**Applicant:** Timothy McDermott **Agenda Date:** August 4, 2023

Owner: Timothy McDermott & Rebecca Agenda Item #: 2

Ramos

**APN:** 040-311-11 **Time:** After 9:00 a.m.

Site Address: 1531 Jennifer Drive, Aptos CA 95003

**Project Description**: Proposal to construct a new, 452 square foot detached Accessory Dwelling Unit (ADU) within the required front yard setback.

Application Number: 221386

**Location**: Property is located on the southern side of Jennifer Drive at the intersection of Jennifer Drive and Vienna Drive in Aptos (1531 Jennifer Drive).

**Permits Required**: Variance to reduce the required 20-foot front yard setback to 15 feet.

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

#### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221386, based on the attached findings and conditions.

#### **Project Description & Setting**

The subject parcel is an approximately 18,600 square-foot corner lot that is currently developed with a 1,844 square foot single-family dwelling containing three bedrooms, two bathrooms, and an attached two-car garage. Development patterns in the area consists of craftsman-style, single-story dwellings with attached garages.

The western side of the subject parcel contains slope ranging from 30% to greater than 50% and is heavily vegetated with mature trees and dense shrubs. The western property line is also encumbered by a 10-foot storm drain easement.

Jennifer Drive is a 50-foot right-of-way, with a developed roadway 25-feet wide. The undeveloped portion of the right-of-way continues beyond the traveled roadway for 18 feet to the subject parcel's parcel lines. The proposed Accessory Dwelling Unit (ADU) will be located 33-feet from the edge of the traveled roadway and 15-feet from the parcel's property line.

APN: 040-311-11

Owner: Timothy McDermott & Rebecca Ramos

#### Variance

A variance is requested to reduce the required 20-foot front yard setback to 15 feet. The topography, vegetation, and draining easement reduces the developable area on the parcel. The rear and side yards do not have developable area that would support construction of an ADU; therefore, a variance to reduce the front yard setback is requested.

The proposed ADU requires a variance to reduce the front yard setback from 20-feet to 15-feet. The existing attached garage is non-conforming to the front yard setback in that the corner of the garage encroaches by three feet. Staff supports the variance based on the acknowledgement that the site's steep slope constrains development, and the proposed development would result in a front yard setback that is consistent with the existing site development. The proposed ADU would create an additional housing unit without detrimentally affecting the public health and safety of the neighborhood. Further, the granting of the proposed variance would not result in a granting of special privileges in that parcels in the vicinity with similar site and development constraints.

#### **Zoning & General Plan Consistency**

The subject property is a 18,687 square foot lot, located in the R-1-10 (Single Family Residential) zone district, a designation which allows residential uses. The proposed ADU is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. With the exception of the requested reduction to the front yard setback, development on the subject property complies with all site and development standards for the 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 **221386**, 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 Division, 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: <a href="https://www.sccoplanning.com">www.sccoplanning.com</a>

Application #: 221386 Page 3

APN: 040-311-11

Owner: Timothy McDermott & Rebecca Ramos

Report Prepared By: Michael Lam

Santa Cruz County Planning 701 Ocean Street, 4th Floor Santa Cruz CA 95060

Phone Number: (831) 454-3371

E-mail: Michael.Lam@santacruzcounty.us

### **Exhibits**

A. Categorical Exemption (CEQA determination)

- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 221386

Assessor Parcel Number: 040-311-11

Project Location: 1531 Jennifer Drive, Aptos CA 95003
Project Description: Proposal to construct an Accessory Dwelling Unit (ADU) on site with an existing single family residence.
Person or Agency Proposing Project: Timothy McDermott & Rebecca Ramos
Contact Phone Number: (831) 239-7487
<ul> <li>A The proposed activity is not a project under CEQA Guidelines Section 15378.</li> <li>B The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).</li> <li>C Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.</li> <li>D Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).</li> </ul>
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 ADU in an area designated for residential uses.
In addition, none of the conditions described in Section 15300.2 apply to this project.
Date: Michael Lam, Project Planner

## **Variance Findings**

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

This finding can be made, in that the development on the property is constrained by the limited site area and steep slopes. The topography of the subject parcel reduces the developable area by approximately 9,700 square feet, or nearly 50%. The existing development on the project site is located within the areas of the parcel containing 0%-15% slope. The remaining developable area on the parcel is predominantly located in the front yard, within the 20-foot setback. A reduction of the front yard setback from 20-feet to 15-feet would afford the subject parcel the same privileges enjoyed by other properties in the vicinity under identical zoning classifications.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that Accessory Dwelling Units (ADUs) can be constructed in conjunction with a primary dwelling unit on any parcel that allows residential uses. The proposed ADU will be set back 20 feet from the edge of the traveled road way, however, the right-of-way on Jennifer Drive extends 18 feet beyond the traveled road to a point where the front yard setback is measured. A 20-foot setback from the traveled roadway would not be detrimental to public health, safety, or welfare or injurious to properties or improvements in the vicinity. The proposed ADU will comply with all other zone district standards, other than the front setback.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that a variance can be approved on any parcel. A variance approval is a discretionary authorization of exceptions to the zoning district site and development standards for a property. The topography and size of the parcel constrains potential development to the front yard. The proposed ADU will be located 33-feet from the traveled road and 15 feet from the edge of the Jennifer Drive right-of-way. Reducing the front yard setback by 5 feet would not grant special privileges that are inconsistent with the limitations upon other properties in the vicinity.

## **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 ensure the optimum in safety and the conservation of energy and resources.

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 ADU 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-1-10 (Single Family Residential) zone district as the primary use of the property will be one ADU that meets all current site standards for the zone district with the exception of front yard setbacks for which a Variance can be supported.

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 residential use is consistent with the use and density requirements specified for the R-UL (Urban Low-Density Residential) land use designation in the County General Plan.

The proposed ADU 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 ADU will not adversely shade adjacent properties, and will meet current setbacks for the zone district with exception to the front yard setback, where a Variance to the site standard can be supported.

The proposed ADU 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 ADU will comply with the site standards for the R-1-10 zone district (including lot coverage, floor area ratio, height, and number of stories), with the exception of setbacks for which a Variance can be supported. As proposed, the project will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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.

Owner: Timothy McDermott & Rebecca Ramos

This finding can be made, in that the proposed ADU is to be constructed on an existing lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area.

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 proposed ADU is consistent with the land use intensity and density of the neighborhood. The proposed ADU will have a stucco exterior with wood trim that will be painted to match the existing development on site.

Owner: Timothy McDermott & Rebecca Ramos

## **Conditions of Approval**

Exhibit D: Project plans, prepared by Daniel Fitzgerald, dated April 10, 2023.

- I. This permit authorizes the construction of a Accessory Dwelling Unit (ADU) as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    - 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    - 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    - 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 Santa Cruz County Planning review and approval.
    - 3. Grading, drainage, and erosion control plans.
    - 4. Details showing compliance with fire department requirements.
  - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- 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 one additional vehicle associated with the ADU (in addition to three existing parking spaces). 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.
- 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. Indemnification

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

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

Owner: Timothy McDermott & Rebecca Ramos

owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

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 TEAM Legend

EXISTING PARTITION TO REMAIN FIRE RATED WALL (DEMO) EXISTING TO BE REMOVED NEW WALL / BUILDING SECTION NEW FLOOR

timothymcdermott@calcentral.com Structural Dan Fitzgerald P.E. Engineer: t (415) 827.1972

Client: Tim & Rebecca MC Dermott

(831) 687-0897

1531 Jennifer Dr. Aptos, Ca 95003

fitzengineering@gmail.com

Surveyor: Luke R. Beautz, C.E., L.S. 608 Cabrillo Avenue Santa Cruz, CA 95065

Designer: Built-Studio James Clark

145 Kent Ave. Studio 5

Kentfield, Ca 94904 t (415) 792-7613 James.antonio.herrera@Gmail.com https://www.built-studio.net/

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Ł	PROPERTY LINE	FTG	FOOTING	REF	REFERENCE
		FURR	FURRING	REFR	REFRIGERATOR
ACOUS	ACOUSTICAL			REINF	REINFORCING
ADJ	ADJACENT OR	GA	GAUGE	REQ	REQUIRED
	ADJUSTABLE	GALV	GALVANIZED	RESIL	RESILIENT
AFF	ABOVE FINISH FLOOR	GB	GRAB BAR	RM	ROOM
ALUM	ALUMINUM	GL	GLASS	RO	ROUGH OPENING
ARCH	ARCHITECTURAL	GYP	GYPSUM	RWD	REDWOOD
		OH	GIISOM		
ASB	ASBESTOS	IID	HOGE DID	RWL	RAIN WATER LEAD
ASPH	ASPHALT	HB	HOSE BIB		
		HC	HOLLOW CORE	SC	SOLID CORE
BD	BOARD	HDWD	HARDWOOD	SCD	SEE CIVIL DRAWING
BLK	BLOCK	HDWE	HARDWARE	SD	SMOKE DETECTOR
BLKG	BLOCKING	HM	HOLLOW METAL	SH	SHELF
BM	BEAM	HORIZ	HORIZONTAL	SHR	SHOWER
BOT	BOTTOM		<del></del>	SHT	SHEET
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CAD	CADDIET	JAN	JOINT		
CAB	CABINET	J I	JOHNI	SLD	SEE LANDSCAPE DV
CI	CAST IRON		D. 101	SND	SANITARY NAPKIN
CG	CORNER GUARD	ID	INSIDE DIAMETER		DISPENSER
CL	CENTERLINE	INT	INTERIOR	SPEC	SPECIFICATION
CLG	CEILING			SQ	SQUARE
CLKG	CAULKING	KIT	KITCHEN	SS	STAINLESS STEEL
CLR	CLEAR			SSD	SEE STRUCTURAL
COL	COLUMN	LAM	LAMINATE	552	DRAWINGS
CONC	CONCRETE	LAV	LAVATORY	S.SK.	SERVICE SINK
CONN	CONNECTION				
CONT	CONTINUOUS	LKR	LOCKER	STD	STANDARD
				STL	STEEL
CTSK	COUNTERSUNK	MAX	MAXIMUM	STOR	STORAGE
CNTR	COUNTER	MECH	MECHANICAL	STRUCT	STRUCTURAL
CTR	CENTER	MEMB	MEMBRANE	SUSP	SUSPENDED
CW	COLD WATER OUTLET	MFR	MANUFACTURER	SYM	SYMMETRICAL
		MIN	MINIMUM		
DBL	DOUBLE	MISC	MISCELLANEOUS	T	TREAD
DEPT	DEPARTMENT	MO	MASONRY OPENING	TB	TOWEL BAR
DF	DRINKING FOUNTAIN			TC	TOP OF CURB
DIA	DIAMETER	MTD	MOUNTED		
		MTL	METAL	TOP	TOP OF DECK
DIM	DIMENSION			THK	THICK
DISP	DISPENSER	(N)	NEW	TPD	TOILET PAPER DISP
DN	DOWN	NIC	NOT IN CONTRACT	TV	TELEVISION
DO	DOOR OPENING	NO	NUMBER	TW	TOP OF WALL
DP	DAMP PROOF	NOM	NOMINAL	TYP	TYPICAL
DR	DOOR	NTS	NOT TO SCALE	TOS	TOP OF SLAB
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(E)	EVICTING	OD	OUTSIDE DIAMETER	VERT	VERTICAL
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EA	EACH	ODNO	ODENING		
EJ	EXPANSION JOINT	OPNG	OPPOSITE	W/	WITH
ELECT	ELECTRICAL	OPP	OPPOSITE	WC	WATER CLOSET
ELEV	ELEVATOR			WD	WOOD
EMER	EMERGENCY	PL	PLATE	WI	WROUGHT IRON
ENCL	ENCLOSURE	P.LAM.	PLASTIC LAMINATE	W/O	WITHOUT
EQ	EQUAL	PLAS	PLASTIC	WP	WATER PROOF
EQPT	EQUIPMENT		PLYWOOD		
-	EXPANSION	PR	PAIR	WR	WATER RESISTANT
EXD				WT	WEIGHT
EXP		PTD	PAPER TOWEL		
EXP EXT	EXTERIOR	PTD	PAPER TOWEL DISPENSER	****	

**Abbreviations** 

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L		FURR	FURRING	REFR	REFRIGERATOR
ACOUS	ACOUSTICAL			REINF	REINFORCING
ADJ	ADJACENT OR	GA	GAUGE	REQ	REQUIRED
	ADJUSTABLE	GALV	GALVANIZED	RESIL	RESILIENT
AFF	ABOVE FINISH FLOOR	GB	GRAB BAR	RM	ROOM
	ALUMINUM	GL	GLASS	RO	ROUGH OPENING
	ARCHITECTURAL	GYP	GYPSUM	RWD	REDWOOD
		GII	GIISOM		
ASB	ASBESTOS	НВ	HOSE BIB	RWL	RAIN WATER LEADER
ASPH	ASPHALT			~~	
		HC	HOLLOW CORE	SC	SOLID CORE
BD	BOARD	HDWD	HARDWOOD	SCD	SEE CIVIL DRAWINGS
BLK	BLOCK	HDWE	HARDWARE	SD	SMOKE DETECTOR
BLKG	BLOCKING	HM	HOLLOW METAL	SH	SHELF
BM	BEAM	HORIZ	HORIZONTAL	SHR	SHOWER
BOT	BOTTOM			SHT	SHEET
		JAN	JANITOR	SIM	SIMILAR
CAB	CABINET	JT	JOINT	SLD	SEE LANDSCAPE DWGS.
CI	CAST IRON			SND	SANITARY NAPKIN
CG	CORNER GUARD	ID	INSIDE DIAMETER	SIND	DISPENSER
CL	CENTERLINE	INT	INTERIOR	CDEC	
CLG	CEILING	111 1	INTERIOR	SPEC	SPECIFICATION
		1717	MITCHEN	SQ	SQUARE
CLKG	CAULKING	KIT	KITCHEN	SS	STAINLESS STEEL
CLR	CLEAR			SSD	SEE STRUCTURAL
COL	COLUMN	LAM	LAMINATE		DRAWINGS
CONC	CONCRETE	LAV	LAVATORY	S.SK.	SERVICE SINK
CONN	CONNECTION	LKR	LOCKER	STD	STANDARD
CONT	CONTINUOUS			STL	STEEL
CTSK	COUNTERSUNK	MAX	MAXIMUM	STOR	STORAGE
CNTR	COUNTER	MECH	MECHANICAL		STRUCTURAL
CTR	CENTER	MEMB	MEMBRANE	SUSP	SUSPENDED
CW	COLD WATER OUTLET	MFR	MANUFACTURER	SYM	SYMMETRICAL
				51141	51 WINE TRICAL
DBL	DOUBLE	MIN	MINIMUM	T	TREAD
DEPT	DEPARTMENT	MISC	MISCELLANEOUS		TOWEL BAR
DF	DRINKING FOUNTAIN	MO	MASONRY OPENING	TB	
DIA		MTD	MOUNTED	TC	TOP OF CURB
	DIAMETER	MTL	METAL	TOP	TOP OF DECK
DIM	DIMENSION			THK	THICK
DISP	DISPENSER	(N)	NEW	TPD	TOILET PAPER DISPENSER
DN	DOWN	NIC	NOT IN CONTRACT	TV	TELEVISION
DO	DOOR OPENING	NO	NUMBER	TW	TOP OF WALL
DP	DAMP PROOF	NOM	NOMINAL	TYP	TYPICAL
DR	DOOR	NTS	NOT TO SCALE	TOS	TOP OF SLAB
DWR	DRAWER	1115	TOT TO SCIEL	UON	UNLESS OTHERWISE
DTL	DETAIL	OA	OVERALL	0011	NOTED
DWG	DRAWING	OC	ON CENTER		NOTED
2 0				VEDT	VEDTICAL
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EA		O.F.	OUTSIDE FACE	VIF	VERIFY IN FIELD
	EACH	OPNG	OPENING		
EJ	EXPANSION JOINT	OPP	OPPOSITE	W/	WITH
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ELEV	ELEVATOR	DI	DI ATE	WD	WOOD
EMER	EMERGENCY	PL	PLATE	WI	WROUGHT IRON
ENCL	ENCLOSURE		PLASTIC LAMINATE	W/O	WITHOUT
EQ	EQUAL	PLAS	PLASTIC	WP	WATER PROOF
EQPT	EQUIPMENT		PLYWOOD	WR	WATER RESISTANT
EXP	EXPANSION	PR	PAIR	WT	WEIGHT
EXT	EXTERIOR	PTD	PAPER TOWEL	vv 1	WEIGHT
			DISPENSER		

Fitzgerald Engineering

415 . 827. 1972



STAMP DESIGNEDILT-STUDIO

145 Kent Avenue #5 Kentfield, Marin Ca. 94904 Built-Studio James Clark



PROJECT:

THE MC DERMOTT RESIDENCE 1531 JENNIFER DR. APTOS, CA 95003

APN: 040-311-11

PROPOSED DETACHED 452 SF ACCESSORY DWELLING UNIT PER (PER CRC R301, CBC 2308)

PROJECT NO .: DRAWN BY: CHECKED BY: ISSUED DATE: 04-18-2023 REVISION DATE

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. The Design Professional must be notified of any variations from the dimensions and conditions shown by these

SHEET TITLE:

drawings.

PROJECT DATA SITE PLAN

SCALE: NOTED

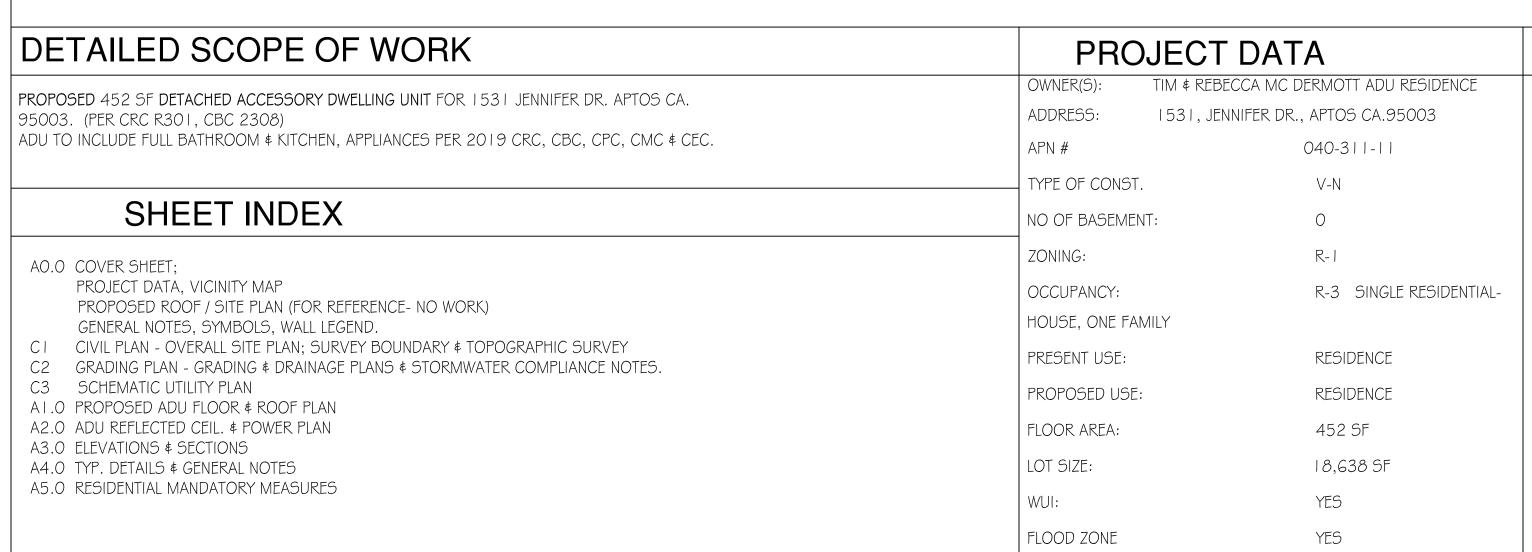
SHEET NO:

SHEETS

EXISTING SITE PLAN - PROPOSED ADU LOCATION Scale: 1/8" = 1'-0"

Provided Area = 12'X4' = 48sf.

(SEE KEYNOTE 2)



**APPLICABLE CODES:** JURISDICTION: CITY AND COUNTY OF SANTA CRUZ, CA.

PLAN

NORTH

BUILDING CODE:

CONSTRUCTION SHALL CONFORM TO THE THE REQUIREMENTS OF CALIFORNIA RESIDENTIAL CODE SECTION R301.

AUTHORITY: CITY & COUNTY OF APTOS - SANTA CRUZ, CA. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBCS)

2019 CALIFORNIA BUILDING CODE, TITLE 24, PART 2 (CBC) 2019 CALIFORNIA FIRE CODE, TITLE 24, PART 9 (CFC) 2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6 2019 CALIFORNIA MECHANICAL & PLUMBING CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC)

EXISTING STRUCTURE IS NOT SPRINKLERED

FIRE SAFETY NOTES:

CONSTRUCTION.

ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION. ALL PENETRATIONS TO BE REPAIRED TO COMPLY PER 2019 CODES. MUST MAINTAIN EXISTING FIRE LIFE SYSTEMS DURING

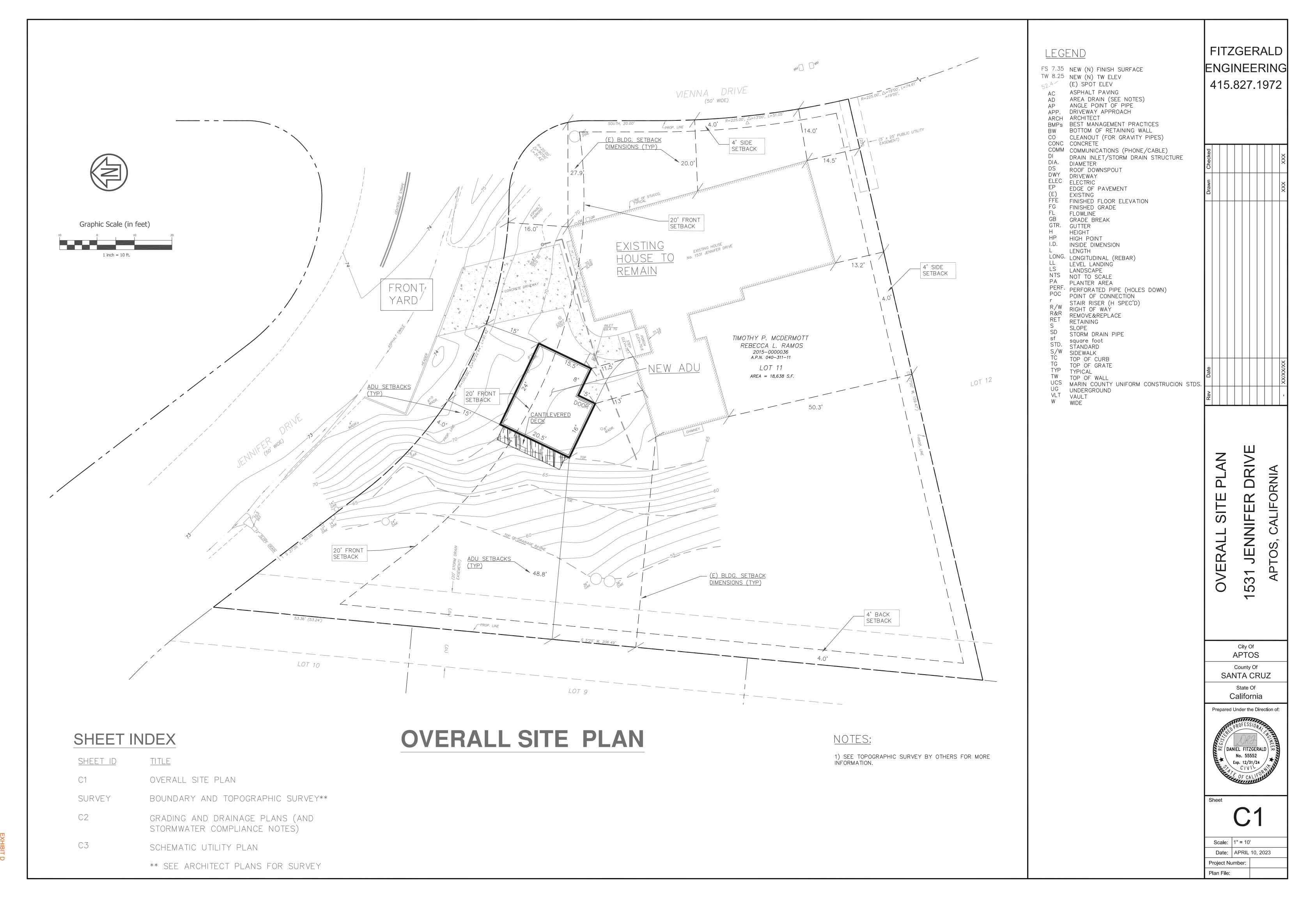
DANUBE DR.

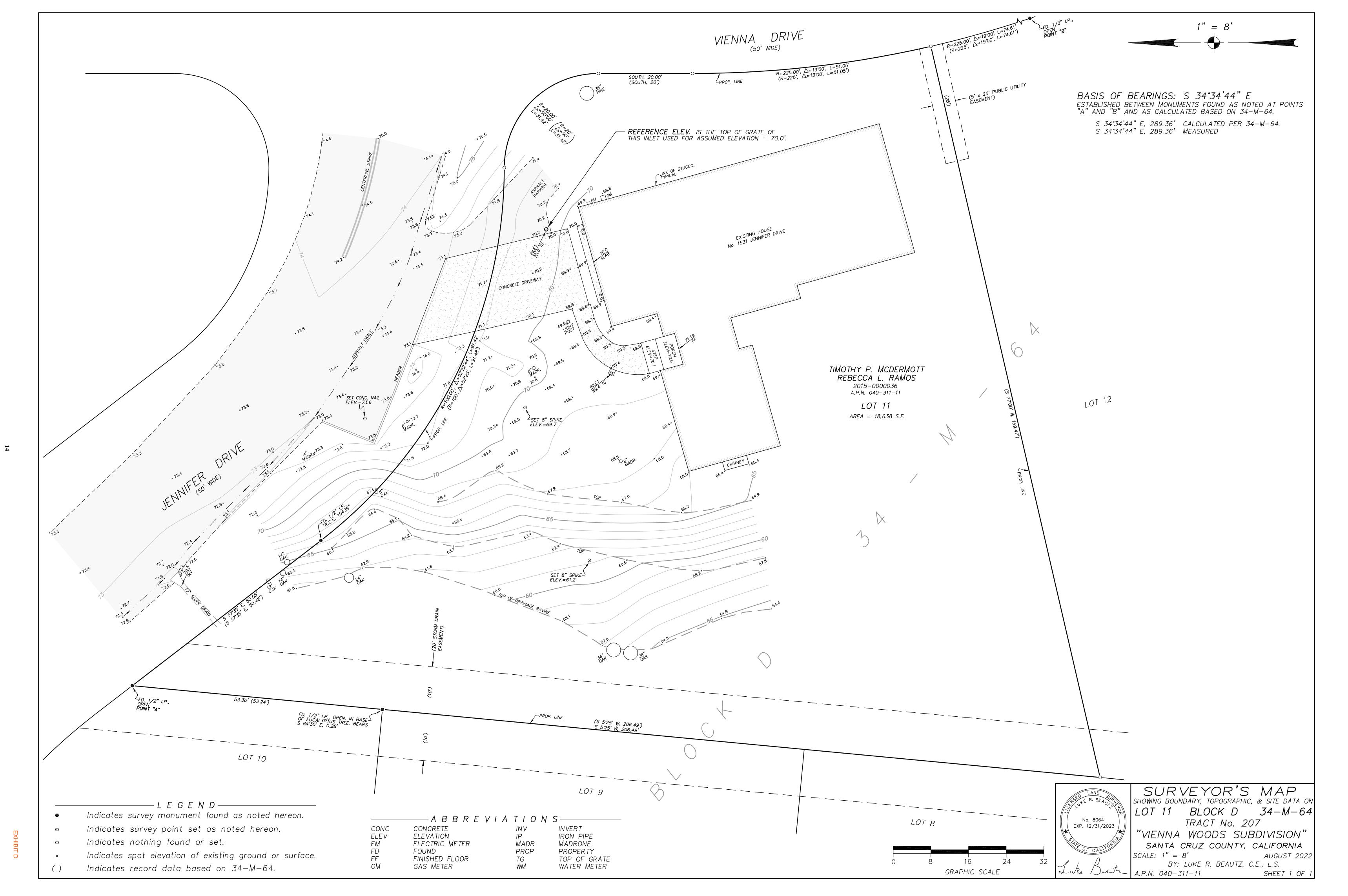
A WOODS TR# 207 11/25/59

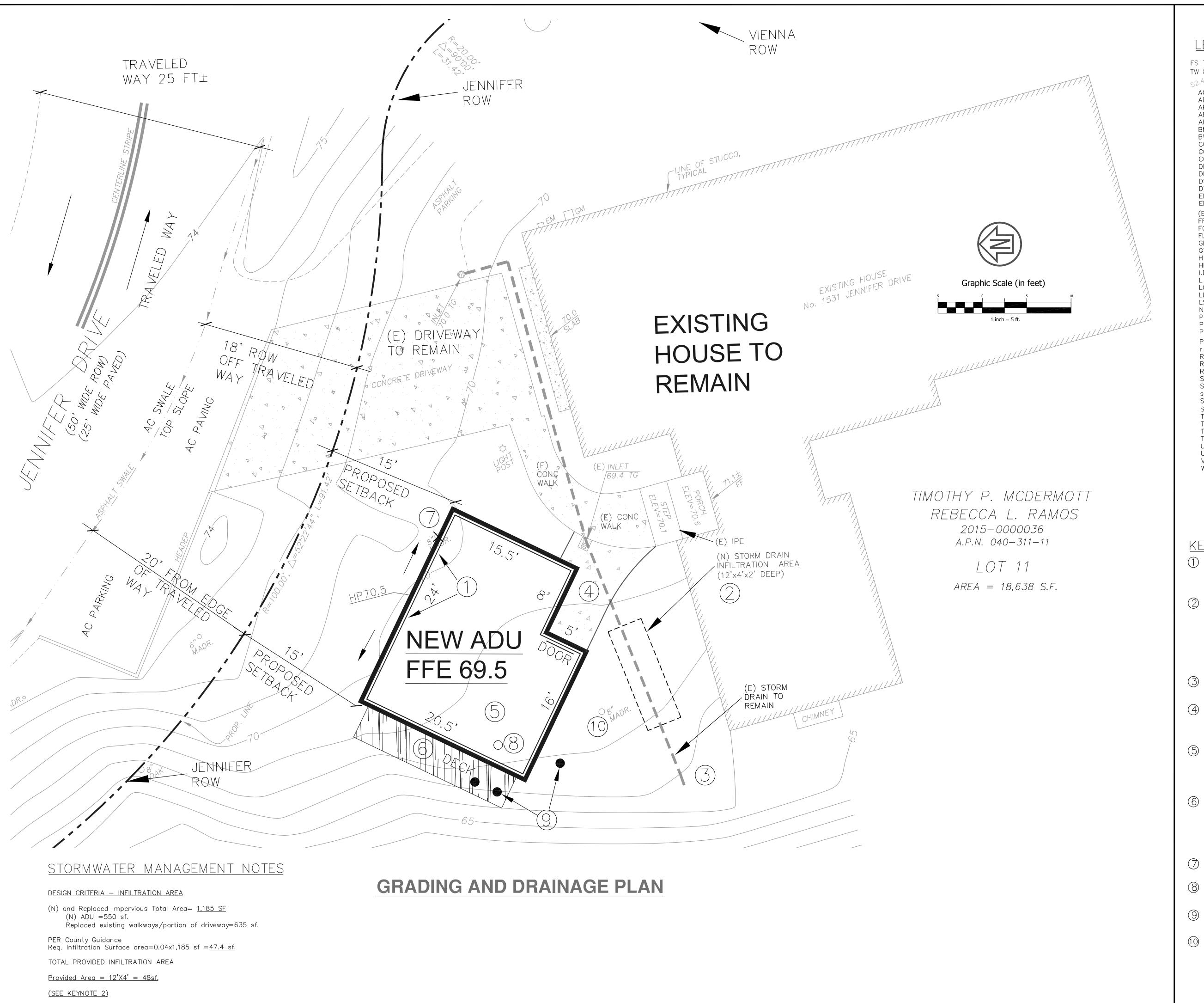
ASSESSOR'S MAP

Note - Assessor's Parcel Bloo

**VICINITY MAP** 







LEGEND

FS 7.35 NEW (N) FINISH SURFACE TW 8.25 NEW (N) TW ELEV (E) SPOT ELEV ASPHALT PAVING AREA DRAIN (SEE NOTES) ANGLE POINT OF PIPE APP. DRIVEWAY APPROACH ARCH ARCHITECT BMPs BEST MANAGEMENT PRACTICES
BW BOTTOM OF RETAINING WALL

CLEANOUT (FOR GRAVITY PIPES) CONC CONCRETE COMM COMMUNICATIONS (PHONE/CABLE)

DRAIN INLET/STORM DRAIN STRUCTURE
DIAMETER
ROOF DOWNSPOUT
DRIVEWAY
ELECTRIC

DIA. DS DWY EDGE OF PAVEMENT

EXISTING FINISHED FLOOR ELEVATION FINISHED GRADE

FLOWLINE GRADE BREAK GTR. GUTTER HEIGHT HIGH POINT INSIDE DIMENSION

LENGTH LONG. LONGITUDINAL (REBAR) LL LEVEL LANDING LANDSCAPE NTS NOT TO SCALE

PA PLANTER AREA PERFORATED PIPE (HOLES DOWN) POC POINT OF CONNECTION

PROP PROPERTY (LINE) r STAIR RISER (H SPEC'D)
ROW RIGHT OF WAY
R&R REMOVE&REPLACE
RET RETAINING SLOPE STORM DRAIN PIPE

sf square foot STD. STANDARD S/W SIDEWALK
TC TOP OF CURB
TG TOP OF GRATE TYP TYPICAL TW TOP OF WALL

UCS MARIN COUNTY UNIFORM CONSTRUCION STDS.
UG UNDERGROUND
VLT VAULT
W WIDE

KEY NOTES

1) RAISE PERIMETER CONCRETE FOUNDATION WALL TO 8" ABOVE ADJACENT GRADE. GRADE EARTHEN SWALE TO DRAIN AROUND ADU.

2 PROPOSED INFILTRATION AREA TO MEET COUNTY REQUIREMENTS AND FINALIZED AT BUILDING PERMIT SUBMITTAL. THIS AREA WILL BE 2' DEEP GRAVEL WITH DECORATIVE 3-4" DIA RIVER ROCK AND 18"x18" WALKING PAVERS ON TOP. (E) 4" SD PIPE TO BE REROUTED THRU (N) INFILTRATION AREA.

(E) SD OUTFALL IS OUTSIDE THE WORK LIMITS AND IS TO REMAIN AS IS.

(N) 4' WIDE MIN CONCRETE WALKWAY TO CONNECT TO EXISTING CONCRETE WALK. REROUTE (E) INLET AND SD AS NEEDED TO FACILITATE DRAINAGE.

(5) (N) DOWNSPOUTS TO DISCHARGE TO SPLASH BLOCKS OR ROUTED THRU 4" DIA. TIGHTLINES TO NEW INFILTRATION

(6) NEW 5'x18.5' CANTILEVERED WOOD DECK (NO POSTS PENETRATE THE EARTH).

CUT IS 15± CUBIC YARDS (CY).

# TREES/VEGETATION

(E) 8" MADRONE TO BE REPLANTED ON-SITE.

(E) 2.5" WESTERLY REDBUD TREE TO BE RÉPLANTED ON-SITE.

9 THREE (E) 2" WESTERLY REDBUD TREES TO BE REPLANTED ON—SITE.

(E) 8" MADRONE TO BE REMAIN OR BE REPLANTED ON-SITE.

A LANDSCAPE PLAN WILL BE PROVIDED IN THE BUILDING PERMIT SET.

**FITZGERALD** ENGINEERING 415.827.1972

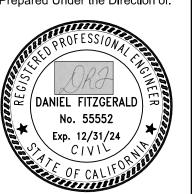
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DRAINAGE ER JENNIFI AND **ADING** 5

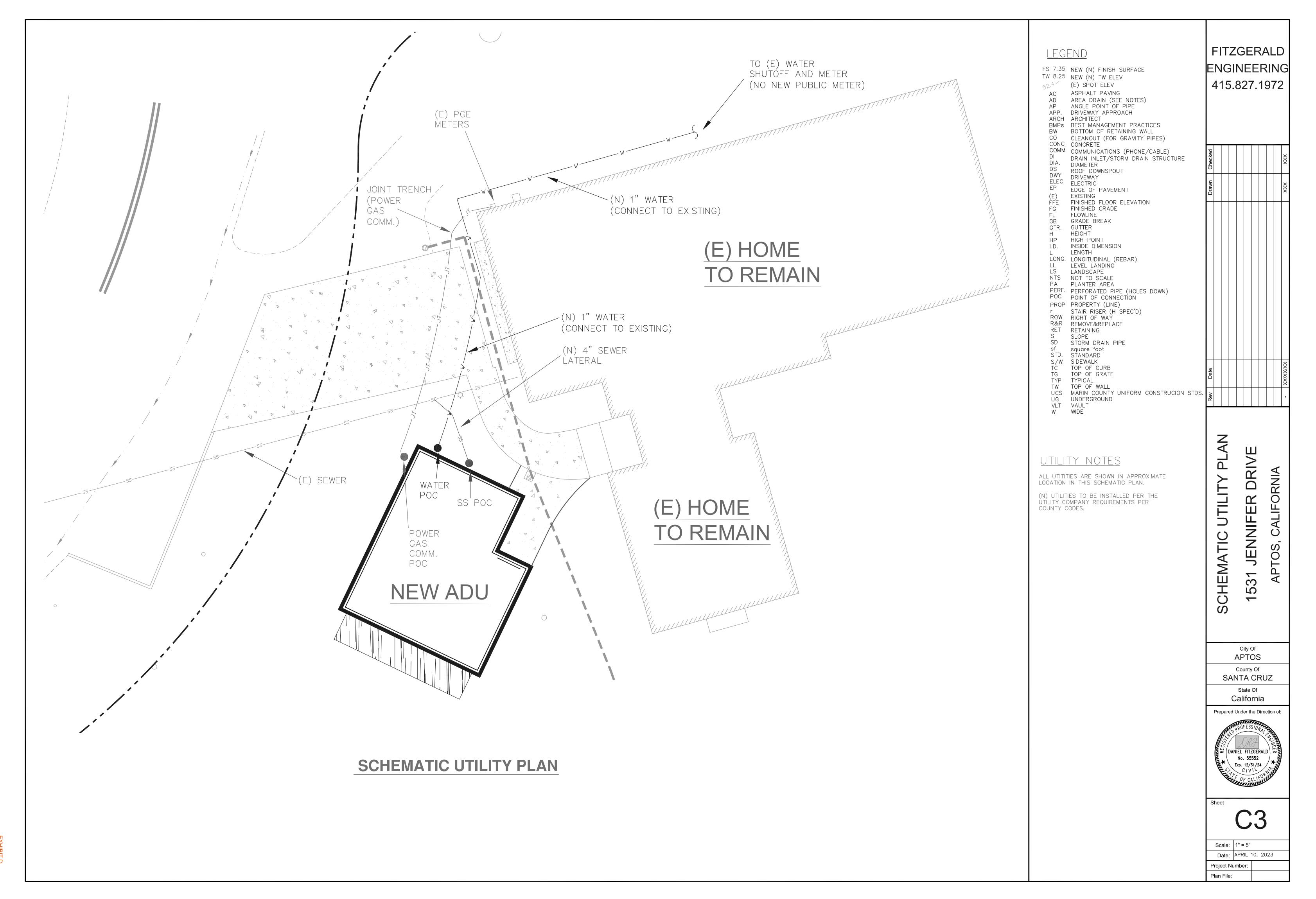
**APTOS** 

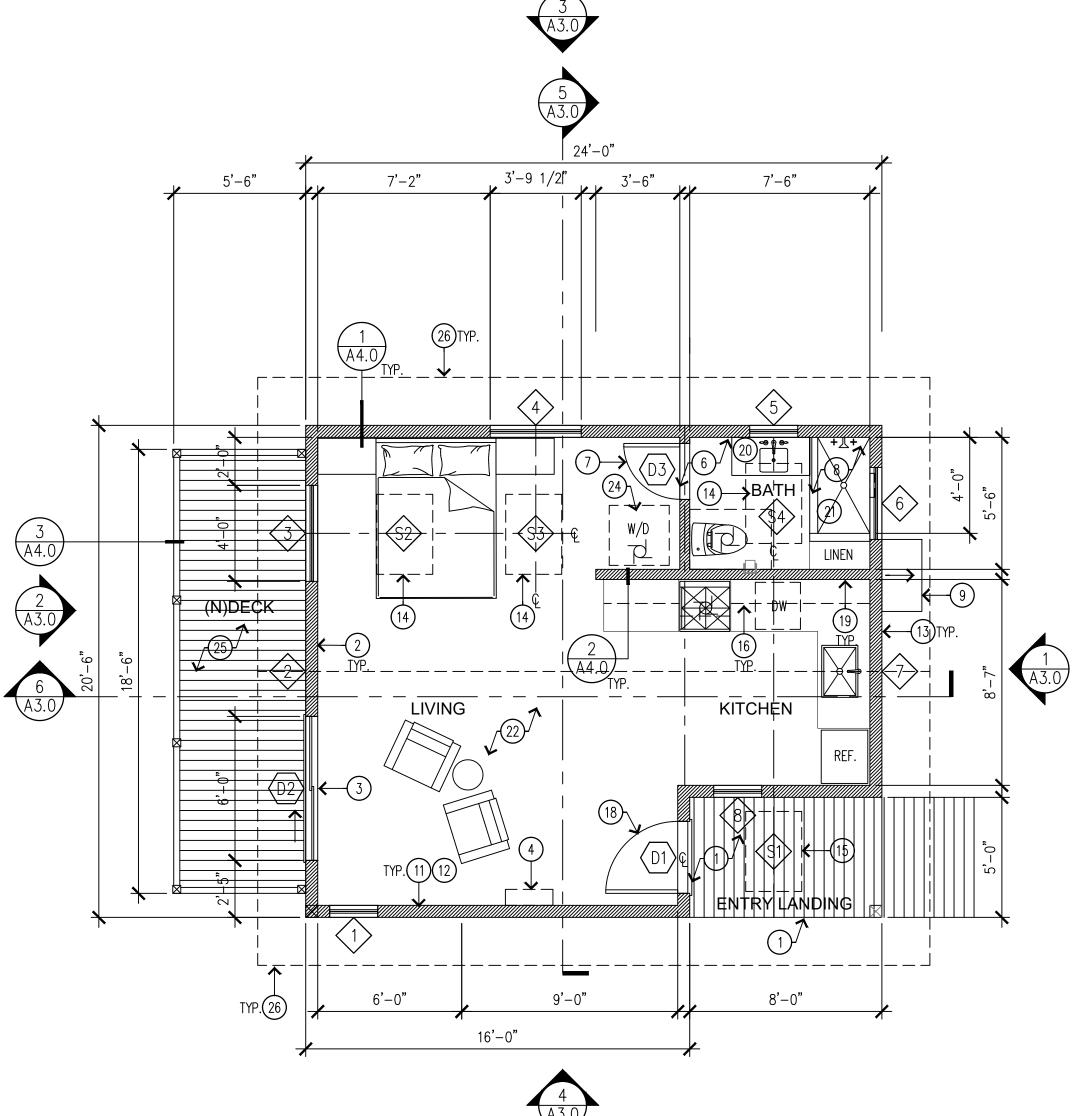
County Of SANTA CRUZ State Of

California Prepared Under the Direction of:



Scale: 1" = 5' Date: APRIL 10, 2023 Project Number:





(N) KEY NOTES (X)

ENTRY LANDING: RED WD. DECKING WALKWAY OVER CONC. SLAB ON GRADE, SEE STRUCT.

(2) CODE COMPLIANT LOW-E OPERABLE WINDOWS

6'-0" TEMP. GLASS SLIDING DOORS W/SECURITY LOCKSET.

INSTALL MINI-SPLIT HEATING & COOLING SYS PER 2019 CEC, CPC & CMC.

CRAWL SPACE TO BE CONDITIONED & FULLY INSULATED.

BATH ROOM & PLUMB. FIXTURES; SHOWER STALL, VANITY & SINK, TOILET, PANASONIC WHISPER LIGHT & VENT COMBO. UNIT. W/REQ'D. OCC. SENSOR

(7) BATH ROOM DOOR W/PRIVACY LOCKSET W/ DOOR/LIGHT MOTION SENSOR.

8 SHOWER STALL FULLY TILED W/WALL NICHE TEMP. GLASS ENCLOSURE & 4" CURB PER 2019 CEC, CMC & CPC.

9 (N) 7'Hx3'Wx20"D WATER HEATER EXTERIOR GRADE STORAGE CLOSET. PER 2019 CPC, CEC & CMC.

(10) (N) ELECT. METER PER PG&E; COORD. LOCATION.

(11) PROVIDE R24 PERIMETER WALL INSUL.

(12) FIRE RATED WALLS SHALL HAVE 5/8" GYP.BD TYPE 'X', EA. SIDE TYP.

(13) STUCCO FIN. CLADDING PER 2019 CBC, SEE DETAIL:

(14) LOW-E OPERABLE SKYLIGHTS PER 2019 CRC

(15) FIXED SKYLIGHT (THIS LOCATION ONLY) PROVIDE LED UNDER-CAB LIGHTING STRIPS, PER 2019 CEC

(17) INSTALL SMOKE/CARBON MONOXIDE DETECTORS, PER 2019 CEC & SCFD.

(18) ENTRY DOOR SHALL BE 20MIN. 1HR. FIRE RATED DOOR, HARDWARE & CLOSER PER 2019 CBC

(19) PROVIDE: R-19 INSUL. INTERIOR WALL 5/8" GYP.BD., PAINTED.

20) PLUMB. FIXTURES PER 2019 CPC TOILET TO BE: 1.28G PER FLUSH PER 2019 CPC. BATHROOM SINK TO COMPLY W/ 1.5GAL./MIN.@ 60PSI

(21) INSTALL SHOWER W/ TEMP. GLASS PARTITION. CONTROLS 1.8 G/M @ 80 PSI. PER 2019 CPC.

PROVIDE SOUND PROOFING; R-30 SPRAY FOAM INSULATION THROUGHOUT (N) CEIL. JOISTS & CAVITIES.

PROVIDE EXTERIOR GRADE SECURITY LED-PHOTO SCONCE ON MOTION SENSOR PER 2019 CEC. SEE RCP.

WASHER/DRYER PROVIDE VENTING TO ROOF PER 2019 CEC, CMC & CPC.

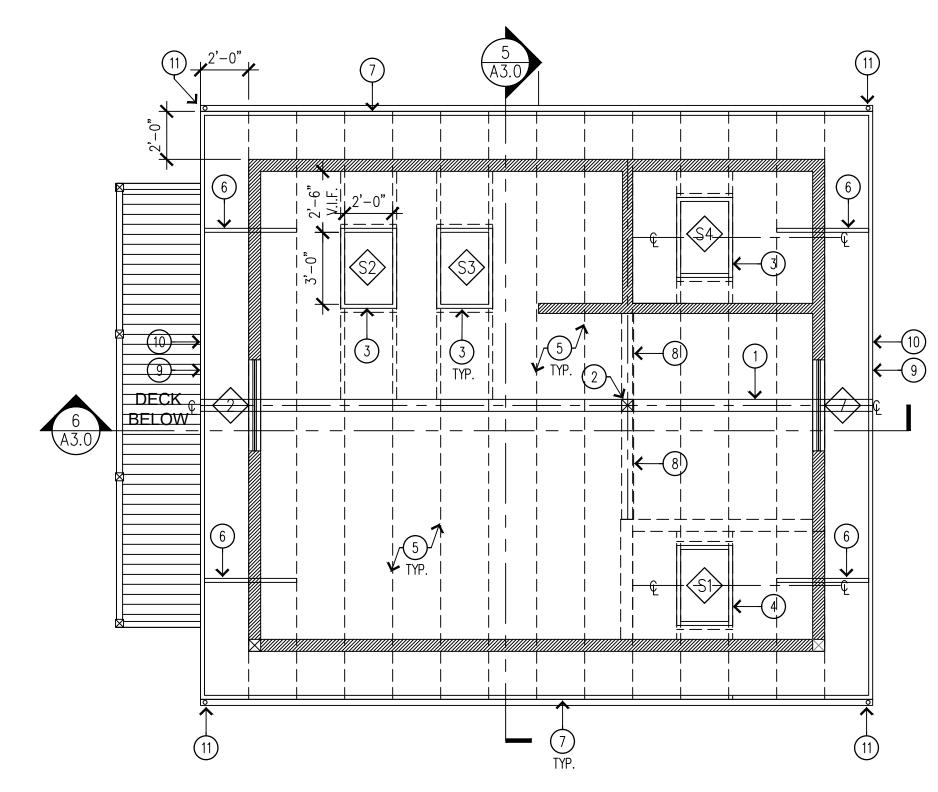
25 CANTELEVERED WD. DECK W/+42" AFF MTL. GUARDRAIL PER 2019 CBC, SEE STRUCT.

(26) LINE OF ROOF EAVE W/RAINGUTTER, SEE: ROOF PLAN

27) PROPOSED INFILTRATION AREA TO MEET COUNTY REQ'MNTS. AND FINILIZED AT BUILDING PERMIT SUBMITTAL. THIS AREA WILL BE 2'-0" IN DEPTH GRAVEL WITH DECORATIVE 3-4" DIA. RIVER ROCK AND 18"X18" WALKING PAVERS ON TOP (E) 4" SD PIPE TO BE REROUTED THRU (N) INFILTRATION AREA, SEÈ ĆIVIL C2

(E) SD OUTFALL IS OUTSIDE THE WORK LIMITS AND IS TO REMAIN. ŠÉE CIVIL C2

(N) 4'-0" WIDE MIN. WALKWAY TO CONNECT TO (E) WALK. RE-ROUTE (E) INLET AND SD AS NEEDED TO FACILITATE DRAINAGE, SEE CIVIL CÌ



(N) KEY NOTES (X)

(1) 6x12 DF DROPPED SPLIT RIDGE BEAM, SEE STRUCT. (2) 6x6 WD. COL., ON BEAM PROVIDE SIMP. COL. CAP, SEE STRUCT. (3) 2'X3' TEMP. OPP. SKYLIGHT.

(4) 2'X3' TEMP. FIXED. SKYLIGHT.

(5) 2X8 ROOF RAFTERS @ 2'-0" O.C. SEE STRUCT.

(6) 2X6 OUTRIGGER, SEE STRUCT.

(7) 2X12 RED WD. FASCIA, FLASHED & PAINTED: MINK BROWN. (8) 6X12 CROSS BEAM, PROVIDE SIMP. CONNECTORS, SEE STRUCT.

(9) 2X8 CORNICE, SEE STRUCT.

(10) GABLE WALL TOP; 4X8 DF RAFTER BEAM, SEE STRUCT.

RAIN GUTTERS & DOWNSPOUTS TO DISCHARGE TO SPLASH BLOCKS OR ROUNDED 4" DIA. SD TO NEW FILTRATION AREA, PER 2019 CPC

Legend

EXISTING TO REMAIN IHR. FIRE RATED SEPARATION

NEW WALL NEW FLOOR

EGRESS

[ \_ \_ \_ ] (DEMO) EXISTING TO BE REMOVED

Fitzgerald Engineering

415 . 827. 1972



**BUILT-STUDIO** 145 Kent Avenue #5

> Kentfield, Marin Ca. 94904 Built-Studio James Clark



PROJECT:

THE MC DERMOTT RESIDENCE 1531 JENNIFER DR. APTOS, CA 95003

APN: 040-311-11

SCOPE:

PROPOSED DETACHED 452 SF ACCESSORY DWELLING UNIT PER (PER CRC R301, CBC 2308)

PROJECT NO .: DRAWN BY:

CHECKED BY: ISSUED DATE: 02-20-2023 REVISION DATE

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. The Design Professional must be notified of any variations from the dimensions and conditions shown by these drawings.

SHEET TITLE:

PROPOSED FLOOR \$ ROOF PLAN

SCALE:

NOTED

SHEET NO:

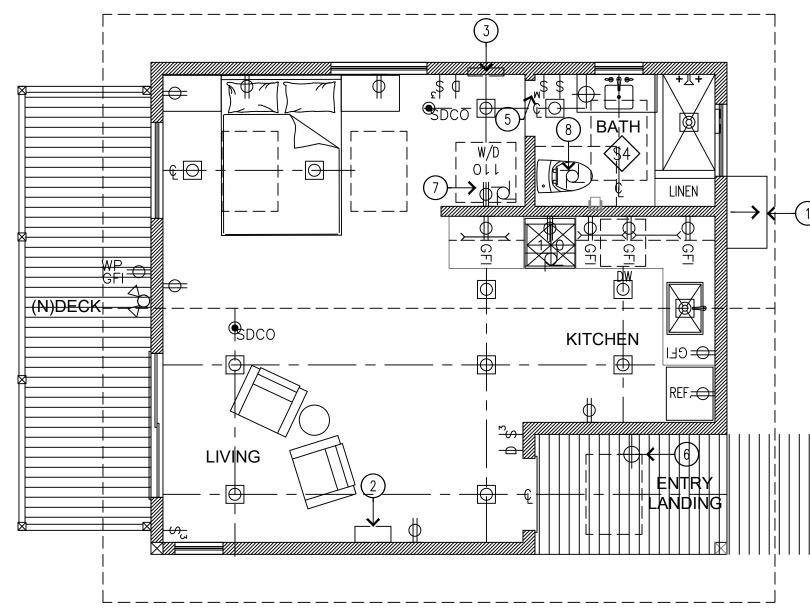
2 OF 8

PROPOSED ADU ROOF PLAN
Scale: 1/4" = 1'-0"

PLAN NORTH

PROPOSED ADU PLAN Scale: 1/4" = 1'-0"

SHEETS



# ELECT. KEY NOTES (X)

- (1) (N) 7'Hx3'Wx20"D WATER HEATER EXTERIOR GRADE STORAGE CLOSET. PER 2019 CPC, CEC & CMC.
- (2) INSTALL MINI-SPLIT HEATING & COOLING, BY VENDOR TO COMPLY PER 2019 CMC. CEC. CPC & REQ'D. CLEARANCES.
- (3) ELECT. SUB-PANEL PER 2019 CEC & CPC.
- (4) (N) ELECT. METER PER PG&E.
- (5) PROVIDE (N) OCC. / VACANCY SENSOR SWITCH PER 2019 ĆEC & ĆMC.
- (6) PROVIDE EXTERIOR GRADE SECURITY LED-PHOTO SCONCE ON MOTION SENSOR PER 2019 CEC.
- (7) WASHER/DRYER PROVIDE VENTING TO ROOF PER 2019 CEC, CMC & CPC.
- (8) NEW FAN TO HAVE A HUMIDISTAT SENSOR.

PER 2019 CEC, CMC & CPC.

PLAN NORTH

# SYMBOLS LEGEND

Switch 3 Way Switch Dimmer Switch Motion Sensor Switch Door Switch **Duplex Outlet** ₩ BB **Baseboard Outlet Quadraplex Outlet Switched Outlet** Floor Duplex Outlet Floor Quadplex Outlet  $\Rightarrow$ 220 Volt Outlet <del>| </del>GF[l **Ground Fault**  $\Rightarrow$ Interrupter Waterproof Ground Fault ₩P GFI Interrupter Outlet GFI Wiremold Outlet Strip Wall Mounted Light Fixture

Ceiling Mounted

Light Fixture Recessed Ceiling

Light Fixture **Recessed Ceiling Directional** 

Light Fixture Step Light

Recessed Ceiling Exhaust Fan

Fluorescent Strip Light

Under-cabinet Mounted Strip Light

Fluorescent Closet Light

Exterior Spot Light Security Flood Light

Garage Door Opener

Telephone & Data Jack

Cable TV Jack

Computer Jack Recessed Wall Speaker

**H**STAT Thermostat Door Bell

Door Chime

Smoke / Carbon Monoxide Detector Recessed Ceiling Speaker

Sprinkler Head

**Cold Water Outlet** 

TK (10'-0")

Gas Stub w/ Shut Off

**HVAC Floor Register HVAC Wall Supply Register** 

**HVAC Wall Return Register** 

**HVAC Wall Return Register** 

Finished Ceiling Height

Contractor and Electrical, Mechanical and AV Subcontractors shall coordinate lighting, electrical, mechanical and AV locations and mounting heights with Interior Elevations

• Laundry Lighting- Same requirements as Bathroom.

• Outdoor Lighting attached to the building - High efficacy or controlled by a motion sensor and photo control. Metal halide is also a high efficacy option.

between the housing and ceiling. 150(K)(6)

Verify smoke detectors are installed as indicated with hardwire & battery back-up per code requirements, Typ. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.

exceeds one thousand dollars. Carbon monoxide alarms shall be located outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements per CRC R315.1 and R315.2.

# LIGHTING NOTES

- 2. (N) GUEST RM. CEIL. MOUTED LIGHT FIXTURE OVER BED ON SEPARATE SWITCH.
- 3. INSTALL WALL SCONCE LIGHT FIXTURES PER 2019 CEC. & MFR. INST.
- 4. VANITY GFCI OUTLETS TO BE MOUNTED HORIZONTALLY PER 2019 CEC.
- 5. INSTALL CEIL. MOUNT LIGHT FIXTURE OVER TUB ON SEPARATE SWITCH PER MFR. INST., PER 2019 CEC.
- 6. (E) SMOKE/CARBON MONOXIDE DETECTOR PER SEC. 907 CBC OR R314 CRC.
- 7. INSTALL SMOKE/CARBON MONOXIDE DETECTORS W/BATTERY BACKUP PER SEC. 907 OF CBC OR R314 CRC.
- 8. AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FEET ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. SEC. 210.52 (E) C.E.C. [ X ] HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.SEC. 210.52 (H) C.E.C

**GENERAL NOTES** 

Bathroom Lighting- All hardwired lighting must be LED or be controlled by a manual-on motion sensor in any bathrooms.

• All lighting except closets < 70 sq. ft.- LED or controlled by manual- on motion sensor or controlled by a dimmer.

• Light fixtures recessed in an insulated ceiling are required to be LED ICAT rated, and sealed with a gasket or caulk

• Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition

1. ALL LIGHTS TO BE LED & DIMMABLE, TYP.

Legend

EXISTING TO REMAIN IHR. FIRE RATED SEPARATION [ \_ \_ \_ ] (DEMO) EXISTING TO BE REMOVED NEW WALL NEW FLOOR EGRESS

Fitzgerald Engineering

415 . 827. 1972



STAMP

DESIGNER BUILT-STUDIO

145 Kent Avenue #5 Kentfield, Marin Ca. 94904 **Built-Studio** James Clark

PROJECT:

THE MC DERMOTT RESIDENCE 1531 JENNIFER DR. APTOS, CA 95003

APN: 040-311-11

SCOPE:

PROPOSED DETACHED 452 SF ACCESSORY DWELLING UNIT PER (PER CRC R301, CBC 2308)

PROJECT NO .: DRAWN BY: CHECKED BY: ISSUED DATE: 12-21-2022 DATE REVISION

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. The Design Professional must be notified of any variations from the dimensions and conditions shown by these

SHEET TITLE:

drawings.

PROPOSED ADU REFLECTED CEIL PLAN

SCALE: NOTED

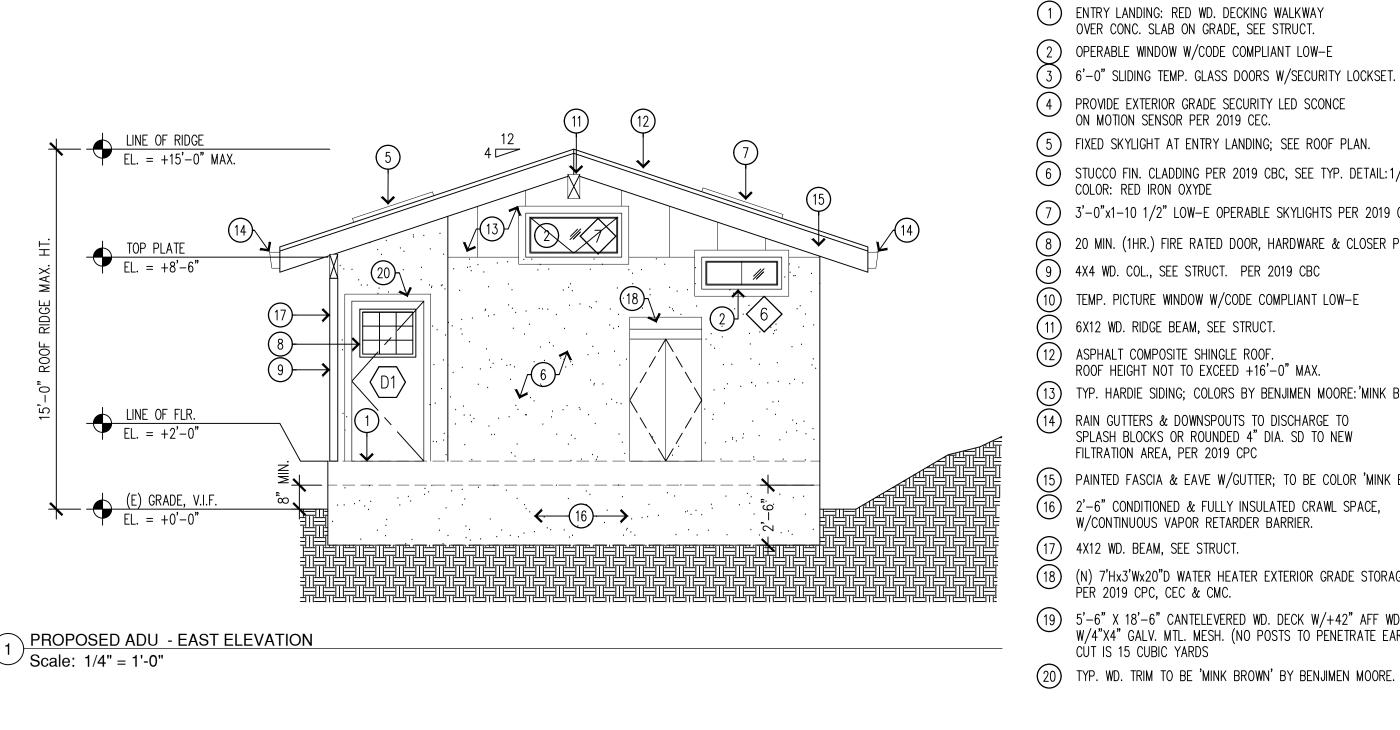
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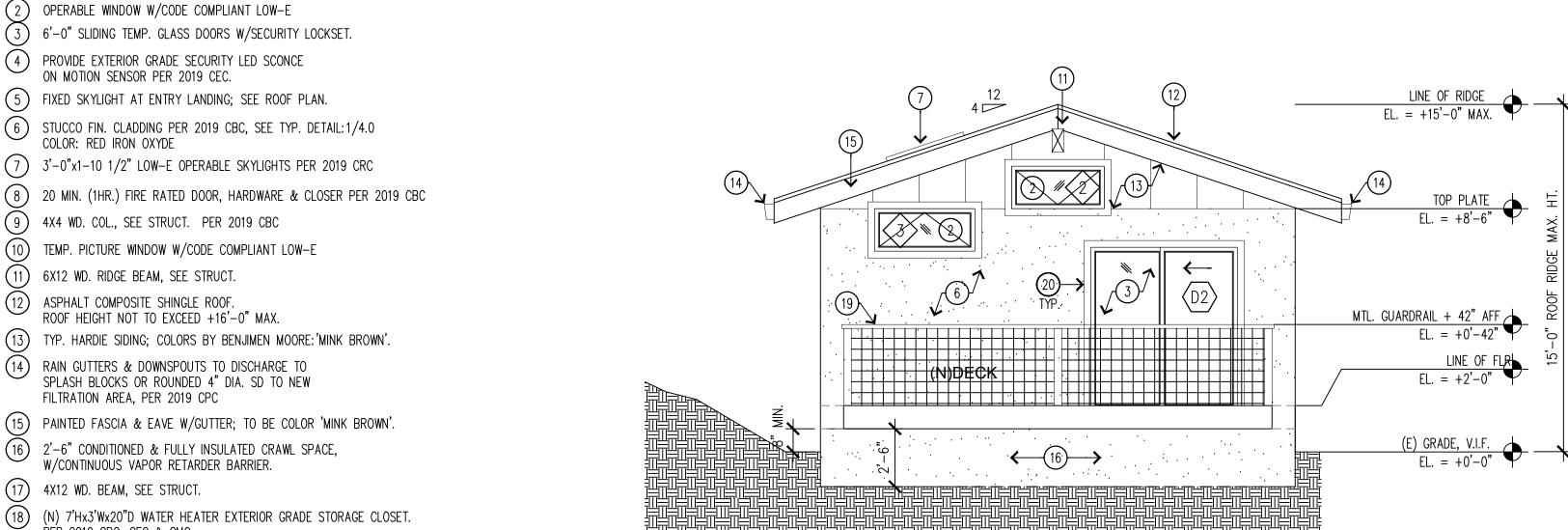
3 OF 8

SHEETS

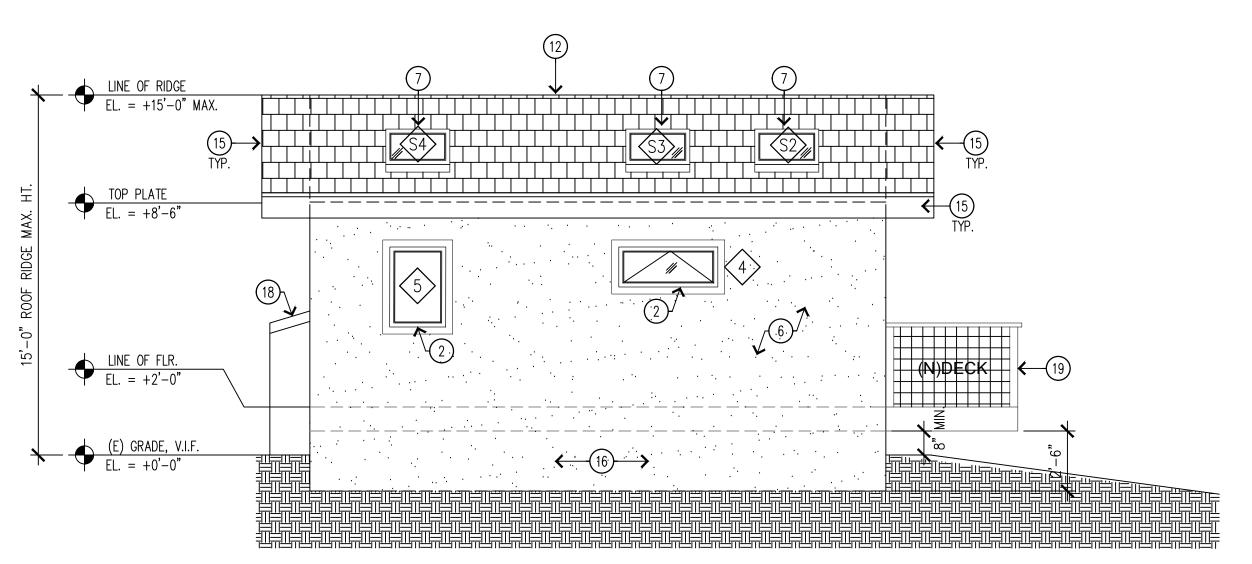
PROPOSED ADU - LIGHTING & POWER PLAN

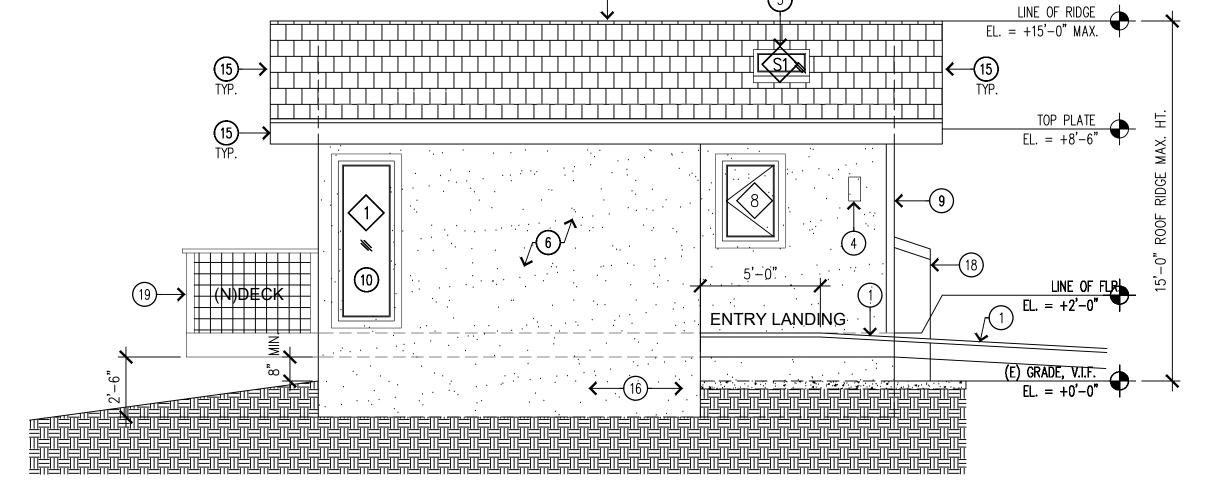
Scale: 1/4" = 1'-0"





19 5'-6" X 18'-6" CANTELEVERED WD. DECK W/+42" AFF WD. GUARDRAIL PER 2019 CBC, W/4"X4" GALV. MTL. MESH. (NO POSTS TO PENETRATE EARTH BELOW) SEE STRUCT. PROPOSED ADU - WEST ELEVATION
Scale: 1/4" = 1'-0"

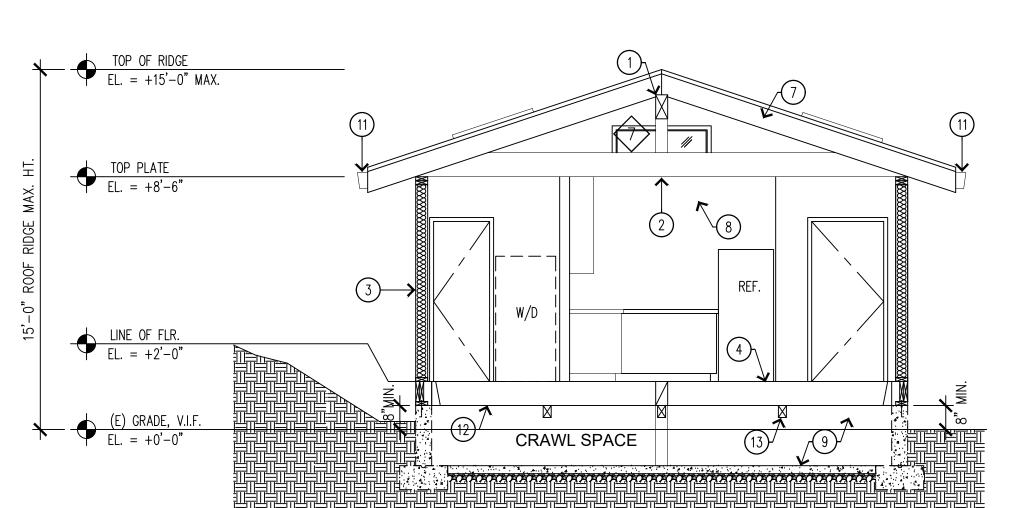




PROPOSED ADU - SOUTH ELEVATION
Scale: 1/4" = 1'-0"

6 ADU - LONGITUDINAL BLDG. SECTION

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



SECTION KEY NOTES (X)

ELEVATION KEY NOTES (X)

PER 2019 CPC, CEC & CMC.

(1) 6x12 DF DROPPED SPLIT RIDGE BEAM, SEE STRUCT (2) 6x6 POST ON BEAM, PROVIDE SIMP. COL. CAP, SEE STRUCT. (3) 6X WD. STUD WALL, TYP.

(4) 3/4"PLY.WD. FLR. SHEATHING, TYP.

(5) 2X8 ROOF RAFTERS @ 2'-0" O.C., SEE STRUCT (6) 2X6 OUTRIGGER, SEE STRUCT.

(7) 2X12 RED WD. FASCIA, FLASHED & PAINTED; MINK BROWN BY BENJIMEN MOORE. (8) 6X6 CROSS BEAM, PROVIDE SIMP. CONNECTORS, SEE STRUCT.

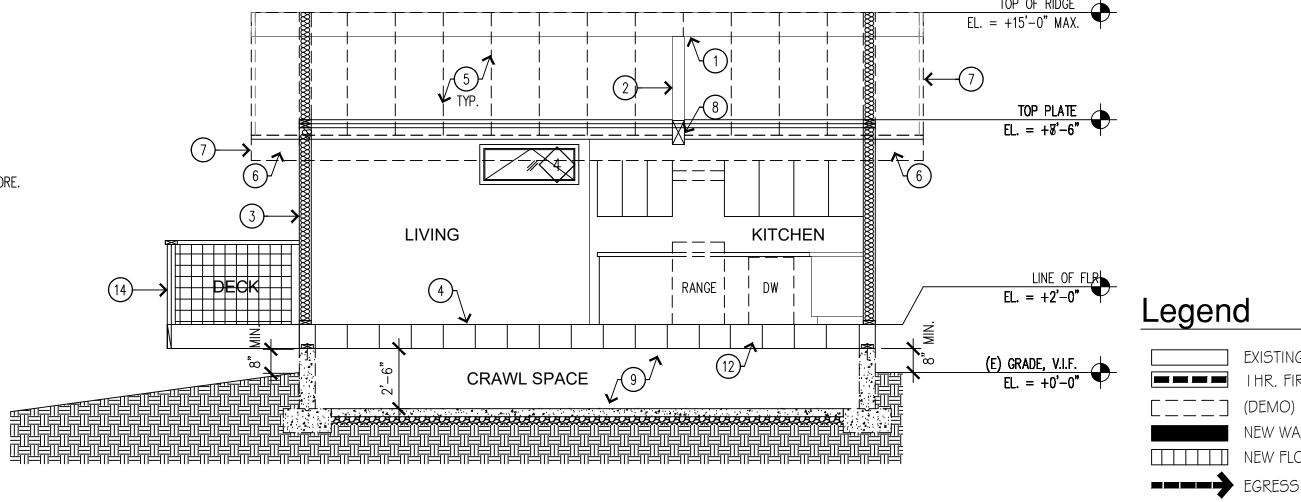
9 2'-6" FINISHED CRAWL SPACE, S.O.G. POWER VENTED, W/CONTINUOUS VAPOR RETARDER BARRIER, SEE STRUCT.

(10) GABLE WALL TOP; 4X8 DF RAFTER BEAM, SEE STRUCT. RAIN GUTTERS & DOWNSPOUTS TO DISCHARGE TO SPLASH BLOCKS OR ROUNDED 4" DIA. SD TO NEW

FILTRATION AREA, PER 2019 CPC (12) 2x8 FLR. JOISTS @ 2'-0" O.C. SEE STRUCT.

CUT IS 15 CUBIC YARDS, SEÈ STRUCT.

(13) 4x6 GIRDERS, SEE STRUCT. (14) 5'-6" X 18'-6" CANTELEVERED WD. DECK W/+42" AFF WD. GUARDRAIL W/4"X4" GALV. MTL. MESH. (NO POSTS TO PENETRATE EARTH BELOW)



Legend EXISTING TO REMAIN IHR. FIRE RATED SEPARATION \_\_\_\_ (DEMO) EXISTING TO BE REMOVED

NEW WALL NEW FLOOR

4 OF 8

ADU - CROSS BLDG. SECTION Scale: 1/4" = 1'-0"

PROPOSED ADU - NORTH ELEVATION

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

19

authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. The Design Professional must be notified of any variations from the dimensions and conditions shown by these

Material herein is for use by

Fitzgerald

Engineering

415 . 827. 1972

No. 55552

Exp. 12/31/22

STAMP

PROJECT:

SCOPE:

DESIGNER BUILT-STUDIO

145 Kent Avenue #5

Kentfield, Marin Ca.

94904

**Built-Studio** James Clark

THE MC DERMOTT RESIDENCE

1531 JENNIFER DR. APTOS, CA 95003

APN: 040-311-11

PROPOSED DETACHED 452 SF

(PER CRC R301, CBC 2308)

PROJECT NO.:

CHECKED BY:

DRAWN BY:

REVISION

ACCESSORY DWELLING UNIT PER

ISSUED DATE: 02-20-2023

DATE

SHEET TITLE:

drawings.

PROPOSED ADU ELEVATIONS **\$ SECTIONS** 

SCALE: NOTED

SHEET NO:

- 1. Kitchen doors leading from the garage shall be 1-3/8" thick solid wood honevcomb core steel doors or 20 minute fire-rated doors equipped with self-closing and self-latching devices. (CRC R302.5.1)
- 2. All installed luminaries shall be high efficacy (CEC (k)(1)(A))

Framing, SSD, Typ.

paper / Tyvek or Equal

- (2) Layers 60 Min. Jumbo Tex building

Stucco, Painted; Red Iron Oxide

Stucco, Painted; Red Iron Oxide

- (2) Layers 60 Min. Jumbo Tex building

Framing, SSD, Typ.

paper / Tyvek or Equal

Painted copper flashing

w/ hemmed drip edge -

etch, prime & paint,

slope to drain

- Minimum 30 inches clearance required above kitchen range, except where 24 inches is allowed per code or manufacturer's specification. (CMC 920.3.2)
- 4. Household cooking appliances shall have a vertical clearance above the cooking top of not less than thirty (30) inches to combustible material or metal cabinets. (CMC 920.3.2)
- 5. Exhaust ducts shall terminate outside the building and shall be equipped with a backdraft damper per CMC Section 504.1.
- 6. All receptacles shall be Arc Fault Circuit Interrupter (AFCI), Ground Fault Circuit Interrupter (GFCI) protected and tamper-resistant (TR).
- Receptacles shall be located so that no point is more than 24 inches from a receptacle outlet measured horizontally along the wall. CEC 210.52 (A)
- 8. Receptacles shall be located no more than 20 inches above countertop.
- On the discharge side of the dishwasher provide a listed air gap fitting. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain board whichever is higher per CPC Section 807.3.

2X WD. CAP

WD. JOIST.

SEE STRUCT.

SEE STRUCT.

(N) DECK JOIST, S.S.D.

**EXTERIOR** 

GALV. MTL. MESH PERFORATIONS NOT

TO EXCEED 4" IN DIA. A 4" SPHERE

(N) RED WD. DECKING (PROVIDE 1/4"

TRIPLE GALVANIZED THRU BOLT W/

WASHER. S.S.D. FOR CONNECTION

SPACING). FACE ATTACHMENT W/ 'TRAP

EASE' 2 1/2" SPECIALTY DECK SCREWS.

SHALL NOT PASS THROUGH.

Installation of any new or replacement of any existing electrical shall comply with the following. NOTE: All bathroom remodels must include upgrading the existing

receptacles to have GFCI protection if not already installed 1. All receptacles shall be GFCI protected and tamper-resistant. New/additional

- outlets shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11,
- 2. Switches shall not be installed within wet locations in tub or shower spaces unless installed as part of listed tub or shower assembly.
- 3. Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10)
- 4. Lighting shall meet both of the following requirements (CEES 150.0(k)5): - A minimum of one high efficiency fixture, as defined in the table below, shall be installed

High Efficiency Lighting Requirements

Electrical Requirements –

Lamp Power Rating Minimum Lamp Efficiency 5 watts or less 30 lumens per watt Over 5 watts to 15 watts 45 lumens per watt over 15 watts to 40 watts 60 lumens per watt over 40 watts 90 lumens per watt

1. Any other lighting that is not high efficiency shall be controlled with a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.

Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. (CEES 150.0(o))

# Plumbing Requirements

- 1. All pipe, fittings, traps, fixtures, materials and devices used in a plumbing system shall be listed or labeled (third-party certified) by a listing agency and shall be free of defects.
- 2. Drains and vents: Only approved pipe and fittings shall be installed. Piping shall be sized according to their Drainage Fixture Count loads and comply with the following:

Drain and vent materials shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Stainless Steel 304 or 316L, Schedule 40 ABS or PVC DWV plastic pipe, or extra strength vitrified clay pipe.

No galvanized wrought-iron or steel pipe shall be used under ground and shall be kept at least six (6) inches above ground.

Standard 5 & 9. Vitrified clay pipe and fittings shall not be used above ground and shall be kept at

ABS and PVC DWV piping shall be installed in accordance with Installation

Copper tube shall have a weight of not less than copper drainage tube type DWV.

Stainless steel 304 pipe and fittings shall not be installed underground and shall be kept at least six (6) inches above ground.

Drainage piping systems shall be sized in accordance with CPC Section 703.0. Vent piping systems shall be sized in accordance with CPC Section 904.0.

Water closets require min. 3" trap & drain & a 2" vent.

least twelve (12) inches below ground.

Bathtubs require min. 1 1/2" trap and drain and 1 1/2" vent.

Showers require min. 2" trap and drain and 1 ½" vent.

Lavatories require min. 1 1/4" trap (1 1/2" if set of two) and drain and 1 1/2" vent.

Vent pipes shall extend through its flashing at the roof not less than six (6) inches above the roof and twelve (12) inches from a vertical wall, not less than ten (1) feet from or three (3) feet above any openable window, door, opening, air intake, or vent shaft, nor less than three (3) feet from a property line.

Piping shall be installed with a minimum slope 1/4" per foot.

Cleanouts must be accessible, located at the upper terminal of each branch or run of piping, and sized per CPC Table 707.1 (CPC 707.0). Cleanouts may be omitted on a horizontal drain less than five (5) feet in length. Cleanouts are not required on piping that is above the floor level of the lowest floor. Cleanouts in piping two (2) inches or less shall be installed with a clearance of not less than twelve (12) inches in front of the cleanout.

The piping of the plumbing, drainage and venting systems shall be tested with water. Water test shall be done with a ten (10) foot head of water. The water must be held in the system for a minimum of fifteen (15) minutes prior to inspection.

# Mechanical Requirements

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable (CRC R303.3).

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute for intermittent ventilation or 20 cubic feet per II minute for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

- 2. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- a) Humidity controls shall be capable of adjustment between a relative humidity range ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.

b) A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

# Tub / Shower and Water Closet Requirements

- 1. Any new or replaced mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120° F. Any new or replaced water-filler valve in bathtubs/whirlpools shall have a temperature limiting device set at a maximum of 120° F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- 2. Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather. There is no requirement for height placement of the shower valve for single family residential projects.
- 3. Manufactured shower receptors and bases shall comply with CPC 408.1. Each shower receptor shall be an approved type and be so constructed as to have a finished dam, curb or threshold that is at least one (1) inch lower than the sides and back of such receptor. Each such receptor shall be provided with an integral nailing flange to be located where the receptor meets the vertical surface of the finished interior of the shower compartment. The flange shall be watertight and extend vertically a minimum of one (1) inch above the top of the sides of the receptor. The finished floor of the receptor shall slope uniformly from the sides toward the drain not less than one-quarter (1/4) inch per foot nor more than one-half (1/2) inch per
- Shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- 5. Bathrooms and toilet rooms must have a ceiling height of not less than 7
- 6. Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, CRC 702.3.7, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches on center for 1/2-inch-thick or 16 inches for 5/8-inch-thick gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

Limitations: Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

- 7. Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor.
- 8. Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydro-massage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible.
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5) Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)

# Inspections:

The number of inspections required depends on the type of shower receptor installed and the overall scope of the work.\

- 1. A rough plumbing and electrical inspection should be scheduled for any work installed in the framing.
- 2. A shower pan test shall be scheduled, prior to installation of any wallboard.
- 3. Additional inspections may be needed based on extent of the project. Review with your inspector during the first inspection the requirements for your project.
- 4. The final inspection should be scheduled after all the work is completed. A "Smoke and Carbon Monoxide Affidavit Form" and the "Water-Conserving Plumbing Fixtures Certificate of Compliance by Property Owner" required to be completed by the property owner and given to the inspector at final.

# No. 55552 Exp. 12/31/22

Fitzgerald

Engineering

415 . 827. 1972

STAMP

DESIGNER BUILT-STUDIO

145 Kent Avenue #5 Kentfield, Marin Ca. 94904 **Built-Studio** James Clark



PROJECT:

THE MC DERMOTT RESIDENCE 1531 JENNIFER DR. APTOS, CA 95003

APN: 040-311-11

SCOPE:

PROPOSED DETACHED 452 SF ACCESSORY DWELLING UNIT PER (PER CRC R301, CBC 2308)

PROJECT NO .: DRAWN BY: CHECKED BY: ISSUED DATE: 02-20-2023 REVISION DATE

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. The Design Professional must be notified of any variations from the dimensions and conditions shown by these drawings.

SHEET TITLE:

TYP. DETAILS \$ GENERAL NOTES

SCALE:

SHEET NO:

NOTED

SHEETS

(N) Fin. Flr. by owner TYP. WALL FRAMING

Provide Acoustical Sealant each side

(N) R-11 Batt Insulation.

 $(N)^{\frac{5}{8}}$  Plywood Sheathing

(N) 2x4 Wd. Studs @ 16" O.C.

(N) Interior Fin.,  $\frac{5}{8}$ " Gyp.Bd. Type 'X'

(N) Interior Fin.,  $\frac{5}{8}$ " Gyp.Bd. Type 'X'

Provide Accoustical Sealant each

A4.0

side

(N) Fin. Flr.—

by owner

TYP. EXTERIOR WALL FRAMING

Provide Acoustical

(N) R-19 Batt Insulation.

(N) 2x4 Wd. Studs @ 16" O.C.

(N) Interior Fin.,  $\frac{5}{8}$ " Gyp.Bd. Type 'X'

(N) Interior Fin.,  $\frac{5}{8}$ " Gyp.Bd. Type 'X'

Provide Accoustical Sealant each

Sealant each side

SCALE: 3"=1'-0"

SCALE: 3"=1'-0"

**DECK RAIL & DECKING** 

TOP OF GUARD

EXTERIOR

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

OF

A4.0

7 OF 8



# 2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach

<b>Building Envelop</b>	e Measures:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	<b>Air Leakage.</b> All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	<b>Insulation Certification by Manufacturers.</b> Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	<b>Wall Insulation.</b> Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	<b>Slab Edge Insulation.</b> Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Condition	ng, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	<b>Isolation Valves.</b> Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards



# 2019 Low-Rise Residential Mandatory Measures Summary

THE STATE COMMISSION IN	
Requirements for	or Ventilation and Indoor Air Quality:
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	<b>Field Verification and Diagnostic Testing.</b> Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Sy	stems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	<b>Piping.</b> Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	<b>Directional Inlets and Time Switches for Pools.</b> Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	<b>Pool Systems and Equipment Installation.</b> Residential pool systems or equipment must meet the specified requirements for pump sizing, flor rate, piping, filters, and valves.*
Lighting Measu	res:
§ 110.9:	<b>Lighting Controls and Components.</b> All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	<b>Blank Electrical Boxes.</b> The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	<b>Lighting Integral to Exhaust Fans.</b> Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	<b>Light Sources in Drawers, Cabinets, and Linen Closets.</b> Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit not more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



# 2019 Low-Rise Residential Mandatory Measures Summary

EMERGY COMMISSION -					
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer				
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the				
§ 150.0(j)1:	manufacturer's instructions.  Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.				
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*				
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, an wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.				
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hou				
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.				
§ 150.0(n)3:	<b>Solar Water-heating Systems.</b> Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.				
Ducts and Fans	Measures:				
§ 110.8(d)3:	<b>Ducts.</b> Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.				
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts are plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ½ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*				
§ 150.0(m)2:	<b>Factory-Fabricated Duct Systems.</b> Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.				
§ 150.0(m)3:	<b>Field-Fabricated Duct Systems.</b> Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.				
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.				
§ 150.0(m)8:	<b>Gravity Ventilation Dampers.</b> Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.				
§ 150.0(m)9:	<b>Protection of Insulation.</b> Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposito weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.				
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.				
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.				
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressur drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*				
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*				



# 2019 Low-Rise Residential Mandatory Measures Summary

Tanada Committees	2019 Low-Rise Residential Mandatory Measures Summary
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to othe buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:  i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and  ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Bui	ldings:
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	<b>Low-rise Multifamily Buildings.</b> Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted be a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	<b>Shading.</b> The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	<b>Shading.</b> Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	<b>Documentation.</b> A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circu breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

# Fitzgerald Engineering

415 . 827. 1972



STAMP

# DESIGNER BUILT-STUDIO

145 Kent Avenue #5 Kentfield, Marin Ca. 94904 Built-Studio James Clark

# PROJECT:

THE MC DERMOTT RESIDENCE 1531 JENNIFER DR. APTOS, CA 95003

APN: 040-311-11

SCOPE:

PROPOSED DETACHED 452 SF ACCESSORY DWELLING UNIT PER (PER CRC R301, CBC 2308)

PROJECT NO.: DRAWN BY: CHECKED BY: ISSUED DATE: 02-20-2023 REVISION DATE

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. The Design Professional must be notified of any variations from the dimensions and conditions shown by these drawings.

SHEET TITLE:

2019 RESIDENTIAL MANDATORY MEASURES

SCALE:

SHEET NO:

NOTED

SHEETS



# SANTA CRUZ COUNTY PLANNING DEPARTMENT Parcel Location Map



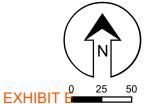


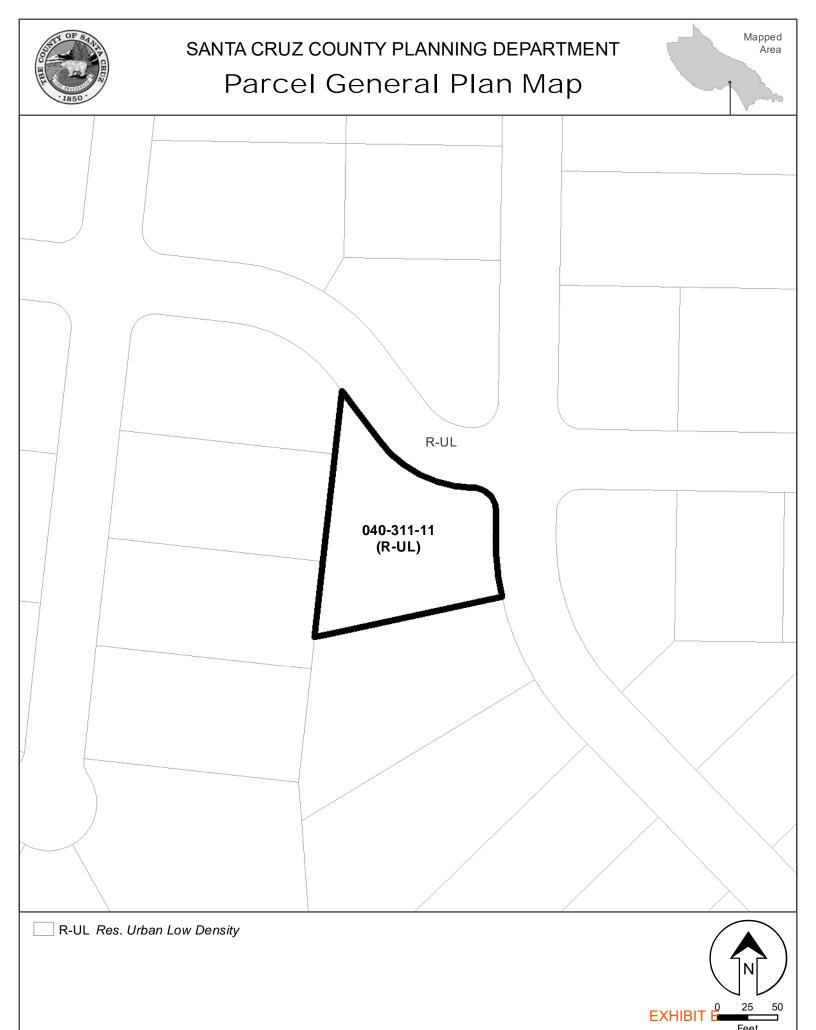
Parcel: 04031111

Study Parcel

Assessor Parcel Boundary

Map printed: 27 Jul. 2023







Owner: Timothy McDermott & Rebecca Ramos

## **Parcel Information**

#### **Services Information**

Urban Services Line: Outside X Inside Water Supply: Soquel Creek Water District Sewage Disposal: Santa Cruz Sanitation District Fire District: Central Fire Protection District

Drainage District: Flood Control Zone 6

#### **Parcel Information**

Parcel Size: 18,687 square-feet

Existing Land Use - Parcel: Residential Existing Land Use - Surrounding: Residential Project Access: Jennifer Drive

Planning Area: Land Use Designation: R-UL (Urban Low Density Residential) Zone District: R-1-10 (Single-Family Residential)

Aptos

\_\_ Inside Coastal Zone: X Outside Appealable to Calif. Coastal Yes X No

Comm.

#### **Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site

Fire Hazard: Not a mapped constraint

0% - 50%+ Slopes:

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

Mapped Resource/Report Not Required Archeology: