

Staff Report to the Zoning Administrator

Application Number: 211129

Applicant: Dennis Norton **Agenda Date:** September 1, 2023

Owner: Bill Kennedy Agenda Item #: 2 APN: 042-081-06 Time: After 9:00 a.m.

Site Address: 181 Seacliff Drive, Aptos

Project Description: Proposal to remodel an existing single-family dwelling and construct an approximately 970 square foot first and second story addition.

Location: Property located at the northwest end of Seacliff Drive approximately 200 feet west of the intersection with San Benito Avenue (181 Seacliff Drive).

Permits Required: Coastal Development Permit

Supervisorial District: Second 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 211129, based on the attached findings and conditions.

Project Description & Setting

The project is located at the south end of Seacliff State Beach Park, situated between two bluff top parcels, both of which are developed with single family dwellings with attached garages. The topography of the site and surrounding area is relatively flat with the exception of the steep downward slope of the coastal bluff situated at the rear (west side) of the subject parcel.

Existing development on the project site consists of an existing single-story single-family dwelling which is non-conforming to the required 20 foot front yard setback (19'8") and the required five foot side yard (south side) setback (4'6"). Development on the project site complies with all other current zone district site and development standards.

The project proposal entails retention of the existing dwelling to the extent feasible (modifying less than 65% of the major structural components), construction of an approximately 300 square foot first story addition, and remodel of the first floor plan to accommodate a new approximately 550 square foot Accessory Dwelling Unit (ADU). The project also includes construction of an approximately 650 square foot second story addition containing two additional bedrooms.

APN: 042-081-06 Owner: Bill Kennedy

As proposed and conditioned, the project would fall below the thresholds to be considered "Development" pursuant to SCCC 16.10. The project requires a Coastal Development Permit due to the location of the project site being within the Coastal Appeals Jurisdiction, as mapped, and the proposed scope of work does not qualify for an exemption pursuant to SCCC 13.20. Further, the project site is a mapped scenic resource in the County General Plan/Local Coastal Program (LCP).

A Geotechnical and Geologic report prepared by CMAG Engineering has been submitted for review and accepted by the County Geologist. As indicated in the report and depicted on the project plans (Exhibit D) the 100-year geologic setback has been established to ensure that the proposed additions comply with the Certified LCP and Geologic Hazards ordinance. Modifications to portions of the existing home located within the established geologic setback would not exceed 65% of the major structural components. Further, the proposed additions to the home would not exceed 50% of the square footage of the existing residence.

Zoning & General Plan/Local Coastal Program Consistency

The subject property is approximately 5,500 square foot in size, located in the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district, a designation which allows residential uses. The proposed continuation of the residential use on site is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential Desnity) General Plan designation.

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and situated at the top of a coastal bluff overlooking Seacliff State Park. The project site is not identified as a priority acquisition site in the County's Local Coastal Program and existing public access Seacliff State Beach is available approximately 500 feet north of the project site.

Design Review

The proposed development is subject to Design Review in that the project site is considered a "sensitive site" as defined in SCCC 13.11.030 (Definitions) as it is located in a mapped scenic area and located on a coastal bluff. As proposed, the project complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as variation in roof pitch, increased second story setbacks on the seaward side of the proposed home, use of similar finish colors and materials to homes in the vicinity to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

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

Application #: 211129

APPL 042 001 06

APN: 042-081-06 Owner: Bill Kennedy

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 211129, 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: www.sccoplanning.com

Report Prepared By: Nathan MacBeth

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

Phone Number: (831) 454-3118

E-mail: nathan.macbeth@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
- G. Report review letters
- H. Comments & Correspondence

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: 211129 Assessor Parcel Number: 042-081-06 Project Location: 181 Seacliff Drive, Aptos
Project Description: Construction of a first and second story addition and remodel of an existing single family residence.
Person or Agency Proposing Project: Dennis Norton
Contact Phone Number: (831) 818-0335
 A The proposed activity is not a project under CEQA Guidelines Section 15378. B The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c). C Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment. D Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X Categorical Exemption
Specify type: Class 1 – Existing facilities (Section 15301); Class 3 - New Construction or Conversion of Small Structures (Section 15303)
F. Reasons why the project is exempt:
Construction of an addition and remodel of an existing single family dwelling and accessory dwelling unit in an area designated for residential uses.
In addition, none of the conditions described in Section 15300.2 apply to this project.
Nathan MacBeth, Project Planner Date:

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential (4,000 square foot minimum parcel)), a designation which allows residential uses. The proposed modifications and resulting single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Residential Desnity) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Seacliff State Beach located approximately 500 feet north of the project site.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first

public road. Consequently, the addition and remodel will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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. A Geotechnical and Geologic Report prepared by CMAG Engineering dated April 8, 2019, amended January 5, 2021 was reviewed and accepted by county staff under application REV191149. Upon completion of the project, final letters from the project geotechnical engineer and engineering geologist are required to ensure the project has been constructed in compliance with all recommendations provided in the geotechnical and geologic reports.

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 addition and remodel 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-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district with exception of the front and side yard setbacks which will remain non-conforming.

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-UM (Urban Medium Residential Desnity) land use designation in the County General Plan.

The proposed addition and remodel 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 addition and remodel will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed addition and remodel 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 addition and remodel will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed project, the construction of first and second story additions and the remodel of an existing single family dwelling, would be constructed on an existing developed lot. The project is not anticipated to result in an increase in level of traffic and the site is currently served by utilities. Consequently, the project will not result in adverse impacts existing roads or intersections in the surrounding area or overload utilities.

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 addition and remodel is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed addition and remodel will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project plans, prepared by Kerman Morris Architects, dated 4/18/23.

- I. This permit authorizes the construction of a(n) addition and remodelto an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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.
 - 1. The final building plans shall adhere to the County Design Criteria (CDC). Existing drainage patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- 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.
 - 1. Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation District (SCCSD) requirements.
 - 2. Prior to building permit issuance, the following conditions shall be completed to satisfy the Department of Public Works Sanitation requirements: a.
 - a. Project shall provide a final plumbing/floor plan and design details that are consistent with the current County of Santa Cruz Sanitation District code and County Design Criteria (SCCSD) Part 4, Sanitary Sewer Design. A sewer profile shall be submitted showing the existing lateral layout and any new connections up to the main within the right-of-way for this parcel.
 - b. Project shall comply with Private Sewer Maintenance requirements as defined in Title 7, Chapter 7.04, Section 7.04.325 of the SCCSD code.
 - c. A sewer lateral inspection video, completed by a licensed plumber, shall be submitted prior to OR in concurrence with the building permit application for review by DPW Sanitation staff. If defects or other issues are identified, a no-cost Sanitation permit, will be required to complete the necessary repairs to the private lateral prior to building permit issuance. Work will be inspected by DPW Sanitation staff.
 - d. SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 "New Facilities" and Section 5.04.160 "Sewer Service Charges" of the SCCSD code.

- 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 three copies of plan review letters prepared and stamped by the project Geotechnical Engineer which references the current architectural plan set dated April 18, 2023 and civil plan set dated 4/14/2023.
- H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
- I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.
- J. Pay the current fees for Roadside and Transportation improvements for three additional bedrooms. Please contact the Department of Public Works for a current list of applicable fees.
- K. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
- L. 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.
- M. Provide required off-street parking for four (4) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- N. 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 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:	
	Deputy Zoning Administrator

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

181 SEACLIFF DRIVE

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)



PROJECT CONSULTANTS:

DESIGN AND PROCESSING:

DENNIS NORTON DESIGN 712#C CAPITOLA AVE, CAPITOLA, CA 95010 831-818-0335 DENNIS@DENNISNORTONDESIGN.COM

ARCHITECT:

KERMAN MORRIS ARCHITECTS 139 NOE ST, SAN FRANCISCO, CA 94114 415-749-0302 EDWARD TOBY MORRIS: TOBY@KERMANMORRIS.COM

CIVIL ENGINEER: C2G/CIVIL CONSULTANTS 4444 SCOTTS VALLEY DR, SUITE 6, SCOTTS VALLEY, CA 95066 831-438-4420 JAMIE BUSHONG: JAMIE@C2GENGRS.COM

GEOTECHNICAL ENGINEER: CMAG Engineering

PO Box 640, Aptos, CA 95001 831-475-1411 ADRIAN L. GARNER: ADRIAN@CMAGENGINEERING.COM

LANDSCAPE ARCHITECT: SSA LANDSCAPE ARCHITECTS LANDSCAPE ARCHITECTURE 303 POTRERO ST, SUITE 40-C, SANTA CRUZ, CA 95060 831-459-0455 ALISON HOBBS: FELIX_AL@HOTMAIL.COM

GROSS BUILDING AREA BREAKDOWN								
BY FLOOR (ENCLOSED AREA)*								
LEVEL	EXISTING	ADDITIONAL	TOTAL					

FIRST FLOOR 2393 SF 306 SF SECOND FLOOR 0 SF

3352 SF 2393 SF * INCLUDES GARAGE & EVERYTHING WITHIN BUILDING FOOTPRINT, REFER TO CHART BELOW FOR FLOOR AREA RATIO, LOT COVERAGE, AND HABITABLE SPACE AREA BREAKDOWN

653 SF

653 SF

Exterior Area No 0 SF

FLOOR AREA RATIO MAX AREA: 2660 SF

[52% OR 2,955.7 SF MAX.]

			FLO	OR AREA RA	TIO (FAR)	LOT COVERAGE (LC)			HABITABLE SPACE AREA (HSA)	
Name	Area**	Area Type	Counts in FAR	FAR Allowed Deduction	FAR Qualifying Area	Counts in Lot Coverage	LC Allowed Deduction	LC Qualifying Area	Counts in HSA	HSA Qualifying Area
FIRST FLOOR										
1ST FLOOR - MAIN HOUSE	1691 SF	Gross Building Area	Yes	0 SF	1691 SF	Yes	0 SF	1691 SF	Yes	1691 SF
ADU	546 SF	Gross Building Area	Yes	800 SF	0 SF	Yes	800 SF	0 SF	Yes	546 SF
CHIMNEY	14 SF	Gross Building Area	No	0 SF	0 SF	Yes	0 SF	14 SF	No	0 SF
GARAGE / UNCONDITIONED AREA	481 SF	Gross Building Area	Yes	225 SF	247 SF	Yes	0 SF	481 SF	No	0 SF
ADU UNCOVERED PATIO	237 SF	Exterior Area	No	0 SF	0 SF	No	0 SF	0 SF	No	0 SF
COVERED EAVE	56 SF	Exterior Area	Yes	140 SF	0 SF	No	0 SF	0 SF	No	0 SF
DECK (UNCOVERED) > 18" ABOVE GRADE	195 SF	Exterior Area	No	0 SF	0 SF	Yes	0 SF	195 SF	No	0 SF
8	3219 SF				1938 SF			2380 SF		2237 SF
SECOND FLOOR										
2ND FLOOR AREA	653 SF	Gross Building Area	Yes	0 SF	653 SF	No	0 SF	0 SF	Yes	653 SF
DOUBLE-HEIGHT >/=16'	70 SF	Gross Building Area	Yes	0 SF	70 SF	No	0 SF	0 SF	No	0 SF

0 SF

** SEE G1.01 FOR AREA PLANS AND ADDITIONAL INFORMATION

372 SF

1095 SF

4314 SF

2ND FLOOR UNCOVERED DECK

GRAND TOTAL: 13

PREVAILING CODES & REGULATIONS

LOT COVERAGE: 2380 SF HABITABLE SPACE AREA: 2890 SF

[50% INCREASE OR

2,896.5 SF MAX.]

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE

2019 GREEN BUILDING CODE

No 0 SF

[42% OR 2,387.3 SF MAX.]

BUILDING DATA:

OWNER: BILL AND ALYCIA KENNEDY

PROJECT ADDRESS: 181 SEACLIFF DRIVE APTOS, CA 95003

ASSESSOR'S PARCEL NUMBER (APN): 042-081-06

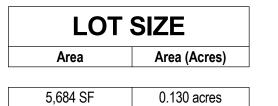
SANTA CRUZ PERMIT #: 211129

ZONING DISTRICT: R-1-4

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B / NO SPRINKLERS PROPOSED

OWNER: BILL AND ALYCIA KENNEDY 162 SEACLIFF DRIVE APTOS, CA 95003 T: (831) 661-0564



LOCATION MAP:



kerman morris architects 11 139 Noe Street San Francisco, CA 415 749 0302

Revisions

DISCRETIONARY **REVIEW R3**

DESCRIPTION OF WORK

INTERIOR RENOVATIONS INCLUDING: • REMODELING AND ALTERATIONS TO ALL INTERIOR SPACE • (N) RESIDENTIAL ELEVATOR

ADDITIONS INCLUDING: • (N) EXPANSION IN THE SOUTHEAST • (N) PARTIAL SECOND FLOOR ON THE TOP OF (E) STRUCTURE

ACCESSORY DWELLING UNIT (ADU) WITHIN SOUTHEAST EXPANSION • PARTIALLY WITHIN (E) BUILDING FLOOR PLAN

OTHER EXTERIOR WORK INCLUDING: • (N) LANDSCAPING INCLUDING FENCES, EXTERIOR DECKS & PATIOS WINDOW REPLACEMENT

• (N) EXTERIOR SIDING/FINISH • (N) DRIVEWAY.

APPROVALS

181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY

PERMIT: 211129 ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING

BILL AND ALYCIA KENNEDY

UNIT (ADU)

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencemen of any work.

> These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

COVER SHEET

DATE 06/17/2022 SCALE 1:12000

DRAWN BY CHECKED BY JOB NO.

G0.01

DISCRETIONARY REVIEW SET R3

06/17/2022 Rev. 10/10/2022 **SANTA CRUZ PERMIT: 211129**

GENERAL NOTES

A. GENERAL NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
- 2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE
- 3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH
- 4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
- 5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
- 6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

- 1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE
- OF THE CONDITION NOTED. 2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
- 3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED
- 4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

- 1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
- 2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
- A. STRUCTURAL DRAWINGS
- B. LARGE SCALE DETAILS C. SMALL SCALE DETAILS
- D. ENLARGED VIEWS
- E. FLOOR PLANS AND ELEVATIONS
- 3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE
- 4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
- 5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
- 6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
- 7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

- 1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE
- SHEET NUMBER EXAMPLE: A201 "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET

"01" INDICATES THE SHEET NUMBER

- 2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST
- EXAMPLE: EL201A "EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT =
- ELECTRICAL LIGHTING "A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
- 3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET. INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER, NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
- 4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:
 - G GENERAL INFORMATION Q EQUIPMENT C CIVIL F FIRE PROTECTION L LANDSCAPE P PLUMBING
- S STRUCTURAL M MECHANICAL A ARCHITECTURAL E ELECTRICAL I INTERIORS T TELECOMMUNICATIONS
- 5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

SIGNED PREPARER STATEMENT

THE PREPARER IS LICENSED UNDER CHAPTER 3 OF DIVISION 3 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE (OR OTHERWISE LICENSED IN THIS STATE) TO PREPARE SUCH PLANS AND SPECIFICATIONS, TOGETHER WITH PROOF THEREOF SATISFACTORY TO THE COUNTY.

DATE: 9/30/2022

PREPARER SIGNATURE: PREPARER NAME: EDWARD "TOBY" MORRIS LICENSE: LICENSED ARCHITECT IN THE STATE OF CALIFORNIA

LICENSE #: C-24585 EXP.: 3/31/2023

ABBREVIATIONS

GENERAL LEGEND

XXX

101

BUILDING / WALL SECTION

EXTERIOR ELEVATION

ELEVATION MARKER

COLUMN LINE

CENTER LINE

PROPERTY LINE

KEYNOTE

SHEET NOTE

DOOR TAG

WALL TYPE PARTITION

&	AND	d	PENNY	GA	GAUGE	N	NORTH	S	SOUTH	W	WEST / WIDTH / WIDE
@	AT	DBL	DOUBLE	GALV	GALVANIZED	N/A	NOT APPLICABLE	SCD	SEE CIVIL DRAWINGS	W/	WITH
0	DEGREES	DEPT	DEPARTMENT	GC	GENERAL CONTRACTOR	NIC	NOT IN CONTRACT	SCHED	SCHEDULE / SCHEDULING	W/O	WITHOUT
Ø	DIAMETER OR ROUND	DF	DOUGLAS FIR	GEN	GENERAL	NO	NUMBER	SD	STORM DRAIN	WC	WATER CLOSET
(E)	EXISTING	DH	DOUBLE HUNG	GFIC	GROUND FAULT INTERRUPT	NRC	NOISE REDUCTION	SECT	SECTION	WD	WOOD
(N)	NEW	DIA	DIAMETER		CIRCUIT		COEFFICIENT	SED	SEE ELECTRICAL DRAWINGS	WDW	WINDOW
1	FOOT / FEET	DIM	DIMENSION	GND	GROUND	NTS	NOT TO SCALE	SF	SQUARE FEET	WH	WATER HEATER
II .	INCH / INCHES	DN	DOWN	GWB	GYPSUM WALL BOARD			SFD	SEE FIRE PROTECTION	WP	WATERPROOF(ING)
%	PERCENT	DP	DRAIN PIPE	GYP	GYPSUM	OC	ON CENTER		DRAWINGS	WPT	WORKING POINT
±	PLUS / MINUS	DR	DOOR			OFCI	OWNER FURNISHED,	SHT	SHEET	WRB	WEATHER RESISTIVE BARRIEF
#	POUND OR NUMBER	DS	DOWNSPOUT	HB	HOSE BIB		CONTRACTOR INSTALLED	SIM	SIMILAR	WT	WEIGHT
		DTL	DETAIL	HD	HEAVY DUTY	OFOI	OWNER FURNISHED, OWNER	SLD	SEE LANDSCAPE DRAWINGS		
AB	ANCHOR BOLT	DWG	DRAWING	HM	HOLLOW METAL		INSTALLED	SMD	SEE MECHANICAL DRAWINGS	Х	BY
ADD'L	ADDITIONAL		-	HORZ	HORIZONTAL	OH	OPPOSITE HAND	SOG	SLAB ON GRADE		
ADJ	ADJACENT	Е	EAST	HR	HOUR	OPNG	OPENING	SPD	SEE PLUMBING DRAWINGS		
AFF	ABOVE FINISH FLOOR	EA	EACH	HSS	HOLLOW STEEL SECTION			SPEC	SPECIFICATIONS		
ALT	ALTERNATE	EERO	EMERGENCY ESCAPE AND	HT	HEIGHT	PL	PROPERTY LINE	SQ	SQUARE		
ALUM	ALUMINUM	LLINO	RESCUE OPENING(S)	HVAC	HEATING, VENTILATING, AND	PLAM	PLASTIC LAMINATE	SS/SST	STAINLESS STEEL		
	(APPROXIMATE	EL	ELEVATION		AIR CONDITIONING	PLUMB	PLUMBING	SSD	SEE STRUCTURAL DRAWINGS		
ARCH	ARCHITECTURAL	ELEC	ELECTRICAL	HWH	HOT WATER HEATER	PLY/PLY	' PLYWOOD	STC	SOUND TRANSMISSION CLASS		
ANCIT	ARCHITECTORAL	ELEV	ELEVATOR / ELEVATION			WD		STD	STANDARD		
B.O.	BOTTOM OF	EQ	EQUAL	IN	INCH OR INCHES	POC	POINT OF CONNECTION	STL	STEEL		
		EQUIP	EQUIPMENT	INS	INSULATE / INSULATION /	PSF	POUNDS PER SQUARE FOOT	STRL	STRUCTURAL		
BD	BOARD	EXT	EXTERIOR		INSULATING	PSI	POUNDS PER SQUARE INCH	SUSP	SUSPENDED		
BLDG	BUILDING	LAI	LATERIOR	INT	INTERIOR	PTDF	PRESSURE TREATED	SYM	SYMETRICAL		
	0.1711	ГΛ			-		DOUGLAS FIR				
CAB	CABINET	FA	FIRE ALARM	J BOX	JUNCTION BOX	PTN	PARTITION	SYST	SYSTEM		
CBC	CALIFORNIA BUILDING CODE	FC	FOOT-CANDLE	JT	JOINT	PV	PHOTOVOLTAIC	TOD	TOD AND DOTTOM		
CEC	CALIFORNIA ENERGY CODE	FD	FLOOR DRAIN	•	33			T&B	TOP AND BOTTOM		
CEM	CEMENT	FDC	FIRE DEPARTMENT CONNECTION	1	ANGLE / LONG / LENGTH	R	RADIUS (IN DIMENSION) /	T&G	TONGUE AND GROOVE		
CER	CERAMIC	EDNI		LAV	LAVATORY		RISER	T.O.	TOP OF		
CF	CUBIC FEET	FDN	FOUNDATION	LBS	POUND / POUNDS	RAD	RADIUS	T/TRD	TREAD		
CFC	CALIFORNIA FIRE CODE	FE	FIRE EXTINGUISHER	LF	LINEAR FEET	RCP	REFLECTED CEILING PLAN	TB	TOWEL BAR		
CFCI	CONTRACTOR FURNISHED,	FEC	FIRE EXTINGUISHER W/			RD	ROOF DRAIN	TEMP	TEMPORARY		
	CONTRACTOR INSTALLED	ГГ	CABINET	LVL	LEVEL	REF	REFERENCE	THK	THICK		
CFOI	CONTRACTOR FURNISHED,	FF	FINISH FLOOR	LWC	LIGHT WEIGHT CONCRETE	REFR	REFRIGERATOR	TOB	TOP OF BEAM		
	OWNER INSTALLED	FIN	FINISH			REG	REGISTER	TOC	TOP OF CONCRETE		
CJ	CONTROL JOINT	FLR	FLOOR / FLOORING	MAX	MAXIMUM	REINF	REINFORCED	TOS	TOP OF SLAB		
CL	CENTER LINE		FLUORESCENT	MECH	MECHANICAL	REQ	REQUIRED	TP	TOILET PAPER		
CLG	CEILING	FO	FACE OF	MFR	MANUFACTURER	RM	ROOM	TYP	TYPICAL		
CLR	CLEAR	FOC	FACE OF CONCRETE / CURB	MH	MANHOLE	RO	ROUGH OPENING				
CMU	CONCRETE MASONRY UNIT	FOF	FACE OF FINISH	MIN	MINIMUM	RWD	REDWOOD	UON	UNLESS OTHERWISE NOTED		
COL	COLUMN	FOS	FACE OF STUD	MISC	MISCELLANEOUS	RWL	RAIN WATER LEADER				
CONC	CONCRETE	FT	FOOT OR FEET	MTD	MOUNTED	IVVL	IVAIN WATER LEADER	V	VOLTAGE / VOLT		
CONST	CONSTRUCTION	FTG	FOOTING	MTG	MOUNTING			VERT	VERTICAL		
CONT	CONTINUOUS	FTS	FABRIC COVERED TACK	MTL	METAL			VER	VERIFY IN FIELD		
CPC	CALIFORNIA PLUMBING CODE		SURFACE					VPFAM	VAPOR PERMEABLE FLUID		
CPT	CARPET	FURG	FURRING					V 1 1 / \liVI	APPLIED MEMBRANE		
•											

SHEET INDEX

01 GENEF	RAL	04 ARCHI	TECTURAL EXISTING
G0.01	COVER SHEET	AE1.01	EXISTING SITE PLAN
G0.02	SHEET INDEX, ABBREV., SYMBOLS & GENERAL NOTES	AE2.01	EXISTING FLOOR PLANS
G0.03	SITE PHOTOS	AE2.02	EXISTING ROOF PLAN
G0.04	SITE PHOTOS	AE5.01	EXISTING EXTERIOR ELEVATION
G0.05	SITE SURVEY	AE5.02	EXISTING EXTERIOR ELEVATION
G0.11	PROPOSED EXTERIOR MATERIALS	5	
G0.21	3D VIEWS - EXTERIOR		
G0.22	3D VIEWS - INTERIOR	05 ARCHI	TECTURAL DEMO
G1.01	PLANNING ANALYSIS, AREA PLANS & SCHEDULES	D2.01	DEMO FLOOR PLANS
G1.11	MODIFICATION PLAN	D2.02	DEMO ROOF PLANS
G1.12	MODIFICATION WORKSHEET	D5.01	DEMO EXTERIOR ELEVATIONS
G1.13	MODIFICATION AXONS	3	
G2.01	BUILDING DEPARTMENT NOTES & SCHEDULES		
13		06 ARCHI	TECTURE
		A0.01	GENERAL NOTES
02 CIVIL		A1.01	SITE PLANS
C0.1	CIVIL COVER SHEET	A2.01	FLOOR PLANS - FIRST FLOOR
C1.1	EXISTING SITE & DEMOLITON	A2.02	FLOOR PLANS - SECOND FLOOR
C1.2	EXISTING TRIBUTARY AREAS	A2.03	FLOOR PLAN - ROOF
C1.3	GRADING AND DRAINAGE TRIBUTARY AREAS	A5.01	EXTERIOR ELEVATIONS
C2.1	GRADING AND DRAINAGE PLAN	A5.02	EXTERIOR ELEVATIONS
C3.1	EROSION CONTROL PLAN	A7.01	BUILDING SECTIONS
C4.1	CONSTRUCTION DETAILS	8	
7		39	
03 LANDS	SCAPE		
L1.0	SITE PLAN		
L1.1	MATERIALS LEGEND		
L2.0	PLANTING PLAN		
3			

SHEET INDEX

kerman morris architects 11 139 Noe Street San Francisco, CA 415 749 0302

Revisions

181 SEACLIFF

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

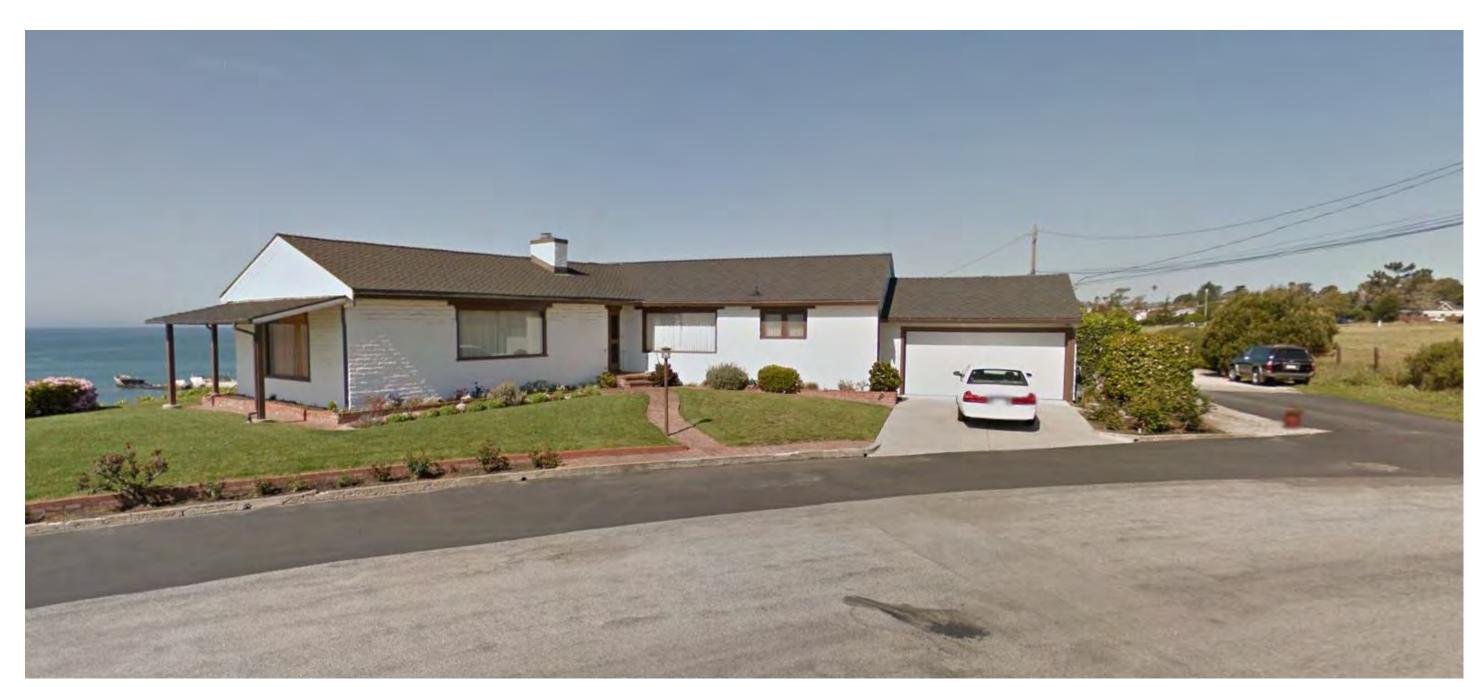
The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencemen of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

SHEET INDEX, ABBREV., SYMBOLS & **GENERAL** NOTES

DATE 06/17/2022 SCALE As indicated DRAWN BY CHECKED BY JOB NO.



(E) FRONT ELEVATION OF 179 SEACLIFF (EAST NEIGHBOR)



(E) FRONT ELEVATION OF SUBJECT PROJECT & 183 SEACLIFF



(E) FRONT YARD





(E) FRONT ELEVATION OF 183 SEACLIFF (WEST NEIGHBOR)



AERIAL VIEW FROM NORTH



(E) FRONT ELEVATION OF SUBJECT PROJECT



architects u 139 Noe Street San Francisco, CA 415 749 0302

Revisions

181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commenceme

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

SITE PHOTOS

DRAWN BY CHECKED BY

JOB NO.





ADJACENT PROPERTY: 179 SEACLIFF DR







ADJACENT PROPERTY: 183 SEACLIFF DR



AERIAL VIEW FROM SOUTHEAST



kerman morris architects us 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

C-24585 OF CALIFORNIA

181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTIC

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them

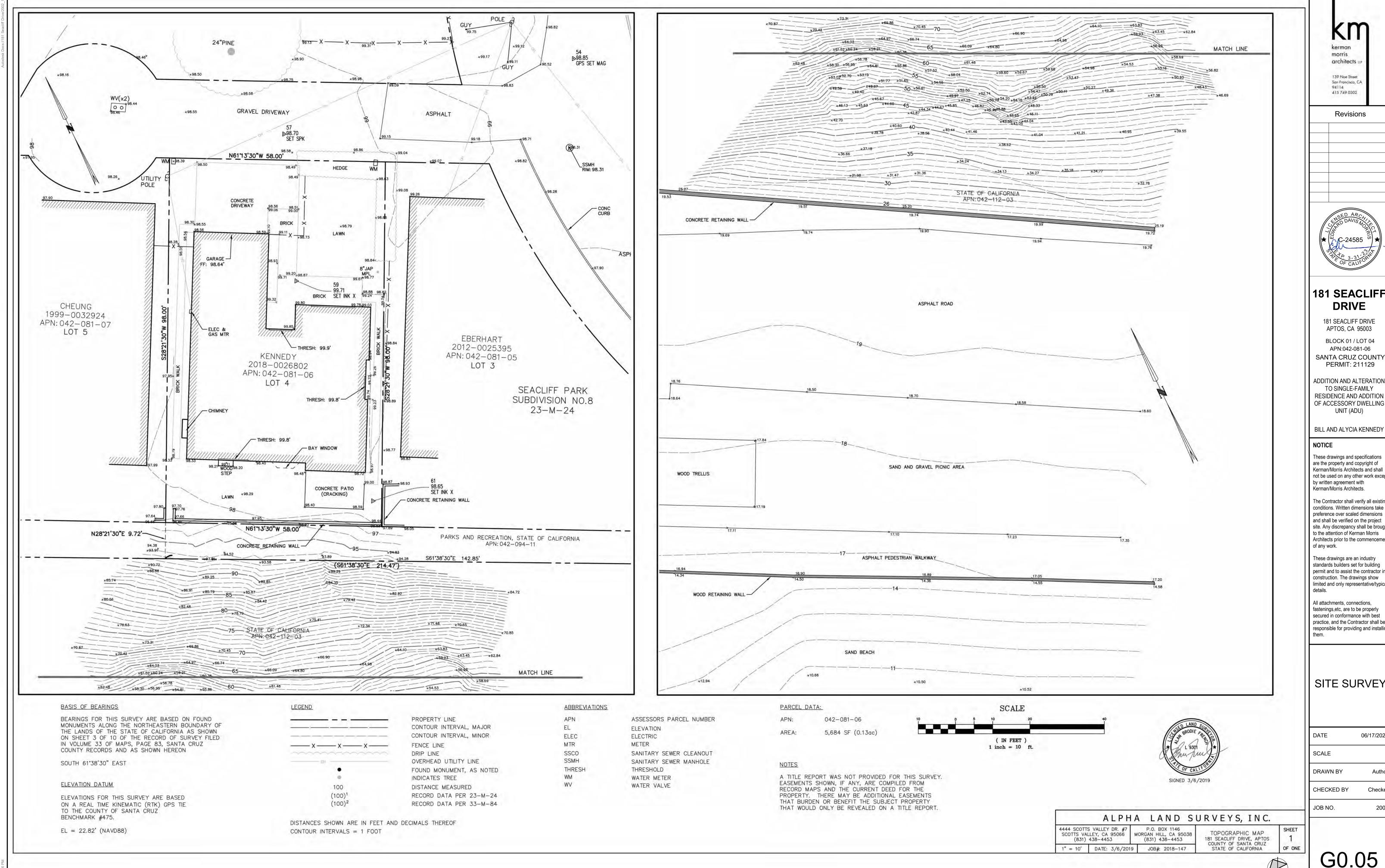
SITE PHOTOS

DATE 06/17/2022

SCALE

CHECKED BY Ch

JOB NO.



kerman morris architects u 139 Noe Street San Francisco, CA

Revisions



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencemen

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

SITE SURVEY

06/17/2022

DRAWN BY Checker

1. OPTION A: VERTICAL SIDING

- PAINTED WHITE
- CEDAR WOOD SIDING OR FIBER CEMENT

OPTION B: STUCCO PAINTED WHITE (ACCENT COLOR MAY BE USED IN SOME LOCATIONS)

Windows to be horizontal sliding or fixed type to

Narrow sightlines (2" wide frames or less)
Thermally-broken frames w/ high-performing
insulated glass (Cardinal 366 or equal with Argon)

7/8" x 5 5/8" Kebony Clear* RAP decking: kebony.com

match existing

5. (N) 3'-0" HIGH WOOD FENCE

PROPOSED PERSPECTIVE - View of Front facade from Street



PROPOSED PERSPECTIVE - View of Rear Facade from Top of Bluff

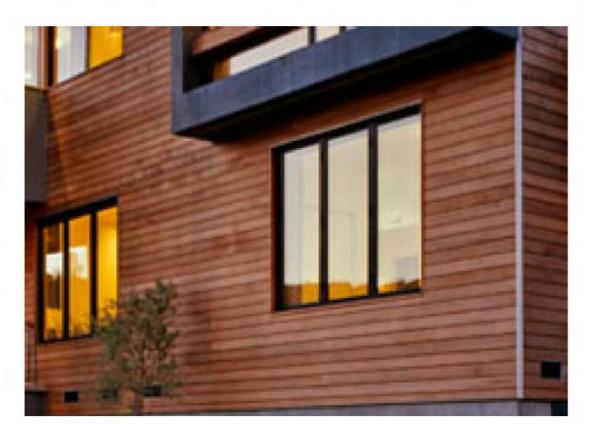
CLADDING TYPE 1: VERTICAL 'V' GROOVE SIDING

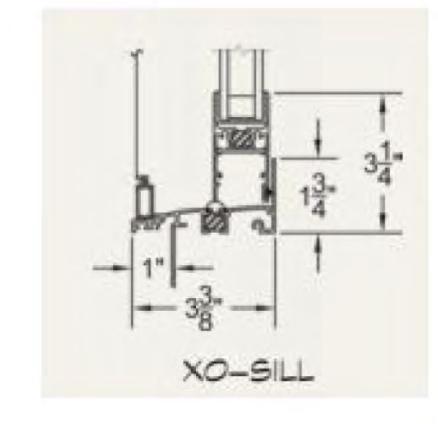
 CEDAR WOOD SIDING, STAINED WHITE -OR-FIBER CEMENT SIDING, PAINTED WHITE



3. (N) 42" HIGH GLASS RAILINGS

AGS STAINLESS, INC, GLACIER PANEL RAILING SYSTEMS OR APPROVED EQUAL: https://agsstainless.com/glacier-glass-panel-railing/





- Windows to be horizontal sliding or fixed type to
- match existing
 Narrow sightlines (2" wide frames or less)
 Thermally-broken frames w/ high-performing

CLADDING TYPE 2: STUCCO PAINTED WHITE (ACCENT COLOR, T.B.D, IN LOCATIONS AS SHOWN IN 3D VIEWS)



2. (N) DECK

1. WALL CLADDING

• 7/8" x 5 5/8" Kebony Clear* RAP decking: kebony.com

* Durable, low-maintenance wood material that can be used in marine environment. Produced from FSC certified Monterey Pine, "which has been treated with a bio-based liquid" that "alters the wood cell structure to give a unique wood product with outstanding durability and no maintenance needs beyond normal cleaning." (Product datasheet)

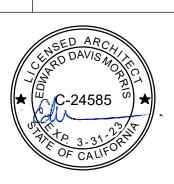
"The Kebony technology gives the wood a deep rich brown color. After exposure to sun and rain the wood will develop a natural silver gray patina." (Product datasheet)

4. (N) ALUMINUM THERMALLY-BROKEN WINDOWS AND SLIDING DOORS

- insulated glass (Cardinal 366 or equal with Argon)

kerman morris architects u 139 Noe Street San Francisco, CA 415 749 0302

Revisions



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencemen of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

PROPOSED **EXTERIOR MATERIALS**

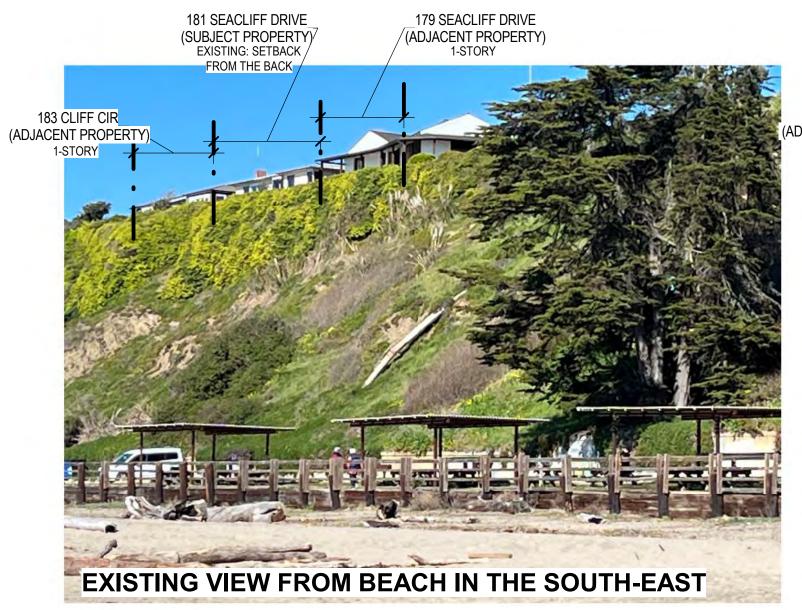
DATE 06/17/2022

SCALE DRAWN BY

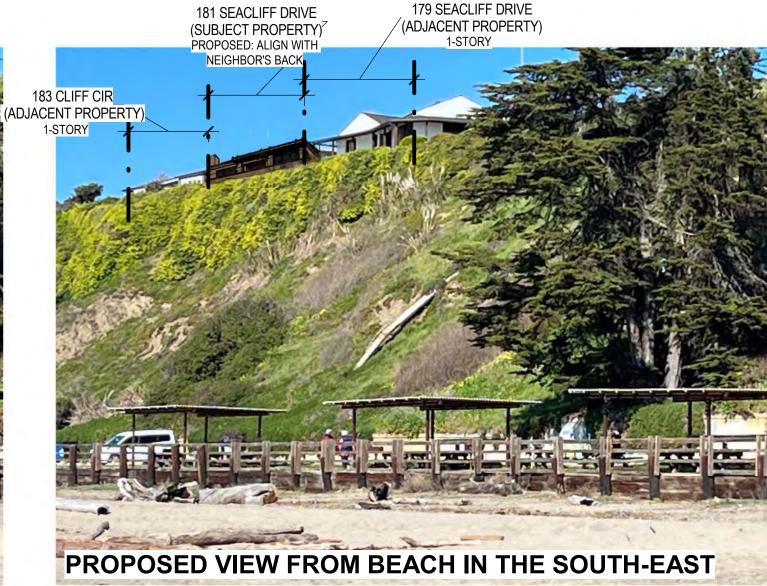
CHECKED BY Checker

JOB NO.













PROPOSED PERSPECTIVE - Bird's Eye of Front of House from NE1



PROPOSED PERSPECTIVE - Birds Eye of Back of House from SE1

kerman morris architects LLP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

GED ARCA



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003

BLOCK 01 / LOT 04
APN:042-081-06

SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTIC

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work excep by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

3D VIEWS -EXTERIOR

DATE 06/17/2

SCALE
DRAWN BY

CHECKED BY

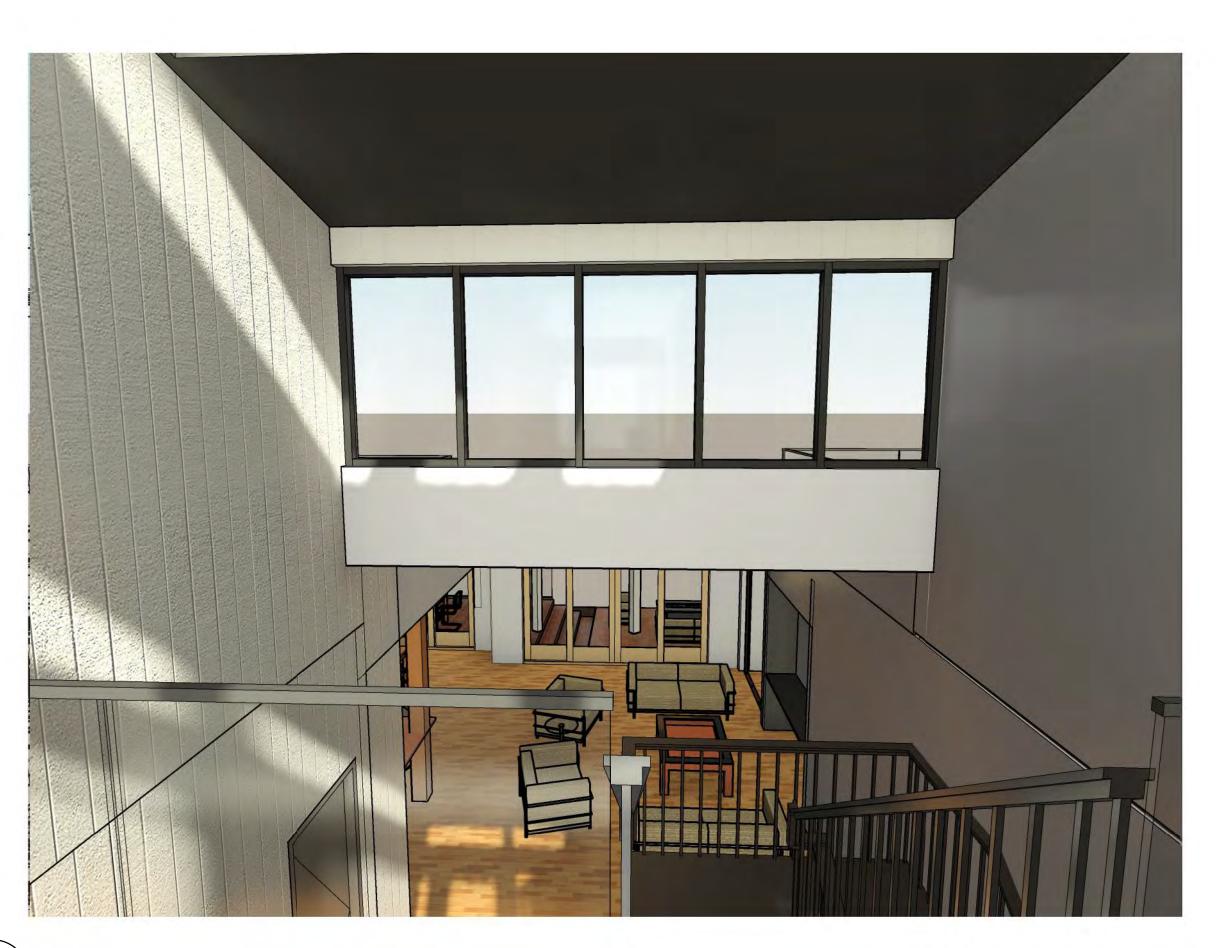
JOB NO.



3 PROPOSED PERSPECTIVE - SECTION PERSPECTIVE



PROPOSED PERSPECTIVE - PLAN PERSPECTIVE

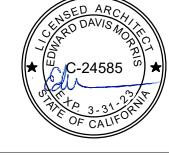


PROPOSED PERSPECTIVE - View of Living Room from Bridge

kerman morris architects up 139 Noe Street San Francisco, CA 94114

Revisions

415 749 0302



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

3D VIEWS -INTERIOR

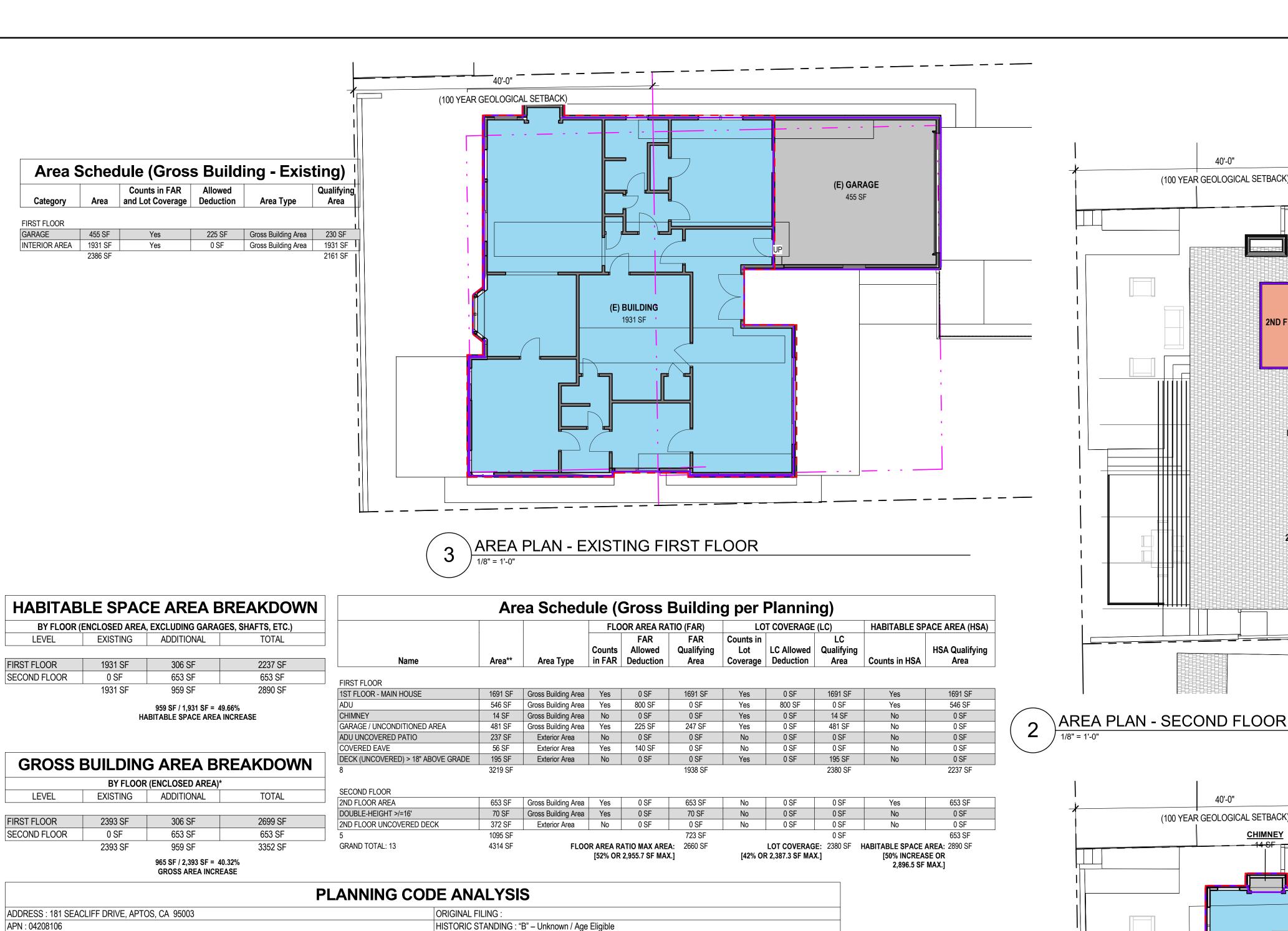
DATE 06/17/2022

DRAWN BY

CHECKED BY

SCALE

JOB NO.



RESIDENTIAL

2,192 GSF / 5,684 SF LOT SIZE = 38.6% | 2,380 SF 1ST FLOOR / 5,684 SF LOT = 41.8% LOT COVERAGE

24'-10", 2-STORIES

AT NEW 2ND FLOOR

2ND FLOOR OF MAIN HOUSE

YARD PER 13.10.323(E)(1)

SINGLE-FAMILY RESIDENCE AND ADU

ACCESSORY DWELLING UNIT (ADU) RESIDENCE

Proposed

ADDITION AND ALTERATION TO SINGLE-FAMILY AND ADDITION OF

19'-4" AT EXISTING NON-COMPLYING GARAGE; MIN. 20' ELSEWHERE

5'-1" AT WEST SIDE YARD (NO CHANGE) 1ST FLOOR; 8'-0"+ SETBACK

4'-9 3/4" AT (E) NON-CONFORMING SETBACK AT EAST SIDE YARD OF

MAIN HOUSE; 4'-0" AT NEW ADU EAST SIDE YARD; 5'-0" MIN. AT NEW

14'-3" AT (E) NON-CONFORMING SETBACK AT REAR / SOUTH YARD; 40'

14'-3" AT (E) NON-CONFORMING SETBACK AT REAR / SOUTH YARD; 40'

(E) CHIMNEY AT WEST SIDE YARD; EAVES AT REAR YARD <6'; ADU

EAVES <2'; UNENCLOSED, UNCOVERED DECK < 18" HIGH AT REAR

2,890 SF HABITABLE SPACE PROPOSED; 1,931 (E) SF x 150% = 2,896.5

AT NEW 2ND FLOOR; EAVES MAY ENCROACH UP TO 6' INTO REAR

Code Section

MAP 042

N/A

MAP 042

13.10.323(B)

13.10.323(B)

Table SCCO

Table SCCO

13.10.323(B)

13.10.323(B)

Table SCCO

Table SCCO

13.10.323(B)

Table SCCO

Table SCCO 15' MIN.

GEOLOGICAL CONSTRUCTION

INCREASE IN HABITABLE SPACE | SCCO 16.10.040(19) | 50% MAX. INCREASE IN HABITABLE SPACE TO NOT BE

13.10.323(B)

13.10.323(B)

REPORT BY CMAG

DATED 1/5/2021

MAP 042 YES

N/A

SU (SPECIAL USE)

SCCO 13.20.061 | REMODELS, ALTERATIONS, AND ADDITIONS

ZONE/MAP

DESIGNATION

COASTAL ZONE

FLOOD ZONE

EXEMPTION

PARCEL COVERAGE

HEIGHT / STORIES

SETBACK - FRONT

SETBACK - SIDE 1

SETBACK - SIDE 2

SETBACK - REAR

SETBACK - REAR (PER

SETBACK - ALLOWED

OBSTRUCTIONS

LIMITATION

GEO-TECH/-LOGICAL REPORT)

F.A.R

ZONING / GENERAL PLAN

ASSESSOR'S USE / CLASS

IMPROVEMENTS TO EXISTING

WILDLAND URBAN FIRE HAZARD

SINGLE-FAMILY RESIDENCES

Required / Allowed

R-UL (URBAN LOW-DENSITY RESIDENTIAL)

020-SINGLE RESIDENCE AND ADU ALLOWED

N/A - NOT IN WILDLAND URBAN INTERFACE AREA

R-1: 28; MAXIMUM HEIGHT / MAX 2-STORIES

5' MIN.(4' MIN. OKAY AT ADU PORTION)

GEOTECH / 40' MIN. (100 YEAR SETBACK) REQUIRED AT NEW

SCCO 13.10.323(E) EAVES, CHIMNEYS, UNCOVERED, UNENCLOSED

CONSIDERED A "DEVELOPMENT"

42% MAX (40% PER SCCO 13.10.323 PLUS 2% ADU BONUS)

DECKS/PORCHES = 6' MIN AT REAR, 3' AT SIDE.; DECKS <18" + TO PROPERTY LINE; ADU ENCROACHMENTS = 2' MIN.

Existing

RESIDENTIAL

OR 0.386 F.A.R.

LOT COVERAGE

14'-11", 1-STORY

SETBACK AT GARAGE

SINGLE-FAMILY RESIDENCE

52% MAX (50% PER SCCO 13.10.323 PLUS 2% ADU BONUS) 2,192 GSF / 5,684 SF LOT SIZE = 38.6% 2,660 GSF / 5,684 SF LOT SIZE = 46.8% OR 0.468 F.A.R.

19'-4" AT (E) NON-COMFORMING

5'-1" AT (E) NON-CONFORMING

SETBACK AT WEST SIDE YARD

4'-9 3/4" (E) NON-CONFORMING

SETBACK AT EAST SIDE YARD

14'-3" (E) NON-CONFORMING

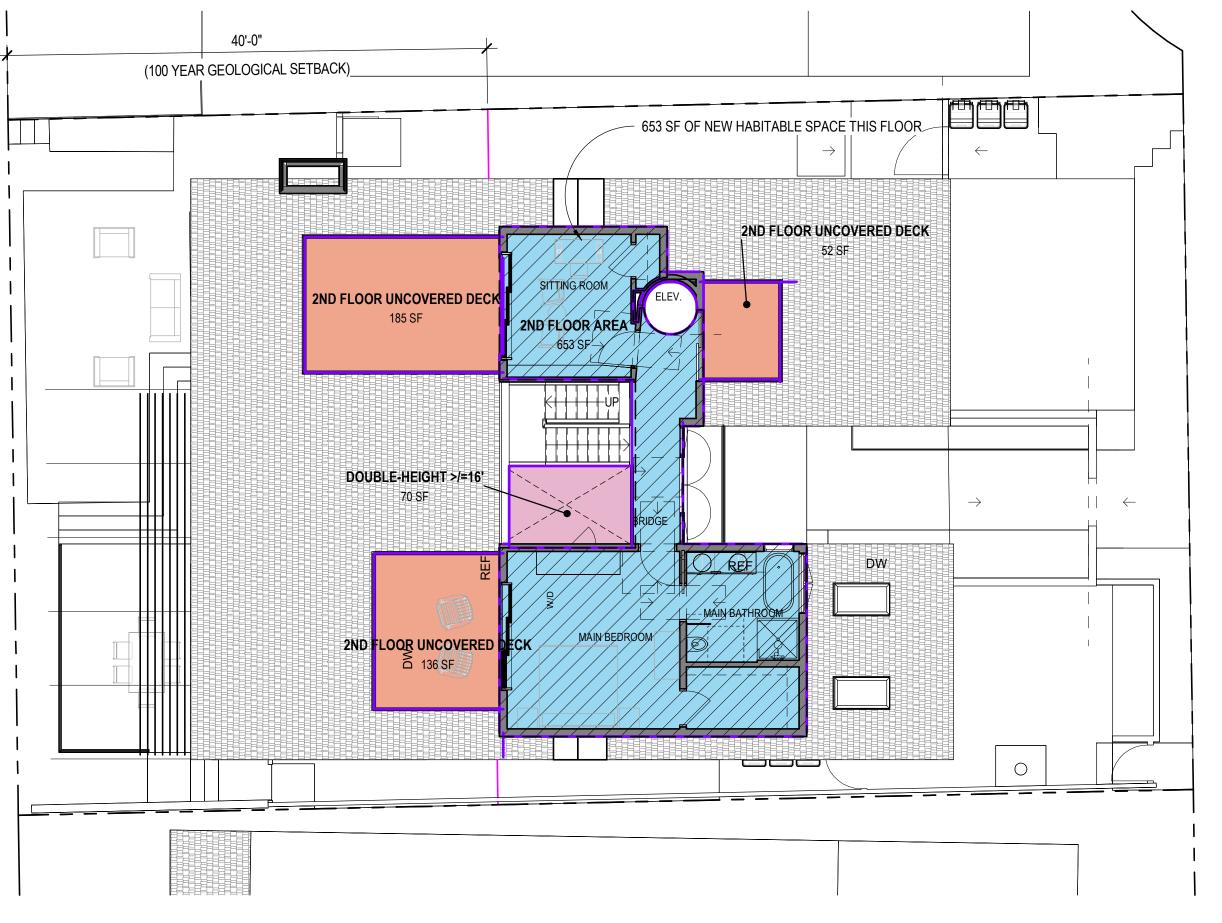
14'-3" (E) NON-CONFORMING

SETBACK AT REAR/SOUTH FACADE

(E) CHIMNEY AT WEST SIDE YARD

1,931 SF (E) HABITABLE SPACE

SETBACK AT REAR/SOUTH FACADE AT NEW 2ND FLOOR



40'-0" (100 YEAR GEOLOGICAL SETBACK)_ **CHIMNEY** 45 SF OF EXISTING HABITABLE (SHOWN W/ CROSSHATCH) SPACE CONVERTED TO NON-HABITABLE (GARAGE / ELEVATOR) GUEST BEDROOM / OFFICE MEDIA ROOM / BEDROOM GARAGE / UNCONDITIONED AREA 472 SF BATH 📵 GUEST BATH BUILT-IN BUILT-IN STEPS DOWN TO GRADE -1ST FLOOR - MAIN HOUSE _ _ _ | | | | | | | | | | FOYER /ADY KITCHEN/LIVÎNG AT GRADE ADU UNCOVERED PATIO ADU BEDROOM 237 SF 351 SF OF ADDED HABITABLE SPACE (SHOWN W/ DIAG. HATCH) - 45 SF OF REMOVED HABITABLE SPACE = 306 SF OF NEW HABITABLE SPACE THIS FLOOR

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

kerman

architects 1

139 Noe Street

Son Francisco, CA 94114 415 749 0302

Revisions

181 SEACLIFF

DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003

BLOCK 01 / LOT 04 APN:042-081-06

SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION

RESIDENCE AND ADDITION

OF ACCESSORY DWELLING

UNIT (ADU)

TO SINGLE-FAMILY

morris

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brough to the attention of Kerman Morris Architects prior to the commencemen

of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PLANNING ANALYSIS, AREA PLANS & SCHEDULES

DATE 06/17/2022

SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G1.01

22

AREA PLAN - FIRST FLOOR

ACCESSORY DWELLING UNIT (ADU)

GARAGE / UNCONDITIONED AREA

UNCOVERED DECK </= 18" ABOVE GRADE

UNCOVERED DECK > 18" ABOVE GRADE

2ND FLOOR UNCOVERED DECK

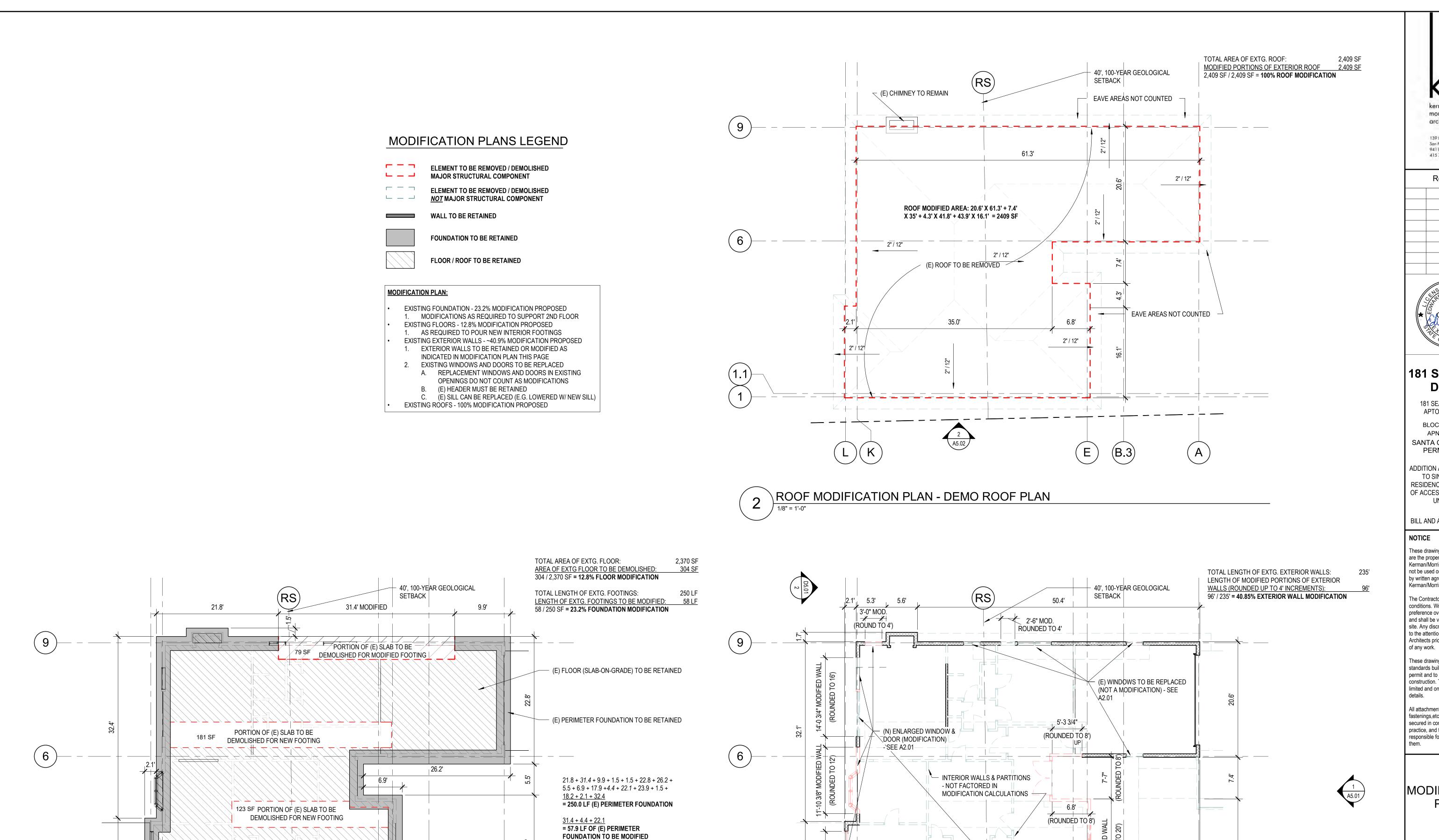
CHIMNEY

INTERIOR AREA

PROJECTING EAVE > 3'

DOUBLE-HEIGHT >/= 16'

INTERIOR AREA



kerman morris architects 11 139 Noe Street San Francisco, CA 415 749 0302

Revisions



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brough to the attention of Kerman Morris Architects prior to the commencemen

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

MODIFICATION PLAN

DATE 06/17/2022 SCALE 1/8" = 1'-0"

DRAWN BY Author CHECKED BY Checker

JOB NO.

G1.11

3'-6" MOD.

ROUNDED TO 4'

(E) SLIDING DOORS TO BE REPLACED W/ WINDOW (NOT A MODIFICATION) - SEE A2.01

14.5'—

- 19.7' -

WALL MODIFICATION PLAN - DEMO FIRST FLOOR PLAN

19.3'

PORTION OF (E) SLAB TO BE DEMOLISHED FOR MODIFIED FOOTING

21.5'

FLOOR & FOUNDATION MODIFICATION PLAN - DEMO FIRST FLOOR PLAN

22.1' MODIFIED

Modification Worksheet To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment. How to use this calculator: For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet. For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide". Do not enter Calculation Tips words or Enter either 100% Estimated % of roof to be modified **Roof Calculation Notes:** Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that Area of Existing Roof 2409 Total Modified Area of Roof 2409 are part of the main roof system. On most one-story structures, the roof area will equal the floor area. 100% **Exterior Walls** Enter either Modified segments wrap around corners and have no Estimated % of exterior walls to be modified minimum separation. Attic walls and most cripple walls do not count. To assist with measuring Total length of existing exterior walls 236 modified segments in multiples of four feet, use the 96 Total length of modified exterior walls wall modification calculator. 41% Floor Calculation Notes: Enter either The modified area of each structural member extends Estimated % of floor area to be modified nalfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 Total area of existing floors 2370 inches on either side. Exclude decks and additions. Do Total area of modified floors 304 not use FAR guidelines. 13% **Foundations** Enter either Estimated % of foundations to be modified Foundation Calculation Notes: Modification of a perimeter and pier and grade beam foundations are measured as percentage of length; **Perimeter Foundations** Total length of existing perimeter foundation 250 Modification of a slab is measured as percentage of Total length of modified perimeter foundation 58 2393 Area of first floor supported by perimeter foundation Slab Foundations Where piers are added or reinforced, multiply the Total area of existing slab foundation number of modified piers by the average spacing. Total area of modified slab foundation Where one pier or anchor is added, count as a Area of first floor supported by slab foundation modification of 4'. Pier and Grade Beam Foundation Total length of existing pier and grade beam foundation Modification of an existing foundation to enable an Total length of modified pier and grade beam foundation addition is included, but not a separate addition Area of first floor supported by pier and grade beam foundation 23% For Planning Staff Only Roof Modification (15%) 15% If structural modifications exceed the level of modification indicated below, a discretionary Exterior Wall Modification (65%) 26% application is required. Floor Framing Modification (10%) 1% 65% Other* 50% 2% ■ No Maximum* oundation Modification (10%) 45% *Explain: APN: 04208106 Date: 10/3/2022 Owner Name: Bill Kennedy I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project. Edward "Toby" Morris Signature Print Name

kerman marris architects us 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions
ISED ARCA



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003

BLOCK 01 / LOT 04
APN:042-081-06

SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

MODIFICATION WORKSHEET

DATE 06/17/2022

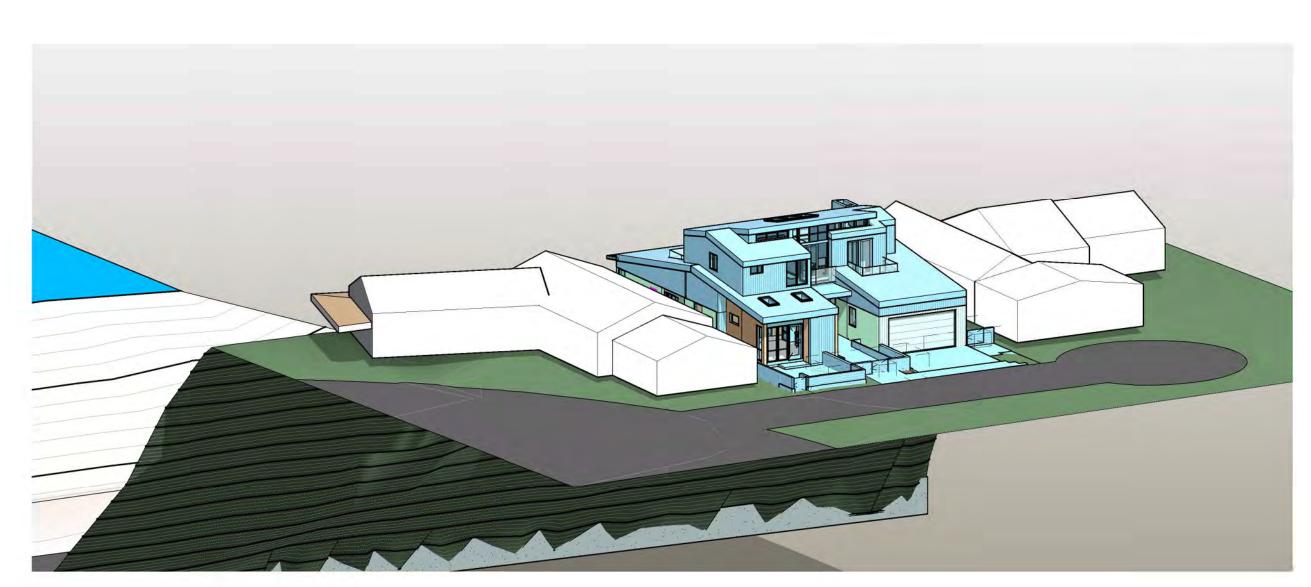
SCALE

DRAWN BY Author

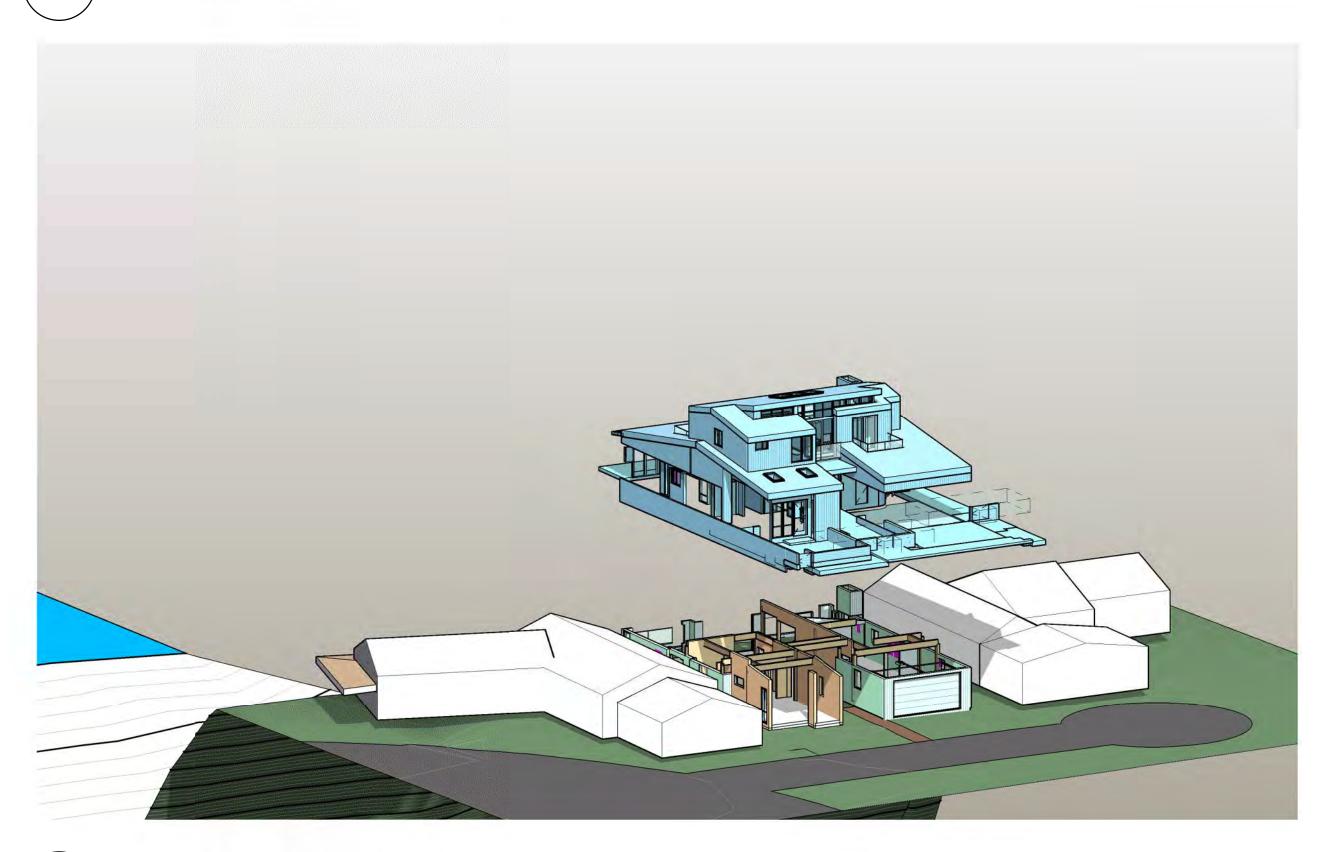
CHECKED BY Checker

JOB NO.

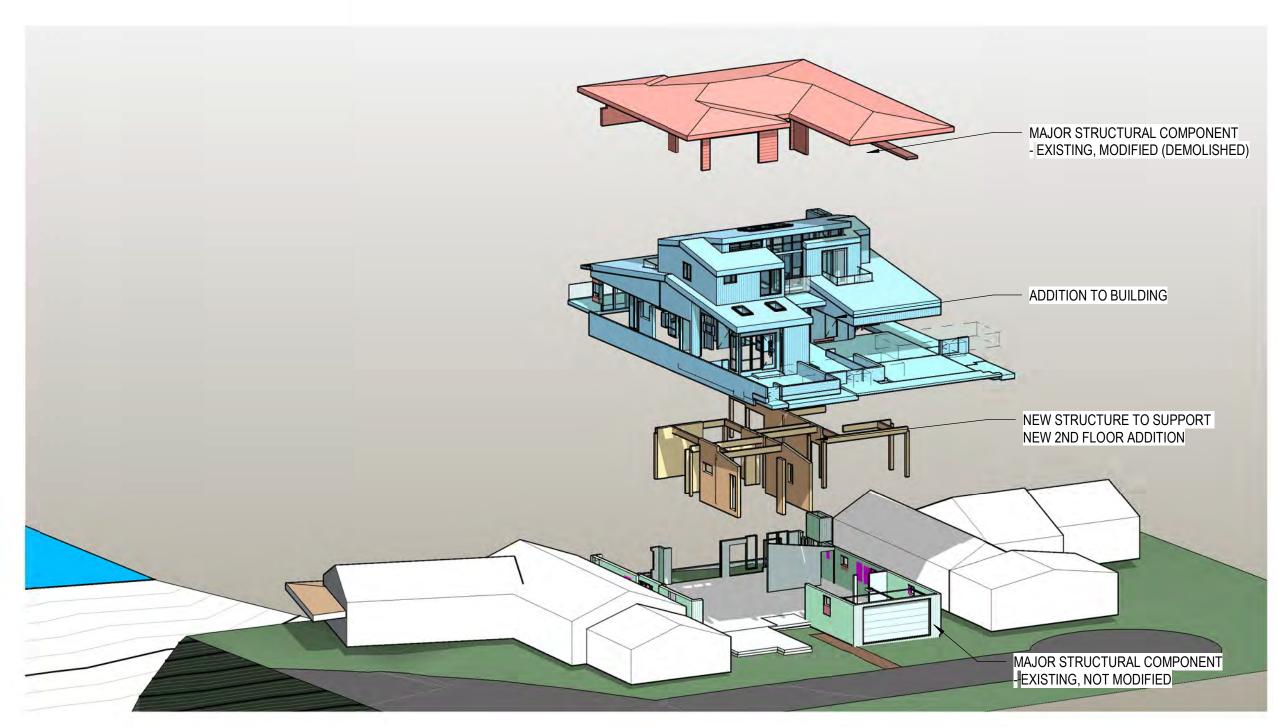
G1.12



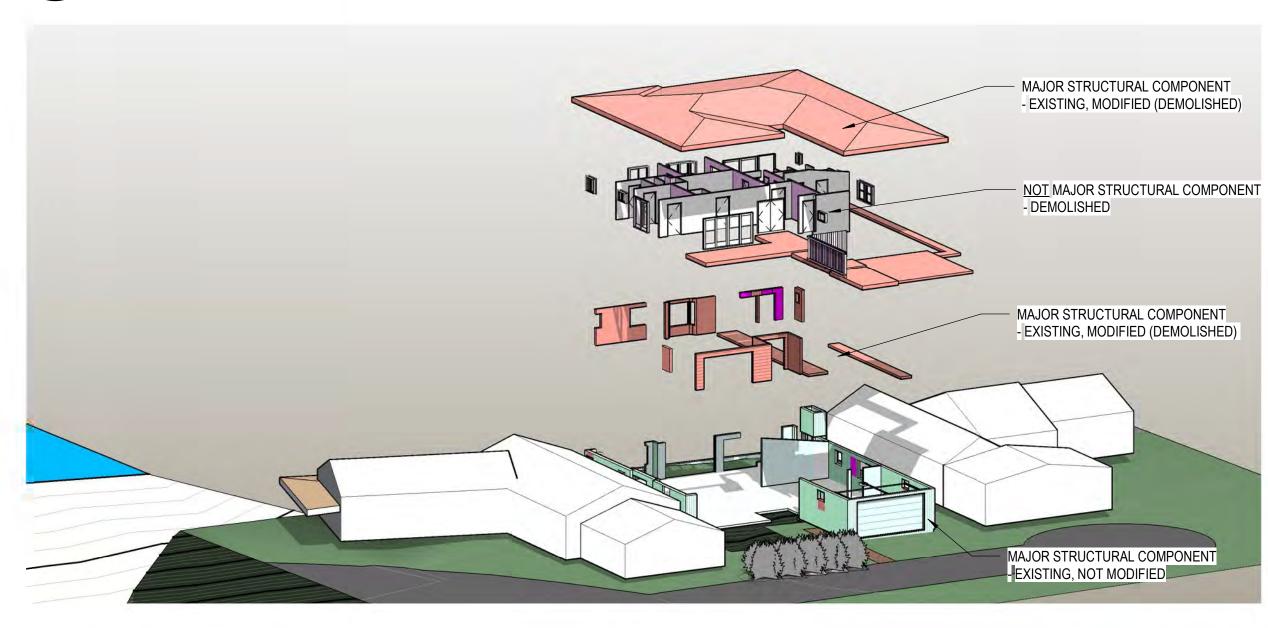
MODIFICATION AXONS - FINAL BUILDING



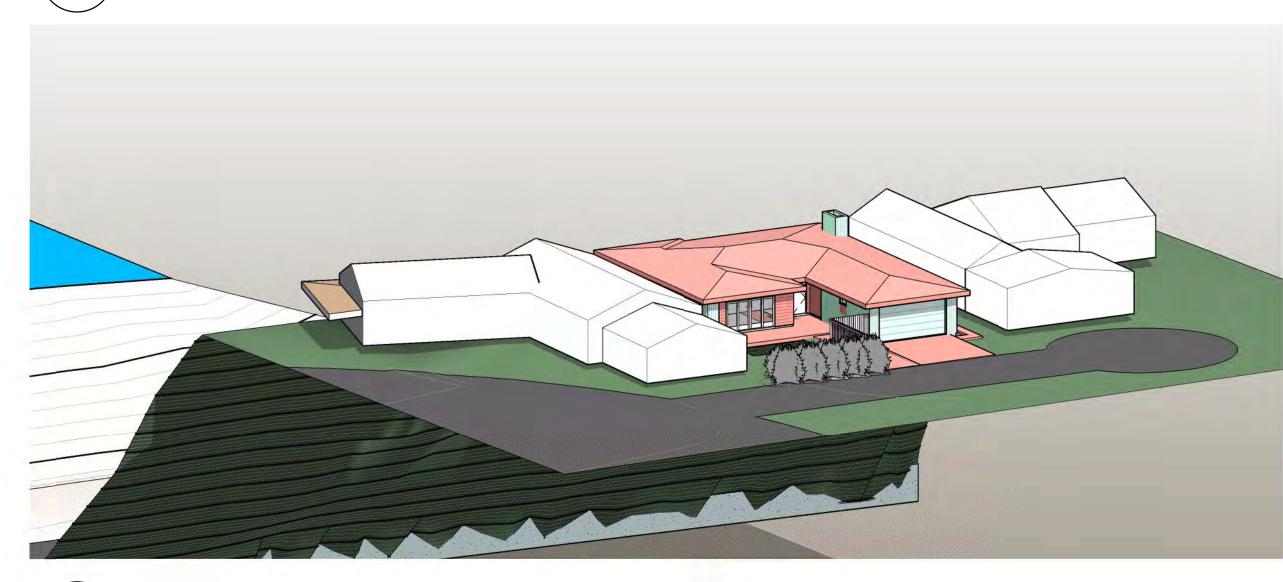
4 MODIFICATION AXONS - STEP 4



MODIFICATION AXONS - STEP 3 - NEW STRUCTURE, ADDITION, ETC.



2 MODIFICATION AXONS - STEP 2 - DEMOLITION



1 MODIFICATION AXONS - STEP 1 - EXISTING HOUSE

kerman morris architects ILP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

★ W C-24585 © ★

181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003

BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them

MODIFICATION AXONS

DATE 06/17/2022

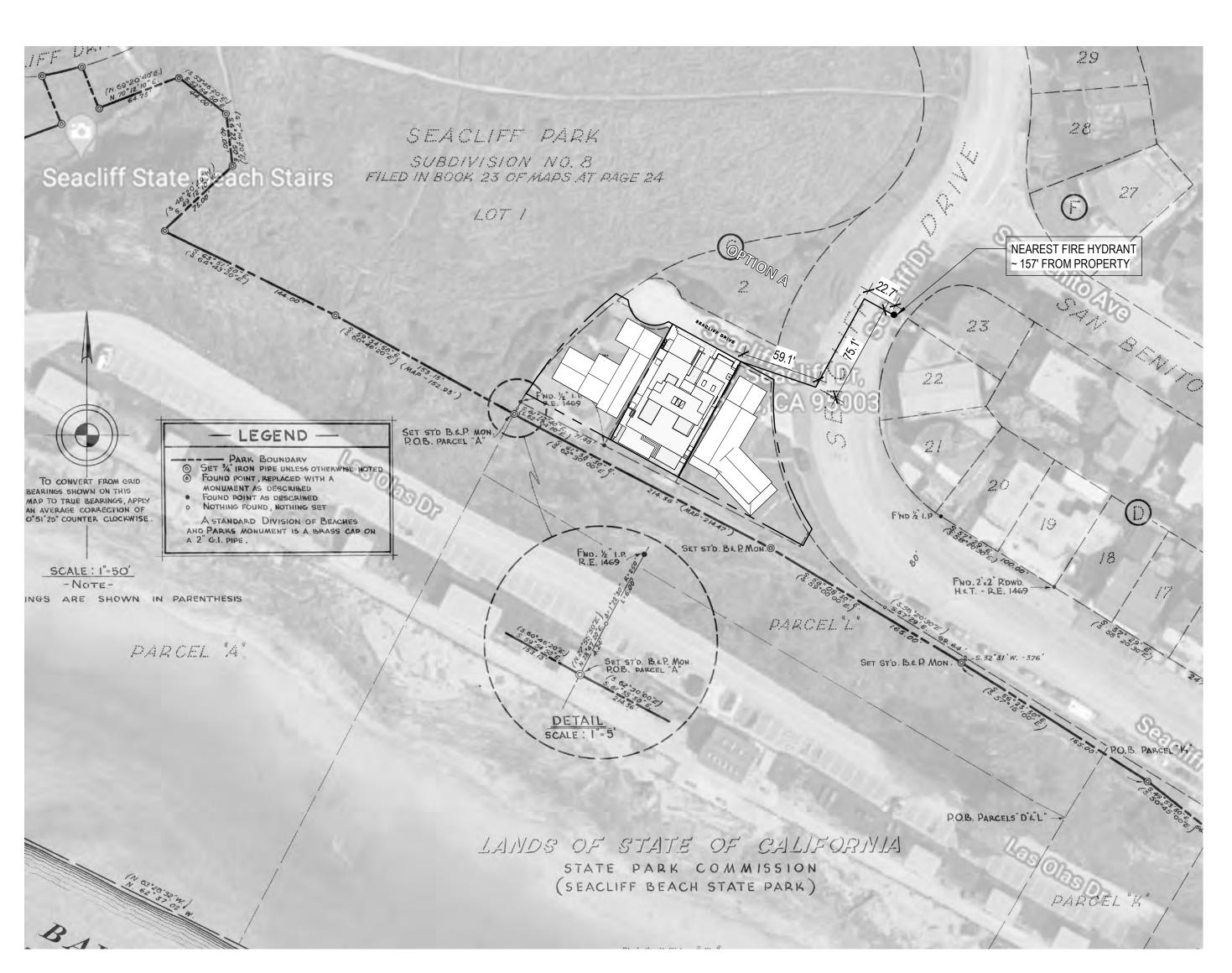
DRAWN BY

SCALE

JOB NO.

CHECKED BY

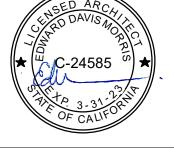
G1.13



			ING (SODE A	NALYSIS*	
* SEE G0.06.1 AND G0.06.2 FO		RMATION				* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION
Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/Ma x	Existing	Proposed	Comments
ENERAL PROJECT INFORMATION						
TYPE OF CONSTRUCTION	602.1			TYPE V-B	TYPE V-B	Wood columns, shear walls, and wood floor framing, non sprinklered
OCCUPANCY CLASSIFICATION	310.5	R-3		R-3	R-3	1 Dwelling Unit + 1 Accessory Dwelling Unit or less allowed.
FIGHT AND AREA LIMITATIONS						
	Table 504.3	40'-0"	Max.	10'-0"	21'-6"	
BUILDING STORIES ABOVE GRADE	Table 504.4	3 STORIES	Max.	2 STORIES	2 STORIES	
BUILDING AREA AT LARGEST STORY*	Table 506.2	Unlimited (UL)	Max.	2,393 SF	2,699 SF	*Area for 1st Floor (largest story) shown
TOTAL BUILDING AREA		Unlimited (UL)	Max.	2,393 SF	3,352 SF	
DE DESISTANCE DATING DECLUDEMENTS						
	Table 601	0 HR	Min	0 HR	0 HR	
						*1 HR WHERE FSD <5'
BEARING WALLS - INTERIOR	Table 601	0 HR	Min.	0 HR	0 HR	
NON-BEARING WALLS - EXTERIOR	Table 601	Varies - See below		0 HR	Varies - See below	
WHERE FIRE SEPARATION DISTANCE (FSD) < 5'	Table 602 Exception 'i'	1 HR	Min.	0 HR	1 HR	
WHERE FSD >/= 5'	Table 602	0 HR		0 HR	0 HR	
NON-BEARING WALLS - INTERIOR	Table 601	0 HR		0 HR	0 HR	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	0 HR	Min.	0 HR	0 HR	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	0 HR	Min.	0 HR	0 HR	
RE AND SMOKE PROTECTION FEATURES						
MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED						
WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	Table 705.8	Not Permitted	Max.		N/A	
WHERE 3' = FSD <5'</td <td>Table 705.8, footnote 'd'</td> <td></td> <td>Max.</td> <td></td> <td><25% - See Elevations</td> <td></td>	Table 705.8, footnote 'd'		Max.		<25% - See Elevations	
WHERE 5' = FSD <30'</td <td>Table 705.8, footnote 'f'</td> <td>NO LIMIT FOR R-3</td> <td>Max.</td> <td></td> <td>See Elevations</td> <td></td>	Table 705.8, footnote 'f'	NO LIMIT FOR R-3	Max.		See Elevations	
WHERE FSD >/= 30'	Table 705.8	No Limit			See Elevations	
PARAPETS	705.11 Exception	NOT REQUIRED		NOT	NOT PROVIDED	Non-combustible roof deck and gypsum board required at underside of sheating for min
				PROVIDED		
	5			THOTIBLE		
DE DOCTECTION EVETEME	5			TROVIDED		
RE PROTECTION SYSTEMS AUTOMATIC FIRE SPRINKLER	903.3.1.2, NFPA	Not Required for Buildings 3		None Existing	None Proposed	
	903.3.1.2, NFPA 13R 907 and NFPA 72	Not Required for Buildings 3 Stories or Less Not Required for Existing			None Proposed	Smoke Alarms are installed in each room and hallway outside bedrooms
AUTOMATIC FIRE SPRINKLER	13R	Stories or Less			None Proposed	Smoke Alarms are installed in each room and hallway outside bedrooms
AUTOMATIC FIRE SPRINKLER FIRE ALARM AND DETECTION SYSTEM MEANS OF EGRESS & OCCUPANT LOAD	13R 907 and NFPA 72	Stories or Less Not Required for Existing Structure			·	
AUTOMATIC FIRE SPRINKLER FIRE ALARM AND DETECTION SYSTEM MEANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH	13R 907 and NFPA 72 1005.3.1 & 1011.2	Stories or Less Not Required for Existing	Min.		None Proposed 36" Stairs Provided	The greater of 0.3"/Occupant x 5 Occupants = 1.5" per 1005.3.1 and 36" per 1011.12 fo less than 50 occupants
AUTOMATIC FIRE SPRINKLER FIRE ALARM AND DETECTION SYSTEM MEANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH NUMBER OF EXITS	13R 907 and NFPA 72 1005.3.1 &	Stories or Less Not Required for Existing Structure 36"	Min. Min.	None Existing 1	36" Stairs Provided	The greater of 0.3"/Occupant x 5 Occupants = 1.5" per 1005.3.1 and 36" per 1011.12 fo less than 50 occupants Single exit permitted in R-3 occupancies per Section 1006.3.3
AUTOMATIC FIRE SPRINKLER FIRE ALARM AND DETECTION SYSTEM MEANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH	13R 907 and NFPA 72 1005.3.1 & 1011.2	Stories or Less Not Required for Existing Structure	Min. Min.	None Existing 1	36" Stairs Provided	The greater of 0.3"/Occupant x 5 Occupants = 1.5" per 1005.3.1 and 36" per 1011.12 fo less than 50 occupants Single exit permitted in R-3 occupancies per Section 1006.3.3
AUTOMATIC FIRE SPRINKLER FIRE ALARM AND DETECTION SYSTEM MEANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH NUMBER OF EXITS	13R 907 and NFPA 72 1005.3.1 & 1011.2 1006.2	Stories or Less Not Required for Existing Structure 36" 1 Required in Sleeping Rooms	Min. Min.	None Existing 1	36" Stairs Provided	The greater of 0.3"/Occupant x 5 Occupants = 1.5" per 1005.3.1 and 36" per 1011.12 fo less than 50 occupants Single exit permitted in R-3 occupancies per Section 1006.3.3
	Description ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION EIGHT AND AREA LIMITATIONS BUILDING HEIGHT BUILDING STORIES ABOVE GRADE BUILDING AREA AT LARGEST STORY* TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR NON-BEARING WALLS - EXTERIOR WHERE FIRE SEPARATION DISTANCE (FSD) < 5' WHERE FSD >/= 5' NON-BEARING WALLS - INTERIOR FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS ROOF CONSTRUCTION FEATURES MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE 5' = FSD <5' WHERE 5' </= FSD <5'</td <td>Description Code Ref. (CBC, U.O.N.) ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION 602.1 OCCUPANCY CLASSIFICATION 310.5 EIGHT AND AREA LIMITATIONS BUILDING HEIGHT Table 504.3 BUILDING STORIES ABOVE GRADE Table 504.4 BUILDING AREA AT LARGEST STORY* Table 506.2 TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME Table 601 BEARING WALLS - EXTERIOR Table 601 NON-BEARING WALLS - INTERIOR Table 601 WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 NON-BEARING WALLS - INTERIOR Table 601 FLOOR CONSTRUCTION AND ASSOCIATED Table 601 FLOOR CONSTRUCTION AND ASSOCIATED Table 601 FLOOR CONSTRUCTION AND ASSOCIATED Table 601 SECONDARY MEMBERS Table 601 RE AND SMOKE PROTECTION FEATURES MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE 5' <td>ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION BUILDING AREA LIMITATIONS BUILDING HEIGHT BUILDING STORIES ABOVE GRADE BUILDING AREA AT LARGEST STORY* Table 504.4 Unlimited (UL) TOTAL BUILDING AREA Table 506.2 Unlimited (UL) TOTAL BUILDING AREA Table 601 O HR BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR Table 601 WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 WHERE FIRE SEPARATION AND ASSOCIATED SECONDARY MEMBERS RAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION AND ASSOCIATED SECONDARY MEMBERS WHERE 5' <!-- FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 30' Table 705.8, footnote 'd' WHERE 5' </ FSD < 30' Table 705.8, footnote 'd' TABLE 705.8, NO LIMIT FOR R-3 OCCUPANCY</td--><td>ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION 602.1 OCCUPANCY CLASSIFICATION 310.5 R-3 EIGHT AND AREA LIMITATIONS BUILDING HEIGHT Table 504.3 40'-0" Max. BUILDING STORIES ABOVE GRADE Table 504.4 3 STORIES Max. BUILDING AREA AT LARGEST STORY* Table 506.2 Unlimited (UL) Max. TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME Table 601 0 HR Min. BEARING WALLS - EXTERIOR Table 601 0 HR Min. NON-BEARING WALLS - EXTERIOR Table 601 Waries - See below WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 Exception 1' WHERE FSD >/= 5' Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - TABLE (FSD) < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR ROOF CONSTRUCTION AND ASSOCIATED Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS NOTECTED OR PROTECTED OR PROTECTED</td><td> Description</td><td> Description</td></td></td>	Description Code Ref. (CBC, U.O.N.) ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION 602.1 OCCUPANCY CLASSIFICATION 310.5 EIGHT AND AREA LIMITATIONS BUILDING HEIGHT Table 504.3 BUILDING STORIES ABOVE GRADE Table 504.4 BUILDING AREA AT LARGEST STORY* Table 506.2 TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME Table 601 BEARING WALLS - EXTERIOR Table 601 NON-BEARING WALLS - INTERIOR Table 601 WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 NON-BEARING WALLS - INTERIOR Table 601 FLOOR CONSTRUCTION AND ASSOCIATED Table 601 FLOOR CONSTRUCTION AND ASSOCIATED Table 601 FLOOR CONSTRUCTION AND ASSOCIATED Table 601 SECONDARY MEMBERS Table 601 RE AND SMOKE PROTECTION FEATURES MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE 5' <td>ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION BUILDING AREA LIMITATIONS BUILDING HEIGHT BUILDING STORIES ABOVE GRADE BUILDING AREA AT LARGEST STORY* Table 504.4 Unlimited (UL) TOTAL BUILDING AREA Table 506.2 Unlimited (UL) TOTAL BUILDING AREA Table 601 O HR BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR Table 601 WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 WHERE FIRE SEPARATION AND ASSOCIATED SECONDARY MEMBERS RAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION AND ASSOCIATED SECONDARY MEMBERS WHERE 5' <!-- FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 30' Table 705.8, footnote 'd' WHERE 5' </ FSD < 30' Table 705.8, footnote 'd' TABLE 705.8, NO LIMIT FOR R-3 OCCUPANCY</td--><td>ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION 602.1 OCCUPANCY CLASSIFICATION 310.5 R-3 EIGHT AND AREA LIMITATIONS BUILDING HEIGHT Table 504.3 40'-0" Max. BUILDING STORIES ABOVE GRADE Table 504.4 3 STORIES Max. BUILDING AREA AT LARGEST STORY* Table 506.2 Unlimited (UL) Max. TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME Table 601 0 HR Min. BEARING WALLS - EXTERIOR Table 601 0 HR Min. NON-BEARING WALLS - EXTERIOR Table 601 Waries - See below WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 Exception 1' WHERE FSD >/= 5' Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - TABLE (FSD) < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR ROOF CONSTRUCTION AND ASSOCIATED Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS NOTECTED OR PROTECTED OR PROTECTED</td><td> Description</td><td> Description</td></td>	ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION BUILDING AREA LIMITATIONS BUILDING HEIGHT BUILDING STORIES ABOVE GRADE BUILDING AREA AT LARGEST STORY* Table 504.4 Unlimited (UL) TOTAL BUILDING AREA Table 506.2 Unlimited (UL) TOTAL BUILDING AREA Table 601 O HR BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR Table 601 WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 WHERE FIRE SEPARATION AND ASSOCIATED SECONDARY MEMBERS RAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION AND ASSOCIATED SECONDARY MEMBERS WHERE 5' FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 5' Table 705.8, footnote 'd' WHERE 5' </ FSD < 30' Table 705.8, footnote 'd' WHERE 5' </ FSD < 30' Table 705.8, footnote 'd' TABLE 705.8, NO LIMIT FOR R-3 OCCUPANCY</td <td>ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION 602.1 OCCUPANCY CLASSIFICATION 310.5 R-3 EIGHT AND AREA LIMITATIONS BUILDING HEIGHT Table 504.3 40'-0" Max. BUILDING STORIES ABOVE GRADE Table 504.4 3 STORIES Max. BUILDING AREA AT LARGEST STORY* Table 506.2 Unlimited (UL) Max. TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME Table 601 0 HR Min. BEARING WALLS - EXTERIOR Table 601 0 HR Min. NON-BEARING WALLS - EXTERIOR Table 601 Waries - See below WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 Exception 1' WHERE FSD >/= 5' Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - TABLE (FSD) < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR ROOF CONSTRUCTION AND ASSOCIATED Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS NOTECTED OR PROTECTED OR PROTECTED</td> <td> Description</td> <td> Description</td>	ENERAL PROJECT INFORMATION TYPE OF CONSTRUCTION 602.1 OCCUPANCY CLASSIFICATION 310.5 R-3 EIGHT AND AREA LIMITATIONS BUILDING HEIGHT Table 504.3 40'-0" Max. BUILDING STORIES ABOVE GRADE Table 504.4 3 STORIES Max. BUILDING AREA AT LARGEST STORY* Table 506.2 Unlimited (UL) Max. TOTAL BUILDING AREA RE RESISTANCE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME Table 601 0 HR Min. BEARING WALLS - EXTERIOR Table 601 0 HR Min. NON-BEARING WALLS - EXTERIOR Table 601 Waries - See below WHERE FIRE SEPARATION DISTANCE (FSD) < 5' Table 602 Exception 1' WHERE FSD >/= 5' Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR NON-BEARING WALLS - TABLE (FSD) < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR ROOF CONSTRUCTION AND ASSOCIATED Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS Table 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR WHERE 5' < FSD < 5' Table 602 0 HR NON-BEARING WALLS - INTERIOR Table 601 0 HR SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS TABLE 601 0 HR Min. SECONDARY MEMBERS NOTECTED OR PROTECTED	Description	Description

kerman morris architects u 139 Noe Street San Francisco, CA 415 749 0302

Revisions



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

of any work. These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

BUILDING DEPARTMENT NOTES & SCHEDULES

SCALE 1" = 60'-0" DRAWN BY Author CHECKED BY Checker JOB NO.

06/17/2022

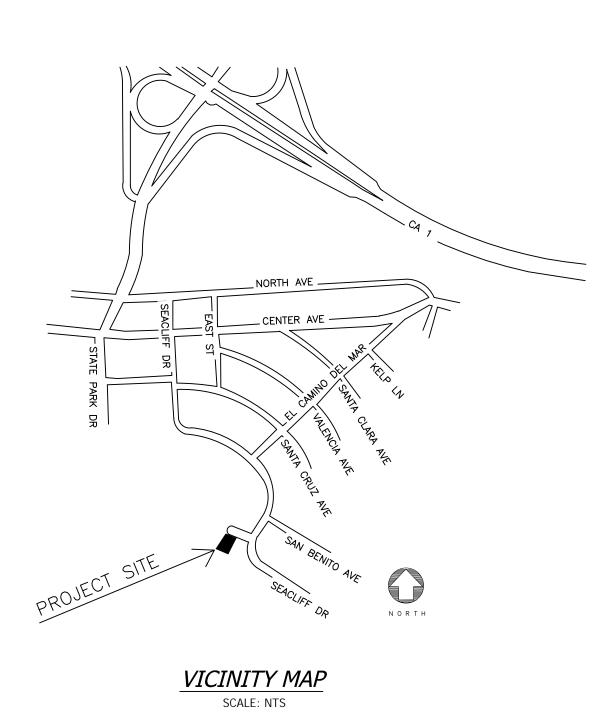
DATE

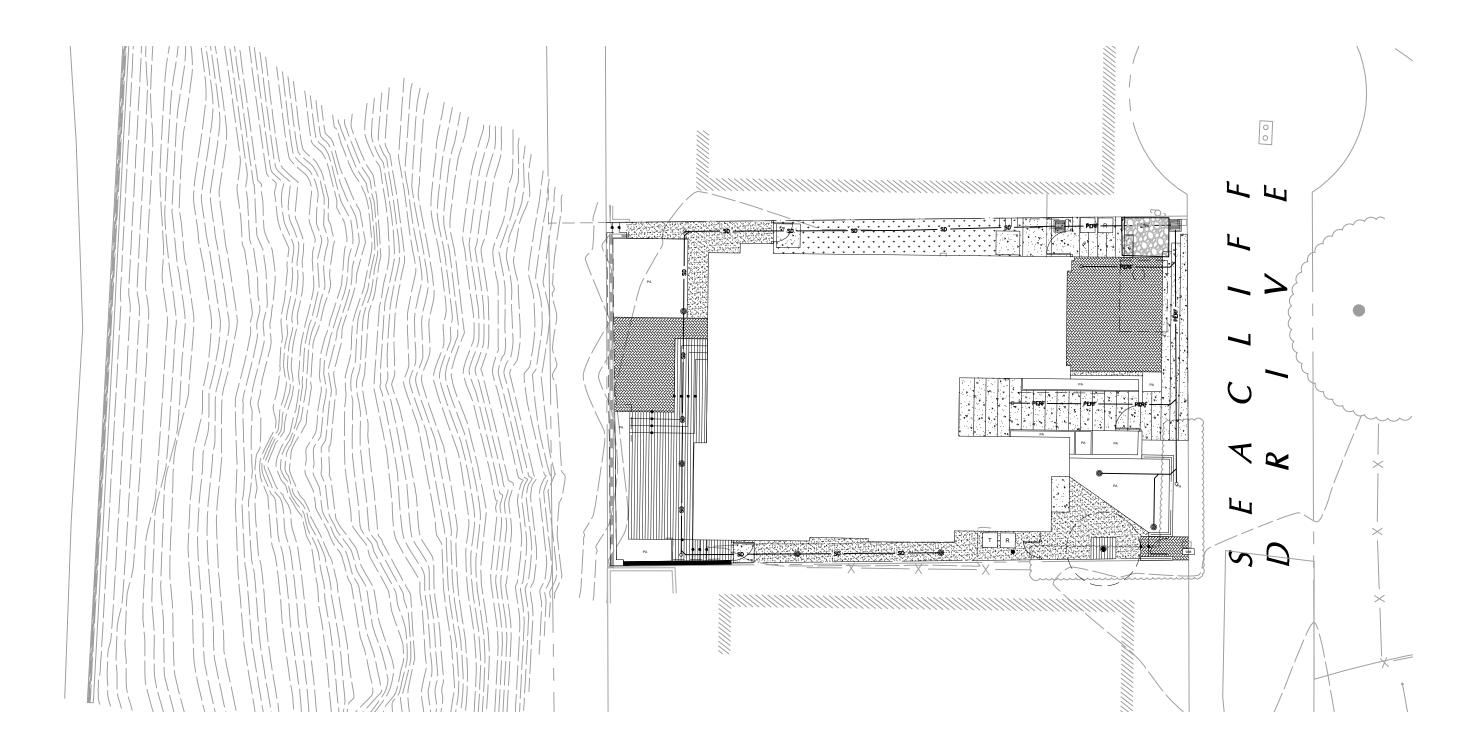
G2.01

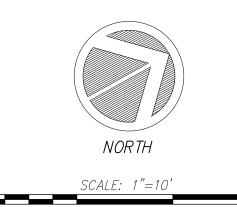
KENNEDY RESIDENCE IMPROVEMENT PLANS

181 SEACLIFF DRIVE SANTA CRUZ, CALIFORNIA

APN: 042-081-06







- 1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPERESENTATIVES.
- 2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
- 3. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
- 5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
- 6. CONTRACTOR SHALL BE FAMILIAR WITH, KEEP AND MAINTAIN A COPY OF THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ONSITE, IN THE JOB TRAILER AT ALL TIMES.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

AS-BUILT NOTE

AN 'AS-BUILT' PLAN SHALL BE PREPARED BY THE CONTRACTOR AND CERTIFIED BY THE PROJECT ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

ABBREVIATIONS

AGGREGATE BASE ASPHALT CONCRETE BOTTOM FACE OF CURB BACK FLOW PREVENTER BFW BOTTOM FACE OF WALL

B/S BOTTOM OF STEP CONCRETE CATCH BASIN CENTERLINE

CONC CONCRETE DECK DROP INLET DUCTILE IRON PIPE DRIVEWAY

EDGE OF CONCRETE EDGE OF PAVEMENT EXISTING GRADE EXISTING FINISH FLOOR FINISH GRADE

> FLOW LINE **GROUND SHOT** GRADE BREAK GARAGE FINISH FLOOR @ GARAGE DOOR HIGH POINT

INVERT LOW POINT MATCH EXISTING MINIMUM NOT A PART NATURAL GROUND

PROPERTY LINE PUBLIC SERVICE EASEMENT ROW RIGHT OF WAY TOP BACK OF WALL TOP OF CURB T/S TOP OF STEP

TOP OF WALL TYP TYPICAL WV WATER VALVE

INDEX

CO.1 - COVER SHEET

C1.1 - EXISTING SITE & DEMOLITION

C1.2 - EXISTING TRIBUTARY AREAS

C1.3 - GRADING AND DRAINAGE TRIBUTARY AREAS

C2.1 - GRADING AND DRAINAGE PLAN

C3.1 -EROSION CONTROL PLAN

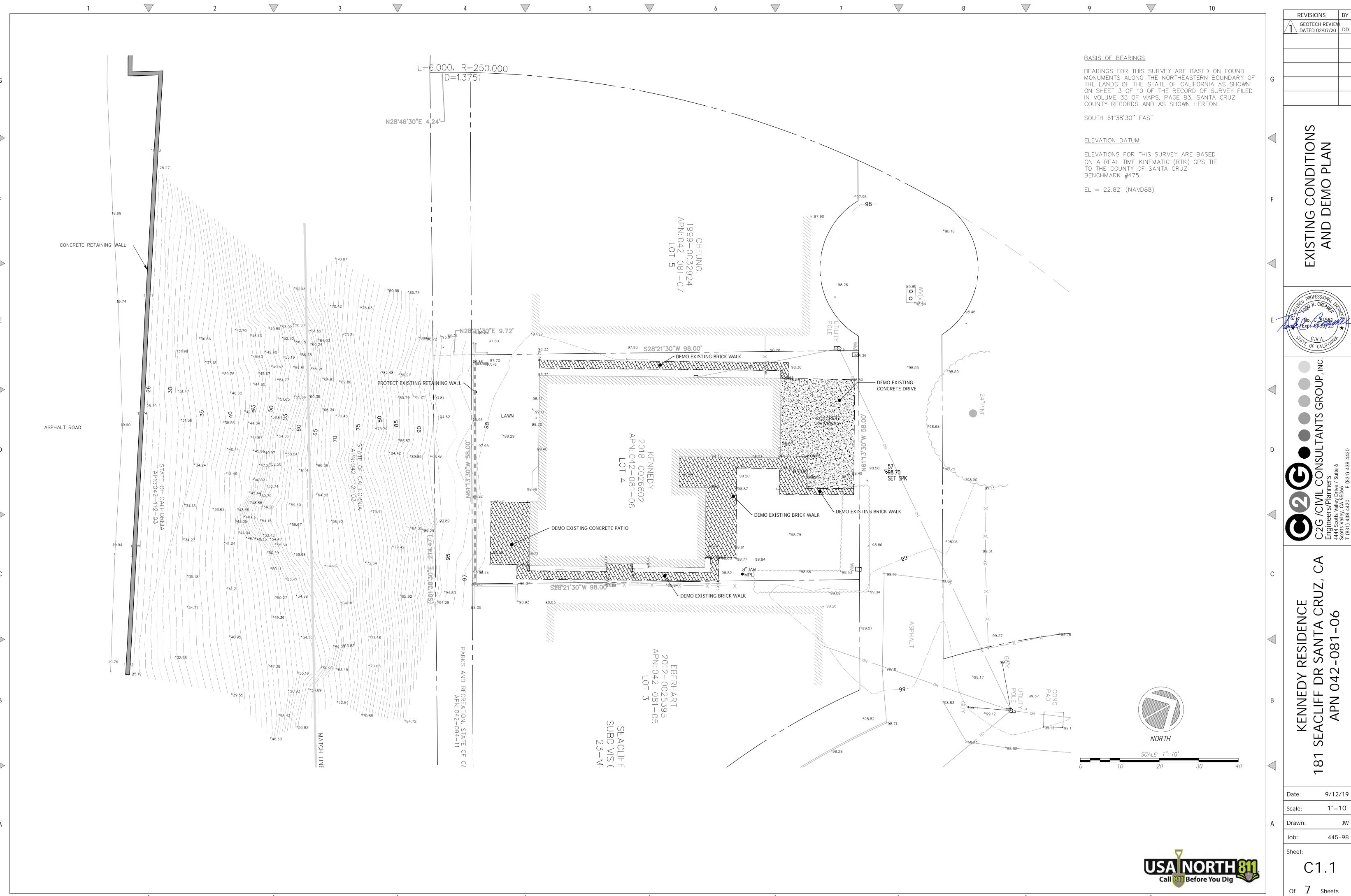
C4.1 - CONSTRUCTION DETAILS

GEOTECH REVIEW \ DATED 02/07/20

SIDENCE ANTA CF

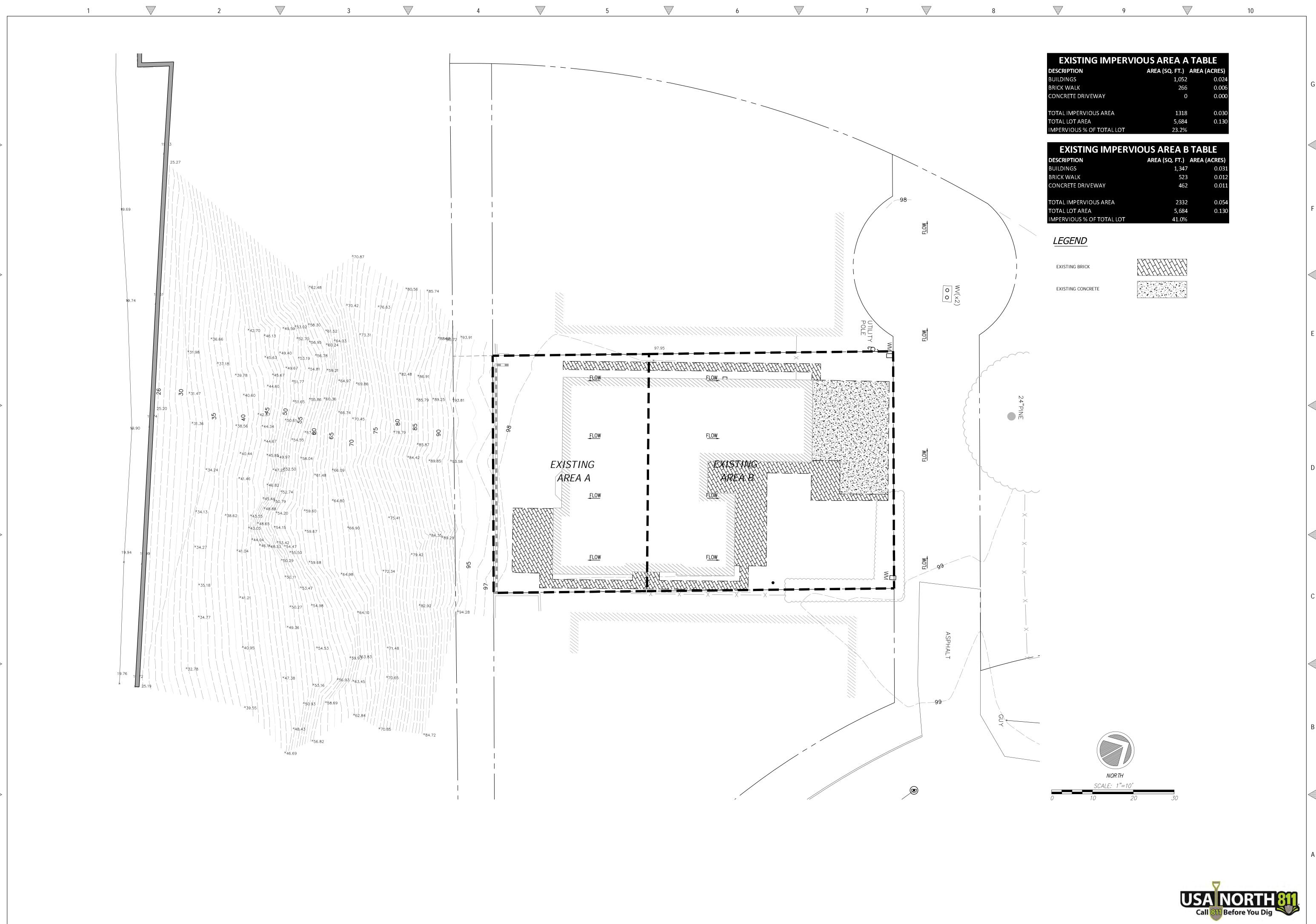
9/12/19 1"=10' Drawn: 445-98 Job:

S



REVISIONS BY GEOTECH REVIEW DATED 02/07/20 DD

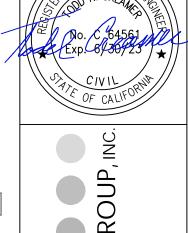
9/12/19



29

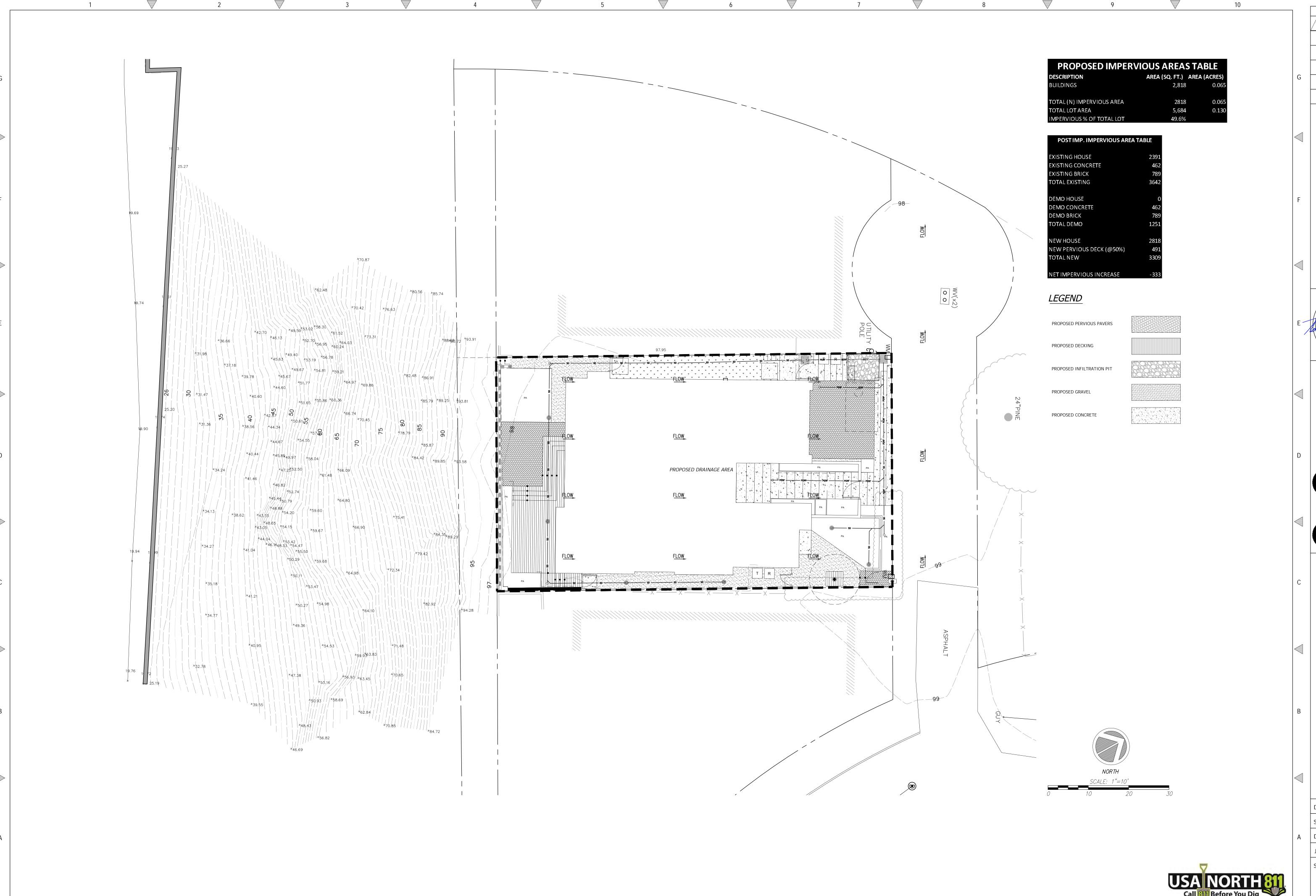
REVISIONS BY GEOTECH REVIEW DATED 02/07/20 DD

EXISTING DRAINAG AREA MAP



9/12/19 445-98 C1.2

Of 7 Sheets



30

REVISIONS BY

GEOTECH REVIEW DATED 02/07/20 DD

PROPOSED DRAINAGE AREA MAP

PROFESSIONAL COMPANY C



JSULTANTS GROUP, INC



KENNEDY RESIDENCE SEACLIFF DR SANTA CRUZ, C APN 042-081-06

Date: 9/12/19

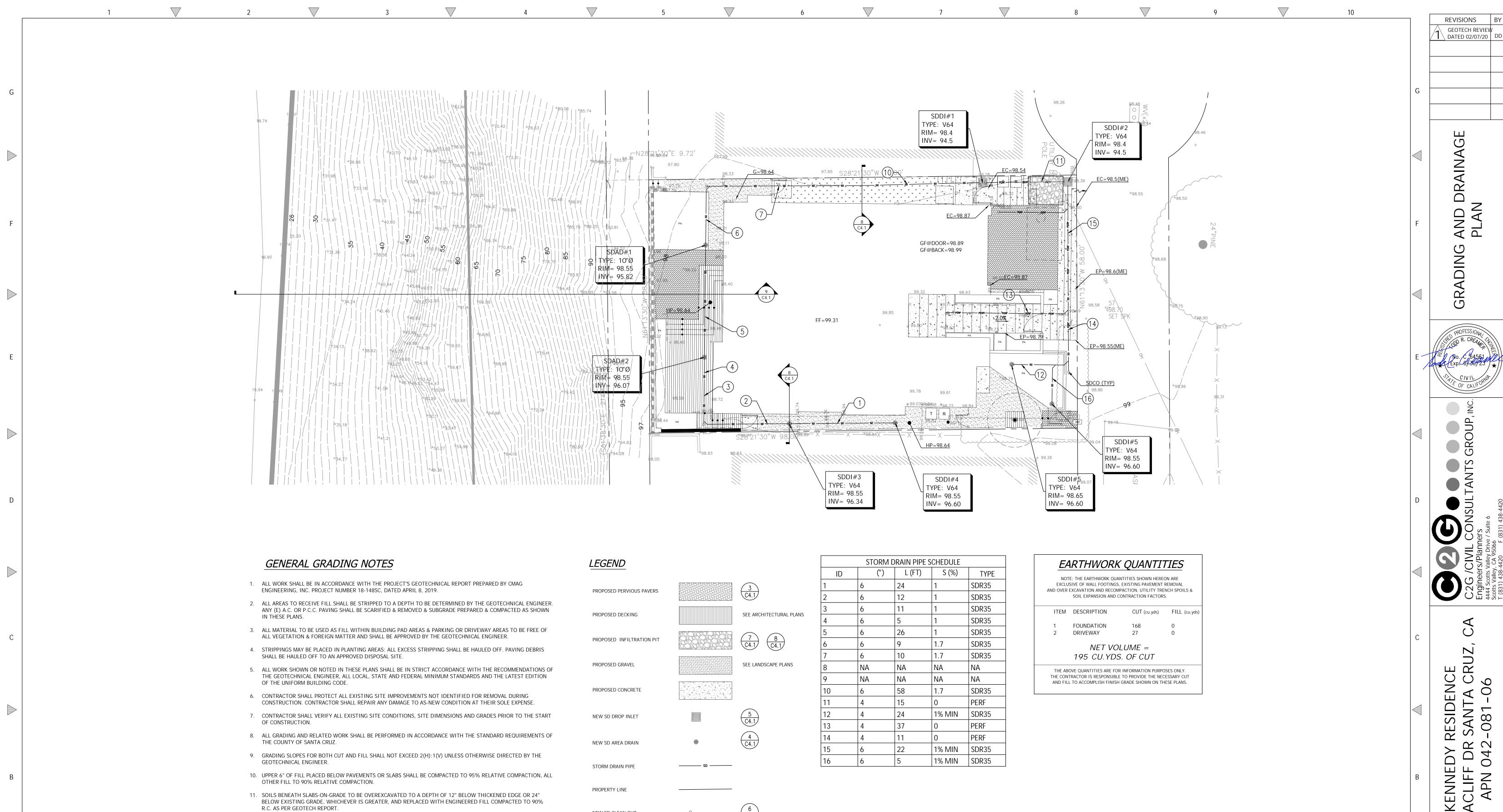
Scale: 1"=10'

Drawn: JW

Job: 445-98

Sheet:

Sheet:
C1.3
Of 7 Sheets



NEW SD CLEAN OUT

R.C. AS PER GEOTECH REPORT.

12. BASEROCK AND SUBBASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION

15. ALL EXCESS EARTHWORK SHALL BE PLACED ON SITE AT AN APPROVED LOCATION.

14. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.

13. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.

S 9/12/19 1"=10' Drawn: 445-98 Job:

N

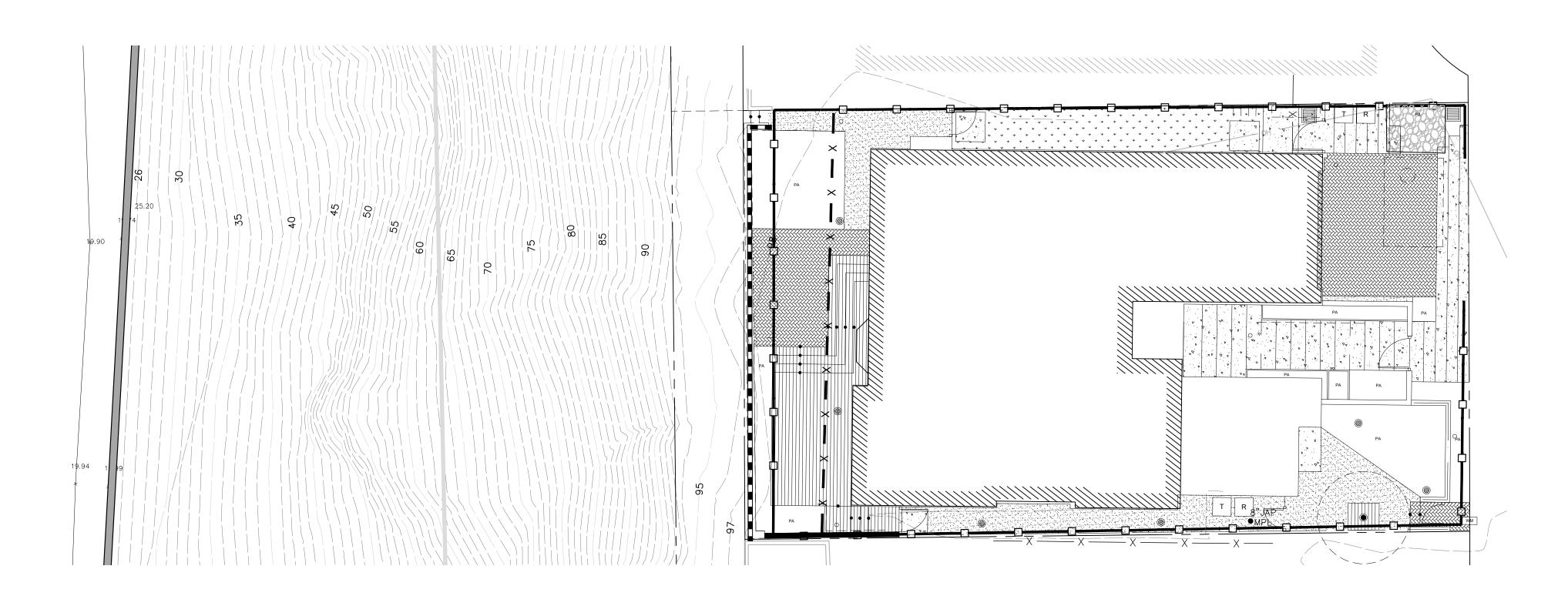
DRAINAG

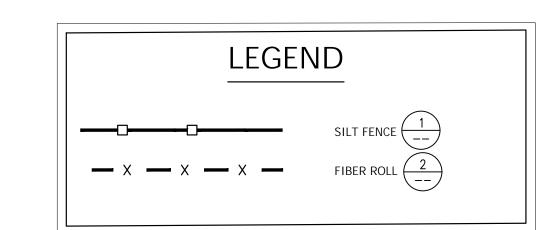
RADING

AND E

Sheet:

Of 7 Sheets

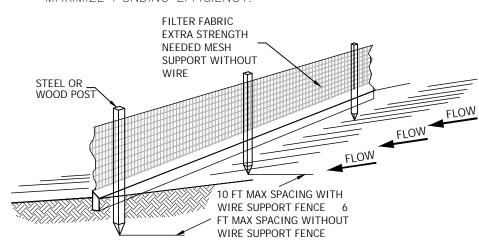


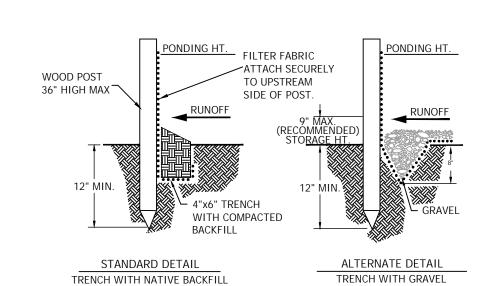


1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2. REMOVED SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





SILT FENCE

CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE

AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24

HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4 :1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.

- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE

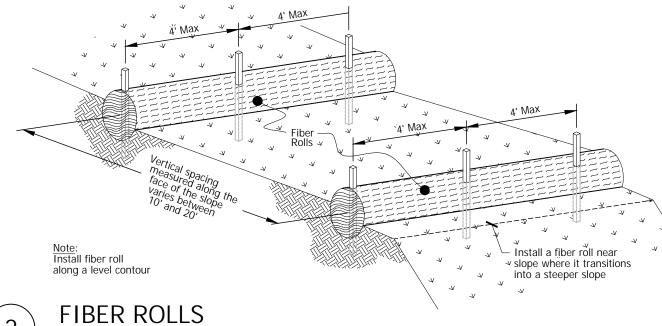
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE

- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.

- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM

- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.

- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.



wood stakes

IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

EROSION CONTROL NOTES

AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.

2. ALL AREA ON AND OFF SITE, EXPOSED DURING CONSTRUCTION, IF NOT PERMANENTLY LANDSCAPED PER PLANS, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING APPROVED EROSION CONTROL MIX, AT A RATE OF 35 POUNDS PER ACRE:

BLANDO BROME ROSE CLOVER (PELLET INOCULATED) 35% CREEPING RED RESCUE ZORRO ANNUAL FESCUE WILDFLOWERS

3. UNNECESSARY GRADING AND DISTURBING OR SOIL IS NOT ALLOWED.

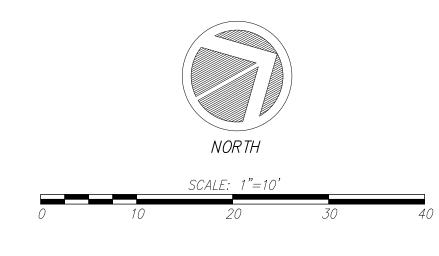
4. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.

5. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPE PLANS.

6. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

7. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.

8. CONTRACTOR SHALL NOTIFY COUNTY 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.





1"=10' 445-98

9/12/19

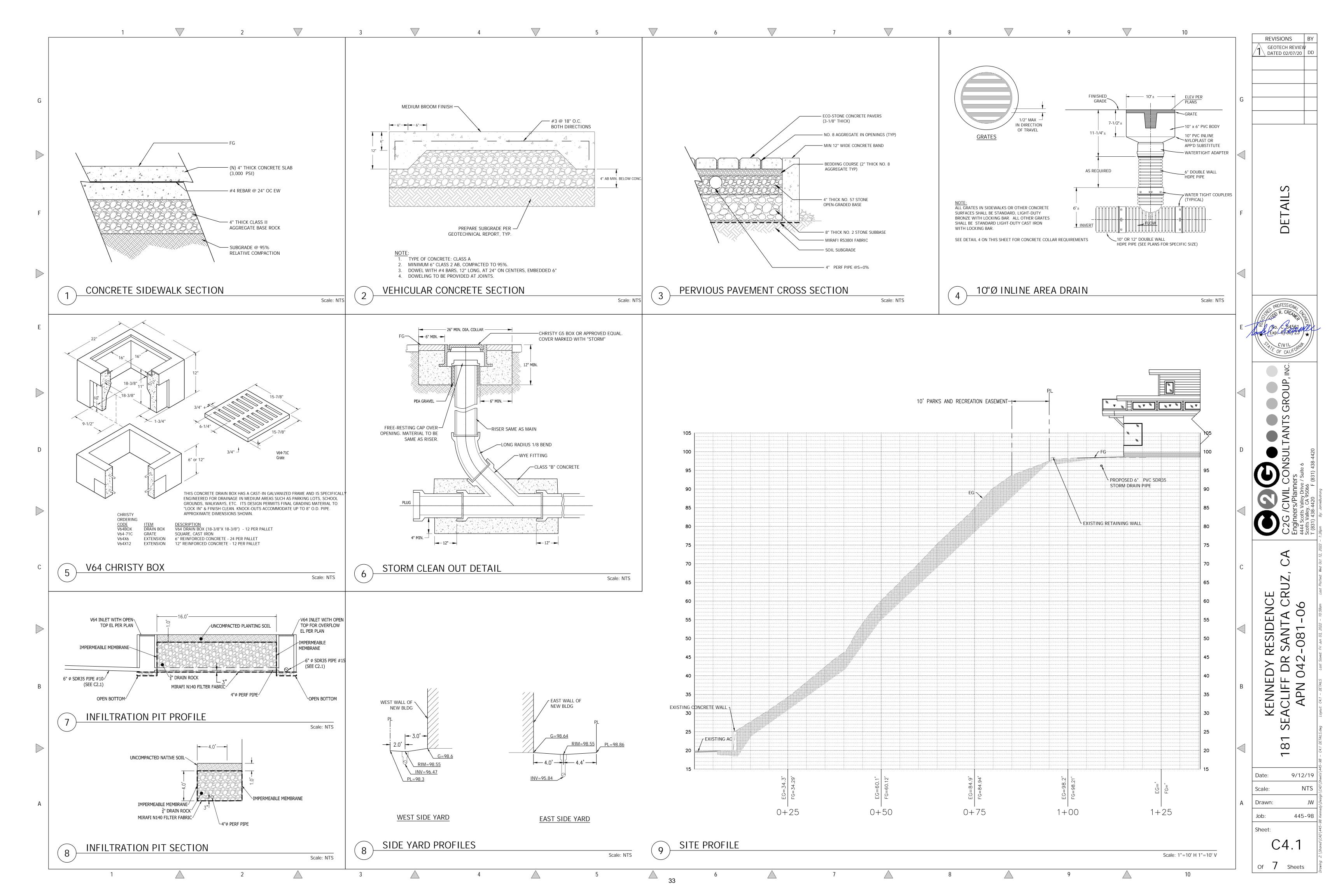
7

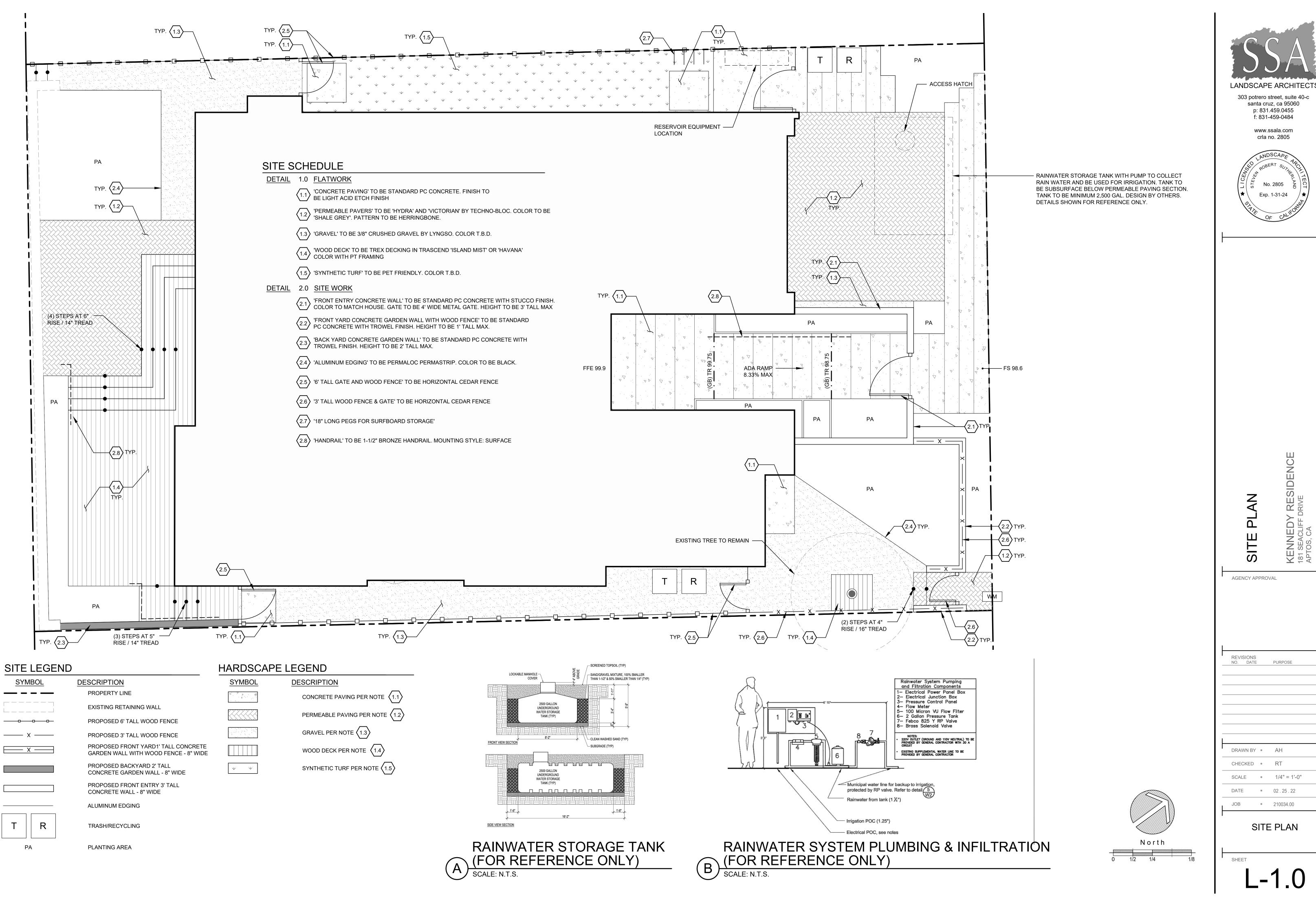
SIDENCE ANTA CF

GEOTECH REVIEW \ DATED 02/07/20

Scale: NTS

Scale: NTS







VICTORIEN 60 mm

DESCRIPTION: Paver **TEXTURE:** Smooth

A

NOTES See page 62 to 64 for more technical information. See page 30 for more information about applications.

Specifications per pallet				erial		Metric		
mu	Cubing Approx. Weight			3.70 ft ²		11.50 m ²		
60 mm				81 lbs		1 579 kg		
	Number of rows							
	Coverage per row			25 ft²		1.05 m ²		
	Linear coverage per row	Depth	15.87 lin. ft			4.84 lin. m		
		Length	31.	74 lin. ft		9.68 lin. m		
		it dimensio	ons	in	mm	Units/pallet		
H A		Hei	ght	2 3/8	60	495 units		
		Wie	dth	4 1/4	108	4 units/ft²		
		Len	gth	8 ½	216	43.10 units/		

01 Linear pattern	02 Linear pattern	05 Parquet pattern	06 Herringbone pattern	07 Herringbone pattern

Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.





HYDRA

DESCRIPTION: Paver **TEXTURE:** Smooth

PALLET OVERVIEW	Specifications per pallet	Imperial	Metric
	Cubing	62 ft ²	5.76 m ²
	Approx. Weight	2 811 lbs	1 275 kg
	Number of rows	8	
	Coverage per row	7.75 ft²	0.72 m ²
	Linear coverage per row	11.80 lin. ft	3.60 lin. m
(T)(∰)(<u>₽</u>)(B)(Å)		Unit dimensions in	mm Units/pallet
	L D H	Height 3 ¹⁵ ⁄ ₁₆	100 96 units
(QQ)(\(\mathreal)(\(\cdots\))(\(\mathreal)(\(\mathreal)\)(\(\mathreal)(\mathreal)(\(\mathreal)\)(\(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(\mathreal)(Width 7 1/8	200
		Length 11 13/16	300

 Reduces stormwater runoff to municipal sewers.

 Eliminates the need for retention basins and optimizes the use of land.

CHARACTERISTICS Clamp or Mechanical tool available for machine

LEED® Projects.

installation. Check with your local Techo-Bloc representative for more information. 6000 to 8000 sq. ft can be installed per day with mechanical installation and a team of 5 persons

See page 33 and 101 for more technical information.

See page 30 for more information about applications. JOINT WIDTH: 1/2" (13 mm) % OF SURFACE OPENING: 8.3 % INFILTRATOIN RATE: 605 in./hr (15 345 mm/hr)

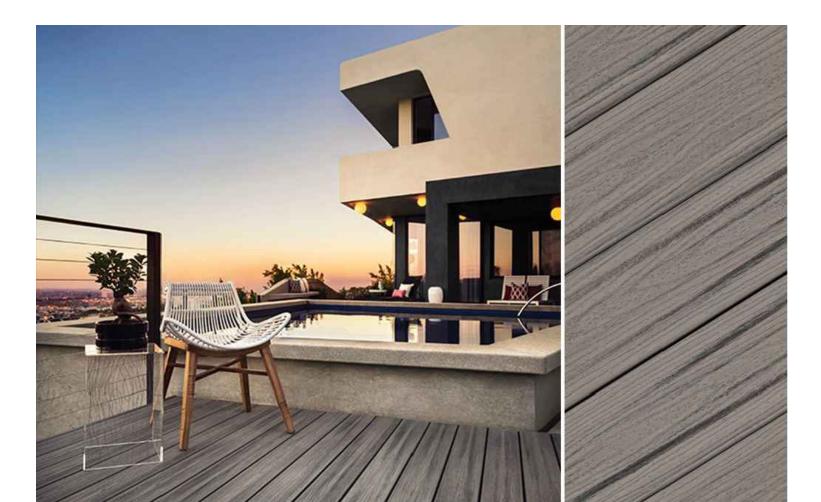


01 | Linear pattern









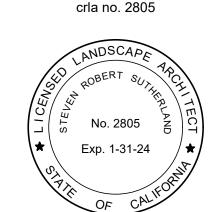


TREX DECKING

LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c santa cruz, ca 95060

p: 831.459.0455 f: 831-459-0484 www.ssala.com



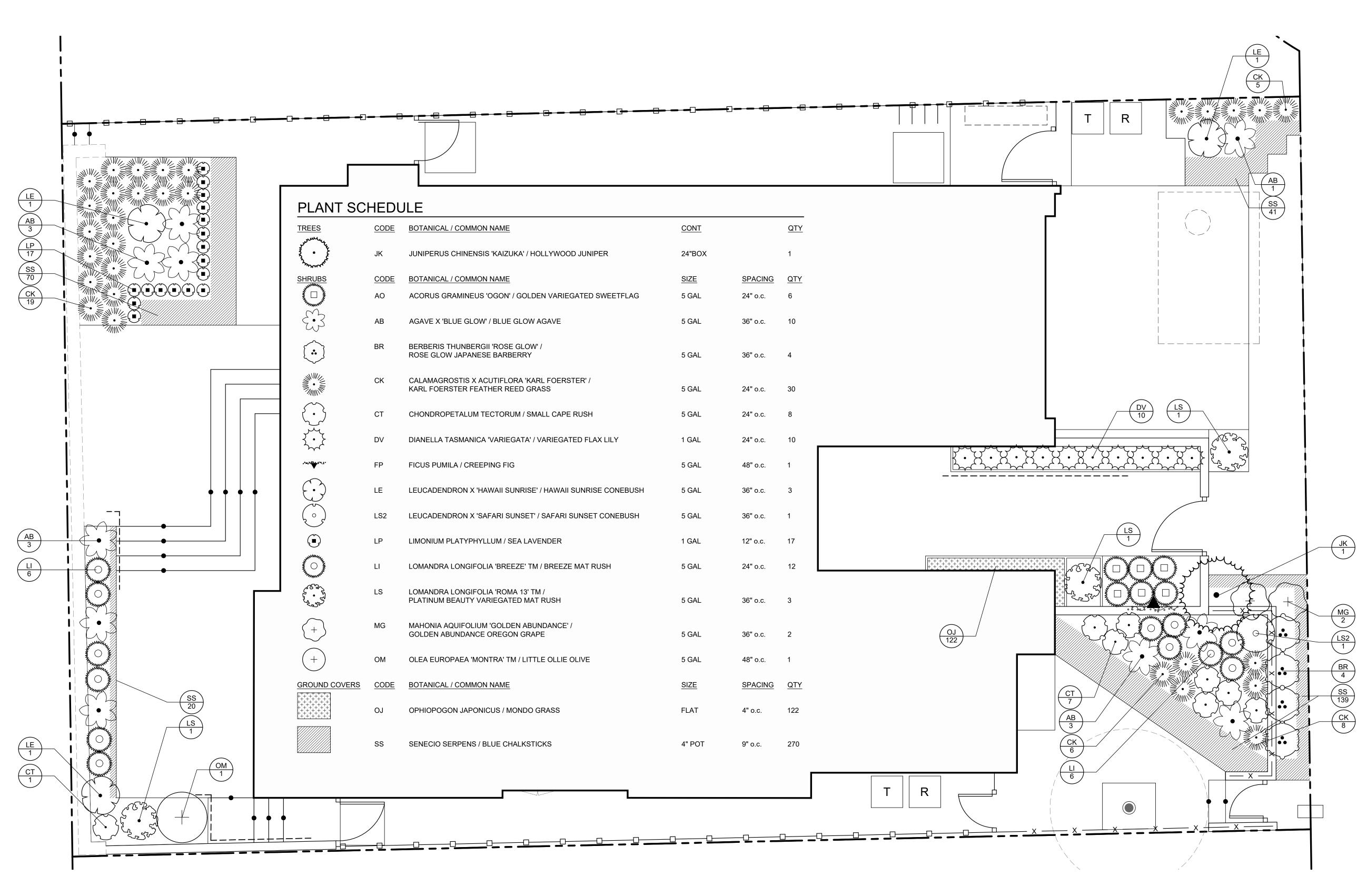
AGENCY APPROVAL

EVISIONS O. DATE	PURPOSE	

DRAWN BY • AH CHECKED • RT SCALE • DATE • 02.25.22

MATERIALS BOARD

JOB • 210034.00



PLANTING NOTES

- 1. PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN. ADDITIONALLY, IF A GROUNDCOVER SYMBOL OR PATTERN IS SHOWN STOPPING AT THE EDGE OF A TREE OR SHRUB CANOPY SYMBOL, THE INTENT IS THAT THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL(S) TO PROVIDE AN EVENLY COVERED GROUND PLANE.
- 2. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
- 3. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN IS NOT ALTERED SIGNIFICANTLY. CONTRACTOR SHALL SET OUT PLANT MATERIAL IN THEIR CONTAINERS AS SHOWN AND RECEIVE ACCEPTANCE FROM PROJECT MANAGER WITH RESPECT TO PLANT HEALTH/APPEARANCE AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR INSPECTION/OBSERVATION AND SHALL HAVE ALL MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE
- 4. ALL NON-TURF PLANTING AREAS SHALL RECEIVE A PRE-EMERGENT HERBICIDE TREATMENT AND A 3" LAYER OF MAHOGANY COLOR PRO CHIP MULCH TOP DRESS (1-3" PIECES-SUBMIT SAMPLES)
- 5. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION UNTIL PROJECT ACCEPTANCE.
- 6. PLANTS CAN BE INSPECTED AND REJECTED UPON DELIVERY.

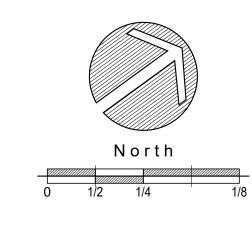
WELO NOTES

- 1. A HORTICULTURAL SOIL ANALYST TEST SHALL BE CONDUCTED AT A MINIMUM OF (3) LOCATIONS THROUGHOUT THE PROJECT SITE, IN ADDITION TO AN ANALYSIS OF ANY TOP SOIL IMPORTED TO PROJECT PLANTING AREAS. CONTRACTOR TO FOLLOW AMENDMENT RECOMMENDATIONS FROM A QUALIFIED SOILS LABORATORY BASED ON TEST RESULTS.
- 2. SOIL AMENDMENT AND COMPOST TO BE ADDED TO PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 SF. INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- 3. A MINIMUM (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS. REFER TO PLANTING PLAN FOR MULCH SPECIFICATION.
- 4. A LANDSCAPE IRRIGATION AUDIT SHALL BE CONDUCTED BY EITHER A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY LANDSCAPE IRRIGATION AUDITOR.
- 5. LANDSCAPE CONTRACT TO INSTALL THIS IRRIGATION SYSTEM PER PLAN AND PER ALL REQUIREMENTS OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PLANT ALTERNATIVES

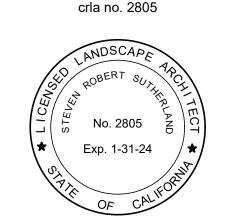
- CUPHEA MICROPETALA
- JUNIPERUS NANA COMMUNIS
- CORDYLINE SPP.DRACAENA TRIFASCIATA
- DRACAENA TRIFASCIASEDUM SPP.
- FESTUCA 'ELIJAH BLUE'STIPA ARUNDINACEA
- HELICTOTRICHON SEMPERVIRENS





santa cruz, ca 95060 p: 831.459.0455 f: 831-459-0484

www.ssala.com



LANTING PLAN

AGENCY APPROVAL

REVISIONS

REVISIONS NO. DATE PURPOSE

DRAWN BY • AH

CHECKED • RT

SCALE • 1/4" = 1'-0"

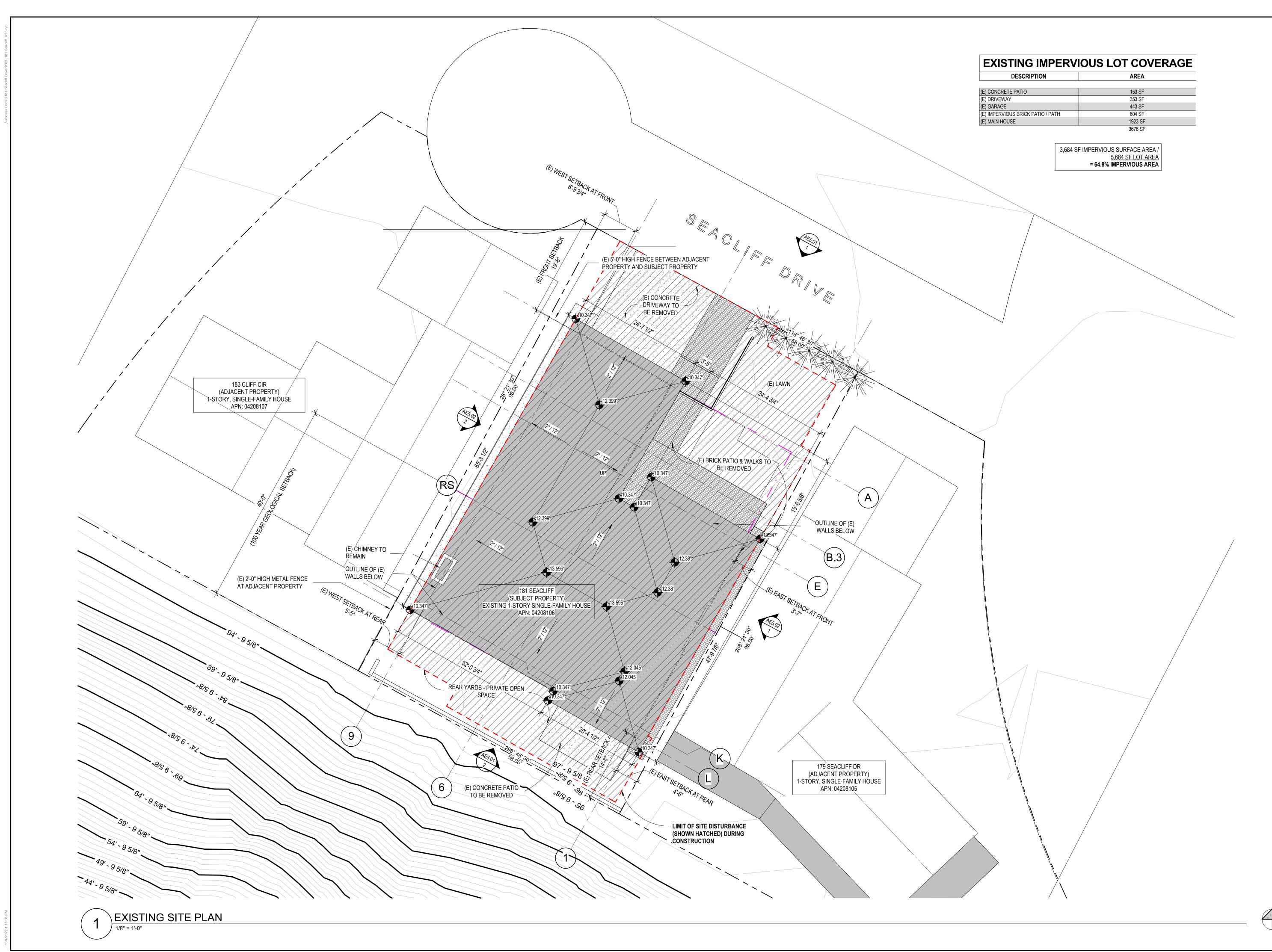
DATE • 02.25.22

JOB • 210034.00

PLANTING PLAN

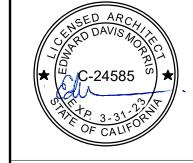
SHEET

L-2.0



kerman morris architects up 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

of any work.

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING SITE PLAN

DATE 06/17/2022

1/8" = 1'-0"

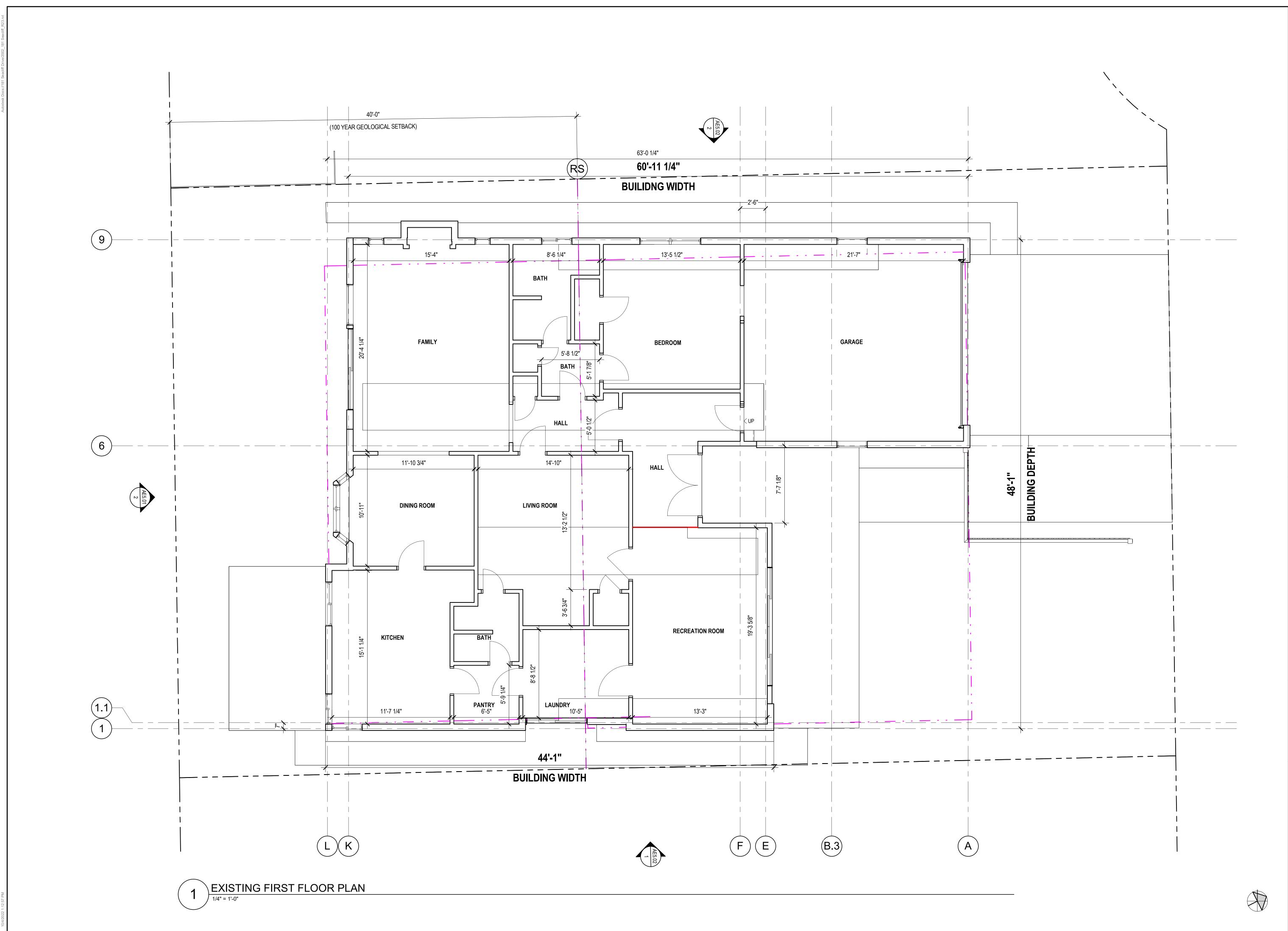
DRAWN BY Author

CHECKED BY Checker

SCALE

JOB NO.

AE1.01



kerman morris architects UP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

★ C-24585 TO ARCHIVE C-24585 TO

181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003

BLOCK 01 / LOT 04
APN:042-081-06

SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING FLOOR PLANS

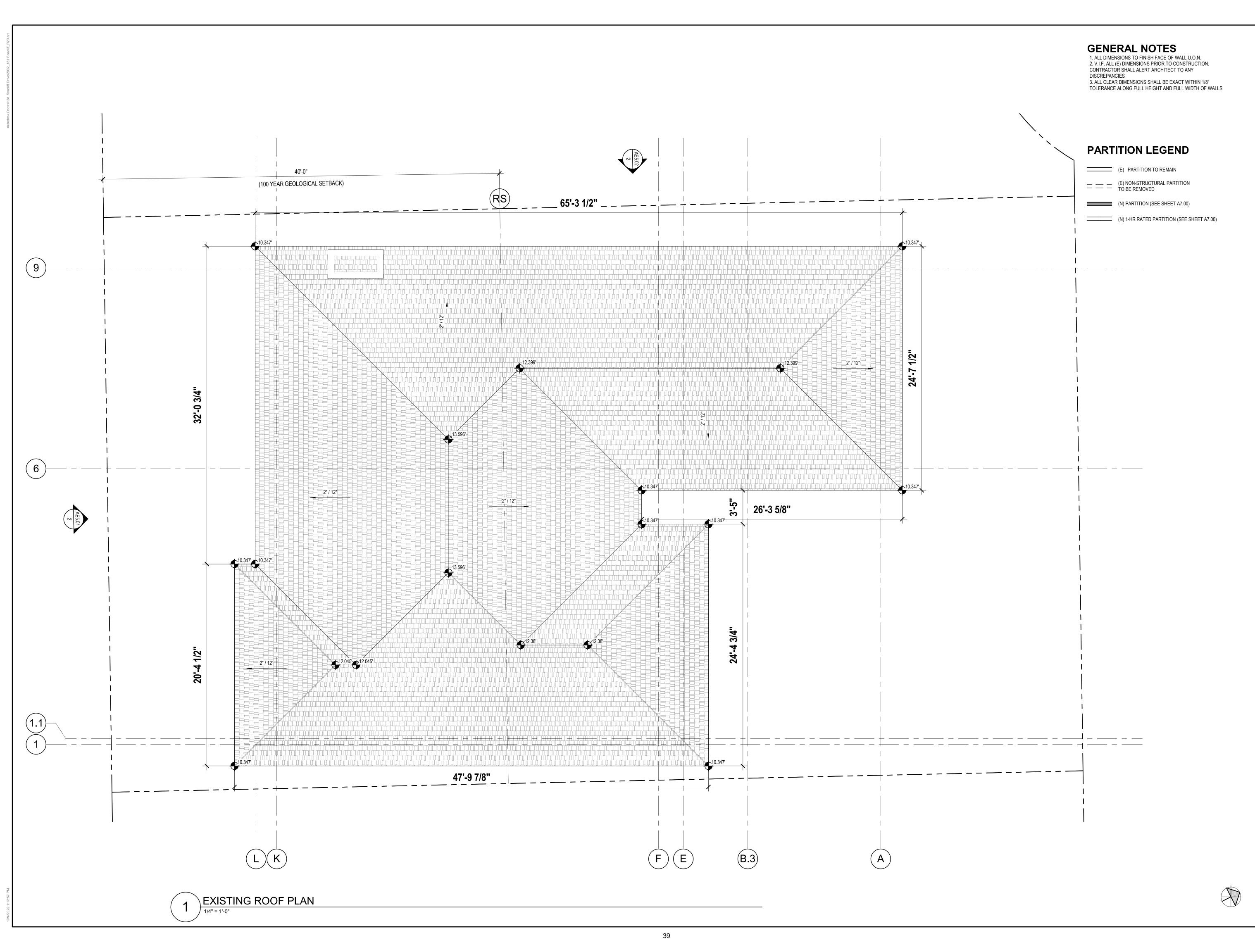
DATE 06/17/2022 SCALE 1/4" = 1'-0"

DRAWN BY Au

CHECKED BY Checker

JOB NO.

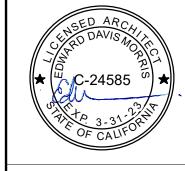
AE2.01



kerman morris architects up 139 Noe Street San Francisco, CA 94114

Revisions

415 749 0302



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

of any work.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING ROOF PLAN

ATE 06/17/2022

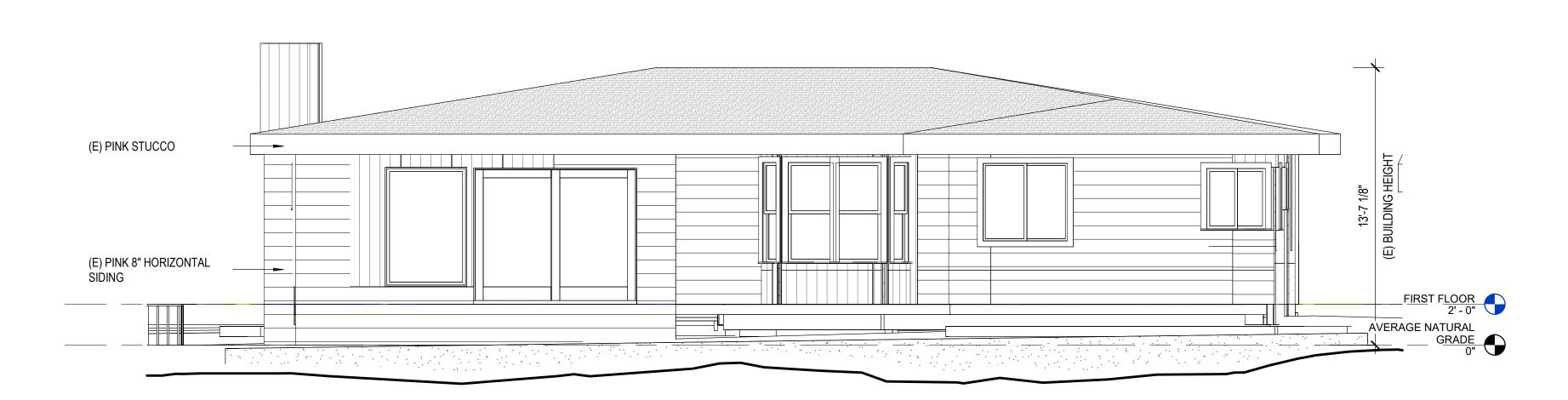
SCALE As indicated

DRAWN BY

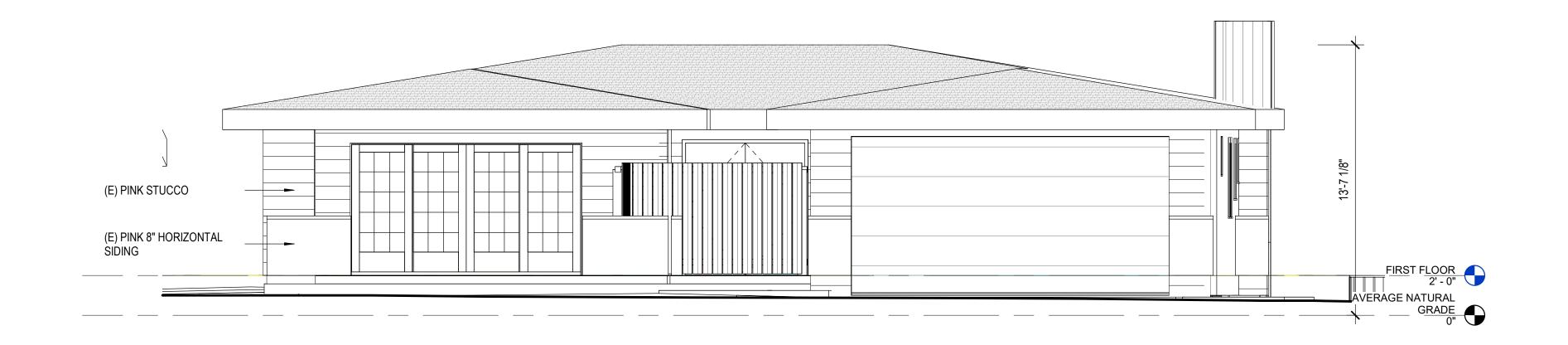
JOB NO.

CHECKED BY

AE2.02



2 EXISTING ELEVATION - REAR / SOUTH WEST



EXISTING ELEVATION - FRONT / NORTH EAST

kerman morris architects u 139 Noe Street San Francisco, CA 415 749 0302

Revisions

181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING UNIT (ADU)

ADDITION AND ALTERATION

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

EXISTING EXTERIOR ELEVATIONS

DATE 06/17/2022

SCALE DRAWN BY Author

1/4" = 1'-0"

CHECKED BY Checker

JOB NO.

AE5.01

(E) PINK 8" HORIZONTAL SIDING 2 EXISTING ELEVATION - NORTH WEST (E) PINK STUCCO (E) PINK 8" HORIZONTAL SIDING FIRST FLOOR 2' - 0" AVERAGE NATURAL
GRADE
0" EXISTING ELEVATION - SOUTH EAST

1/4" = 1'-0"

kerman morris architects up 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

★ C-24585 STATE OF CALIFORN

181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

ADDITION AND ALTERATION

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING EXTERIOR ELEVATIONS

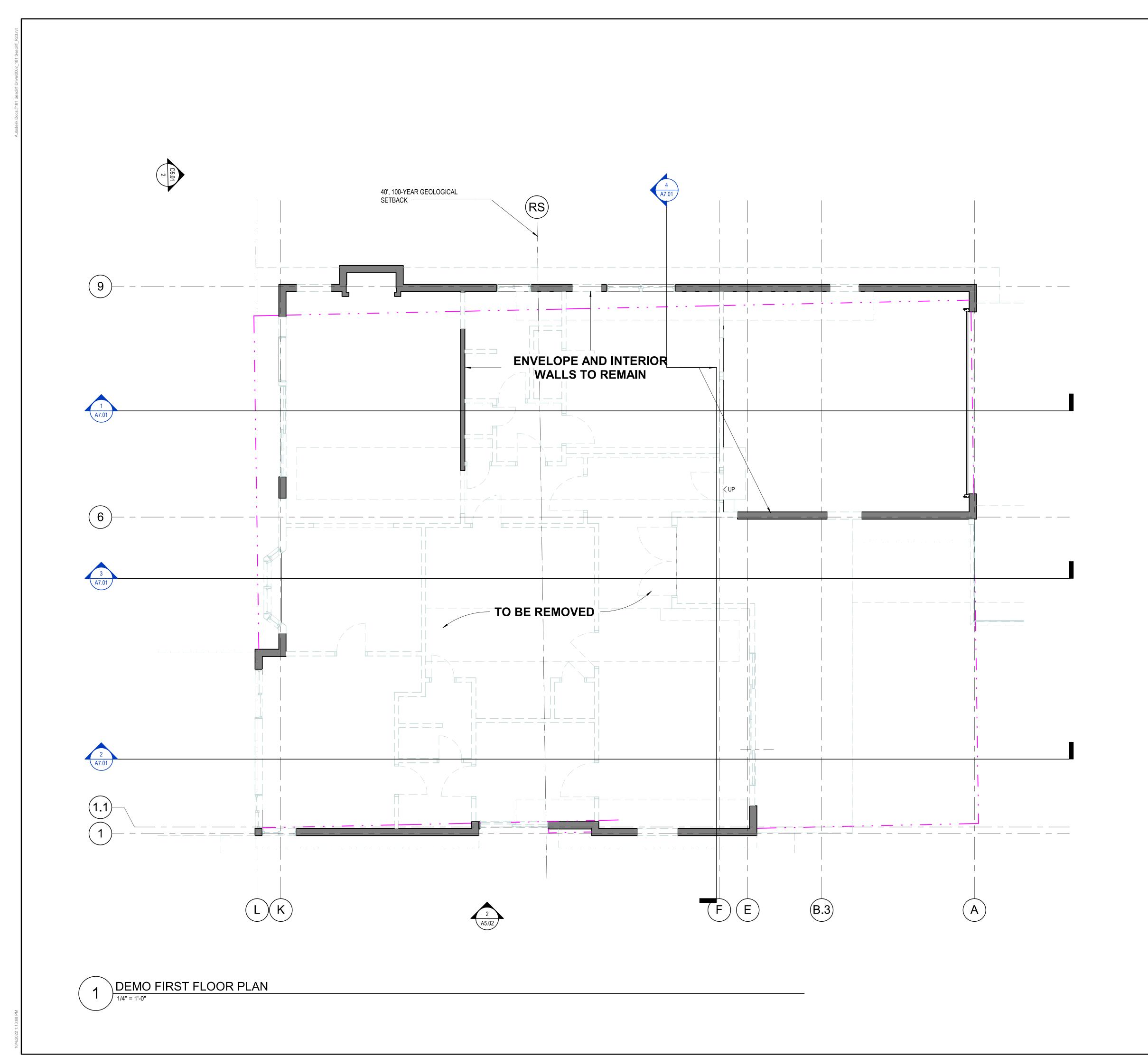
DATE 06/17/2022 SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.

AE5.02



DEMO PLAN LEGEND

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL ALERT ARCHITECT TO ANY
DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8"
TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

__ __ (E) WALL / PARTITION TO BE REMOVED

(E) WALL TO REMAIN





Revisions



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DEMO FLOOR PLANS

DATE 06/17/2022

SCALE As indicated

DRAWN BY

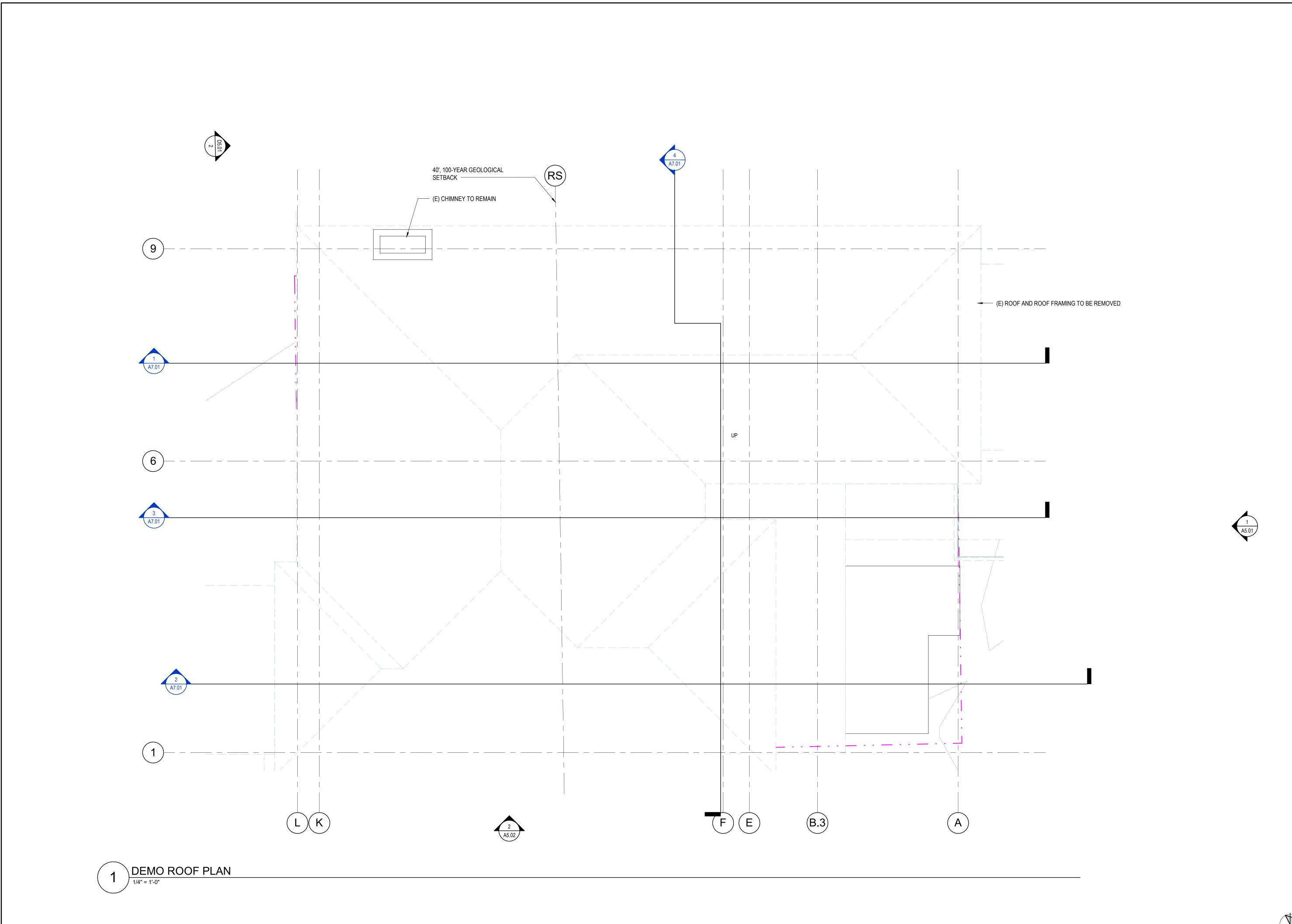
CHECKED BY

C

JOB NO.

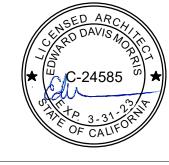
D2.01







Revisions



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

ADDITION AND ALTERATION

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

> The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

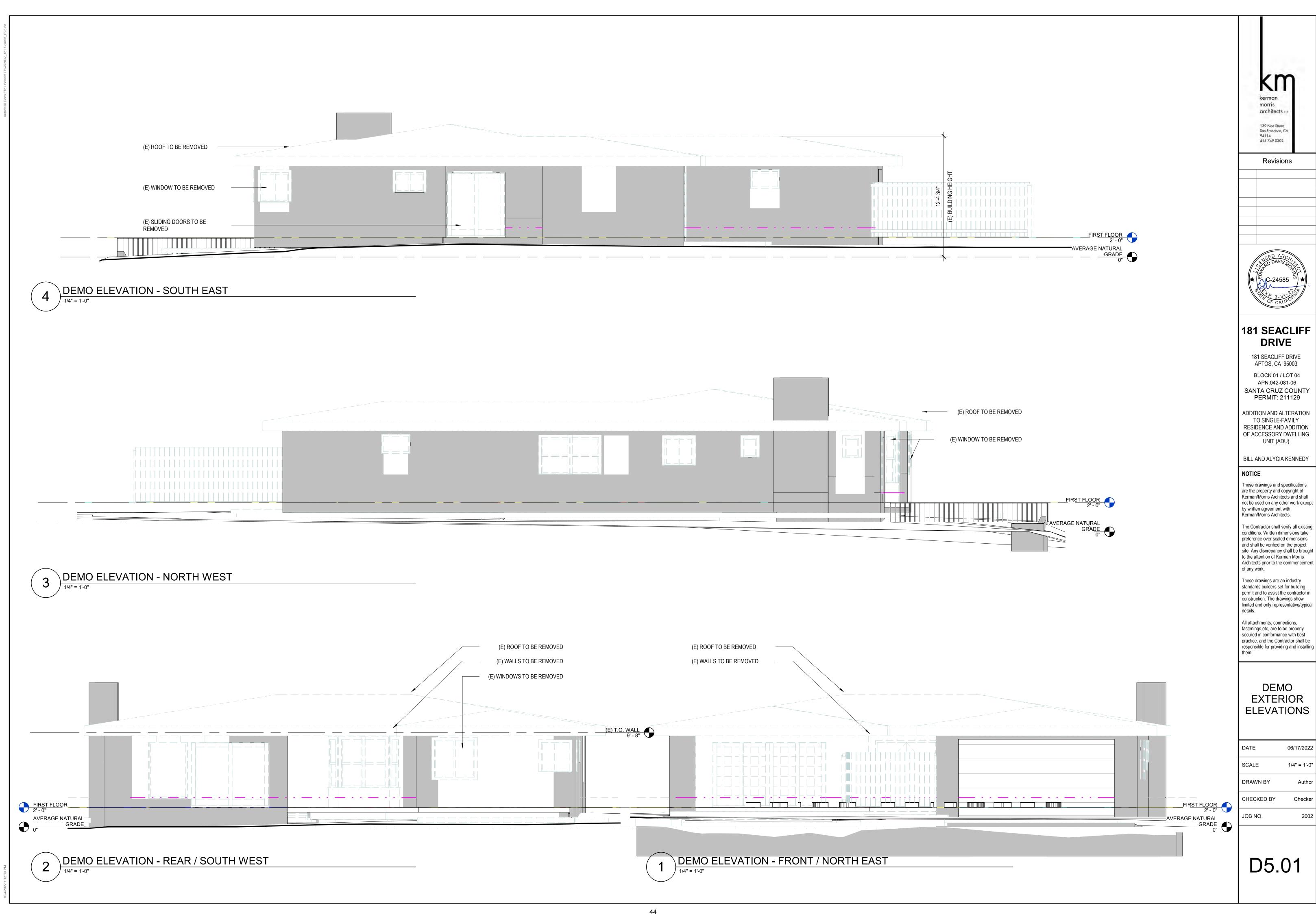
DEMO ROOF PLANS

DATE 06/17/2022 SCALE 1/4" = 1'-0"

DRAWN BY CHECKED BY

JOB NO.

D2.02





BILL AND ALYCIA KENNEDY

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencemen

secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

GENERAL NOTES

A. GENERAL NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
- 2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
- 3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
- 4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
- 5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
- 6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE
 OF THE CONDITION NOTED.
- 2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE
- CHARACTERISTICS FOR THE CONDITION NOTED.

 3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE
- PROJECT DOCUMENTS, SHALL BE PROVIDED

 4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

- 1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
- 2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
- A. STRUCTURAL DRAWINGS
- B. LARGE SCALE DETAILSC. SMALL SCALE DETAILS
- C. SMALL SCALE DETAILS
 D. ENLARGED VIEWS
- E. FLOOR PLANS AND ELEVATIONS
- 3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE
- 4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
- 5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
- 6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
- 7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

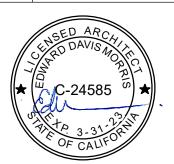
- 1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET
- SHEET NUMBER EXAMPLE: A201
- "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING
 "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
- "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SH
 "01" INDICATES THE SHEET NUMBER
- SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET. EXAMPLE: EL201A
- "EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING
- "A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
- 3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
- 4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:
 - G GENERAL INFORMATION Q EQUIPMENT
 - C CIVIL F FIRE PROTECTION L LANDSCAPE P PLUMBING
 - S STRUCTURAL M MECHANICAL
 - A ARCHITECTURAL E ELECTRICAL
 I INTERIORS T TELECOMMUNICATIONS

AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES

kerman morris architects up 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions	



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04

BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION

TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

GENERAL NOTES

DATE 06/17/2022

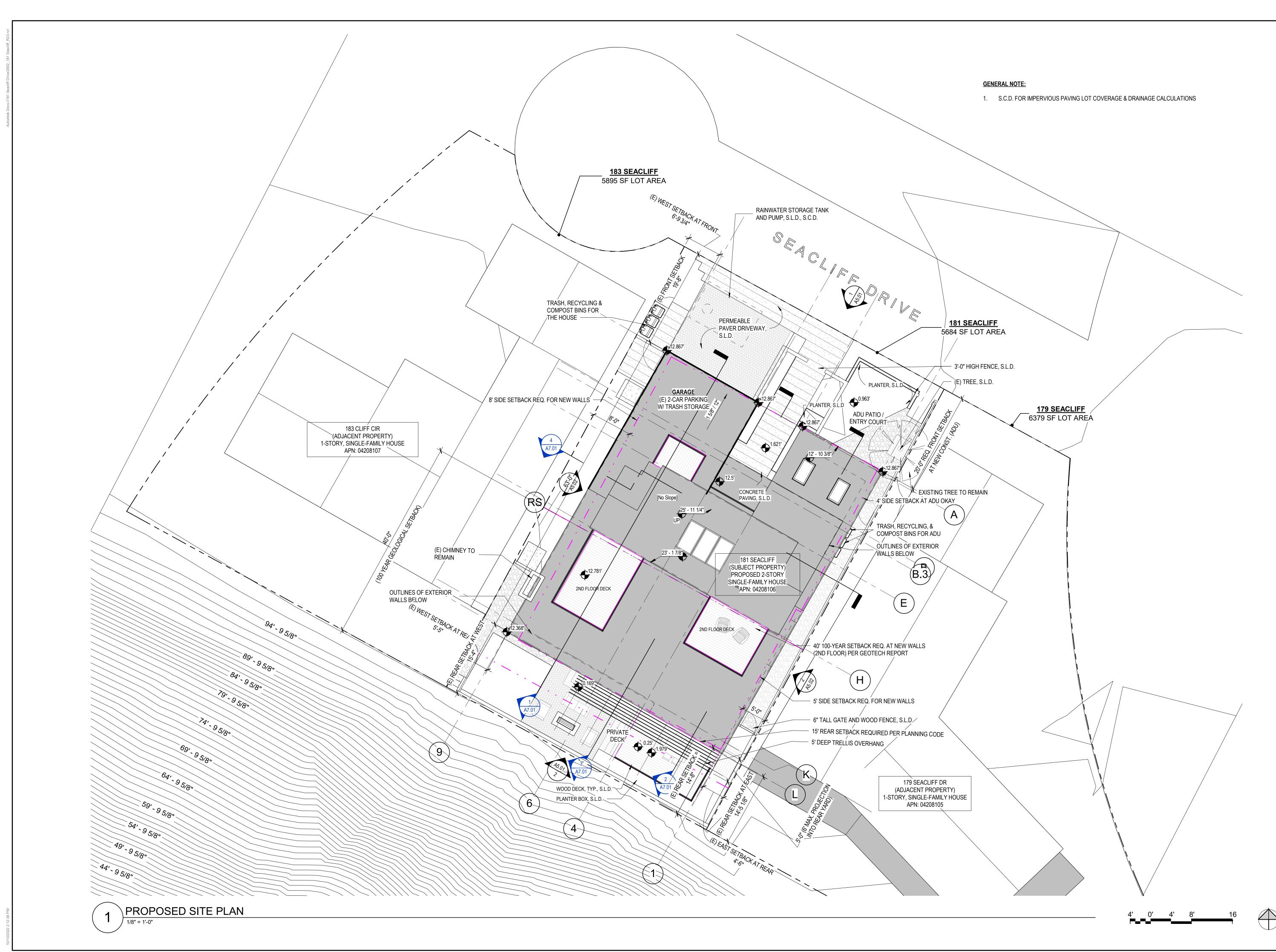
SCALE 1" = 1'-0"

DRAWN BY DRN

CHECKED BY CHK

JOB NO. 2002

A0.01



kerman morris architects UP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

GED ARC



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003

BLOCK 01 / LOT 04
APN:042-081-06

SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

of any work.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

SITE PLANS

DATE 06/17/2022

1/8" = 1'-0"

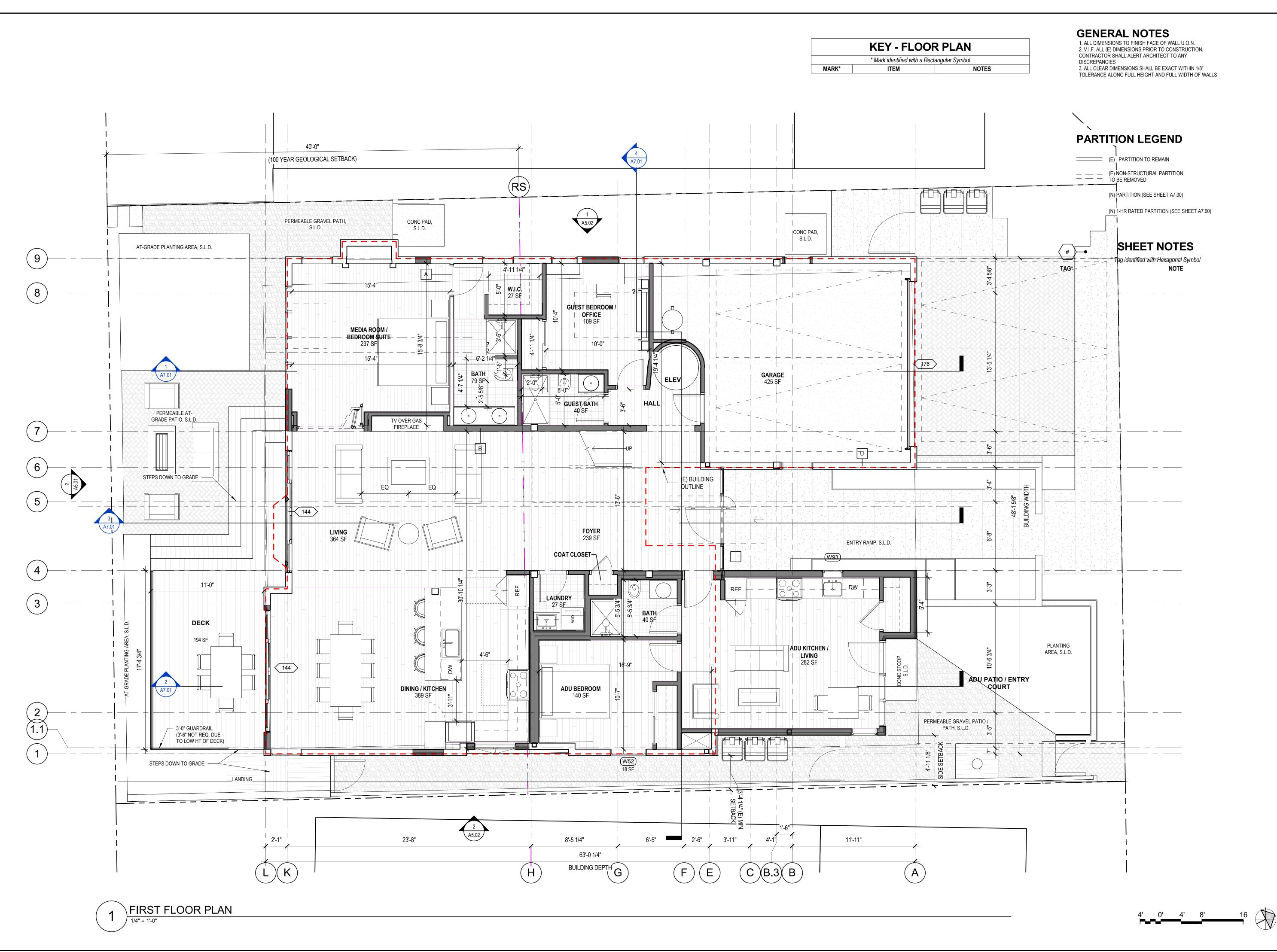
DRAWN BY Author

CHECKED BY Checker

JOB NO.

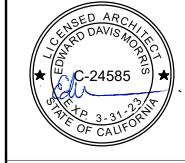
SCALE

A1.01



kerman morris architects LLP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

of any work.

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them

FLOOR PLANS - FIRST FLOOR

DATE 06/17/2022

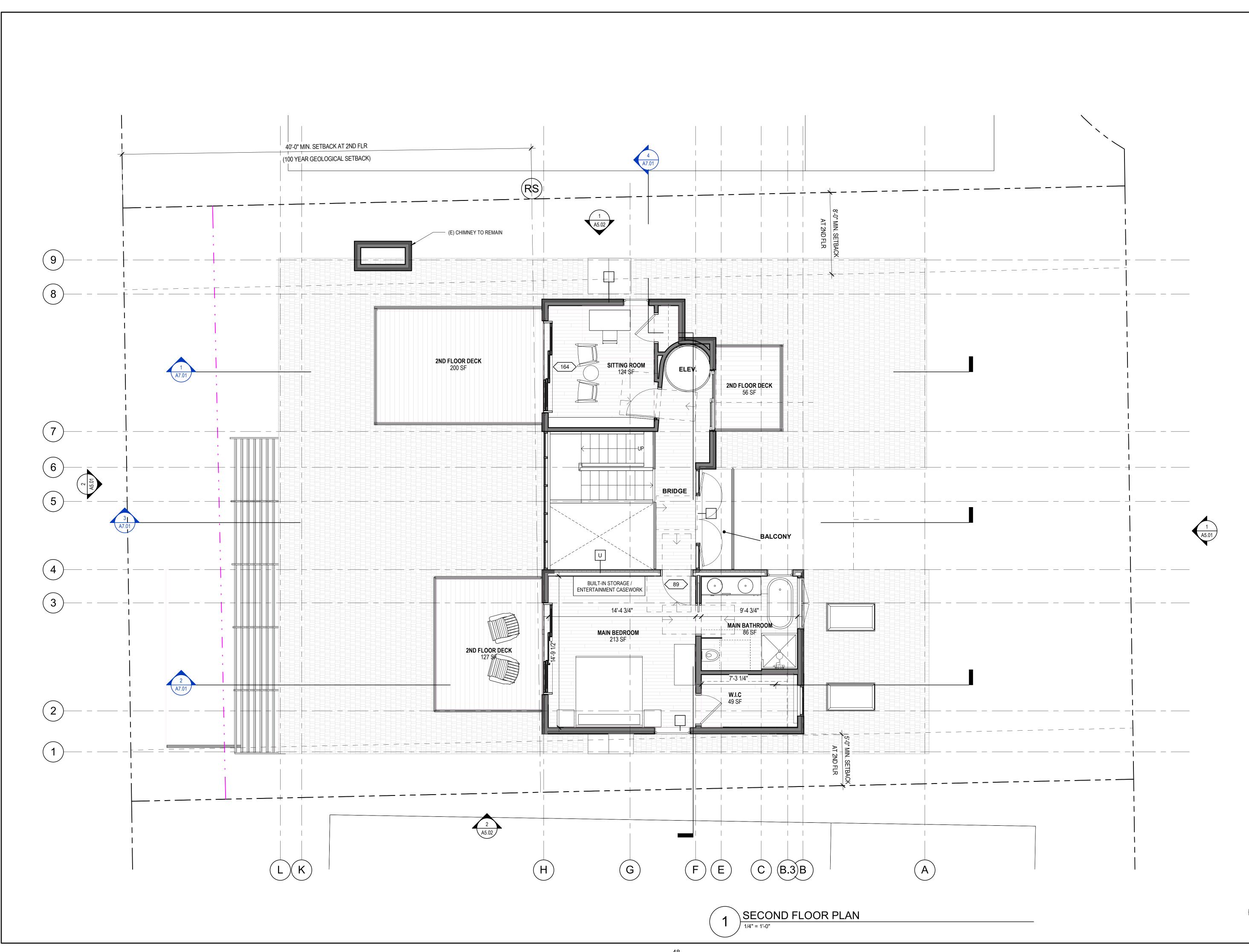
SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

JOB NO.

A2.01



kerman morris architects un 139 Noe Street San Francisco, CA

Revisions

415 749 0302



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

of any work.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

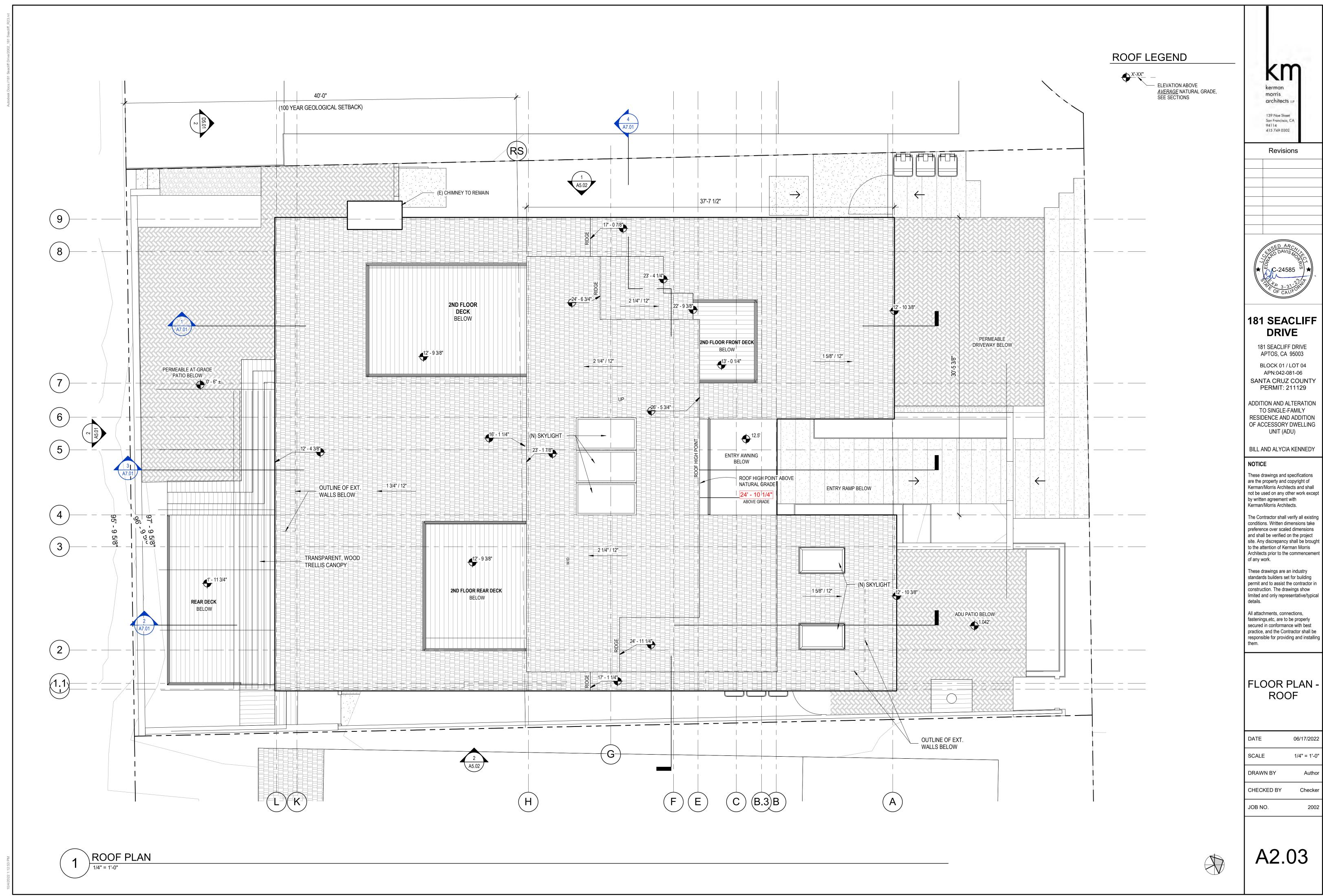
FLOOR PLANS - SECOND FLOOR

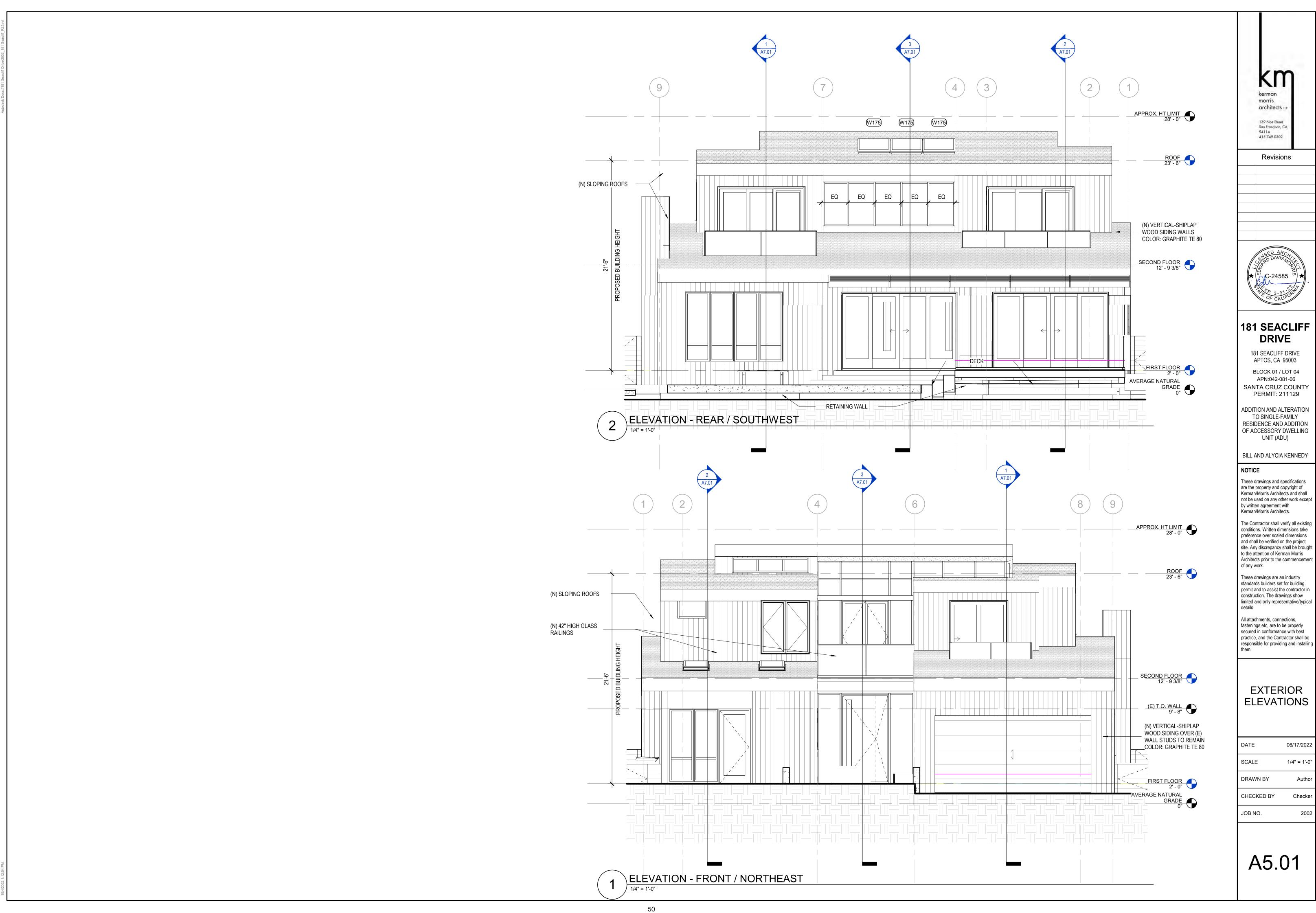
DATE 06/17/2022 SCALE 1/4" = 1'-0"

DRAWN BY CHECKED BY

JOB NO.

A2.02





km

C-24585

DRIVE

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

TO SINGLE-FAMILY RESIDENCE AND ADDITION OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

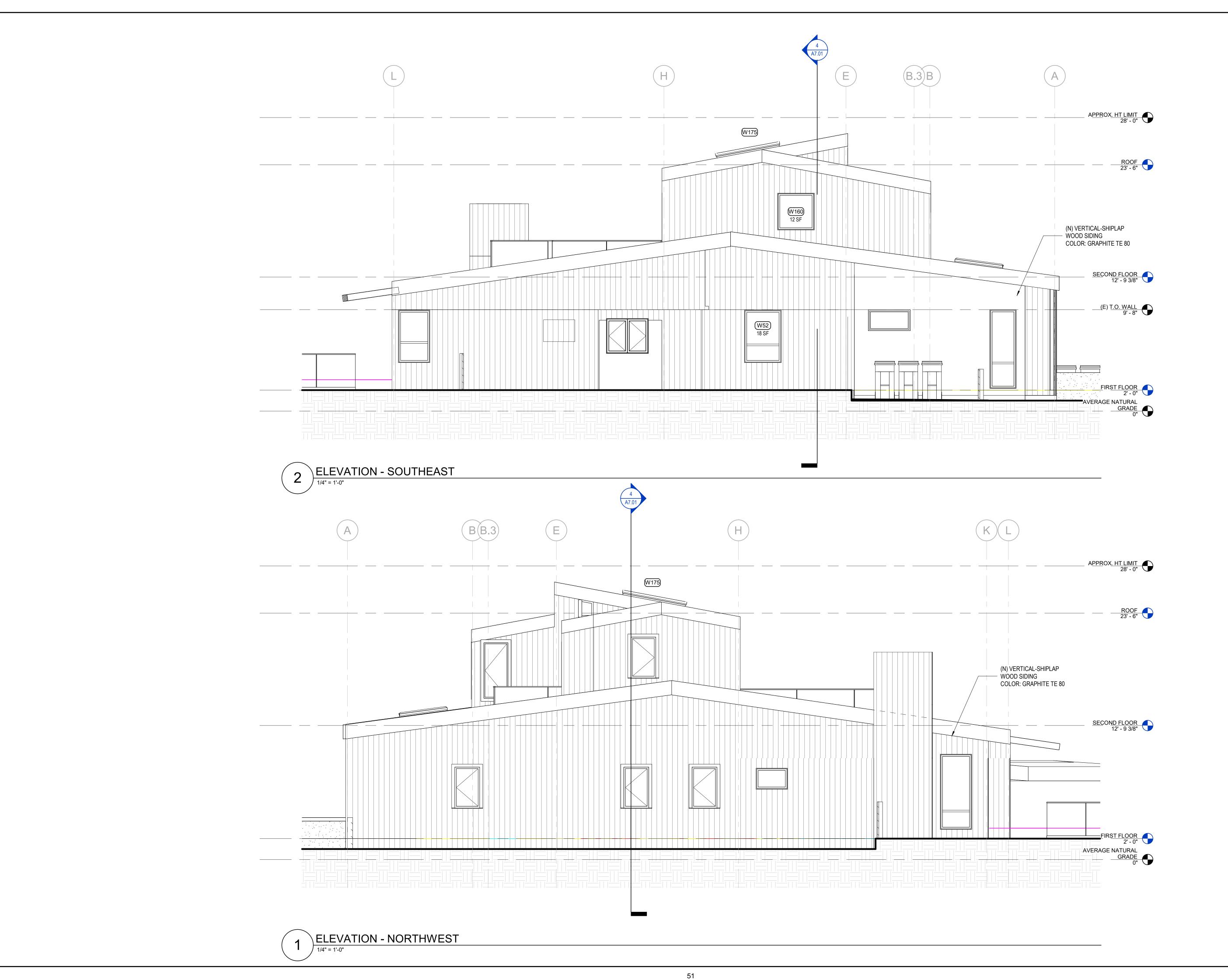
These drawings are an industry standards builders set for building permit and to assist the contractor in

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

ELEVATIONS

06/17/2022 1/4" = 1'-0" Author

Checker



kerman morris architects u 139 Noe Street San Francisco, CA 415 749 0302

Revisions



181 SEACLIFF **DRIVE**

181 SEACLIFF DRIVE APTOS, CA 95003 BLOCK 01 / LOT 04 APN:042-081-06 SANTA CRUZ COUNTY PERMIT: 211129

ADDITION AND ALTERATION TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING UNIT (ADU)

BILL AND ALYCIA KENNEDY

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

EXTERIOR ELEVATIONS

DATE 06/17/2022

1/4" = 1'-0"

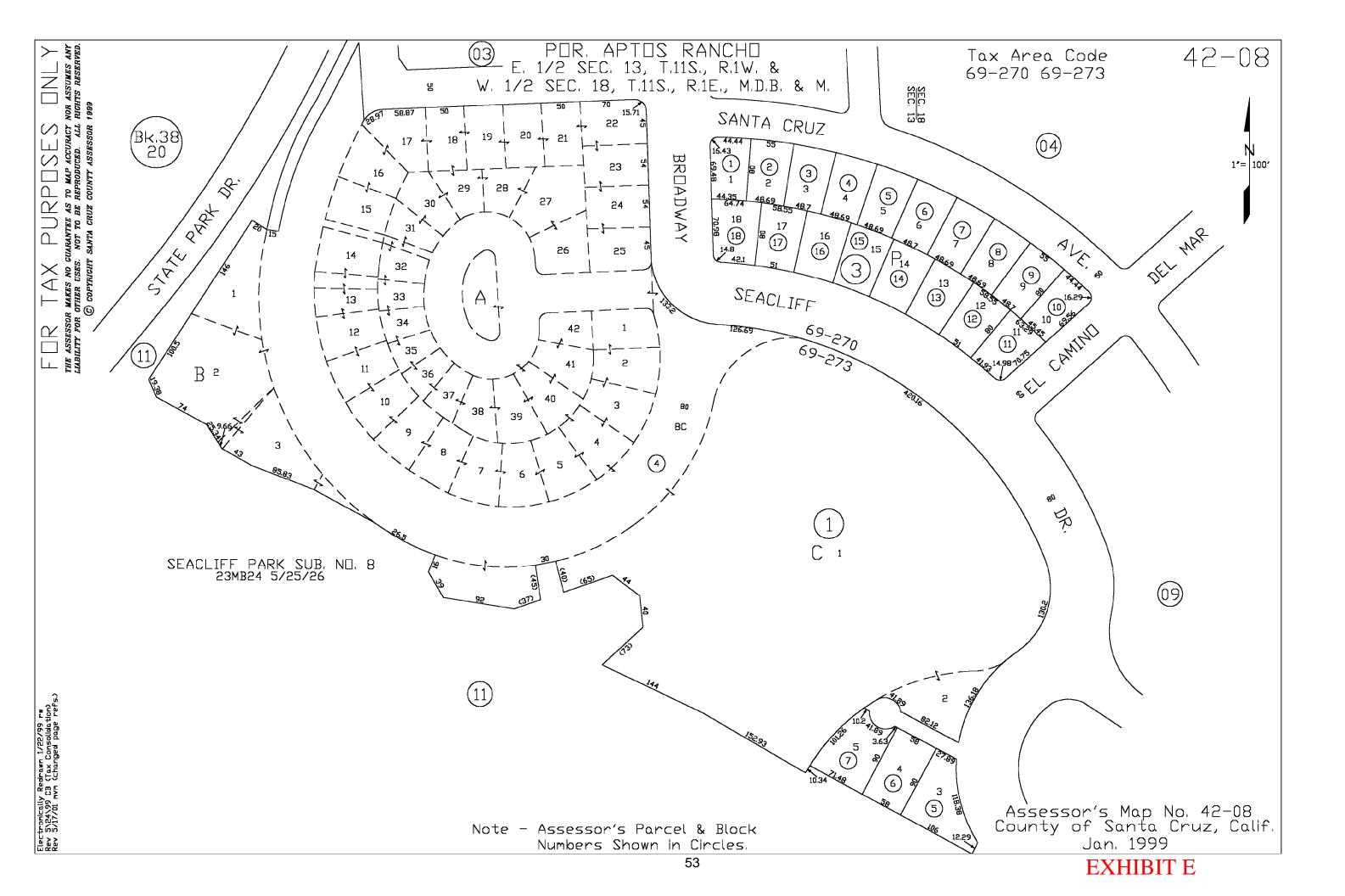
DRAWN BY CHECKED BY

JOB NO.

SCALE

A5.02

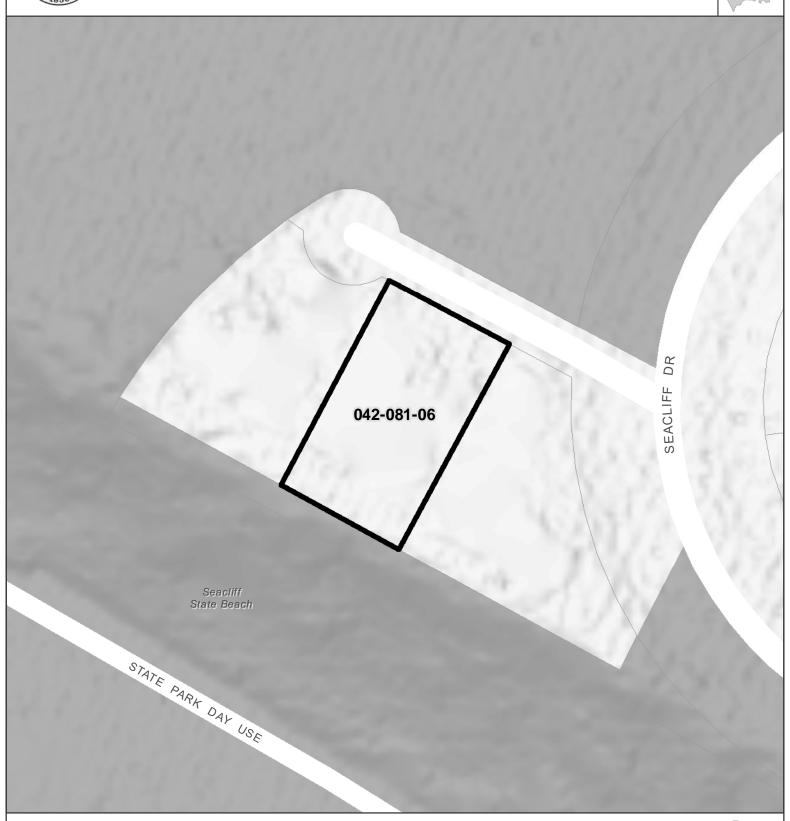


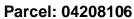




SANTA CRUZ COUNTY PLANNING DEPARTMENT Parcel Location Map





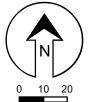


Study Parcel

Assessor Parcel Boundary

Existing Park

Map printed: 8 Aug. 2023

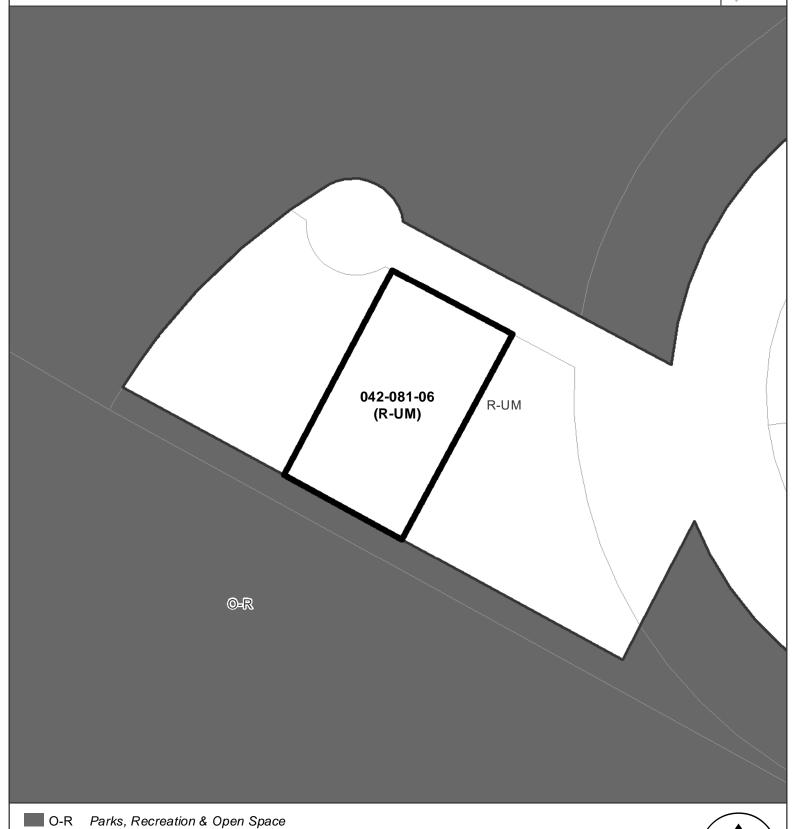




R-UM Res. Urban Medium Density

SANTA CRUZ COUNTY PLANNING DEPARTMENT Parcel General Plan Map



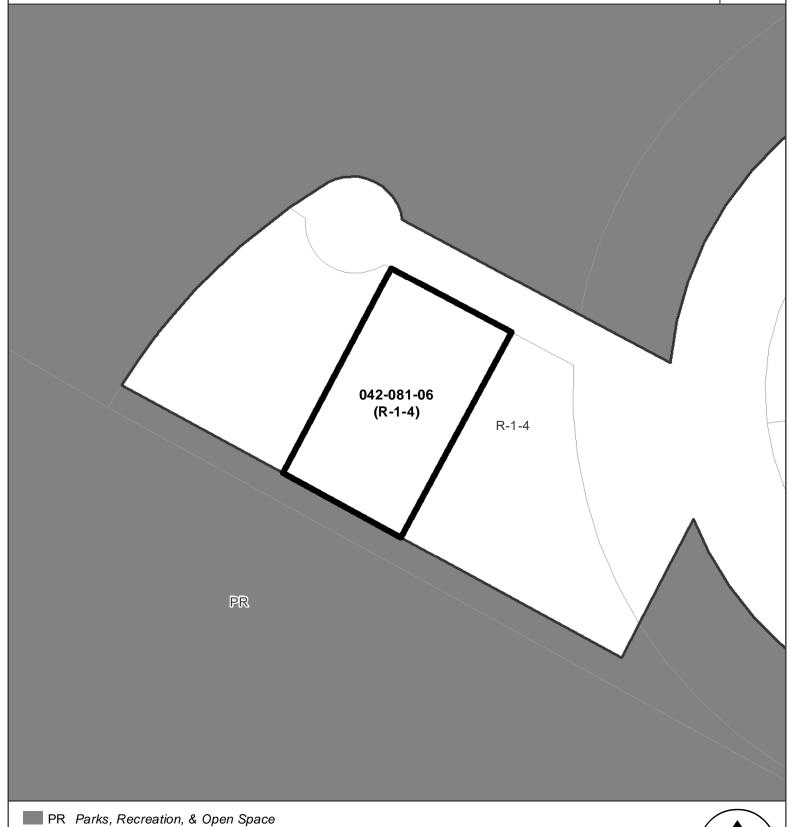




R-1 Single-Family Residential

SANTA CRUZ COUNTY PLANNING DEPARTMENT Parcel Zoning Map





56

Application #: 211129 APN: 042-081-06 Owner: Bill Kennedy

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District

Sewage Disposal: County of Santa Cruz Sanitation District

Fire District: Central Fire Protection District

Drainage District: Flood Control District 6

Parcel Information

Parcel Size: 5,500 square feet

Existing Land Use - Parcel: Residential

Existing Land Use - Surrounding: Residential and Parks, Recreation, Open Space

Project Access: Seacliff Drive

Planning Area: Aptos

Land Use Designation: R-UM (Urban Medium Residential Desnity)

Zone District: R-1-4 (Single Family Residential (4,000 square foot

minimum parcel))

57

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

Comm.

Technical Reviews: Soils and Geology Report Review (REV191149)

Environmental Information

Geologic Hazards: Coastal bluff/erosion
Fire Hazard: Not a mapped constraint

Slopes: Flat site Env. Sen. Habitat: Not mapped

Grading: Foundation and driveway only
Tree Removal: No trees proposed to be removed

Scenic: Mapped scenic resource

Archeology: Not mapped



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 **KATHLEEN MOLLOY, PLANNING DIRECTOR**

13 July 2021

Dennis Norton 712 Capitola Ave. Ste. C Capitola, CA 95010

Subject: Review of Geotechnical and Geologic Investigation, 181 Seacliff Drive, Aptos,

California for Bill and Alycia Kennedy dated 8 April 2019 by CMAG Engineering,

Inc.- Project No. 18-148-SC;

Review of Geotechnical Investigation, 181 Seacliff Drive, Aptos, Santa Cruz

County, California dated 12 March 2020 by CMAG Engineering, Inc.

Project No. 18-148-SC; and

Review of <u>Addendum to Geotechnical and Geologic Report, Proposed Remodel and Accessory Dwelling Unit, 181 Seacliff Drive, Aptos, Santa Cruz County, California, Santa Cruz County APN 042-081-06 dated 5 January 2021 by CMAG</u>

Engineering, Inc. - Project No. 18-148-SC

Project Site: 181 Seacliff Drive

APN 042-081-06

Application No. REV191149

Owners: William and Alycia Kennedy

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports for the proposed alteration of the existing residence and the addition of an accessory dwelling unit. The following items shall be required:

- 1. All project design and construction shall comply with the recommendations of the reports.
- 2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
- 3. An engineered drainage plan is required for the proposed project. The drainage plan shall be reviewed and approved by both the project geologist and geotechnical engineer.
- 4. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

58 EXHIBIT G

REV191149 13 July 2021 APN 042-081-06 Page 2 of 3

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report and/or geology report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer and engineering geologist *must remain involved* with the project during construction. Please review the <u>Notice to Permits Holders</u> (attached).

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please contact Rick Parks at (831) 454-3168/email: <u>Rick.Parks@santacruzcounty.us</u> or Jeff Nolan at (831) 454-3175/<u>Jeffrey.Nolan@santacruzcounty.us</u> if we can be of any further assistance.

Respectfully,

No. 2603

No. 2603

ATE OF CALIFORNIA

Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz Planning Department

Jeffrey Nolan, CEG 2247 County Geologist– Environmental Planning County of Santa Cruz Planning Department

Cc: CMAG Engineering, Inc., Attn: Jim Olson, CEG

CMAG Engineering, Inc., Attn: Adrian Garner, GE Environmental Planning, Attn: Jessica deGrassi

Owners: William and Alycia Kennedy

181 Seacliff Drive, Aptos, California 95003-4461

Attachments: Notice to Permit Holders

59 EXHIBIT G

NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. At the completion of construction, a Soils (Geotechnical) Engineer Final Inspection Form and a Geologist Final Inspection Form are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils and geology reports.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.