS ASSOCIATION. ALL SIZES SHOWN ON THE PLANS SHALL REVERT TO NOMINAL SIZES, UNLESS OTHERWISE NOTED.

10. PRESERVATIVE TREATMENT OF LUMBER SHALL CONFORM TO THE REQUIREMENTS OF SECTION 58 OF THE CALTRANS STANDARD SPECIFICATIONS.

11. ALL NAILS AND ANCHOR BOLTS THAT WILL BE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT–DIPPED GALVANIZED PER ASTM A153. FASTENERS AND CONNECTORS EXPOSED TO WET WEATHER SHALL BE STAINLESS STEEL, TYPE A304 OR A316

GEOTECHNICAL ENGINEER

1. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY ROCK SOLID ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION FOR PROPOSED SINGLE FAMILY RESIDENCE, 68 FOREST ROAD, MOUNT HERMON, CA, APN: 066–241–06," DATED MARCH 27, 2020, PROJECT No 20001. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT DUSTY M. OSBURN. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

STRUCTURAL FORCES

SOILS:
ALLOWABLE PIER BEARING CAPACITY: 16 kip*
*WITH 12'–0" EMBED PER GEOTECHNICAL ENGINEER

FLOOR LIVE LOADS: CBC Table 1607.1

ROOMS OTHER THAN SLEEPING ROOMS	UNIFORM LOAD	40 psf
SLEEPING ROOMS		30 psf
DECKS		60 psf
ATTICS WITH STORAGE		20 psf
ATTIC WITHOUT STORAGE		10 psf

ROOF LIVE LOAD 2019 CBC SECTION 1607

WIND PROVISIONS: 2019 CBC SECTION 1609 & ASCE 7.16, CHAPTER 26

SEISMIC PROVISIONS: 2019 CBC SECTION 1613 & ASCE 7.16, CHAPTER 11

STRUCTURAL DESIGN STANDARDS FOR STRUCTURAL MATERIALS	
CONCRETE	ACI 318–14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ALUMINUM	ADM 2015 ALUMINUM DESIGN MANUAL
MASONRY	TMS 402–13/ACI 530–15/ASCE 5–13 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (MSJC CODE)
STEEL	AISC 360–16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AISC 341–16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, INCLUDING SUPPLEMENT NO. 1 DATED 2010 AISI S100–12/S230–07 w/ S3–12 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURES
WOOD	AF&PA NDS–15 NORTH AMERICAN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2015 SUPPLEMENT AF&PA SDPWS–15 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC

FASTENERS

1. REFER TO 2019 CBC TABLE 2304.10.1

STEEL

1. STRUCTURAL STEEL AND BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL (14TH EDITION), THE 2019 CALIFORNIA BUILDING CODE, AND THESE SPECIFICATIONS.

2. ALL FIELD WELDING TO BE DONE UNDER CONTINUOUS INSPECTION AS REQUIRED BY THE COUNTY OF SANTA CRUZ.

3. ALL WIDE FLANGE STEEL SHALL CONFORM TO ASTM A36 WITH A MINIMUM YIELD STRENGTH OF 36 KSI OR BETTER OR AS NOTED IN THESE PLANS AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS UNLESS OTHERWISE NOTED.

4. ALL PIPE COLUMNS SHALL CONFORM TO ASTM A58, GRADE "B."

5. ALL TUBE COLUMNS SHALL BE H.S.S. SHAPES AND SHALL CONFORM TO ASTM A592 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

6. CUSTOM FABRICATED STEEL PLATES SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KSI.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING.

8. BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED.

9. ALL STEEL DIMENSIONING TO BE DETERMINED BY CONTRACTOR. INFORMATION ON PLANS MUST BE VERIFIED IN FIELD.

10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE CONTRACTORS OWN RISK.

11. SHOP DRAWINGS STEEL FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER M, SPECIFICATION OF THE AISC, STEEL CONSTRUCTION MANUAL, THIRTEENTH EDITION.

12. AN APPROVED FABRICATOR SHALL PROVIDE ALL STRUCTURAL STEEL. APPROVAL SHALL BE THROUGH THE INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), OR THE AMERICAN WELDING SOCIETY (AWS).

13. ALL STRUCTURAL STEEL, EXCEPT THE PORTION TO BE EMBEDDED IN CONCRETE OR TO RECEIVE SPRAYED ON FIREPROOFING SHALL RECEIVE ONE TOP COAT OF PAINT AS DESCRIBED BY MANUFACTURER'S SPECIFICATIONS.

14. WELDED CONNECTIONS SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL AND THE 2019 CALIFORNIA BUILDING CODE CHAPTER 22, "STEEL."

15. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

1

BASEMENT SHEAR WALL SCHEDULE

WALL ID	WIDTH	HEIGHT	SHEATHING	EDGE NAILING	HOLD DOWNS	ANCHORS	A.B. SPACING @ SILL PLATE	NOTES
F0	4' - 0"	8' - 0"	7/16" STRUCT I	8d's @ 3"oc	HDU11-SDS2.5	SB1 x 30	48"oc	3x EDGE MEMBERS AND 4x6 AT HD
H0	10' - 0"	8' - 0"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	SB5/8 x 24	32"oc	
I0	16' - 0"	8' - 0"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	SB5/8 x 24	48"oc	
J0	11' - 0"	8' - 0"	7/16" STRUCT I	8d's @ 4"oc	HDU4-SDS2.5	SB5/8 x 24	48"oc	
K0	4' - 0"	8' - 0"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	SB5/8 x 24	48"oc	
L0	5' - 4"	8' - 0"	7/16" STRUCT I	8d's @ 2"oc	HDU5-SDS2.5	SB5/8 x 24	48"oc	3x EDGE MEMBERS

FIRST FLOOR SHEAR WALL SCHEDULE

WALL ID	WIDTH	HEIGHT	SHEATHING	EDGE NAILING	HOLD DOWNS	ANCHORS	A.B. SPACING @ SILL PLATE	NOTES
A	4' - 6"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	SB5/8 x 24	48" oc	
B	5' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 4"oc	HDU5-SDS2.5	SB5/8 x 24	32"oc	
C	7' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 4"oc	MSTC48B3			
D	6' - 6"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC48B3			
E	4' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	SB5/8 x 24	48" oc	
F	4' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC52			
G	6' - 6"	9' - 0"	7/16" STRUCT I	8d's @ 3"oc	MSTC66			3X EDGE MEMBERS
H	10' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC40			

1

SECOND FLOOR SHEAR WALL SCHEDULE

WALL ID	WIDTH	HEIGHT	SHEATHING	EDGE NAILING	HOLD DOWNS	NOTES
A1	4' - 6"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC28	
B1	5' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC48	
C1	7' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 4"oc	MSTC40	
D1	6' - 6"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC40	
E1	4' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC40	
F1	4' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC40	
H1	10' - 0"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC28	
M1	11' - 4"	9' - 0"	7/16" STRUCT I	8d's @ 6"oc	MSTC48	

1

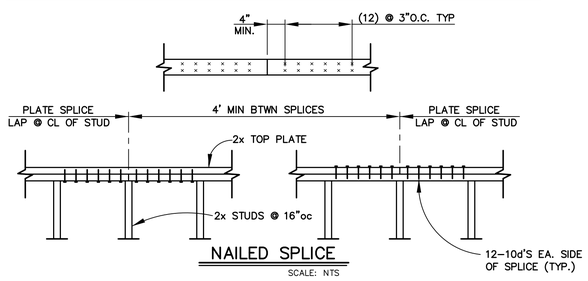
SHEAR WALL NOTE

A0 BASEMENT SHEAR WALL

A 1ST FLOOR SHEAR WALL

A1 2ND FLOOR SHEAR WALL

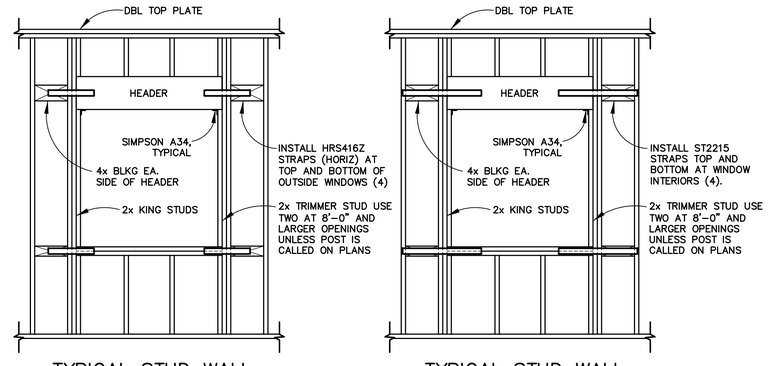
TYPICAL WALL TOP PLATE SPLICE DETAILS



NAILED SPLICE
SCALE: NTS

BOLTED SPLICE
SCALE: NTS

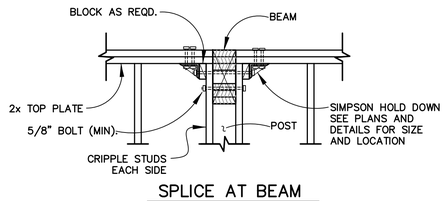
TYPICAL OPENING FRAMING DETAILS



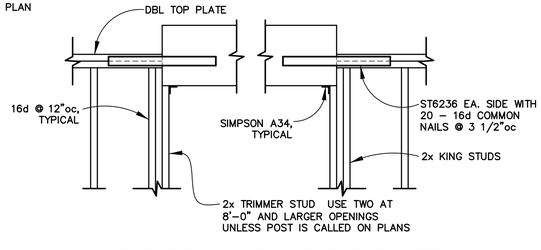
TYPICAL STUD WALL OPENING EXTERIOR
SCALE: NTS

OR

TYPICAL STUD WALL OPENING INTERIOR
SCALE: NTS



SPLICE AT BEAM
SCALE: NTS



WOOD BEAM AT CUT TOP PLATE
SCALE: NTS

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.R.	ANCHOR ROD
BLKG	BLOCKING
BM	BEAM
BOT.	BOTTOM
BTWN	BETWEEN
CL	CENTER LINE
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL	DOUBLE
D.F.	DOUGLAS FIR
EA.	EACH
EX.	EXISTING
FTG	FOOTING
CONC.	HORIZONTAL
M.B.	MACHINE BOLT
MIN.	MINIMUM
PL	PLATE
REINF.	REINFORCING
REQ'D	REQUIRED
SHTG	SHEATHING
SIM.	SIMILAR
SIMP	SIMPSON
STRUCT	STRUCTURAL
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PIER
T.O.G.B.	TOP OF GRADE BEAM
TYP	TYPICAL
VERT.	VERTICAL
U.O.N..	UNLESS OTHERWISE NOTED
(E)	EXISTING

REVISED BUILDING PERMIT RESUBMITTAL

1 REVISED PER ARCHITECTURAL MODIFICATIONS, 8/17/2022

PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp: 3–31–23
CIVIL
STATE OF CALIFORNIA
9/7/2022

R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
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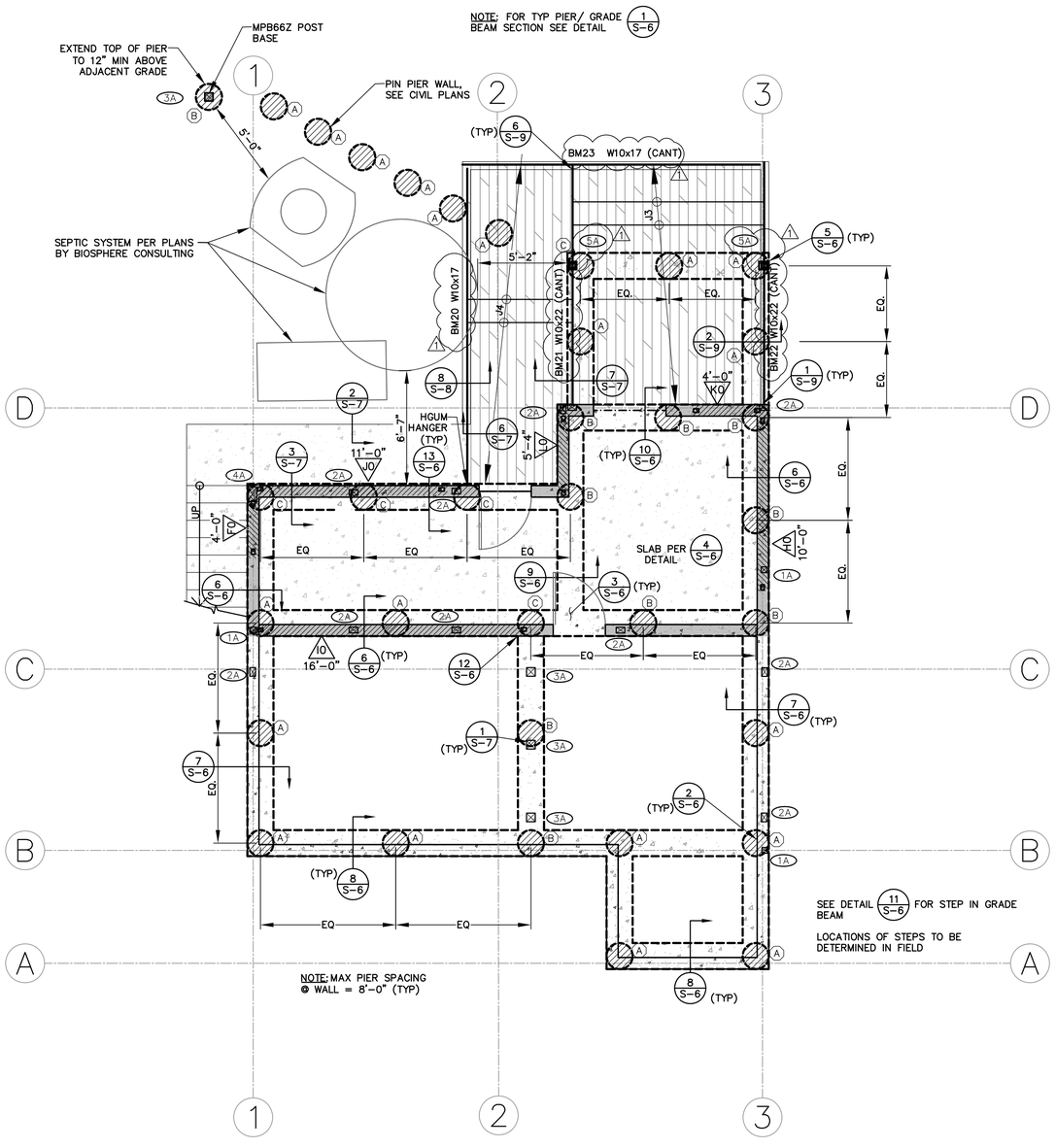
RESIDENTIAL REPLACEMENT & SITE IMPROVEMENTS
FOR
OLYA MIKLASHEVICH & ANTON KORNIYENKO
68 FOREST ROAD, MT. HERMON
SANTA CRUZ COUNTY
APN 066-214-06

GENERAL NOTES

project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-1



FOUNDATION PLAN

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

FOUNDATION NOTES

1. DRILLED PIERS SHALL BE EMBEDDED MIN. 12' BELOW ADJACENT GRADE OR 2' INTO BEDROCK.

2. OVER EXCAVATION AND RECOMPACTION OF NATIVE SUBGRADE IS REQUIRED PRIOR TO PLACEMENT OF SLAB ON GRADE.NATIVE SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF STEEL REINFORCEMENT.

3. ALL REINFORCED STEEL, ANCHOR BOLTS, METAL CONCRETE. INSERTS, ETC. SHALL BE SECURED IN PLACING CONCRETE.

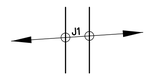
4. ANCHOR BOLTS TO BE 5/8"ø x 12" LONG WITH 3"x3"x 0.229" SQUARE WASHERS. BOLTS TO BE EMBEDDED MIN. 7" INTO CONCRETE. ANCHOR BOLTS TO BE SPACED MAXIMUM OF 4'-0"oc EXCEPTED AS NOTED AT SHEAR WALLS.

5. ALL METAL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE. WHERE SPECIFIED INSTALLATION IS NOT SHOWN ON THESE PLANS, CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS

6. CONTRACTOR TO REVIEW AND CAREFULLY INSPECT LAYOUT PLACEMENT OF HOLDOWN BOLTS AND STRAPS PRIOR TO POURING CONCRETE FOR FOUNDATION. ACTUAL LOCATION OF HOLDOWN HARDWARE MAY VARY SLIGHTLY DEPENDING UPON SILL LOCATIONS, ROUGH DOOR OPENINGS, ROUGH WINDOW OPENINGS AND OTHER FRAMING CONDITIONS. SEE LATEST EDITION OF SIMPSON CATALOG FOR SIZE AND EMBEDMENT OF ANCHOR BOLTS. CONTRACTOR IS CAUTIONED AGAINST USING OTHER HARDWARE THAN SIMPSON GRADE PRODUCTS. OTHER MANUFACTURER'S HARDWARE MAY NOT HAVE EQUIVALENT LOAD CAPACITY AS SIMPSON PRODUCTS.

7. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

FOUNDATION LEGEND



FLOOR FRAMING NOTE

J3 2x10 P.T. D.F. @ 16" O.C.
J4 2x8 P.T. D.F. @ 16" O.C.

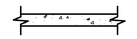
FOUNDATION ABBREVIATIONS:

AB	ANCHOR BOLT
COL	COLUMN
GLB	24F-V4 D.F/D.F GLU-LAM BEAM
HB	HIP BEAM
KP	4X4 KING POST
RB	ROOF BEAM
SB	SLOPED BEAM
SIMP	SIMPSON STRONG TIE
TJ	TRUS JOIST PARALLAM WS 2.0E
WF	WIDE FLANGE BEAM

CONCRETE SLAB

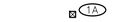
PROPOSED GRADE BEAM/FTG

PROPOSED CONCRETE PIER. SEE DETAIL (TYP) 1 S-6



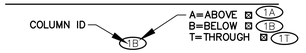
8" WIDE CONCRETE WALL

EXTERIOR DECK (WOODEN)



COLUMN, SEE COLUMN SCHEDULE

COLUMN NOTE



COLUMN SCHEDULE

1	4x4 D.F.
2	4x6 D.F.
3	6x6 P.T. D.F.
4	4x10 D.F.
5	3.5x3.5x3/8 HSS
KP	4x KING POST

DRILLED PIER TABLE

DRILLED PIER	EMBEDMENT (FT)
A	12.0
B	16.0
C	20.0

REVISED BUILDING PERMIT RESUBMITTAL

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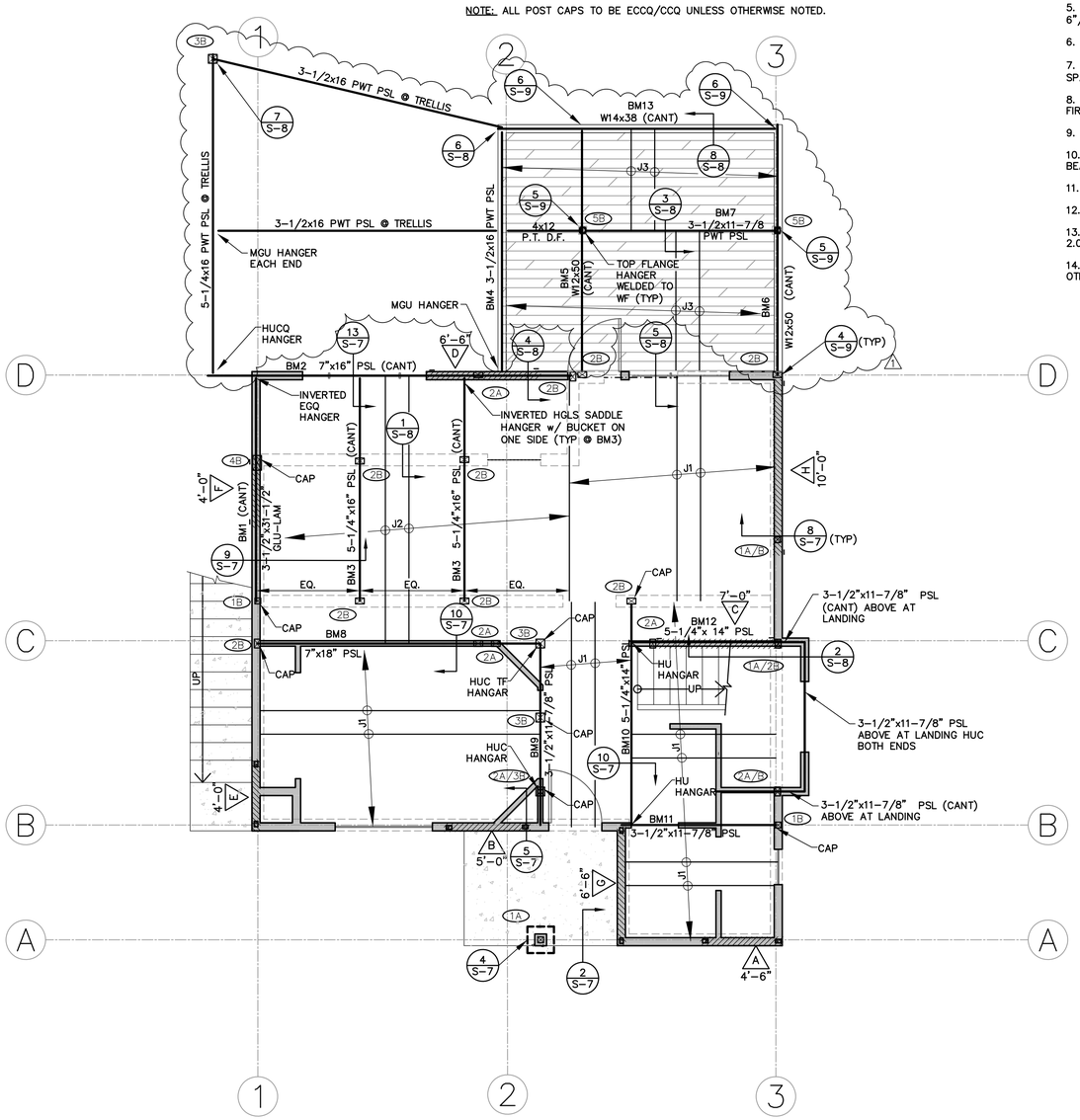
APN 066-214-06

FOUNDATION PLAN

project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-2

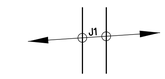
NOTE: ALL POST CAPS TO BE ECCQ/CCQ UNLESS OTHERWISE NOTED.



FRAMING NOTES

1. SEE SHEET S-1 FOR ADDITIONAL STRUCTURAL NOTES.
2. ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" STRUCT I W/ 8d NAILS @ 6"/12"oc, U.O.N. @ SHEAR WALLS. SEE SHEET S1 FOR SW SCHEDULE.
3. ALL INTERIOR WALLS TO BE MIN. 1/2" GYPSUM BOARD U.O.N. W/ 5d COOLER NAILS @ 7"oc, U.O.N.
4. ALL FLOOR SHEATHING TO BE 3/4" C.D.X. PLYWOOD W/ 10d NAILS @ 6"/10"oc U.O.N.
5. ALL ROOF SHEATHING TO BE 1/2" STRUCT I W/ 10d NAILS @ 6"/12"oc U.O.N.
6. ALL HEADERS 4x12 TYPICAL, U.O.N.
7. CEILING FRAMING TO BE D.F. #1 2x8's @ 16"oc U.O.N. MAXIMUM SPAN SHALL BE 16'-3"
8. ALL EXTERIOR FRAMING TO BE BE PRESSURE TREATED DOUGLAS FIR, REDWOOD, OR APPROVED EQUAL.
9. ALL FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER U.N.O.
10. KING POSTS TO BE 4x D.F. WITH WIDTH TO MATCH SUPPORTING BEAM
11. ALL LVL BEAMS TO BE 2.0E MICROLLAM LVL BEAMS.
12. ALL PSL BEAMS TO BE 2.0E PARALLAM PSL BEAMS.
13. EXTERIOR PWT BEAMS TO BE PWT TREATED LVL BEAMS GRADE 2.0E.
14. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

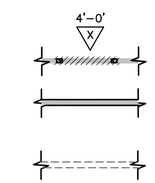
FRAMING LEGEND



FLOOR FRAMING NOTE
- J1 11 7/8" TJI 360 @ 16" O.C.
- J2 11 7/8" TJI 360 @ 16" O.C. (CANT)
- J3 2x10 P.T. D.F. @ 16" O.C.
- J4 2x8 P.T. D.F. @ 16" O.C.

FRAMING ABBREVIATIONS:

COL	COLUMN
GLB	24F-V4 D.F/D.F GLU-LAM BEAM
HB	HIP BEAM
KP	4X4 KING POST
LVL	2.0E MICROLLAM LVL BEAM
PSL	2.0E PARALLAM PSL BEAM
RB	ROOF BEAM
SB	SLOPED BEAM
SIMP	SIMPSON STRONG TIE
TJ	TRUS JOIST PARALLAM WS 2.0E
WF	WIDE FLANGE BEAM



SHEAR WALL, SEE SHEET S-1

WALL 2x @ 16" O.C. WITH FINISH PER ARCH

WALL BELOW

℄ HEADER

℄ BEAM

EXTERIOR DECK (WOODEN)

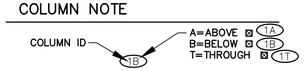
1A COLUMN, SEE COLUMN SCHEDULE

MSTC STRAP, SEE SW SCHEDULE SHEET S-1 FOR SIZE

HDU HOLDDOWN, SEE PLAN FOR SIZE

CONCRETE PATIO

COLUMN NOTE



COLUMN SCHEDULE

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2	4x6 D.F.
3	6x6 P.T. D.F.
4	4x10 D.F.
5	3.5x3.5x3/8 HSS
KP	4x KING POST

FIRST FLOOR FRAMING PLAN

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

REVISED BUILDING PERMIT RESUBMITTAL

1 REVISED PER ARCHITECTURAL MODIFICATIONS, 8/17/2022

PROFESSIONAL ENGINEER — MARK M. GROFCSIK — No. 83644 — Exp: 3-31-23 — CIVIL — STATE OF CALIFORNIA

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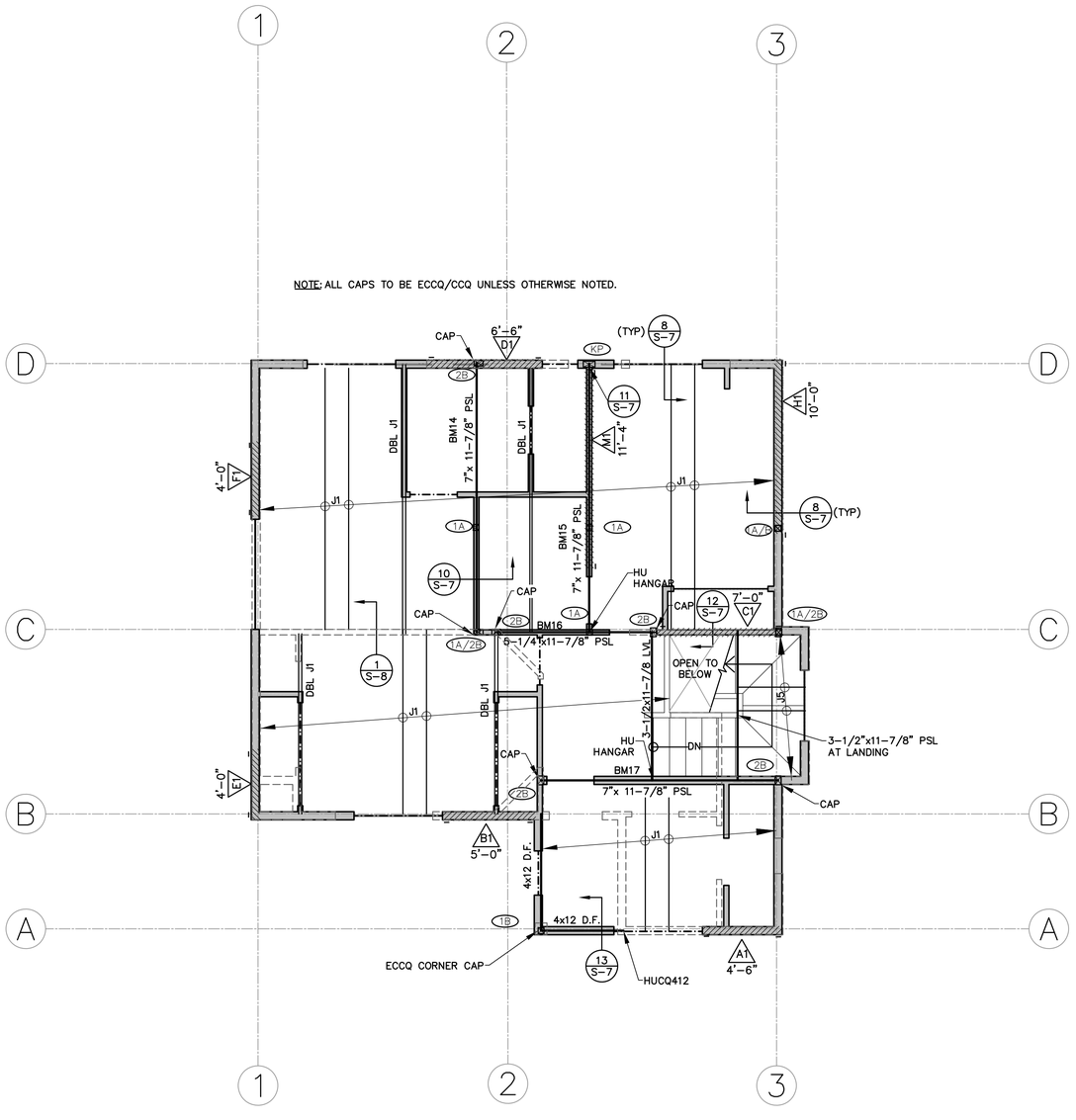
FIRST FLOOR PLAN

project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-3



SECOND FLOOR FRAMING PLAN

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

FRAMING NOTES

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14. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

FRAMING LEGEND

FLOOR FRAMING NOTE

J1	11 7/8" TJI 360 @ 16" O.C.
J2	11 7/8" TJI 360 @ 16" O.C. (CANT)
J5	2x6 D.F. #2 @ 16" O.C.

FRAMING ABBREVIATIONS:

COL	COLUMN
GLB	24F-V4 D.F/D.F GLU-LAM BEAM
HB	HIP BEAM
KP	4X4 KING POST
LVL	2.0E MICROLLAM LVL BEAM
PSL	2.0E PARALLAM PSL BEAM
RB	ROOF BEAM
SB	SLOPED BEAM
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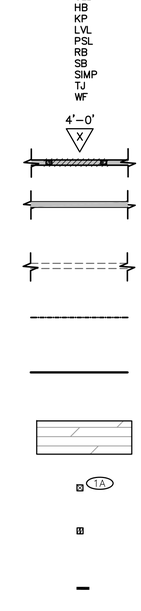

SHEAR WALL, SEE SHEET S-1

WALL 2x @ 16" O.C. WITH FINISH PER ARCH

WALL BELOW

℄ HEADER

℄ BEAM

EXTERIOR DECK (WOODEN)

1A COLUMN, SEE COLUMN SCHEDULE

DOUBLE STUD

MSTC STRAP, SEE SW SCHEDULE SHEET S-1 FOR SIZE

COLUMN NOTE

COLUMN SCHEDULE

1	4x4 D.F.
2	4x6 D.F.
3	6x6 P.T. D.F.
4	4x10 D.F.
5	3.5x3.5x3/8 HSS
KP	4x KING POST

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SECOND FLOOR PLAN

project no. 20-081-2
date MAY 2022
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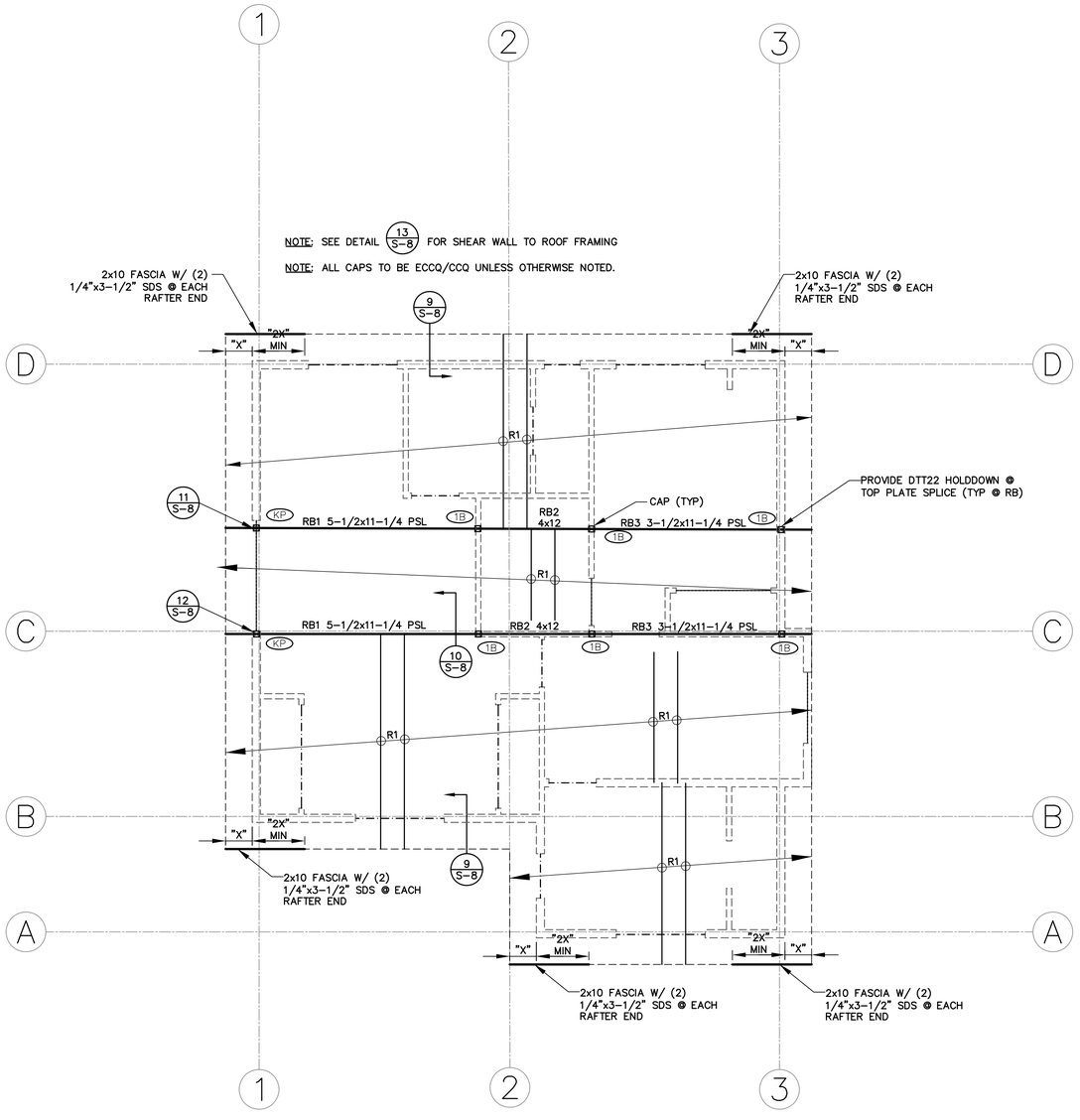
dwg name CIVIL2.DWG

S-4



ROOF FRAMING PLAN

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

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ROOF FRAMING LEGEND

R1 — ROOF FRAMING NOTE

R1 11 7/8" TJI 360 @ 16" O.C.

FRAMING ABBREVIATIONS:

COL	COLUMN
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KP	4X4 KING POST
LVL	2.0E MICROLLAM LVL BEAM
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RB	ROOF BEAM
SB	SLOPED BEAM
SIMP	SIMPSON STRONG TIE
TJ	TRUS JOIST PARALLAM WS 2.0E
WF	WIDE FLANGE BEAM
VB	VALLEY BEAM

WALL BELOW

℄ HEADER BELOW

1A — COLUMN, SEE COLUMN SCHEDULE

COLUMN NOTE

COLUMN ID 1B — A=ABOVE 1A, B=BELOW 1B, T=THROUGH 1T

COLUMN SCHEDULE

1	4x4 D.F.
2	4x6 D.F.
3	6x6 P.T. D.F.
4	4x10 D.F.
5	3.5x3.5x3/8 HSS
KP	4x KING POST

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ROOF PLAN

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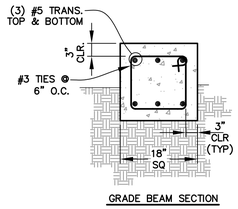
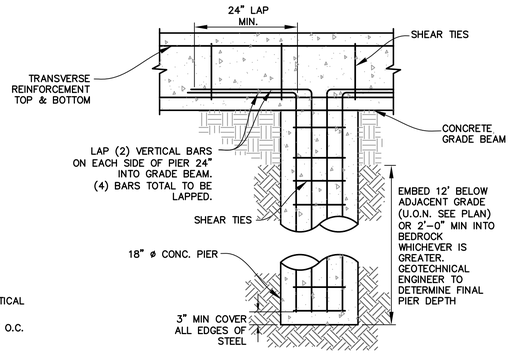
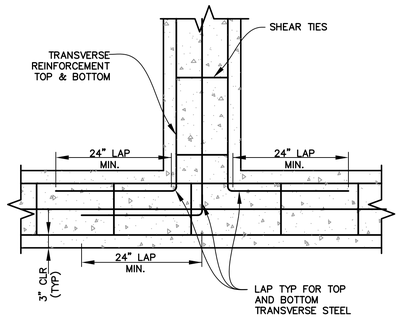
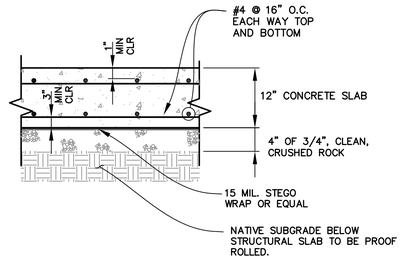
dwg name CIVIL2.DWG

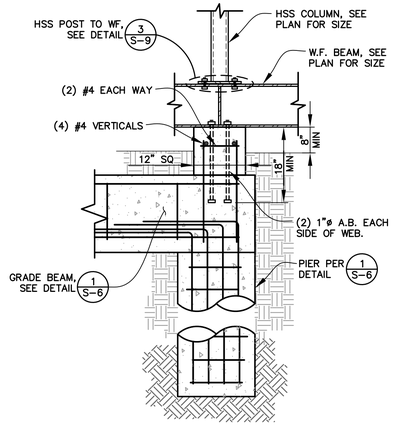
S-5











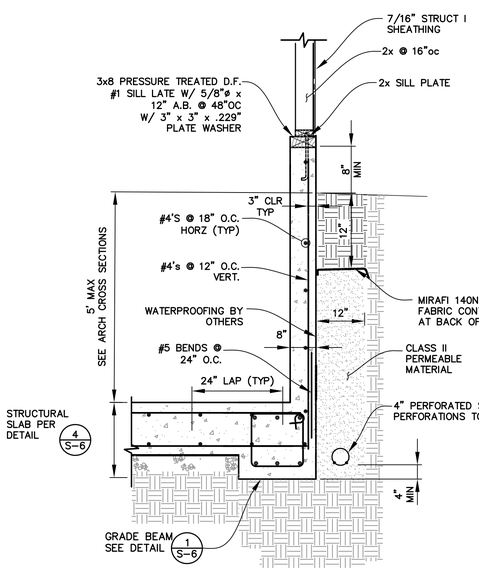
1/S-6 PIER AND GRADE BEAM
SCALE: NTS

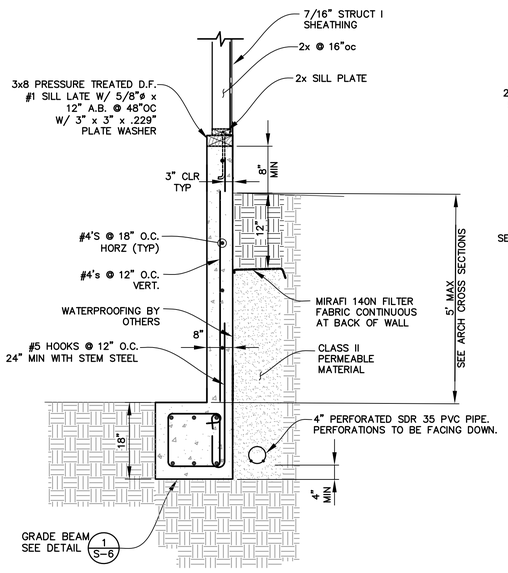
2/S-6 PIER TO GRADE BEAM
SCALE: NTS

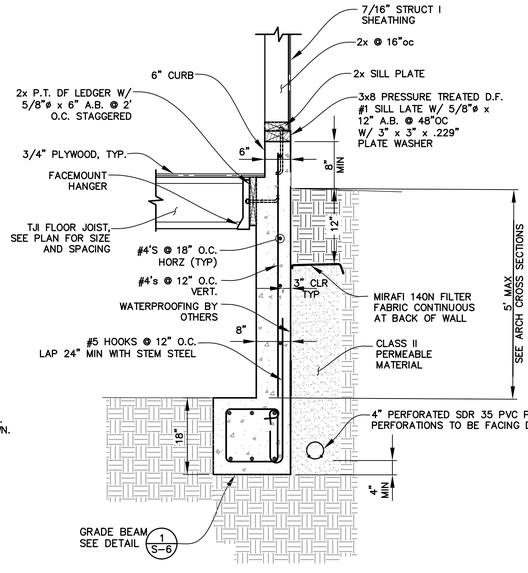
3/S-6 GRADE BEAM INTERSECTION
SCALE: NTS

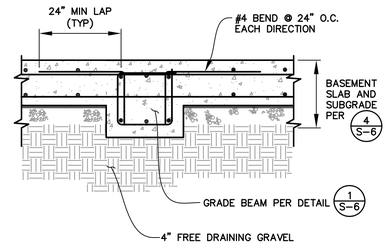
4/S-6 STRUCTURAL SLAB
SCALE: NTS

5/S-6 HSS POST AT PIER
SCALE: NTS







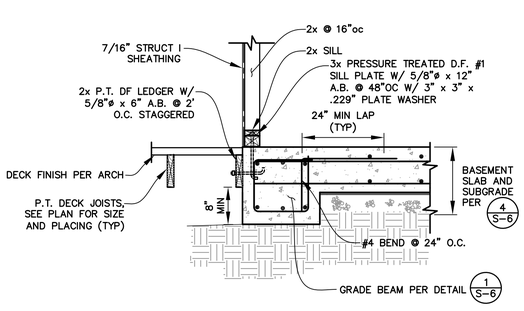


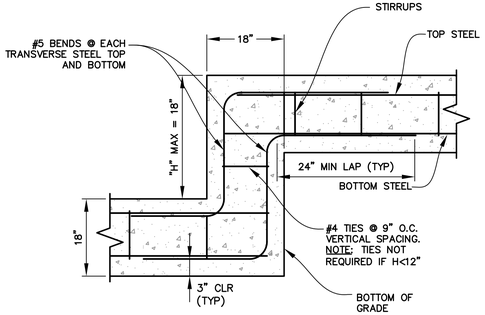
6/S-6 SLAB @ EXTERIOR BASEMENT WALL
SCALE: NTS

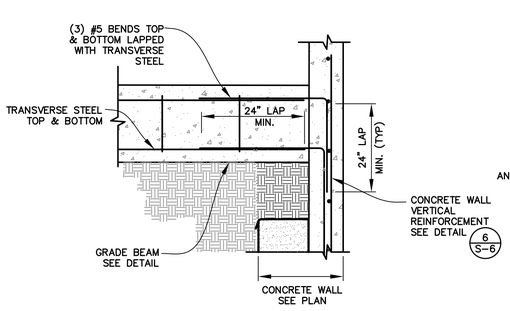
7/S-6 BASEMENT WALL AT CRAWL SPACE
SCALE: NTS

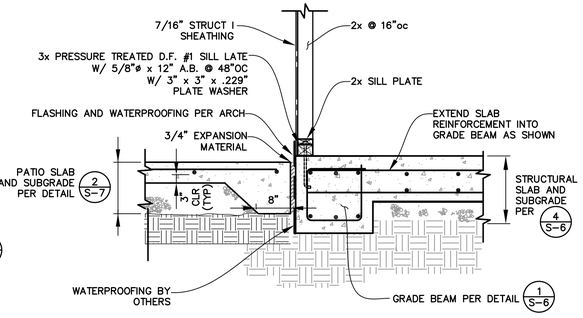
8/S-6 FIRST FLOOR AT EXTERIOR WALL
SCALE: NTSCALE: NTS

9/S-6 SLAB OVER GRADE BEAM
SCALE: NTS









10/S-6 SLAB OVER GRADE BEAM
SCALE: NTS

11/S-6 STEP IN GRADE BEAM
SCALE: NTS

12/S-6 GRADE BEAM TO WALL
SCALE: NTS

13/S-6 EXTERIOR PATIO TO GRADE BEAM
SCALE: NTS

REVISED BUILDING PERMIT RESUBMITTAL

1 REVISED PER ARCHITECTURAL MODIFICATIONS, 8/17/2022

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp: 3-31-23
CIVIL
STATE OF CALIFORNIA
9/7/2022

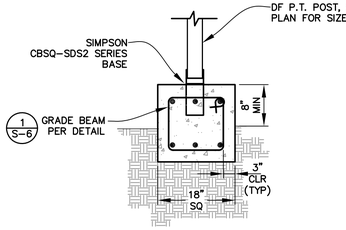
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rienginering.com

RESIDENTIAL REPLACEMENT & SITE IMPROVEMENTS
FOR
OLYA MIKLASHEVICH & ANTON KORNIYENKO
68 FOREST ROAD, MT. HERMON
SANTA CRUZ COUNTY
APN 066-214-06

FOUNDATION DETAILS

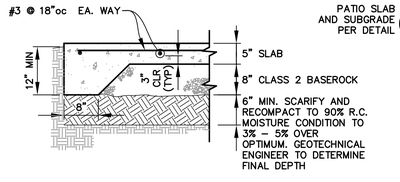
project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-6



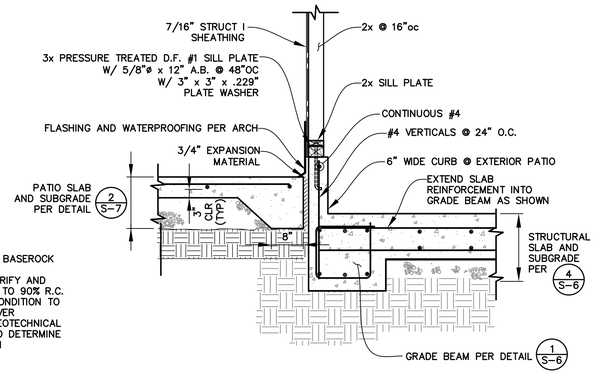
1 S-7 INTERIOR GRADE BEAM

SCALE: NTS



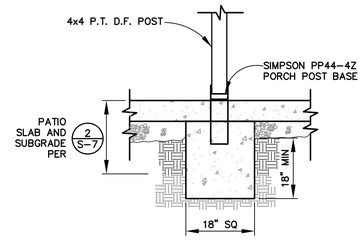
2 S-7 PATIO SLAB AND TURNDOWN

SCALE: NTS



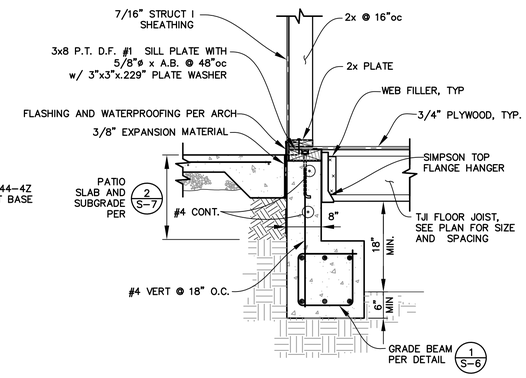
3 S-7 PATIO AT GRADE BEAM WITH CURB

SCALE: NTS



4 S-7 FTG AT PATIO

SCALE: NTS



5 S-7 PATIO AT STEM WALL

SCALE: NTS

6 S-7 WOOD DECK TO EXTERIOR SLAB

SCALE: NTS

7 S-7 DECK OVER GRADE BEAM

SCALE: NTS

8 S-7 FLOOR AT EXTERIOR WALL

SCALE: NTS

9 S-7 2ND FLOOR AT BEAM IN WALL

SCALE: NTS

10 S-7 FLOOR JOISTS AT PSL

SCALE: NTS

11 S-7 KP @ HEADER

SCALE: NTS

12 S-7 2ND FLOOR AT INTERIOR WALL

SCALE: NTS

13 S-7 2ND FLOOR AT BEAM SUPPORT

SCALE: NTS

REVISED BUILDING PERMIT RESUBMITTAL

1 REVISED PER ARCHITECTURAL MODIFICATIONS, 8/17/2022

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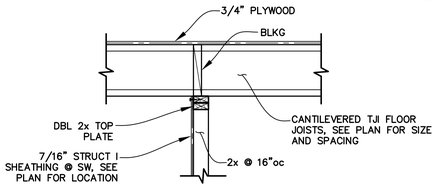
SANTA CRUZ COUNTY
APN 066-214-06

FRAMING DETAILS

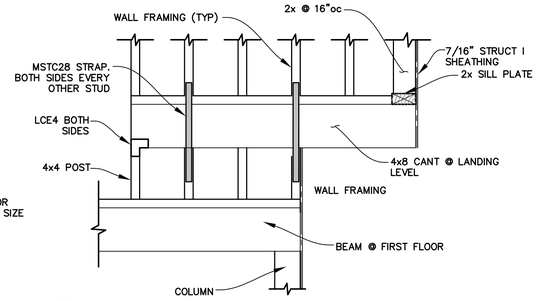
project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-7



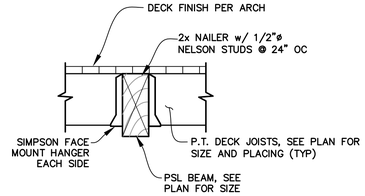
1 S-8 FLOOR JOISTS @ BEARING WALL

SCALE: NTS



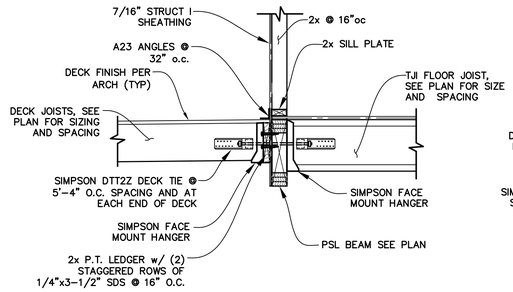
2 S-8 CANT BEAM IN WALL AT STAIR LANDING

SCALE: NTS



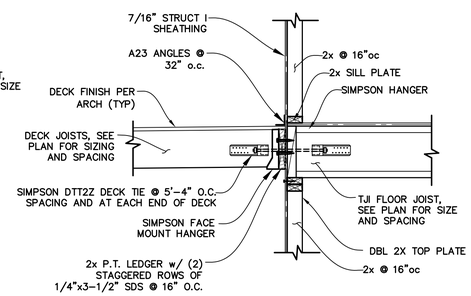
3 S-8 DECK JOIST AT PSL

SCALE: NTS



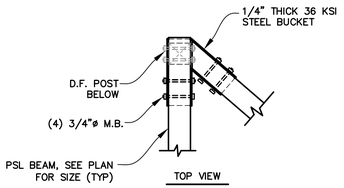
4 S-8 DECK AT BEAM IN WALL

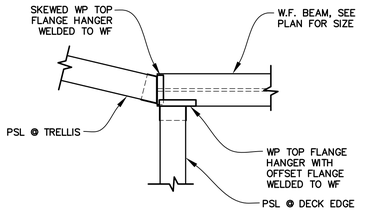
SCALE: NTS



5 S-8 INTERIOR TO DECK

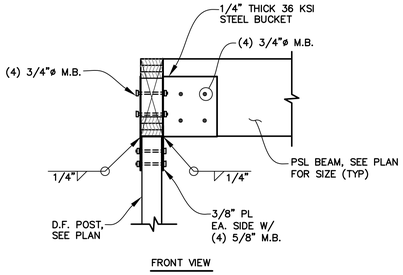
SCALE: NTS





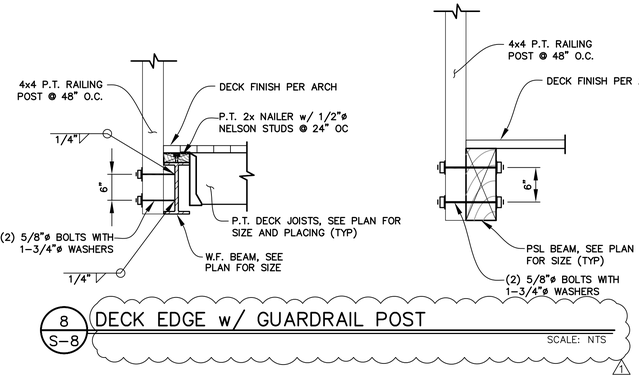
6 S-8 DECK CORNER AT CANT WF

SCALE: NTS



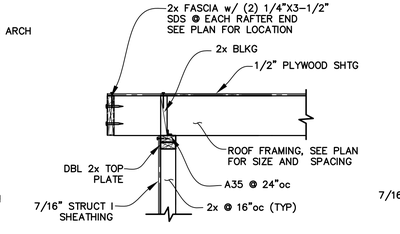
7 S-8 SKEWED STEEL HANGER @ POST

SCALE: NTS



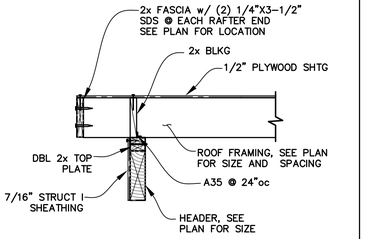
8 S-8 DECK EDGE w/ GUARDRAIL POST

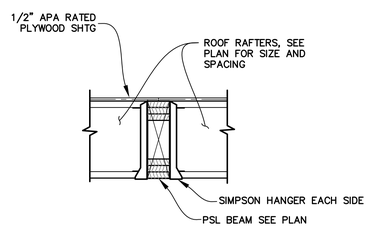
SCALE: NTS



9 S-8 RAFTER AT BLDG EDGE

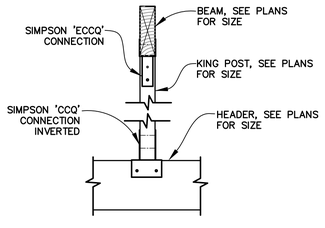
SCALE: NTS





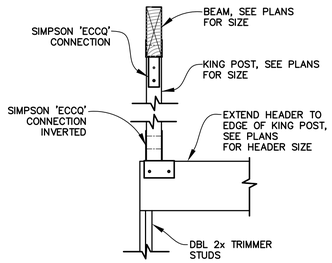
10 S-8 RAFTER SUPPORT

SCALE: NTS



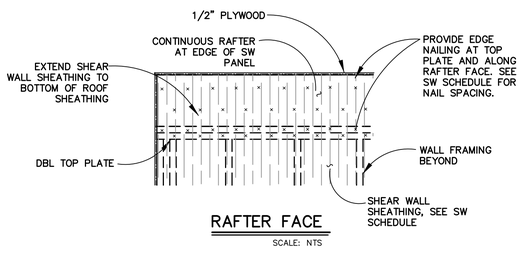
11 S-8 KING POST

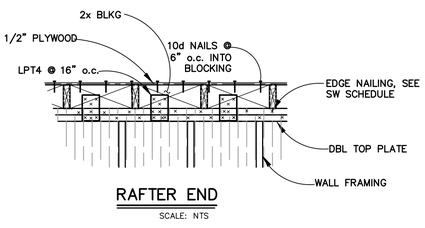
SCALE: NTS



12 S-8 KING POST AT HDR EDGE

SCALE: NTS





13 S-8 SHEAR WALL TO ROOF FRAMING

SCALE: NTS

REVISED BUILDING PERMIT RESUBMITTAL

1 REVISED PER ARCHITECTURAL MODIFICATIONS, 8/17/2022

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp: 3-31-23
CIVIL
STATE OF CALIFORNIA

9/7/2022

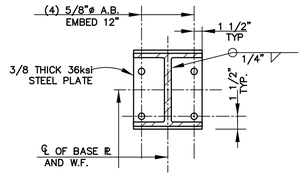
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rlengineering.com

RESIDENTIAL REPLACEMENT & SITE IMPROVEMENTS
FOR
OLYA MIKLASHEVICH & ANTON KORNIYENKO
68 FOREST ROAD, MT. HERMON
SANTA CRUZ COUNTY
APN 066-214-06

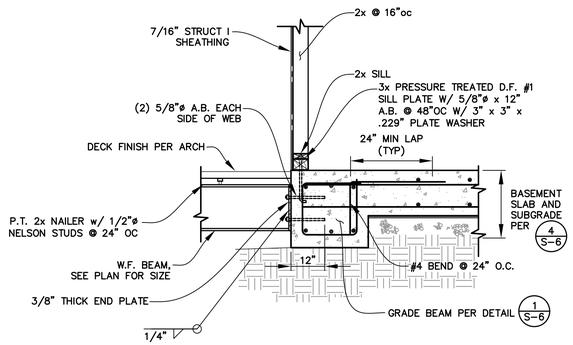
ROOF FRAMING

project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-8

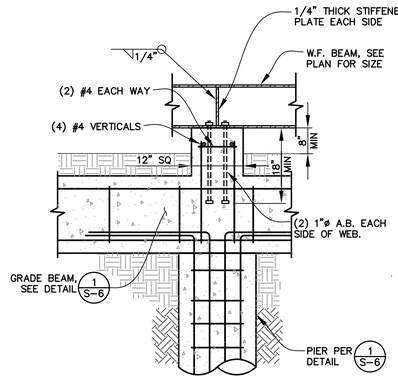


END PLATE



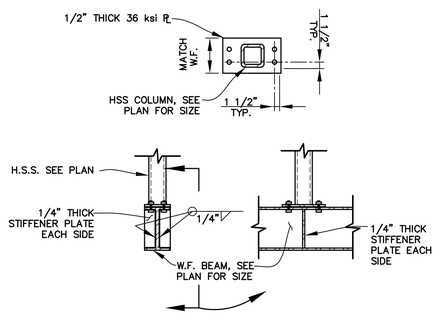
1/S-9 WF BEAM TO FND

SCALE: NTS



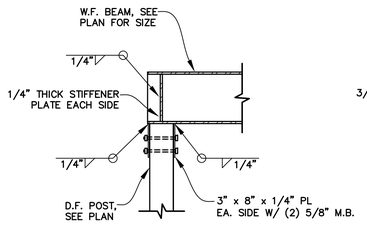
2/S-9 WF BEAM AT MID-SPAN PIER

SCALE: NTS



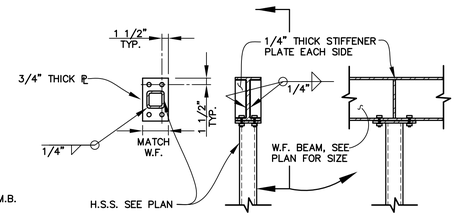
3/S-9 HSS POST TO WF BEAM

SCALE: NTS



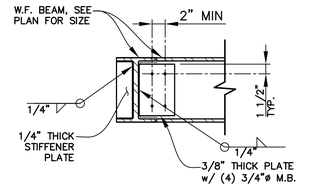
4/S-9 WF BEAM TO DF POST

SCALE: NTS



5/S-9 WF BEAM TO HSS POST

SCALE: NTS



6/S-9 WF BEAM TO WF BEAM

SCALE: NTS

STEEL PLATE NOTE

WHERE NOT SHOWN OTHERWISE, STEEL PLATES SHALL BE CUSTOM FABRICATED BY AN APPROVED FABRICATOR

REVISED BUILDING PERMIT RESUBMITTAL

1 REVISED PER ARCHITECTURAL MODIFICATIONS, 8/17/2022

PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-23
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FOR
OLYA MIKLASHEVICH & ANTON KORNIYENKO
68 FOREST ROAD, MT. HERMON
SANTA CRUZ COUNTY
APN 066-214-06

STEEL DETAILS

project no. 20-081-2
date MAY 2022
scale AS SHOWN
dwg name CIVIL2.DWG

S-9 1

February 16, 2023

Zoning Administrator
County Government Center
701 Ocean Street,
Room 400,
Santa Cruz,
CA 95060

Re: 68 Forest Road, Mount Hermon, CA 95041; APN: 066-241-06; Item # 2.221287

Dear Sir / Madam,

I am writing to express my disapproval of the request for a variance to the "Side Yard Setback".

The deck cannot be built in the setback, so logically the designer would have placed a support for the deck where the deck was allowed to be. I do not think that the neighbor at 70 Forest should have to look out of their bedroom window and see a post supporting a deck that is a considerable distance away.

The construction of the house is just beginning. Provision for the support of the allowed deck could easily be installed without a variance.

William and Sue Mayfield
20 Plaza
Mount Hermon, CA 95041

February 12, 2023

Zoning Administrator
County Government Center
701 Ocean Street,
Room 400,
Santa Cruz,
CA 95060

Re: 68 Forest Road, Mount Hermon, CA 95041; APN: 066-241-06; Item # 2.221287

Dear Sir / Madam,

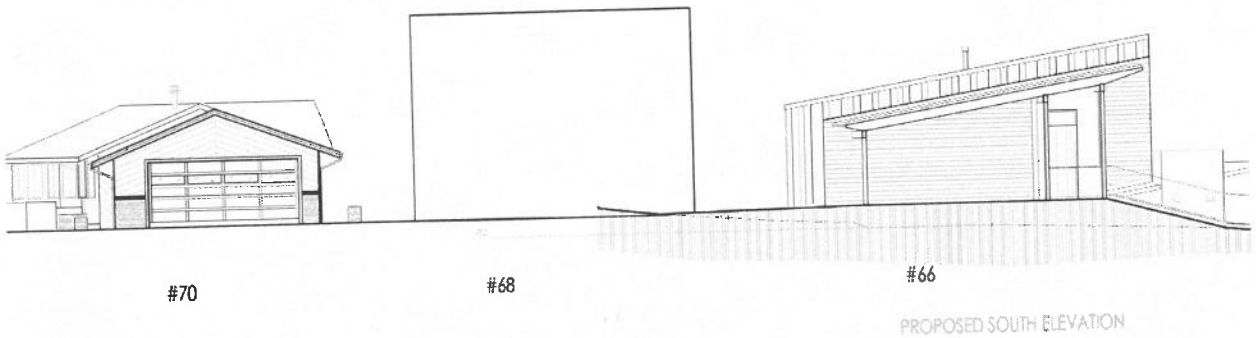
Firstly, we are looking forward to Anton and Olya moving into the neighborhood, and wish them all the best with the construction of their home.
And, with a couple of caveats outlined below, we are in general support of the application for a Discretionary Permit.

The Discretionary Permit list three items which it seeks to gain a variance.

1. **Add a second floor addition, located in the front setback**. The existing approved project was allowed to locate the house within this setback, due to the location of the previous home that was destroyed in the fire, and by averaging locations of the adjacent homes in relation to their setback. BUT, this projection into the setback was required to be single story. This variance seeks to make this a 2-story project and 22'-0" tall.
2. **Increase the height of the residence to 31'-10"**
3. **Locate structural support for a "trellis" in the building setback between 68 and 70**

History of the site.
In 2018, #68 caught fire, burned to the ground, and in the process largely destroyed the residences at #66 and #70.
Understandably Julie and myself, and Tim and Lynn at #70, are a little traumatized by that experience.
Prior to the fire, the other major issue with the site was the failing hillside, which had a number of causes, one of which included the failure and abandonment (without permits) of the previous septic system for #68.
Since #68 is located between #70 (on the uphill) and #66 (on the downhill), failure of that hillside will undermine #70, or potentially slide into the ADU on #66, both with potentially lethal consequences.
So, in light of recent local and world events (flooding and landslides; earthquakes in Turkey/Syria) we are very keen to ensure that all building in our little ecosystem is done responsibly and within the confines of the Building Code.

We are generally in support of **items #1 and #2** above.
The new house will be much bigger than the previous house at #68.
It will be about 5'-0" wider, and about 10'-0" taller.
I've attached a sketch showing the three buildings at street level – the new house will be different than what was before, but change is good.



As seen above, the new house will be 22'-0" tall along the complete elevation at street level.
The height of the residence and the 2-story addition into the front setback is a little problematic aesthetically but Anton has assured me that they will use a variety of different quality materials and colors on the front elevation *(which on the discretionary permit drawings confusingly simply shows a monotone board and batten finish).*
If Anton is true to his word, then this should help to break up the boxiness of the elevation.
The height increase to 31'-10" is located at the rear of the property, and is needed due to the slope of the site. This is appropriate and we successfully received a variance for a similar situation with our rebuild.
Obviously the 31'-10" increase will be applied only to that specific location at the rear of the new house, and not globally throughout the structure, (in other words the increase to 31'-10" cannot apply to this front elevation) and this should be clarified in the Approval.

Concerning **item #3**, unfortunately we will oppose building inside the building setback.
As stated above, we are very concerned about fire safety.
Truthfully, these three building are built too close together as it is.
The line of houses will be similarly separated as houses in Skypark in Scotts Valley, except Skypark is an urban setting. These three houses are located on a road called Forest Road, because they are located in a heavily forested area.
So keeping the structures separated by 10'-0" is a bare minimum.

The Discretionary Permit application refers to the reason the post must be located in the setback is due to deck loads for the approved deck which is actually located 25'-0" away - a ludicrous, and surprisingly deceptive reason which I am surprised made it into the application in the first place.
The drawings, again confusingly, call this structure a trellis.
It is obvious the proposed trellis is intended to become a deck that will extend towards #70 and into the setback. Beyond the danger of creating a planning precedent (and the pressure to approve an application to build a deck over a septic system which is not permitted by Environmental Health), there is no reason why this deck needs to be supported and/or extend into the setback, and for fire and life safety reasons this should not be approved.
Obviously, Anton can do whatever he likes outside the building setbacks, provided it is approved and built with a building permit, but all we ask is that he stays "within his lane", which is what the Building setbacks were created for.
There are precedents of items being located in the building setbacks in Mount Hermon.
The park was developed as a predominantly summer vacation cabin resort in 1906 without any safety or zoning considerations, resulting in tension between safety and modern site design standards. It is a step in the wrong direction for the Planning Department to continue to allow homeowners to deliberately

build in the setback, and they should consider not only the current neighborhood standards but anticipated standards that the neighborhood will need to meet regarding the physical constraints of the area in the future. Especially in this specific case, where buildings are located so tightly together, on an eroding hillside.

Mount Hermon has a long history of trellis's being built, turning into decks, turning into screened porches and then turning into additional bedrooms. Sadly, as we are painfully aware, the result of these unpermitted developments sometimes result in catastrophic consequences.

Again we would like to wish Anton and Olya success in responsibly building their house in our unusual little eco-system, and we look forward to welcoming them fully into the community.

Sincerely

Gavin and Julie Maxwell