



Staff Report to the Zoning Administrator

Application Number: **221233**

Applicant: Billy Rickard
Owner: Morgan J Jeffrey
APN: 038-166-01
Site Address: 629 Seacliff Drive, Aptos

Agenda Date: September 1, 2023
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to reconstruct an existing two-story single-family dwelling and construct an addition of approximately 200 square feet. Project includes restorative grading on Assessor Parcel Number 038-201-01.

Location: Property located on the south side of Seacliff Drive at the intersection of Seacliff Drive and Cross Way.

Permits Required: Requires a Coastal Development Permit and Administrative Site Development Permit for reconstruction of a nonconforming structure.

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221233, based on the attached findings and conditions.

Project Description & Setting

The subject property is located in a residential neighborhood developed at an urban density consisting of a combination of one and two story single family dwellings. Situated on the top of a coastal bluff, the project site is located approximately 2,600 feet north of the main entrance to Seacliff State Beach. The topography of the site and surrounding area is relatively flat with the exception of the steep downward slope of the coastal bluff located at the rear (south side) of the subject parcel.

Development on the project site consists of an existing two-story single-family dwelling which is non-conforming to the required 20-foot front yard setback (17 feet 6 inches) and five foot east side yard (2 feet 9 inches). Existing development complies with all other current zone district site and development standards.

The project proposal includes recognition of the reconstruction of an existing single family dwelling and remediation of site grading that occurred on the adjacent parcel, APN 038-201-01, located to the southwest of the project site and owned by California State Parks.

The project requires a Coastal Development Permit due to the location of the project site being outside of the Coastal Residential Exclusion area and the proposed scope of work does not qualify for an exemption pursuant to SCCC 13.20. Further, an Administrative Site Development permit is required pursuant to SCCC 13.10.260 (nonconforming structures) for the reconstruction of a non-conforming structure.

Background

On May 26, 2020, a Notice of Violation was issued for unpermitted work to the existing single-family dwelling and grading on State Parks land without benefit of permits.

On May 11, 2021, building permit B-202988 was issued to recognize the unpermitted work which included the remodel of the existing single-family dwelling and downsizing the existing garage to increase the habitable square footage of the home. The permit further authorized repair and expansion of an existing deck.

During the renovation of the home, a change order (B-215874) was filed resulting in additional structural modification above the allowed 65% for non-conforming structures. The resulting increase in structural modification triggered the need for discretionary approvals in addition to the issued building permits. Since issuance of the Notice of Violation, work on the home has ceased while the necessary permits are obtained.

Coastal Development Permit

The project proposes to reconstruct an existing single family dwelling and apply new exterior finish materials. The project includes installation of associated site improvement including new driveway, fencing, landscaping, and site drainage. Remedial grading is proposed on adjacent parcel owned by California State Parks which traverses the rear of several parcels to the north and south of the project site. The project has been conditioned to ensure all necessary approvals from State Parks is obtained prior to work commencing on APN 038-2012-01.

Administrative Site Development Permit

As indicated above, the project site is developed with an existing single-family dwelling that is non-conforming to the required front and side yard setbacks. The project proposes to recognize modification of more than 65% of the major structural components resulting in "reconstruction" as defined in SCCC 13.10.260 (Non-conforming Structures). As proposed, the dwelling will be situated in the same location as the original structure and similar in design. Aside from the front and side yard setback, the location of the home would comply with all other site and development standards for the zone district. The project will result in a reduction in bedroom count and sufficient parking is available for the resulting two bedrooms.

Zoning & General Plan/Local Coastal Program Consistency

The subject property is a 5,096 square foot lot, located in the R-1-4 (Single Family Residential; one unit per 4,000 square feet) zone district, a designation which allows residential uses. The existing dwelling and proposed remodel and addition is a permitted use within the zone district and the zoning is consistent with the site's R-UM (Residential Urban Medium) 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 found in the vicinity. Application of new finish color and materials including natural stone veneer at the first floor, cedar shingles on the upper floor combined and standing seam metal roof will enhance the aesthetic qualities of the home.

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 2,600 feet south of the project site.

Conclusion

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

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **221233**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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

Application Number: 221233
Assessor Parcel Number: 038-166-01
Project Location: 629 Seacliff Drive, Aptos

Project Description: Proposal to reconstruct an existing two-story single-family dwelling and construct an addition of approximately 200 square feet.

Person or Agency Proposing Project: Billy Rickard

Contact Phone Number: (831) 332-2822

- 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. ☒ **Categorical Exemption**

Specify type: Class 1 – Existing Facilities (Section 15301), Class 2 – Replacement and Reconstruction (Section 15302), Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Remodel of an existing single family residence resulting in reconstruction. Project includes a residential deck addition to a residential structure located 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; one unit per 4,000 square feet), a designation which allows residential uses. The proposed single family residence is principally permitted within the zone district, and the zoning is consistent with the site's R-UM (Residential Urban Medium) 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. The project site is situated on a coastal bluff top however, the proposed development is not readily visible from a public viewshed.

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 2,600 feet to the south 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; one unit per 4,000 square feet) 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 however, the proposed development 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.

Administrative Site 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 and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood, with the exception of the front and side yard for which the structure will remain non-conforming.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be in substantial conformance with 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 single family dwelling 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; one unit per 4000 square feet) 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 the exception of the front and side yard for which the structure will remain non-conforming.

3. That the proposed structure and use is in substantial conformance with 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 (Residential Urban Medium) land use designation in the County General Plan.

The proposed single family dwelling 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 single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood, with the exception of the front and side yard for which the structure will remain non-conforming.

The proposed single family dwelling will be properly proportioned to the parcel size or 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 single family dwelling 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 replacement single family dwelling is to be constructed on an existing developed lot. The project is not expected to increase the existing level of traffic in the vicinity and the site is already served by utilities. Therefore, the project will not adversely impact 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 single family dwelling is consistent with the land use intensity and density of the neighborhood.

6. Any additional parking requirements created by the project can be met in accordance with Section 13.10.551.

This finding can be made, in that the proposed project does not result in the requirement for additional parking on the project site.

7. The proposed project will not significantly impair economic development goals or key land use goals of the General Plan.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UM (Residential Urban Medium) land use designation in the County General Plan.

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 report prepared by Butano Geotechnical Engineering Inc, dated May 18, 2022 was submitted for review and accepted by county staff. The project has been conditioned to ensure all recommendations of the project Geotechnical Engineer are met.

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 single family residence 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; one unit per 4000 square feet) zone district as the primary use of the property will be one single family residence that meets all current site standards for the zone district, with the exception of the front and side yard for which the structure 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 (Residential Urban Medium) land use designation in the County General Plan.

The proposed single family residence 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 single family residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district, with the exception of the front and side yard for which the structure will remain non-conforming.

The proposed single family residence 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 single family residence 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 replacement single family dwelling is to be constructed on an existing developed lot. The project is not expected to increase the existing level of traffic in the vicinity and the site is already served by utilities. Therefore, the project is will not adversely impact 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 single family residence 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 single family residence 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 Sightline Construction, revised 03/06/23.

- I. This permit authorizes the reconstruction of an existing single family residence 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 the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. Obtain necessary approvals from California State Parks for all off-site work performed on State Parks land.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.

4. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
 - D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
 - E. Meet all requirements of the Environmental Planning section of the Planning Department.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. Provide required off-street parking for three (3) 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.
 - I. 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. Settlement. 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. Successors Bound. 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: _____

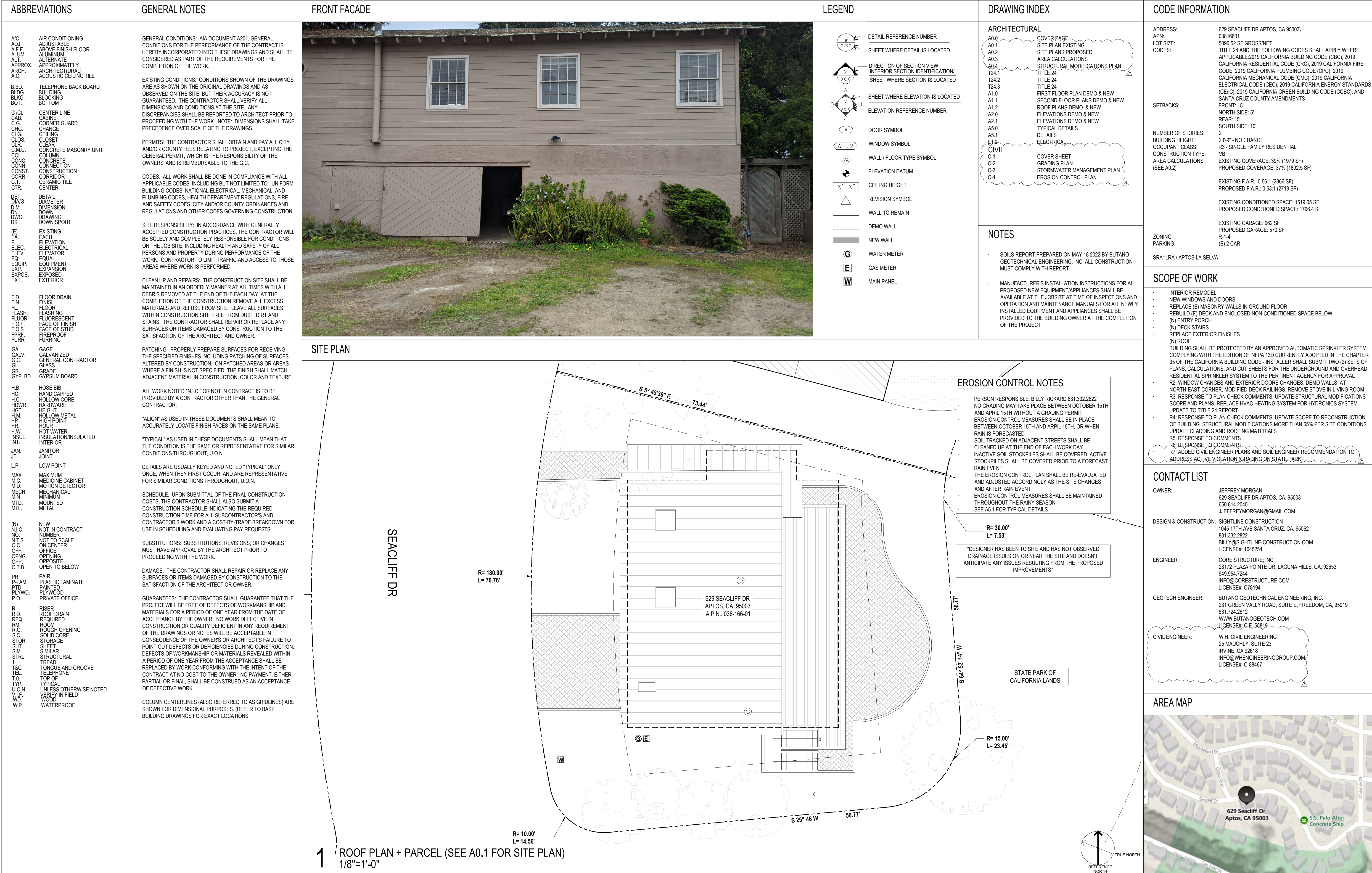
Expiration Date: _____

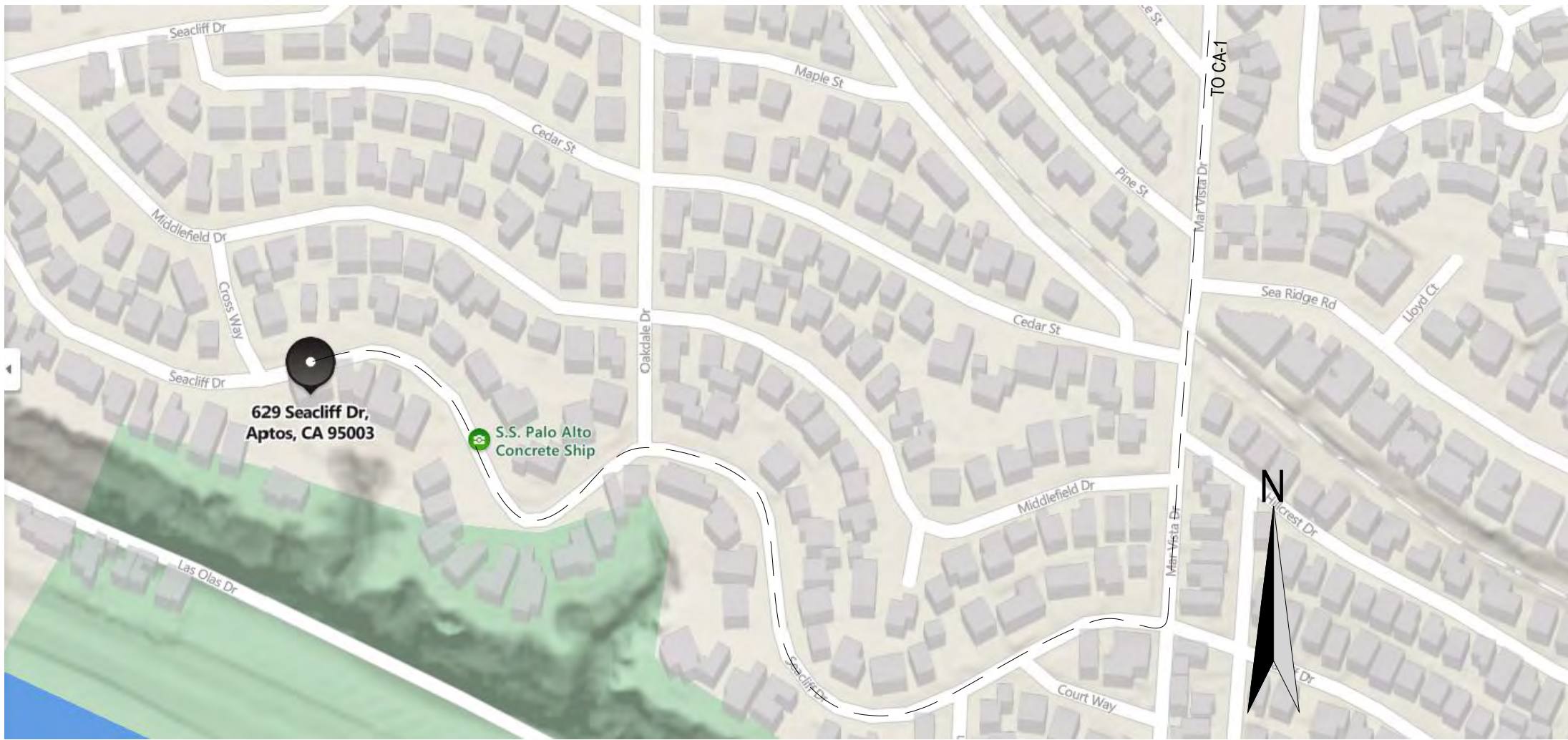
Deputy Zoning Administrator

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.

629 Seacliff Dr

Residential remodel



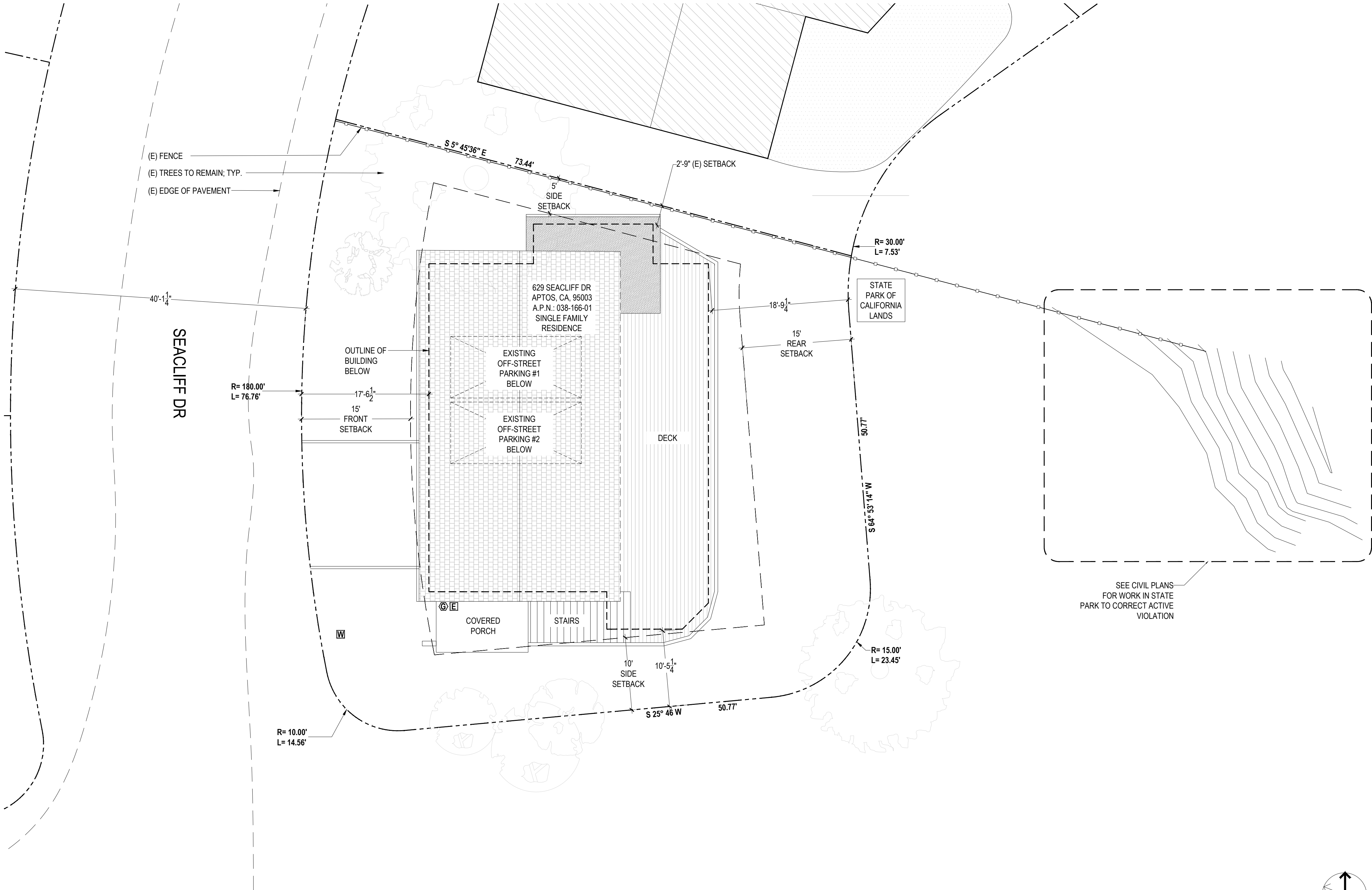


VICINITY MAP
NTS

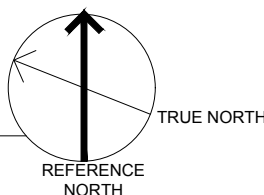
LEGEND

- EDGE OF PAVEMENT
- PROP LINE
- PREScribed SETBACK
- DEMO
- AREA TO BE DEMOLISHED
- PERVIOUS PAVERS

620 Seacliff Dr
Aptos, CA



1 SITE PLAN - EXISTING
1/8"=1'-0"

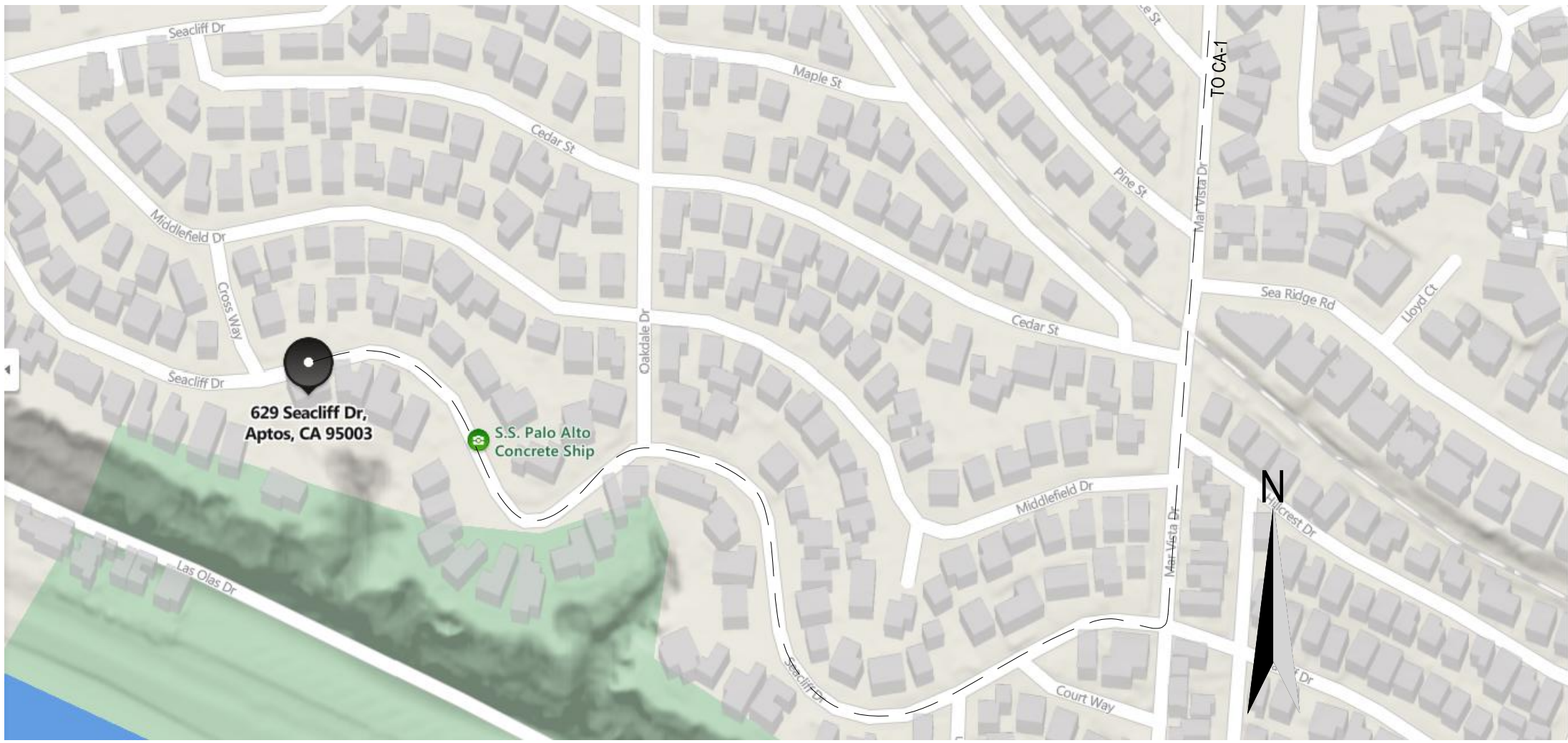


DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1
04-30-21	REVISION 2
03-20-22	REVISION 3
06-20-22	REVISION 4
10-10-22	REVISION 5
11-15-22	REVISION 6
03-06-23	REVISION 7

CONTACT:
BILL RICKARD
831.332.2822
billy@sightline-construction.com

SCALE: AS NOTED

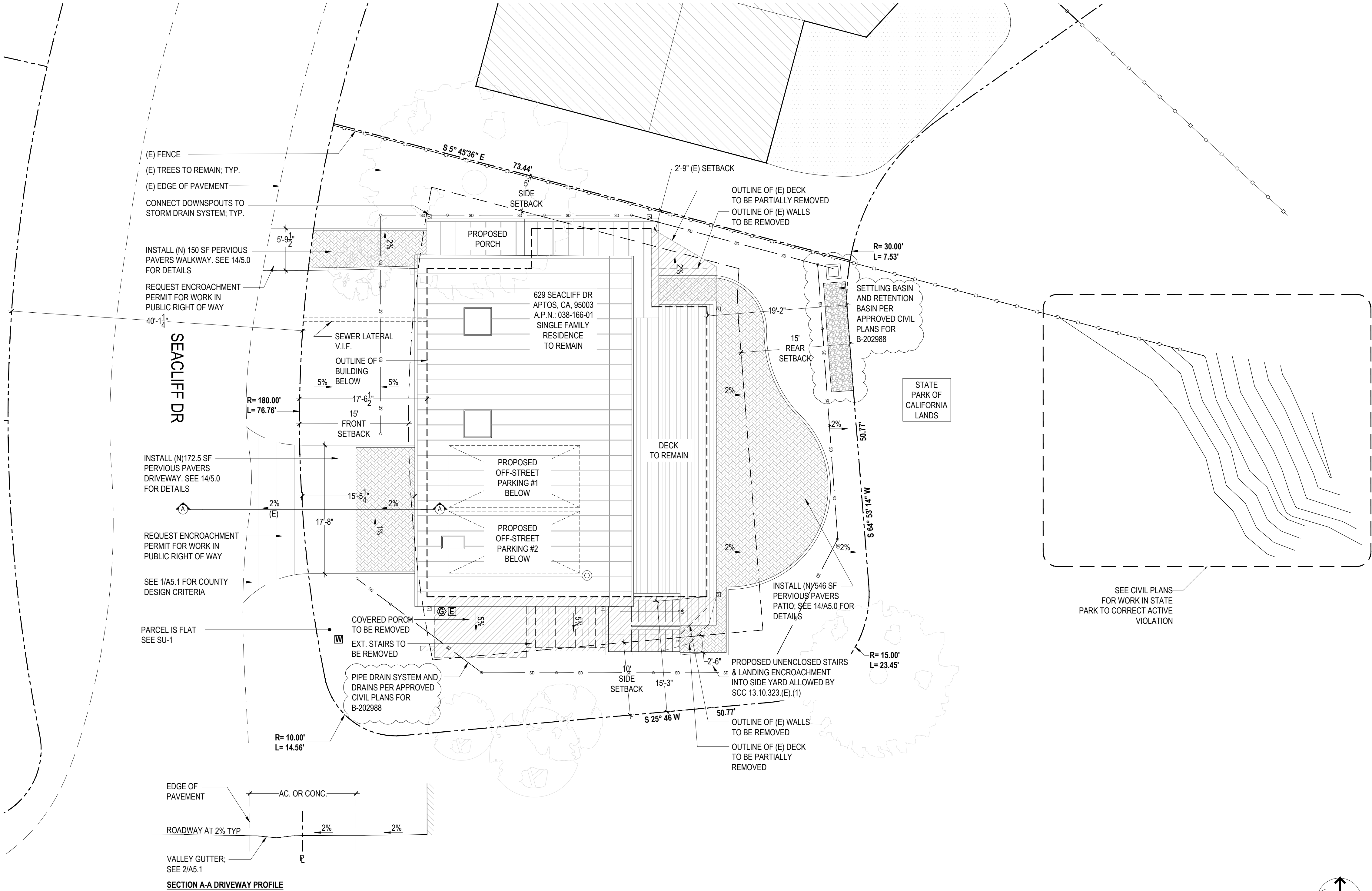
SITE PLAN
EXISTING



VICINITY MAP
NTS

LEGEND

- EDGE OF PAVEMENT
- PROP LINE
- PREScribed SETBACK
- DEMO
- AREA TO BE DEMOLISHED
- PERVIOUS PAVERS



1 SITE PLAN - PROPOSED
1/8"=1'-0"

620 Seacliff Dr
Aptos, CA

DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1
04-30-21	REVISION 2
03-20-22	REVISION 3
06-20-22	REVISION 4
10-10-22	REVISION 5
11-15-22	REVISION 6
03-06-23	REVISION 7

CONTACT:
BILL RICKARD
831.332.2822
billy@sightline-construction.com

SCALE: AS NOTED

SITE PLAN
PROPOSED

DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1
04-30-21	REVISION 2
03-20-22	REVISION 3
06-20-22	REVISION 4
10-10-22	REVISION 5
11-15-22	REVISION 6
03-06-23	REVISION 7

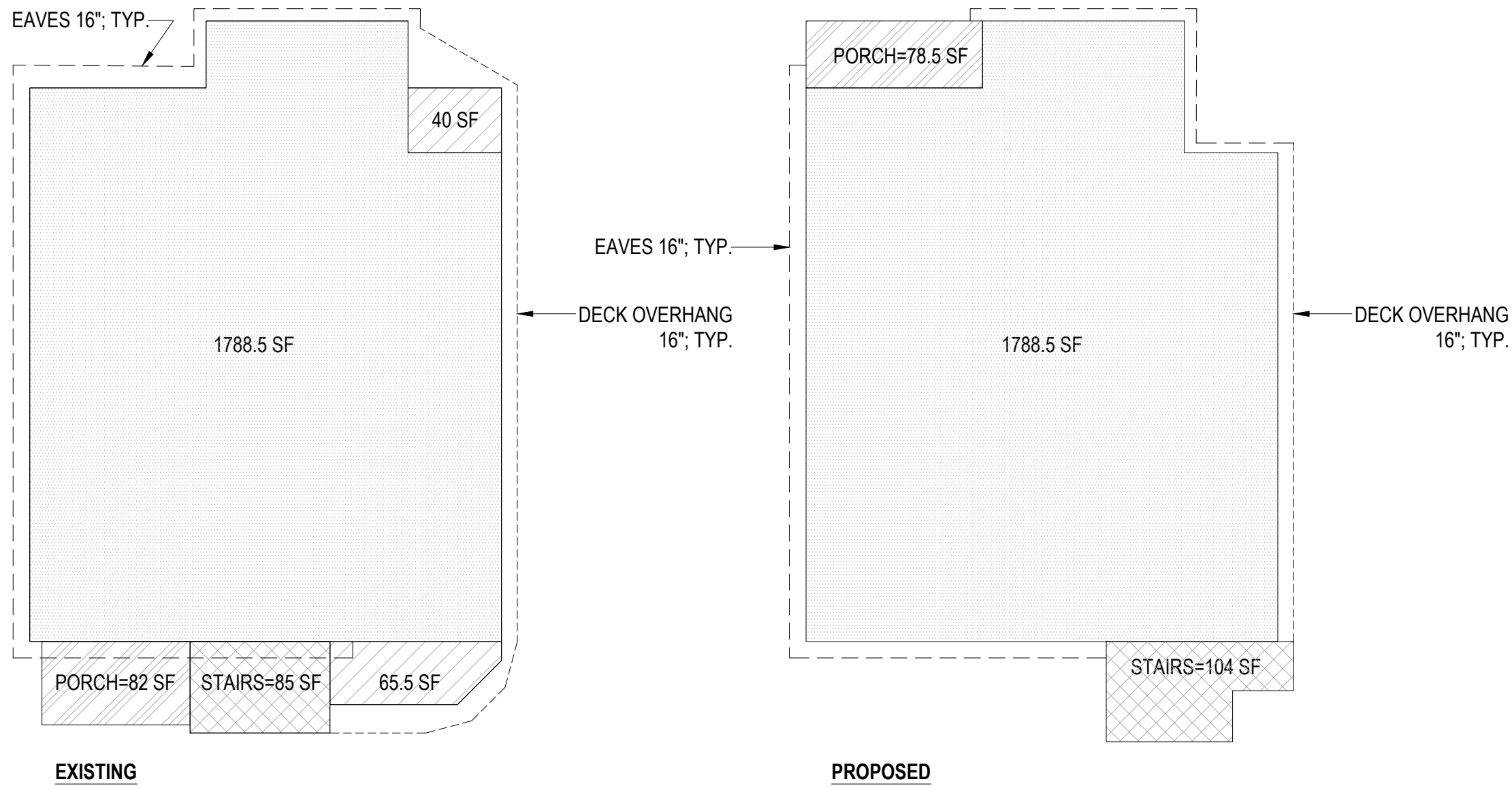
CONTACT:
BILL RICKARD
831.332.2822
billy@sightline-construction.com

SCALE: N.T.S.

AREA
CALCULATIONS

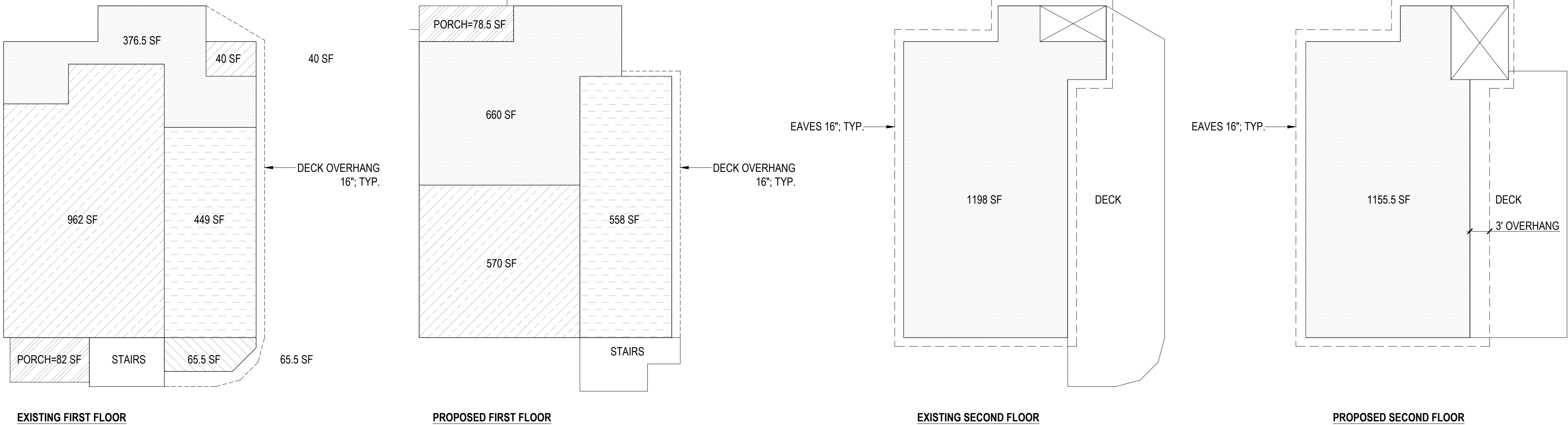
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1 LOT COVERAGE
N.T.S.



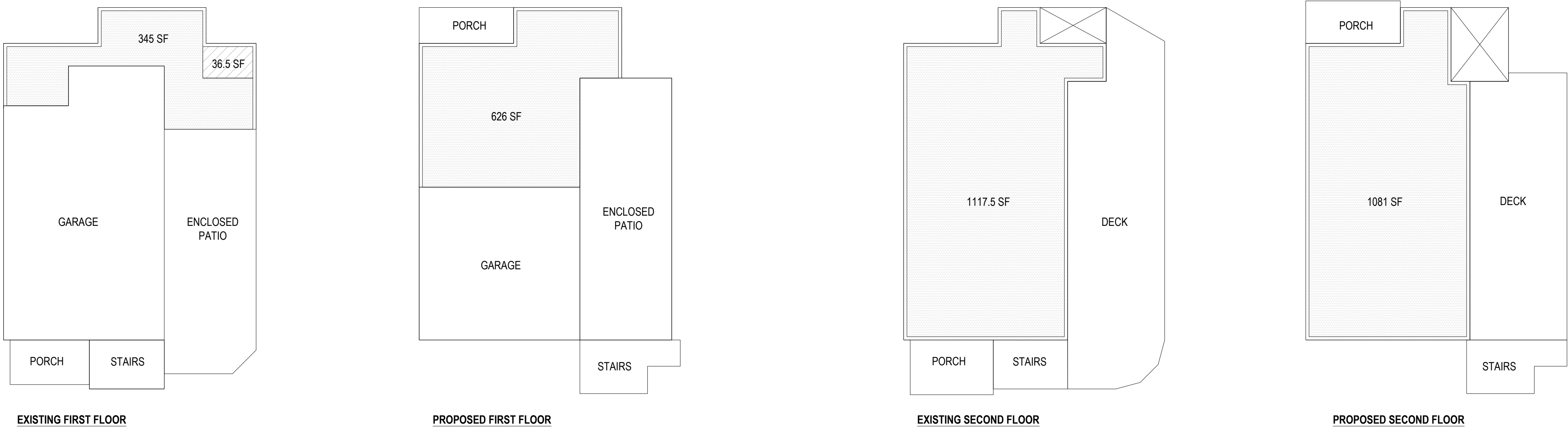
LOT COVERAGE CALCULATIONS	
LOT AREA= 5096.52 SF	
EXISTING	PROPOSED
AREA COVERED TO REMAIN= 1788.5 SF	AREA COVERED= 1788.5 SF
AREA COVERED TO BE REMOVED= 105.5 SF	EXTERIOR STAIRS= 104 SF
EXTERIOR STAIRS= 85 SF	PORCH= 78.5 SF (< 140 SF)
PORCH= 82 SF (< 140 SF)	
TOTAL= 1979 SF / 39%	TOTAL= 1892.5 SF / 37%

2 FLOOR AREA RATIO
N.T.S.



F.A.R. CALCULATIONS	
LOT AREA= 5096.52 SF	
EXISTING 1ST FLOOR	PROPOSED 1ST FLOOR
LIVING SPACE TO REMAIN= 376.5 SF	LIVING SPACE = 660 SF
LIVING SPACE TO BE REMOVED= 40 SF	GARAGE= 570 SF (-225 SF)
GARAGE= 962 SF (-225 SF)	ENCLOSED PATIO= 558 SF
ENCLOSED PATIO= 449 SF	PORCH= 78.5 SF (<140 SF)
ENCLOSED PATIO TO BE REMOVED= 65.5 SF	
PORCH= 82 SF (< 140 SF)	
EXISTING 2ND FLOOR	PROPOSED 2ND FLOOR
LIVING SPACE TO REMAIN= 1198 SF	LIVING SPACE= 1155.5 SF
TOTAL= 2866 / .56	TOTAL= 2718.5 / .53

3 CONDITIONED SPACE
N.T.S.



CONDITIONED SPACE CALCULATIONS	
LOT AREA= 5096.52 SF	
EXISTING 1ST FLOOR	PROPOSED 1ST FLOOR
LIVING SPACE TO REMAIN= 345 SF	LIVING SPACE = 626 SF
LIVING SPACE TO BE REMOVED= 36.5 SF	
EXISTING 2ND FLOOR	PROPOSED 2ND FLOOR
LIVING SPACE TO REMAIN= 1117.5 SF	LIVING SPACE= 1081 SF
TOTAL= 1499 SF	TOTAL= 1707 SF

CERTIFICATE OF COMPLIANCE
Project Name: Residential Building
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2020-06-12T08:47:36-07:00
Input File Name: MorganJeffAddition.rbd19x

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GENERAL INFORMATION										
01	Project Name		Residential Building							
02	Run Title		Title 24 Analysis							
03	Project Location		629 Seaciff Drive							
04	City		Aptos		05	Standards Version		2019		
06	Zip code		95003		07	Software Version		EnergyPro 8.1		
08	Climate Zone		3		09	Front Orientation (deg/ Cardinal)		315		
10	Building Type		Single family		11	Number of Dwelling Units		1		
12	Project Scope		Addition/Alteration		13	Number of Bedrooms		2		
14	Addition Cond. Floor Area (ft²)		227		15	Number of Stories		2		
16	Existing Cond. Floor Area (ft²)		1518		17	Fenestration Average U-factor		0.35		
18	Total Cond. Floor Area (ft²)		1745		19	Glazing Percentage (%)		25.81%		
20	ADU Bedroom Count		0		21	ADU Conditioned Floor Area		0		
22	Is Natural Gas Available?		Yes							

COMPLIANCE RESULTS										
01	Building Complies with Computer Performance									
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.									
03	This building incorporates one or more Special Features shown below									

ENERGY USE SUMMARY				
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	55.31	48.88	6.43	11.6
Space Cooling	5.11	5.1	0.01	0.2
IAQ Ventilation	0	0	0	
Water Heating	13.42	13.42	0	0
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	73.84	67.4	6.44	8.7

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CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 06/12/2020 10:49
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HERS Provider: CHEERS
Report Generated: 2020-06-12 08:48:13

CERTIFICATE OF COMPLIANCE
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01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface Floor	Second Floor	Default Floor No Crawlspace	n/a	n/a	549	n/a	n/a		Existing	No
Interior Surface Floor 2	Second Floor	Default Floor No Crawlspace	n/a	n/a	346	n/a	n/a		Existing	No
Interior Surface Floor 3	Second Floor	Default Floor No Crawlspace	n/a	n/a	277	n/a	n/a		Existing	No
Southwest Wall 2	___Garage___	R-0 Wall	225	Right	200	0	90	none	Existing	No
Northwest Wall 4	___Garage___	R-0 Wall	315	Front	189.3	0	90	none	Existing	No
Southeast Wall 4	___Garage___	R-0 Wall	135	Back	189.3	0	90	none	Existing	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x In 12)	Roof Reflectance	Roof Entrance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Second Floor	Default Roof Prior to 1971	0	Front	35	34.9	5	0.1	0.85	No	Existing	No	

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x In 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Second Floor	Attic Roof/Second Floor	Ventilated	5	0.1	0.85	No	No	Existing	No

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-13 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
Default Wall Prior to 1971	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Roof/Second Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Default Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Celling below Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

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REQUIRED SPECIAL FEATURES										
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.										
• Non-standard duct location (any location other than attic)										

HERS FEATURE SUMMARY										
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry										
Building-level Verifications:										
• Kitchen range hood										
Cooling System Verifications:										
• Minimum airflow										
• Verified EER										
• Fan Efficiency Watts/CFM										
Heating System Verifications:										
• --- None ---										
HVAC Distribution System Verifications:										
• Duct leakage testing										
• Ducts located entirely in conditioned space confirmed by duct leakage testing										
Domestic Hot Water System Verifications:										
• --- None ---										

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	1745	1	2	3	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
First Floor	Conditioned	HVAC System1	227	8	DHW Sys 1	N/A
First Floor (Existing)	Conditioned	HVAC System1	346	8	DHW Sys 1	N/A
Second Floor	Conditioned	HVAC System1	1172	8	DHW Sys 1	N/A

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01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	Northwest Wall	Front	315			1	40	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New)	Window	Northeast Wall (Altered)	Left	45			1	10	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New) 2	Window	Southeast Wall (Altered)	Back	135			1	18.9	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New) 3	Window	Southeast Wall 2	Back	135			1	24	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New) 4	Window	Southwest Wall	Right	225			1	24	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New) 5	Window	Northwest Wall 3	Front	315			1	58.8	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New) 6	Window	Northwest Wall 2	Left	45			1	10	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window (New) 7	Window	Southeast Wall 3	Back	135			1	229.8	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Skylight (New)	Skylight	Roof	Front	315			1	34.9	0.48	NFRC	0.37	NFRC	None	New	n/a

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door (New)	Northwest Wall 2	20	0.5	New	n/a

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01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (ft)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	New	NA	

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.82-UEF	<= 200 kBTU/hr	0	n/a	n/a	n/a	n/a	New	

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

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CA Building Energy Efficiency Standards - 2019 Residential Compliance

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Northwest Wall	First Floor	R-13 Wall	315	Front	131.4	40	90	none	New	n/a
Southeast Wall	First Floor	R-13 Wall	135	Back	116.6	0	90	none	New	n/a
Southwest Wall (Altered)	First Floor (Existing)	R-13 Wall	225	Right	46.4	0	90	none	Altered	No
Northwest Wall (Altered)	First Floor (Existing)	R-13 Wall	315	Front	37	0	90	none	Altered	No
Northwest Wall 2	First Floor (Existing)	Default Wall Prior to 197	315	Front	44	20	90	none	Existing	No
Northeast Wall (Altered)	First Floor (Existing)	R-13 Wall	45	Left	114.6	10	90	none	Altered	No
Northeast Wall	First Floor (Existing)	Default Wall Prior to 197	45	Left	132	0	90	none	Existing	No
Southeast Wall (Altered)	First Floor (Existing)	R-13 Wall	135	Back	55.2	18.9	90	none	Altered	No
Southeast Wall 2	First Floor (Existing)	Default Wall Prior to 197	135	Back	44	24	90	none	Existing	No
Southwest Wall	Second Floor	Default Wall Prior to 197	225	Right	247	24	90	none	Existing	No
Northwest Wall 3	Second Floor	Default Wall Prior to 197	315	Front	405	58.8	90	none	Existing	No
Northeast Wall 2	Second Floor	Default Wall Prior to 197	45	Left	247	10	90	none	Existing	No
Southwest Wall 3	Second Floor	Default Wall Prior to 197	135	Back	405	229.8	90	none	Existing	No
Interior Surface Wall	First Floor→ Garage	R-13 Wall1	n/a	n/a	200	0	n/a		New	n/a
Roof 2	Second Floor	Default Roof Prior to 197	n/a	n/a	1137.1	n/a	n/a		Existing	No

CERTIFICATE OF COMPLIANCE

Project Name: Residential Building

Calculation Date/Time: 2020-06-12T08:47:36-07:00

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HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distributi on System 1	Conditioned space-entirely	Non- Verified	R-6	R-6	Condit ioned Zone	Condit ioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distributi on System 1-her s-dist	New	n/a	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-her s-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-her s-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-her s-fan	Required	0.45

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CERTIFICATE OF COMPLIANCE

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Mario Bertacco	Documentation Author Signature: Mario Bertacco
Company: NRG Compliance LP	Signature Date: 06/12/2020
Address: PO Box 3777	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Santa Rosa, CA 95402	Phone: 707-237-6957

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.

2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Roque Tomatis

Responsible Designer Signature: Roque Tomatis

Company: Roque Tomatis

Date Signed: 06/12/2020

Address: 548 5th St, #6

License:

City/State/Zip: San Francisco, CA 94107

Phone: (415) 915-4329

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620 Seaclyff Dr
Aptos, CA

DATE	SET	ISSUE
06-02-20	PERMIT	
09-28-20	REVISION 1	
04-30-21	REVISION 2	
03-20-22	REVISION 3	
06-20-22	REVISION 4	
10-10-22	REVISION 5	
11-15-22	REVISION 6	
03-06-23	REVISION 7	

CONTACT:
BILL RICKARD
831.332.2822
billy@sightline-construction.com

SCALE: N/A


TITLE 24

T24.2

RESIDENTIAL MEASURES SUMMARY										RMS-1	
Project Name Morgan, Jeff Addition			Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi Family		<input type="checkbox"/> Addition Alone <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 6/12/2020				
Project Address 629 Seaciff Drive Aptos			California Energy Climate Zone CA Climate Zone 03		Total Cond. Floor Area 1,745		Addition 227		# of Units 1		
INSULATION			Area (ft ²)		Special Features			Status			
Construction Type		Cavity									
Wall	Wood Framed	R 13		408					New		
Slab	Unheated Slab-on-Grade	- no insulation		227		Perim = 31'			New		
Wall	Wood Framed	R 13		46					Altered		
Wall	Wood Framed	R 13		37					Altered		
Wall	Wood Framed	- no insulation		24					Existing		
Door	Opaque Door	- no insulation		20					New		
Wall	Wood Framed	R 13		105					Altered		
Wall	Wood Framed	- no insulation		132					Existing		
FENESTRATION			Total Area: 450		Glazing Percentage: 25.8%		New/Altered Average U-Factor: 0.35				
Orientation Area(ft ²)		U-Fac	SHGC	Overhang	Sidelines	Exterior Shades		Status			
Front (NW)	98.8	0.340	0.34	none	none	N/A		New			
Left (NE)	20.0	0.340	0.34	none	none	N/A		New			
Rear (SE)	272.7	0.340	0.34	none	none	N/A		New			
Right (SW)	24.0	0.340	0.34	none	none	N/A		New			
Skylight	34.9	0.480	0.37	none	none	N/A		New			
HVAC SYSTEMS											
Qty. Heating		Min. Eff	Cooling		Min. Eff	Thermostat		Status			
1	Central Furnace	90% AFUE	Split Air Conditioner		14.0 SEER	Setback		New			
HVAC DISTRIBUTION											
Location		Heating	Cooling		Duct Location		Duct R-Value	Status			
HVAC System		Ducted	Ducted		Conditioned		6.0	New			
WATER HEATING											
Qty. Type		Gallons	Min. Eff	Distribution		Status					
1	Small Instantaneous Gas	0	0.82	Standard		New					
EnergyPro 6.1 by EnergySoft User Number: 5581 ID: 0611202007 Page 14 of 21											








[illegible]

RESIDENTIAL MEASURES SUMMARY							RMS-1
Project Name Morgan, Jeff Addition		Building Type		<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family	<input type="checkbox"/> Addition Alone	Date 6/11/2020
Project Address 629 Seaciff Drive Aptos		California Energy Climate Zone		<input checked="" type="checkbox"/> Existing+ Addition/Alteration			# of Units 1
		CA Climate Zone 03		Total Cond. Floor Area 1,745	Addition 227		
INSULATION							
Construction Type		Cavity	Area (ft²)	Special Features		Status	
Roof Wood Framed Attic		R 11	1,137			Existing	
Demising Wood Framed w/o Crawl Space		- no insulation	549			Existing	
Demising Wood Framed w/o Crawl Space		- no insulation	346			Existing	
Demising Wood Framed w/o Crawl Space		- no insulation	277			Existing	
FENESTRATION							
Orientation Area(ft ²)		Total Area: 450	Glazing Percentage: 25.8%	New/Altered Average U-Factor: 0.35			
		U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
HVAC SYSTEMS							
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status	
HVAC DISTRIBUTION							
Location	Heating	Cooling	Duct Location	Duct R-Value	Status		
WATER HEATING							
Qty.	Type	Gallons	Min. Eff	Distribution	Status		
EnergyPro 8.1 by EnergySoft User Number: 5581 ID: 0611202007 Page 16 of 21							

<div>  <div> <h1>2019 Low-Rise Residential Mandatory Measures Summary</h1> <p><i>NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.</i></p> </div> </div>	
Building Energy Measures:	
\$110.0(a):	Air Leakage. Manufactured fenestration, exterior doors, and exterior door storms must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AIAA/WQMA/CSA 1011 S.2/A440-2011.*
\$110.0(a)s:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
\$110.0(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0-6A, 110.0-6, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
\$110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.*
\$110.0(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
\$110.0(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.0(g).
\$110.0(h):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.0(h) and be labeled per § 10-113 when the installation of a cool roof is specified on the CFR.
\$110.0(i):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
\$110.0(j):	Attic Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter or other alternation. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
\$150.0(a):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
\$150.0(b):	Wall Insulation. Minimum R-13 insulation in 2nd inch wood framing wall or have a U-factor of 0.12 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.02. Masonry walls must meet Tables 150.0-1A or B.*
\$150.0(c):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
\$150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
\$150.0(e):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.0(g).
\$150.0(f):	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawls space must be covered with a Class I or Class II vapor retarder. This requirement applies to the entire space for ventilation crawlspace covered with the exception to § 150.0(d).*
\$150.0(g):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
\$150.0(h):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.38; or the weighted average U-factor of all fenestration must not exceed 0.058.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
\$110.0(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
\$150.0(e):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
\$150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and lift-fitting damper or combustion-air-control device.*
\$150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
\$110.0-§110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showereheads, faucets, and all other regulated appliances must be certified by the manufacturer to California Energy Commission.
\$110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-4.*
\$110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the out-temperature for compression heating is higher than the out-on-temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
\$110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
\$110.3(a):	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(a).
\$110.3(a)2:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with those bibbs or other fittings on both cold and hot water lines in order to allow flushing the water heater when the valves are closed.
\$110.5:	Pilot Lights. Continuously burning pilot light igniters are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
\$150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Fundamentals Volume, Applications Volume, and the International Energy Conservation Code (IECC) or the ACCA Manual J. Heating and/or cooling conditions specified in § 150.0(h)2.

	<h1>2019 Low-Rise Residential Mandatory Measures Summary</h1>
§ 150.01(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer manufacturer's instructions.
§ 150.01(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.01(j):	Storage Tank Insulation. Unlined hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.01(k)2A:	Water Piping, Solar water-heating system Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch: (a) hot water piping with a nominal diameter less than 34 inch and less than one inch; (b) hot water piping with a nominal diameter less than 34 inch that is associated with a domestic hot water circulation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.01(h)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 1202.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.01(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "seal" and be electrically isolated; (a) a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Line," a Category III or IV vent, or a Type B vent with straight pipe between the outdoor termination and the space where the water heater is installed, a condensate drain that is no more than two inches higher below the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.01(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.03(c).
§ 150.01(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Installation and Certification Corporation (SICC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
§ 150.01(n)4:	Ducts and Fans Measures:
§ 110.04(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets the requirements.
§ 110.04(d)4:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned spaces as confirmed through field verification and diagnostic testing (RAC3, 14.3.3). Portions of the duct system completely exposed and surrounded by directly conditioned space are reserved to be made of flexible duct. Connections of metal ducts and inner core of flexible ducts must be mechanically sealed. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealed that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and other mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed to be conditioned spaces must be sealed. Building cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.01(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tapes are used in combination with mastic and duct bands.
§ 150.01(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.01(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.01(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.01(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protection by aluminum, metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water resistant and provides shielding from solar radiation.
§ 150.01(m)10:	Partial Inner Core Fire Ducts. Inner core fire ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.01(m)11:	Duct System Sealing and Leakage Test. All air-distribution system ducts and plenums must be sealed and tested for leakage as confirmed through field verification and diagnostic testing, in accordance with § 150.01(m)11 and Reference Residential Appendix RA3.
§ 150.01(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in § 150.01(d)12. Filters must be accessible for regular service.*
§ 150.01(m)13:	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts for supply cooling must have a role for the placement of a static pressure port for a permanently installed static pressure probe in the supply plenum. Airflow must be a 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency > 0.45 watts per CFM for gas furnace air handlers and > 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow > 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency > 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

<div>  <h1>2019 Low-Rise Residential Mandatory Measures Summary</h1> </div>	
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(a):	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2: Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i).
§ 150.0(a)(C):	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, located in public garages or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(i)(C).
§ 150.0(a)(E):	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.6.
§ 150.0(a)(F):	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be compliance to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(a)(G):	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(a)(J):	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HUD to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations, an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b):	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(c):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)(3):	Directional Intalls and Time Switches for Pools. Pools must have directional intalls that adequately mix the pool water, and a time switch that allow for pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.8:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.8.
§ 150.0(k)(1A):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)(1B):	Blank Electrical Boxes. The number of electrical boxes that are more than 18 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)(1C):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)(1C).
§ 150.0(k)(1D):	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 15 watts or greater must be electronic and must have an actual frequency of no less than 20 kHz.
§ 150.0(k)(1E):	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)(1F):	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)(2):	Screw Based Luminaires. Screw based luminaires must comply with the requirements that comply with Reference Joint Appendix JA8.
§ 150.0(k)(3H):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAR elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)(1):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources installed to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)(2A):	Interior Switches and Controls. All forward phase dimmable units with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)(2B):	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)(2C):	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls to allow the lighting to be manually turned On and Off.
§ 150.0(k)(2D):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)(2E):	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)(2F):	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1 
04-30-21	REVISION 2 
03-20-22	REVISION 3 
06-20-22	REVISION 4 
10-10-22	REVISION 5 
11-15-22	REVISION 6 
03-06-23	REVISION 7 

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SCALE: N/A

TITLE 24

T24.3



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multisense programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.8, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 180 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice this distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY													
Project Name Morgan, Jeff Addition							Date 6/12/2020						
System Name HVAC System							Floor Area 1,745						
ENGINEERING CHECKS				SYSTEM LOAD									
Number of Systems		1		<div>COIL COOLING PEAK</div> <div>Total Room Loads</div> <div>Return Vented Lighting</div> <div>Return Air Ducts</div> <div>Return Fan</div> <div>Ventilation</div> <div>Supply Fan</div> <div>Supply Air Ducts</div> <div>TOTAL SYSTEM LOAD</div>				COIL HTG. PEAK		CFM		Sensible	
Heating System								1,374	28,861	706	870	43,080	
Output per System		54,000						0		0		0	
Total Output (Btuh)		54,000						307		0		506	
Output (Btuh/sqft)		30.9						0		0		0	
Cooling System								0		0		0	
Output per System		36,000						0		0		0	
Total Output (Btuh)		36,000						0		0		0	
Total Output (Tons)		3.0						307		0		506	
Total Output (Btuh/sqft)		20.6											
Total Output (sqft/Ton)		581.7		29,475		706		44,091					
Air System				HVAC EQUIPMENT SELECTION									
CFM per System		1,566		Central Heating System w/ AC				33,789	530	54,000			
Airflow (cfm)		1,566											
Airflow (cfm/sqft)		0.90											
Airflow (cfm/Ton)		521.7											
Outside Air (%)		0.0%		Total Adjusted System Output (Adjusted for Peak Design conditions)				33,789	530	54,000			
Outside Air (cfm/sqft)		0.00											
Note: values above given at ARI conditions				TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM					
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)													
<div>27 °F 68 °F 68 °F 115 °F</div> <div>Outside Air Supply Fan Heating Coil</div> <div>0 cfm 1,565 cfm</div> <div>ROOM</div> <div>115 °F 68 °F</div>													
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)													
<div>88 / 66 °F 75 / 62 °F 75 / 62 °F 55 / 54 °F</div> <div>Outside Air Supply Fan Cooling Coil</div> <div>0 cfm 1,565 cfm</div> <div>ROOM</div> <div>55 / 54 °F 75 / 62 °F</div> <div>46.9%</div>													








DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1
04-30-21	REVISION 2
03-20-22	REVISION 3
06-20-22	REVISION 4
10-10-22	REVISION 5
11-15-22	REVISION 6
03-06-23	REVISION 7

CONTACT:
BILL RICKARD
831.332.2822
billy@sightline-construction.com

SCALE: N/A

TITLE 24

T24.4

DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1 
04-30-21	REVISION 2 
03-20-22	REVISION 3 
06-20-22	REVISION 4 
10-10-22	REVISION 5 
11-15-22	REVISION 6 
03-06-23	REVISION 7 

CONTACT:

ILLY RICKARD

31.332.2822
lly@sightline-construction.com

SCALE: 1/4"=1'

FIRST FLOOR
PLAN
DEMO & NEW

A1.0

GENERAL

FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF
DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY
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WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION
THROUGHOUT

DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS

DIMENSION NOTES

1. DIMENSIONS ARE TO FACE OF STUD U.N.O.

DEMOLITION NOTES

OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES,
DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY
HEREIN

NEW CONSTRUCTION NOTES

WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE INSULATION PER TITLE 24 REPORT

PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.

CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY

WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS

ROOF NOTES

SEE FLOOR PLANS FOR COMPLETE BUILDING DIMENSIONS.

PROVIDE SPRAY FOAM INSULATION PER TITLE 24 REPORT

PROVIDE NEW FLASHING AT ALL EXISTING ROOF PENETRATIONS
LOCATED IN NEW ROOF AREAS

ALL EXTERIOR FASTENERS SHALL BE GALVANIZED

AT ALL NEW ROOF AREAS; PROVIDE CLASS "B" MINIMUM ROOF COVERING

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EGRESS WINDOWS TO HAVE A NET OPERABLE AREA OF NO LESS THAN 5.7 SF.
MINIMUM CLEAR OPEN HEIGHT: 24"
MINIMUM CLEAR OPEN WIDTH: 20"

SEE TITLE 24 REPORT FOR ENERGY COMPLIANCE

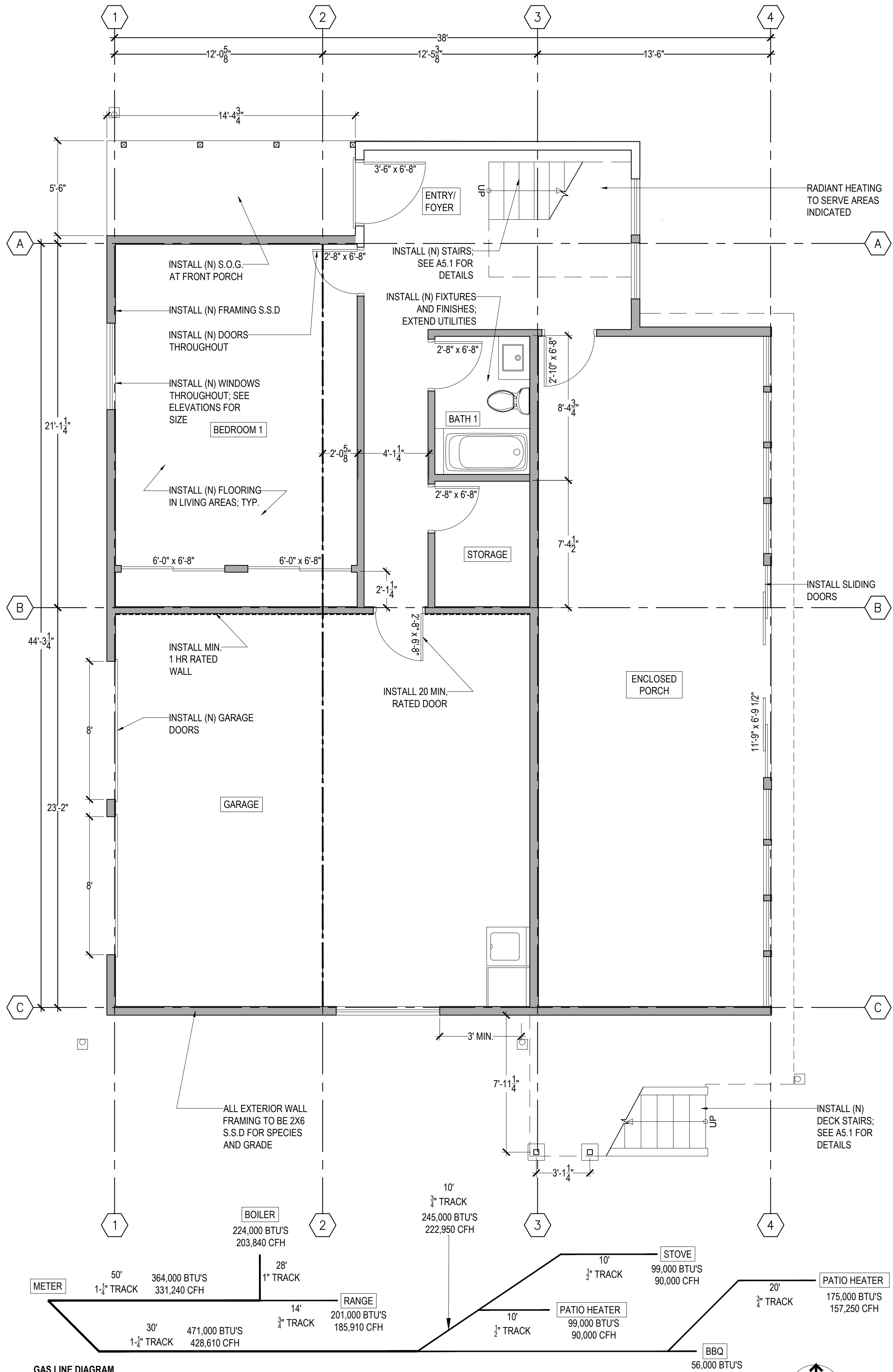
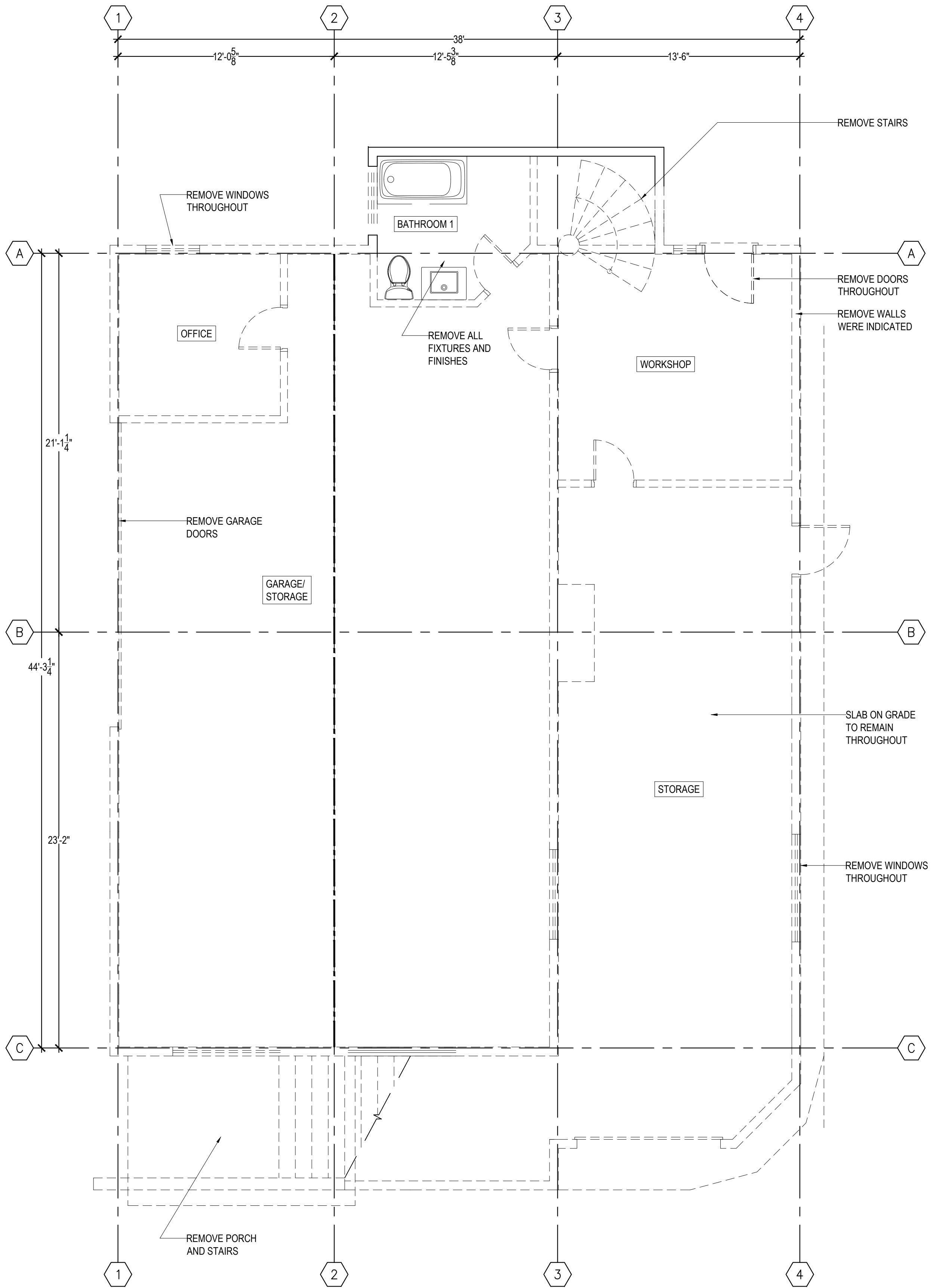
EMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 WITHIN A 2' ARC OF EITHER THE EDGE OF A DOOR AND WHERE THE
 BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE
 WALKING SURFACE.
 ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN
 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY TO
 THE LANDING.
 ADJACENT TO STAIRS WHERE GLAZING IS LOCATED LESS THAN 36 INCHES
 ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 WITHIN A PORTION OF WALL ENCLOSED A TUB/SHOWER WHERE THE
 BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES
 ABOVE THE STANDING SURFACE AND DRAIN INLET.
 WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN
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PLUMBING NOTES

THE EFFECTIVE FLUSH VOLUME FOR ALL WATER CLOSETS SHALL NOT EXCEED 1.28GALLONS PER FLUSH. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.9 GPM @80PSI. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI BUT NO LESS THAN 0.8 GPM AT 20 PSI. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8GPM @ 60 PSI BUT MIGHT HAVE A TEMPORARY FLOW RATE OF 2.2 GPM @ 60 PSI AND DEFAULT TO 1.8 GPM @ 60 PSI

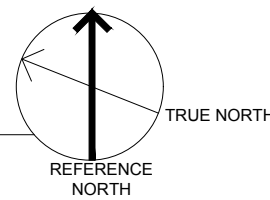
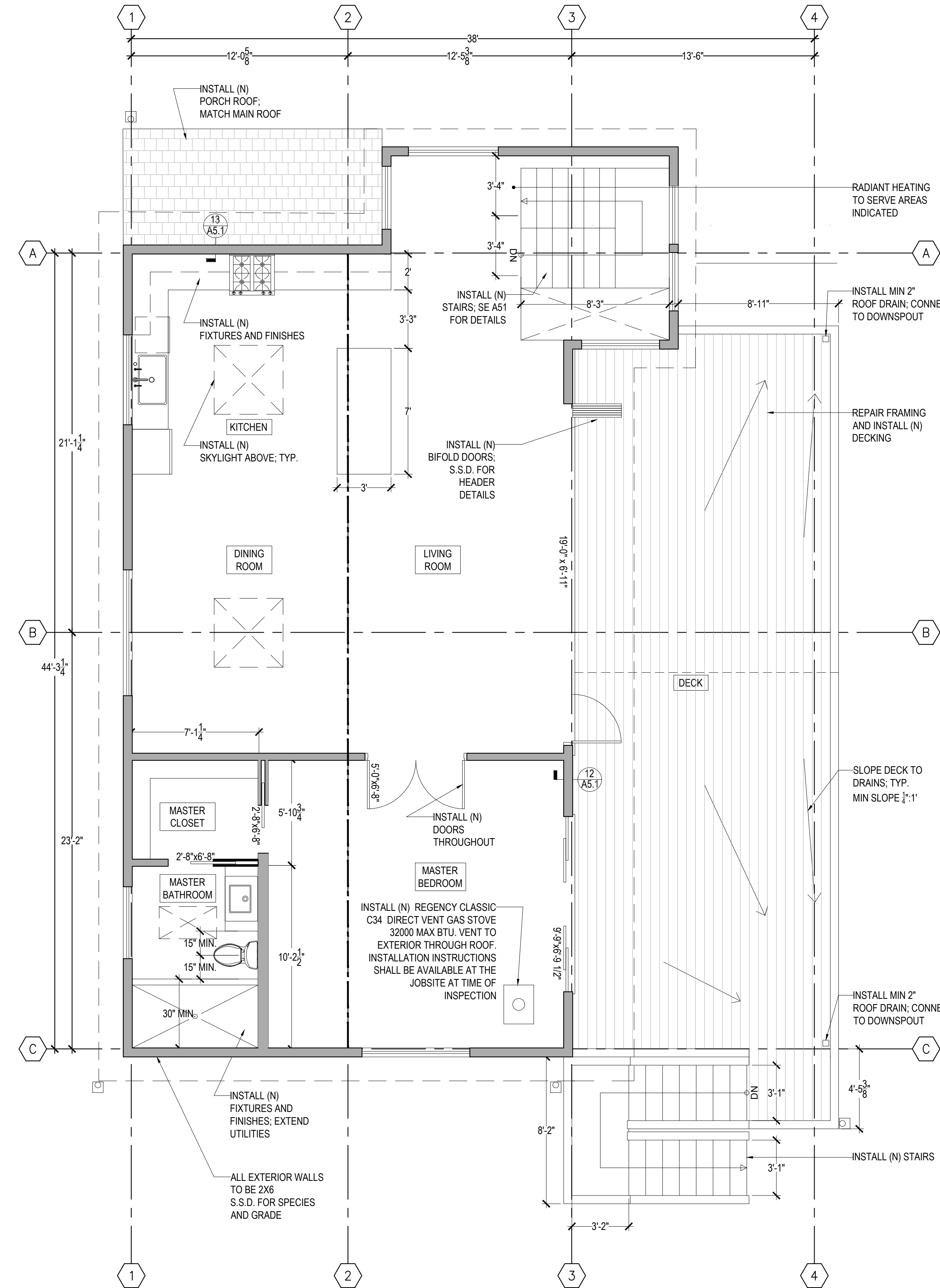
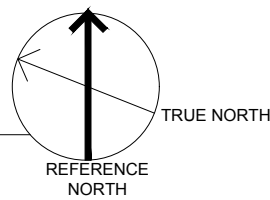
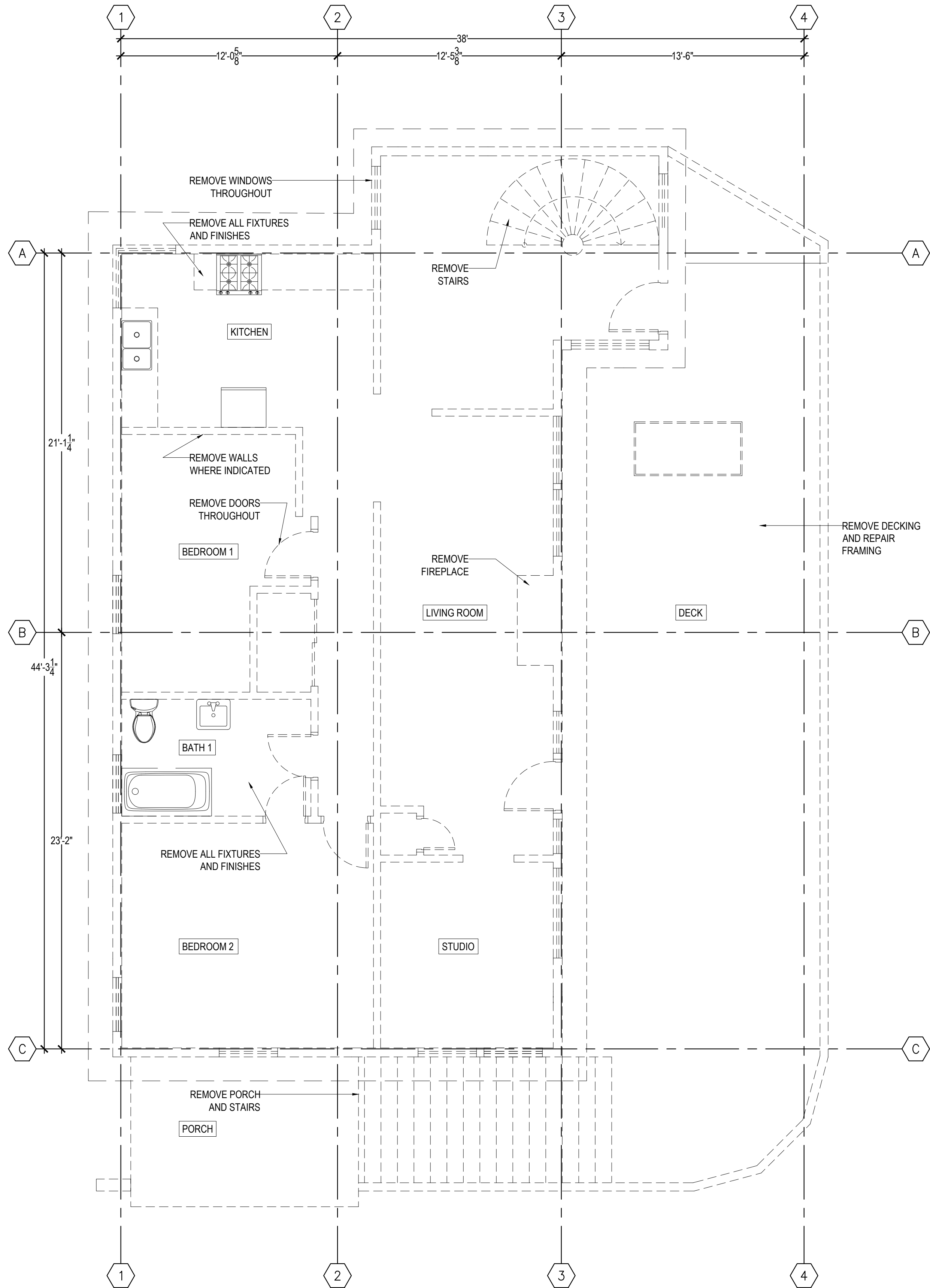
CAL GREEN NOTES

FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4.5 SEE ATTACHED DOCUMENTS FOR VOC AND FORMALDEHYDE TABLES



1 FIRST FLOOR PLAN - DEMO

2 FIRST FLOOR PLAN - NEW



GENERAL

FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS

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CONTACT:

BILLY RICKARD

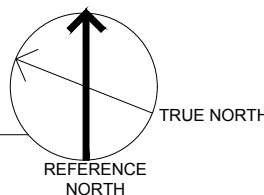
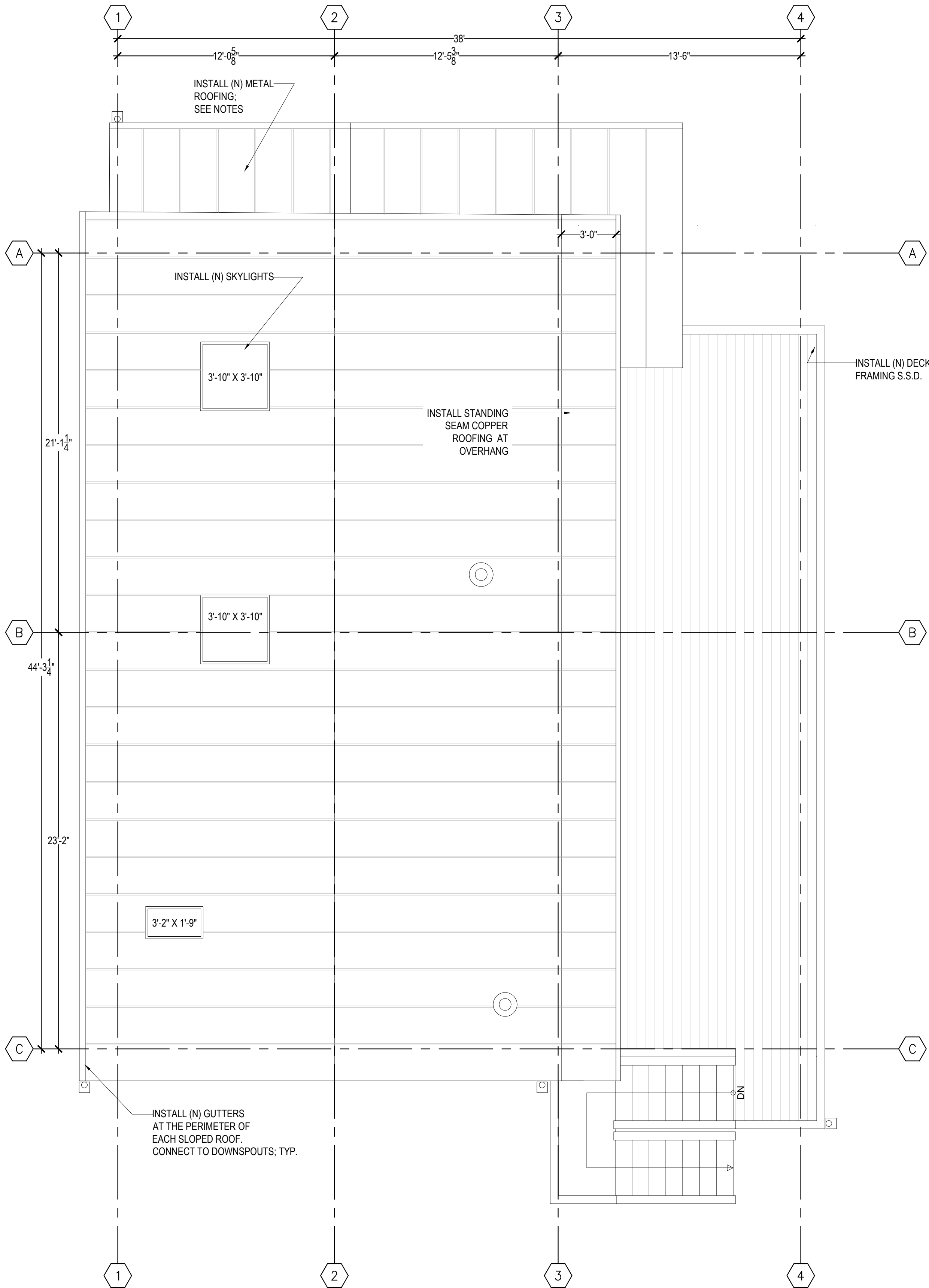
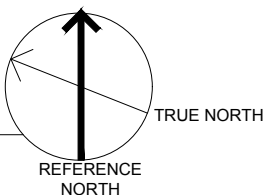
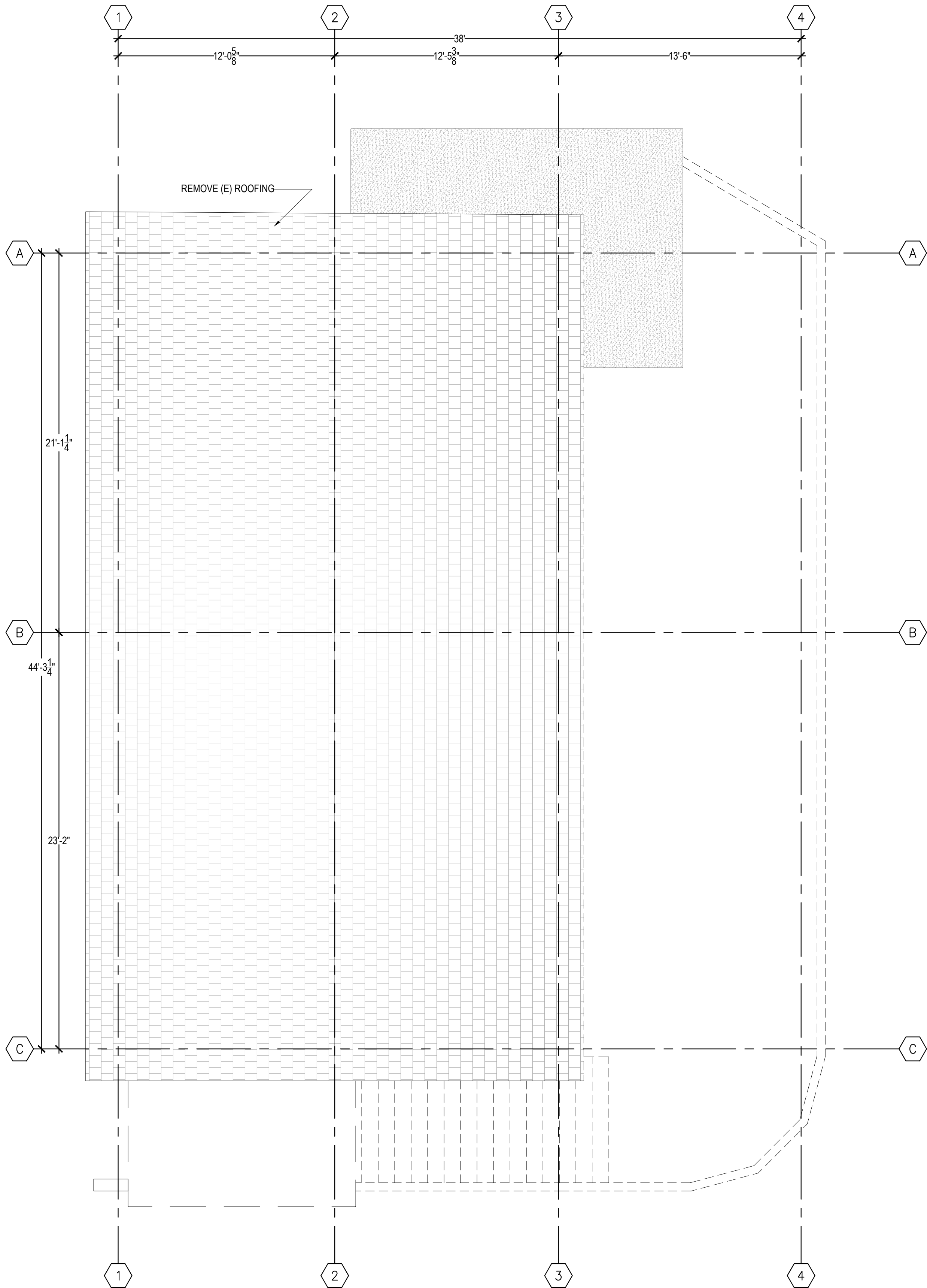
831.332.2822

billy@sightline-construction.com

SCALE: 1/4"=1'

SECOND
FLOOR PLAN
DEMO & NEW

A1.1



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CONTACT:

BILLY RICKARD

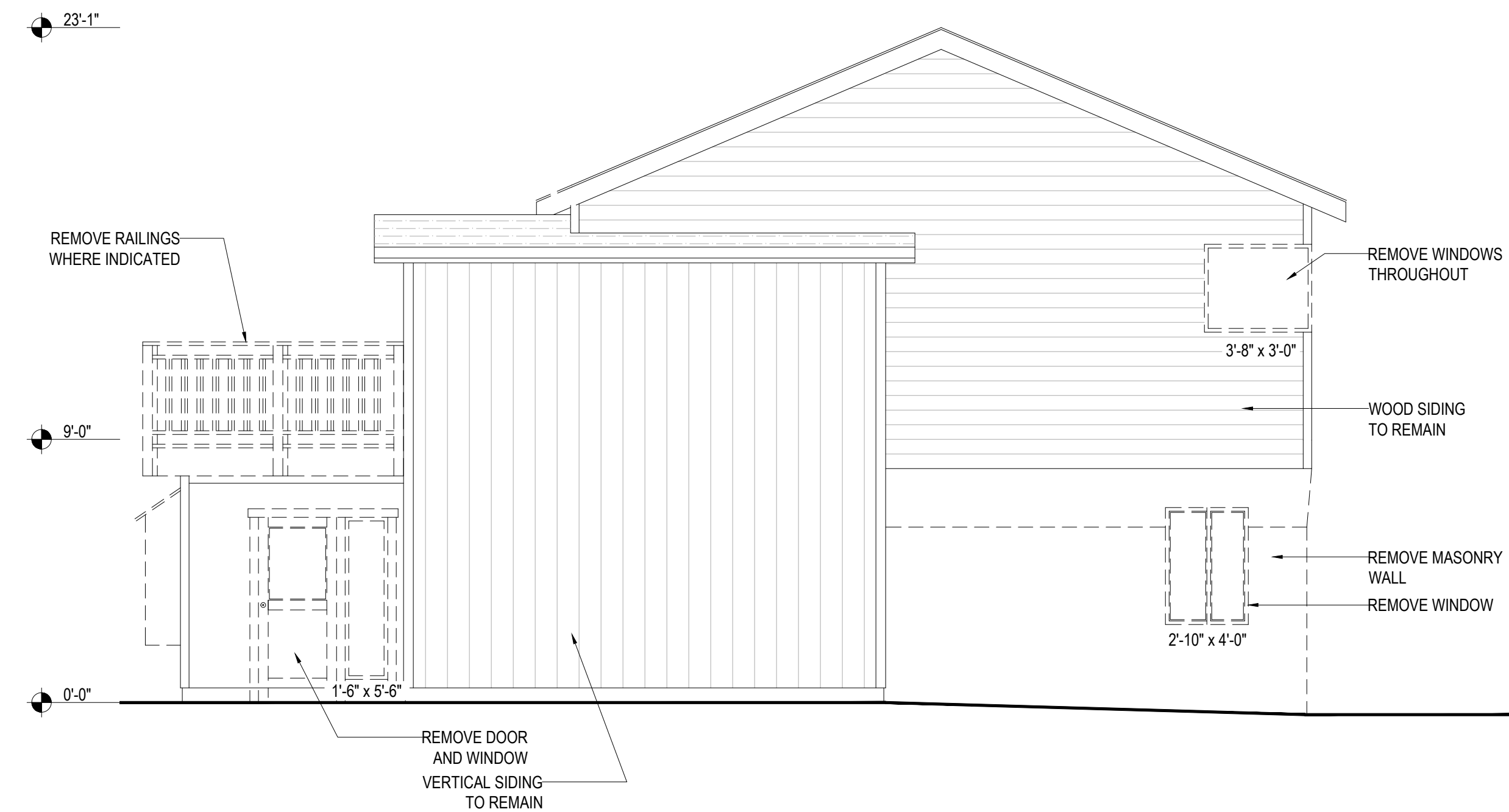
831.332.2822

billy@sightline-construction.com

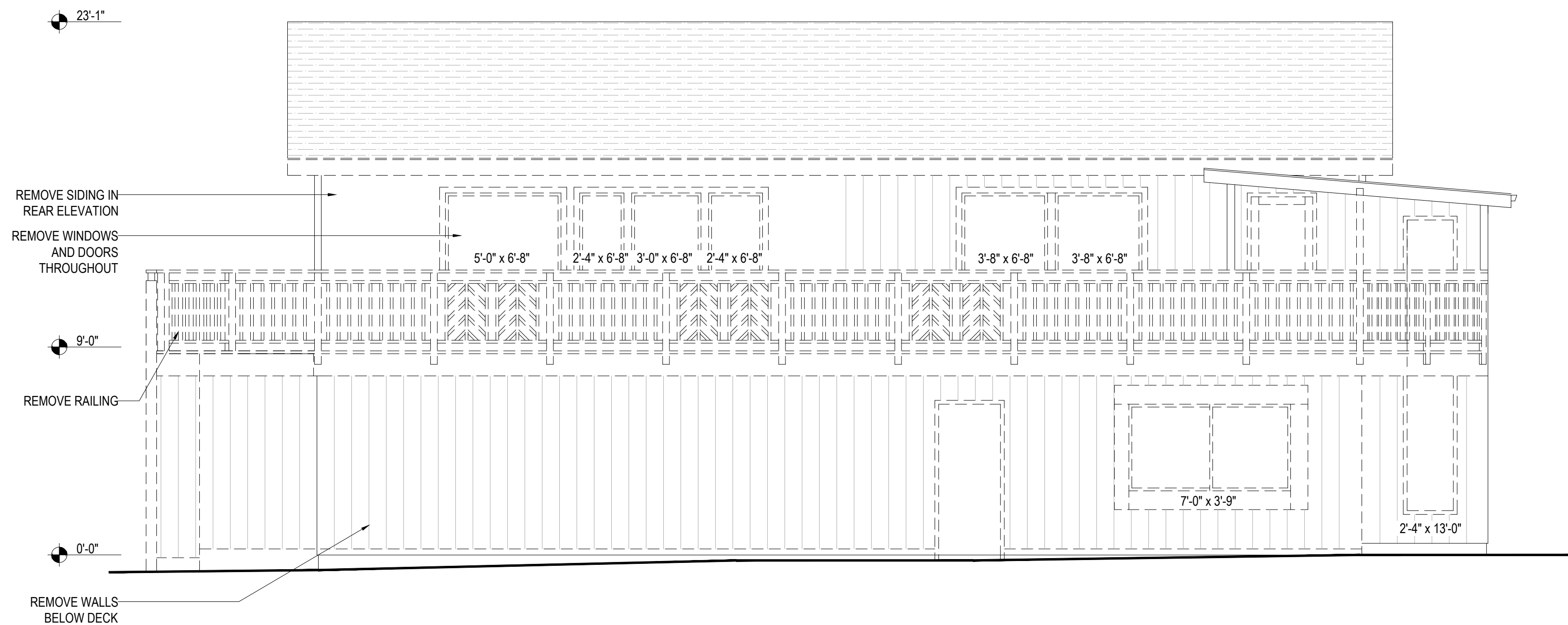
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ROOF PLAN
DEMO &
NEW

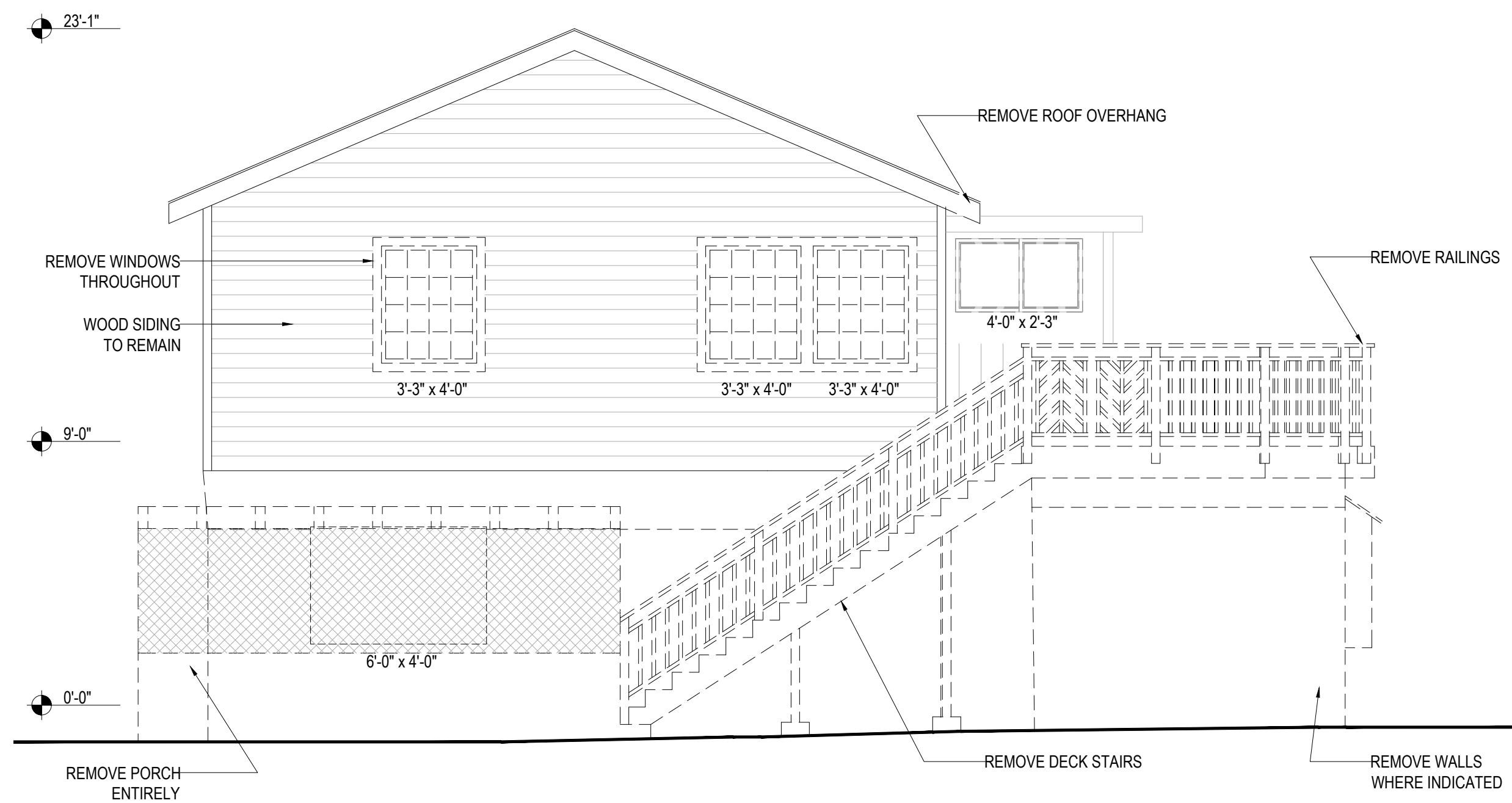
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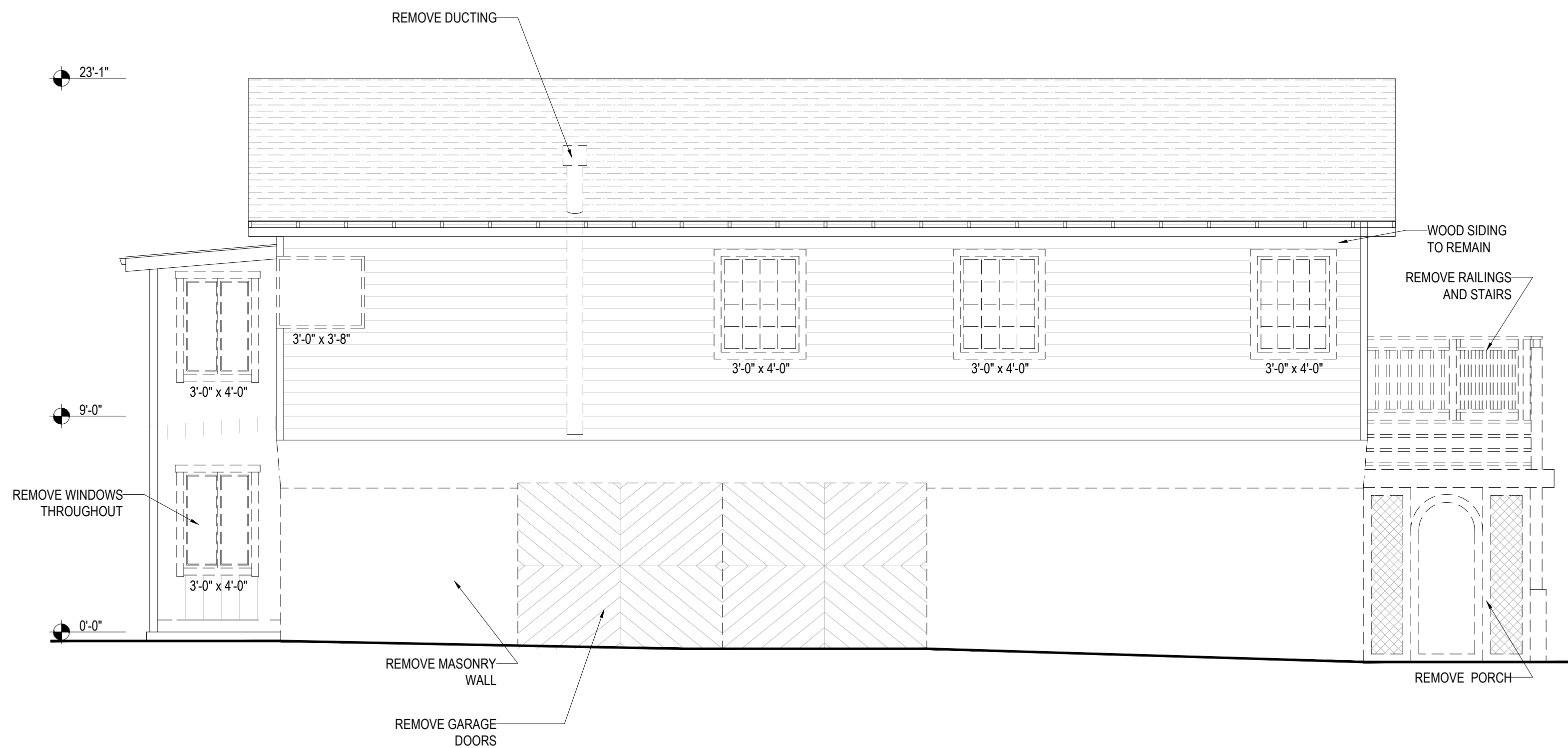
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2 EAST ELEVATION - DEMO



3 SOUTH ELEVATION - DEMO



4 WEST ELEVATION - DEMO

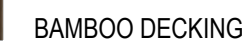
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CONTACT:
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831.332.2822
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SCALE: 1/4"=1'

ELEVATIONS
DEMO

A2.0

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31.332.2822

illy@sightline-construction.com

SCALE: 1/4"=1'

ELEVATIONS

NEW

A2.1

620 Seaciff Dr
Aptos, CA

DATE	SET ISSUE
06-02-20	PERMIT
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CONTACT:

ROQUE TOMATIS

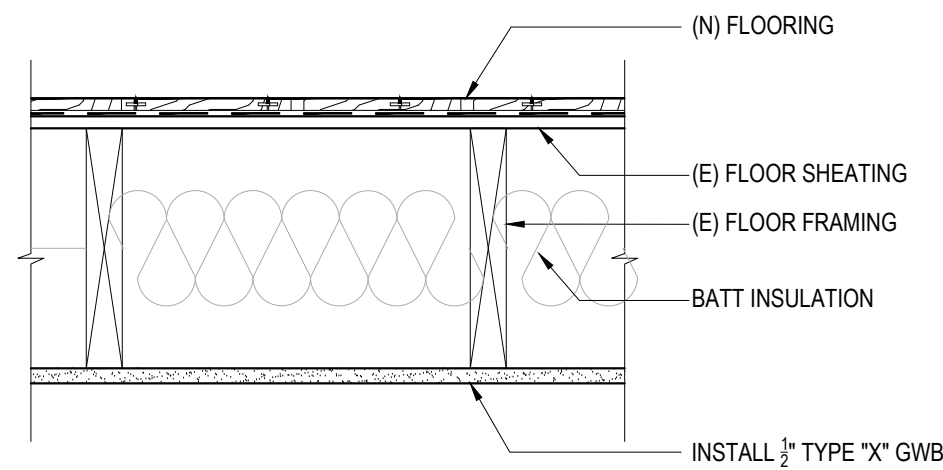
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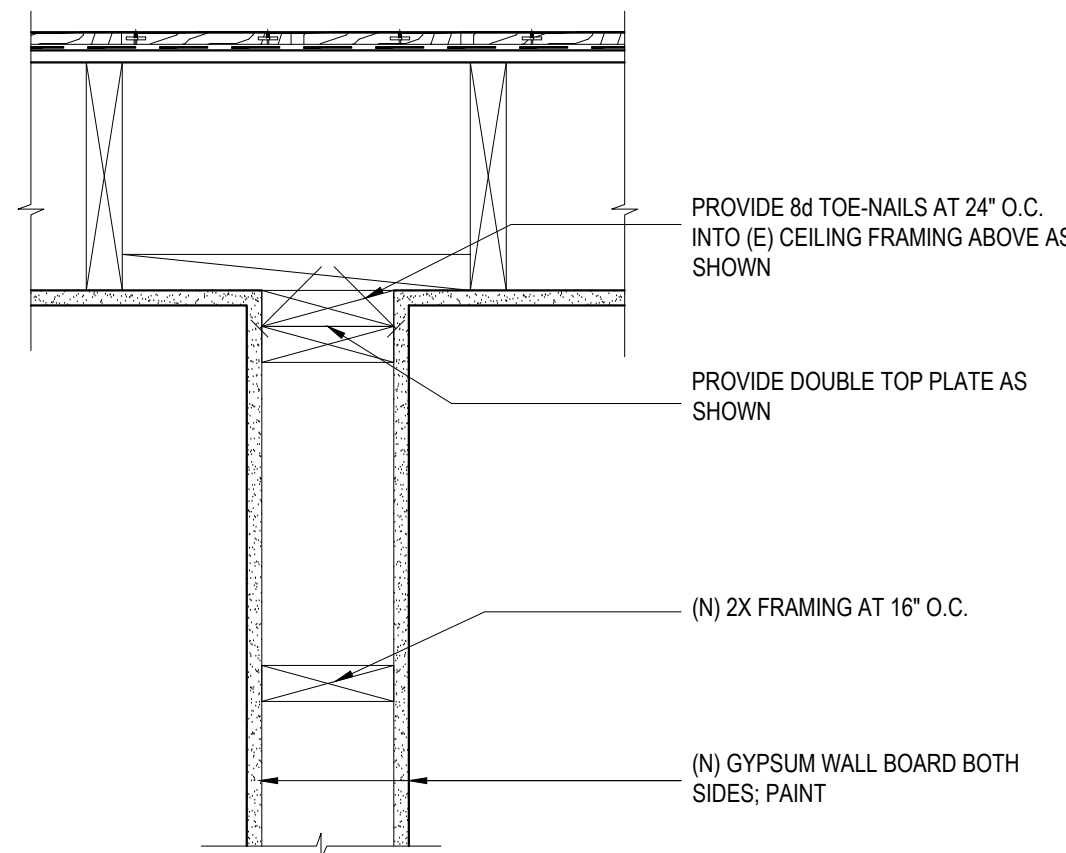
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DETAILS

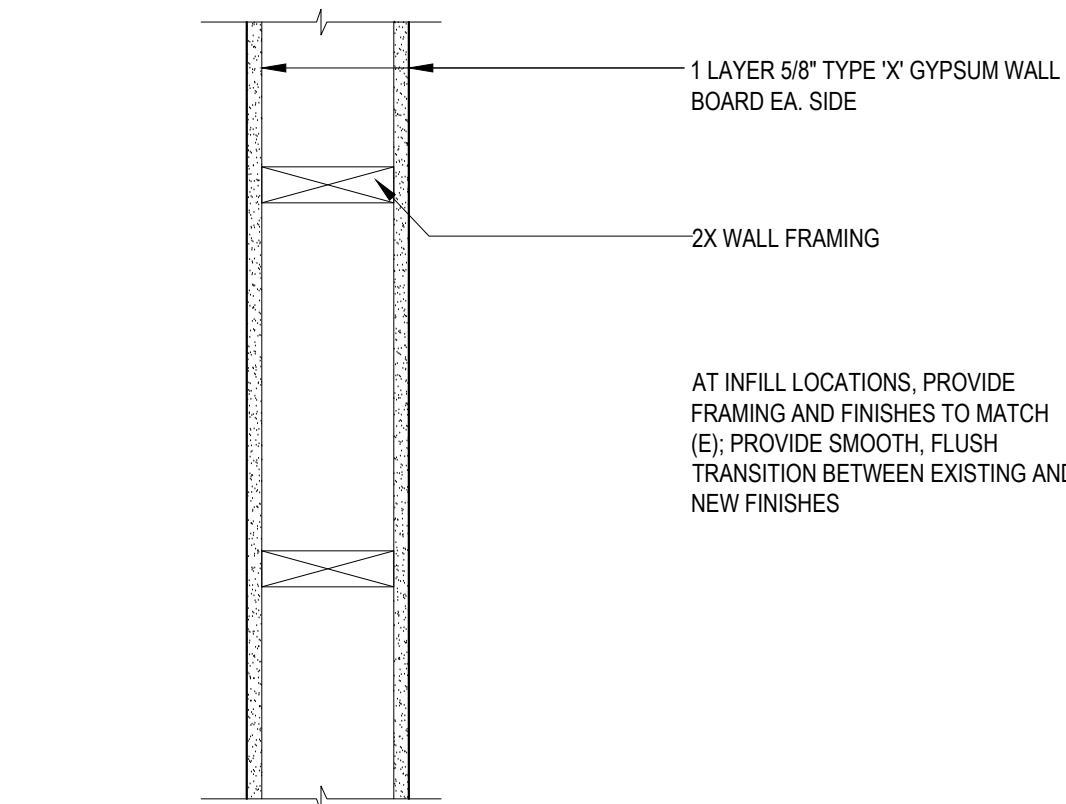
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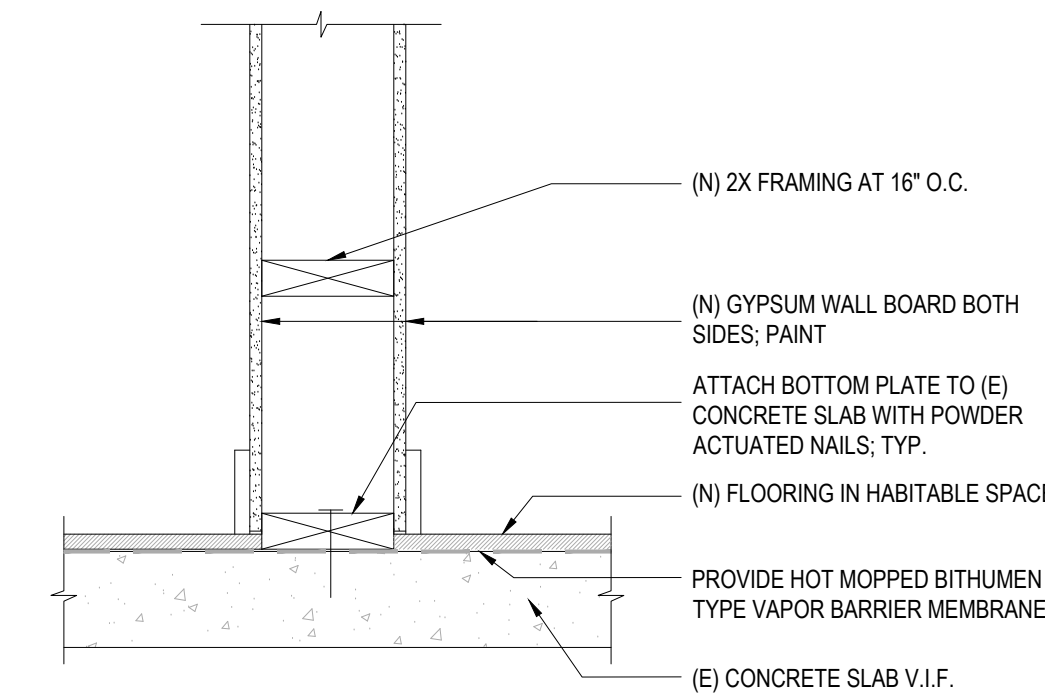
4 1HR CEILING ASSEMBLY
1-1/2"=1'-0" UL L503



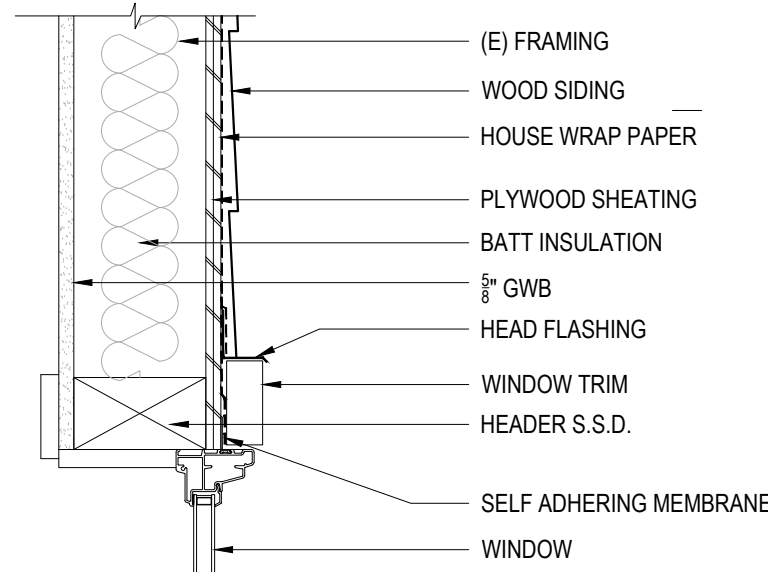
3 PARTITION FRAMING; WALL HEAD
1-1/2"=1'-0"



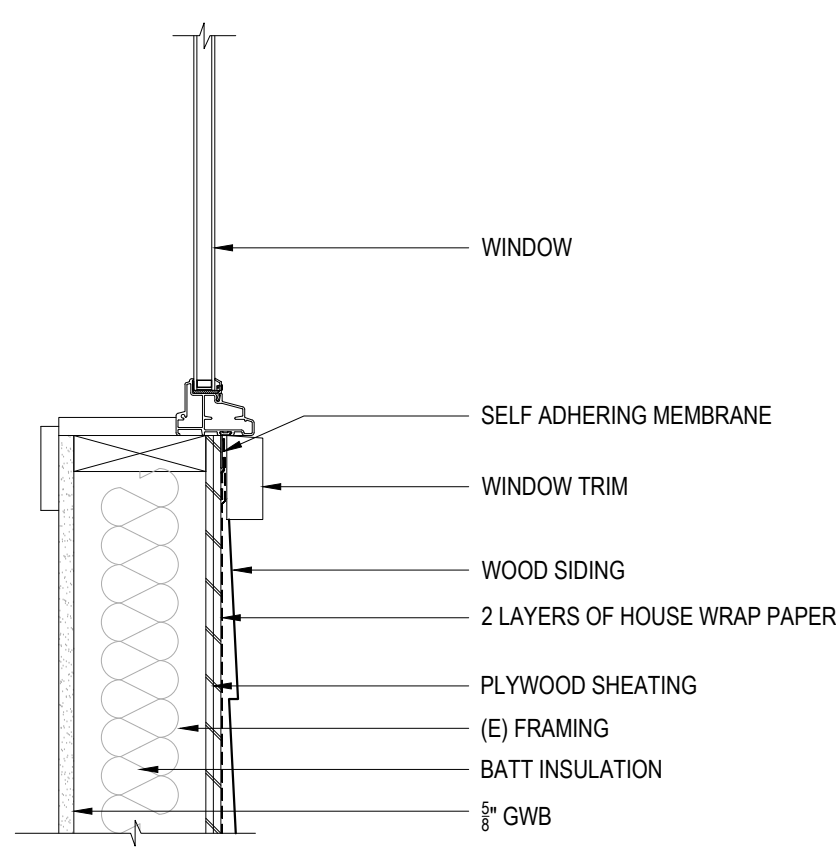
2 1 HR. INTERIOR BEARING WALL
1-1/2"=1'-0" UL U305



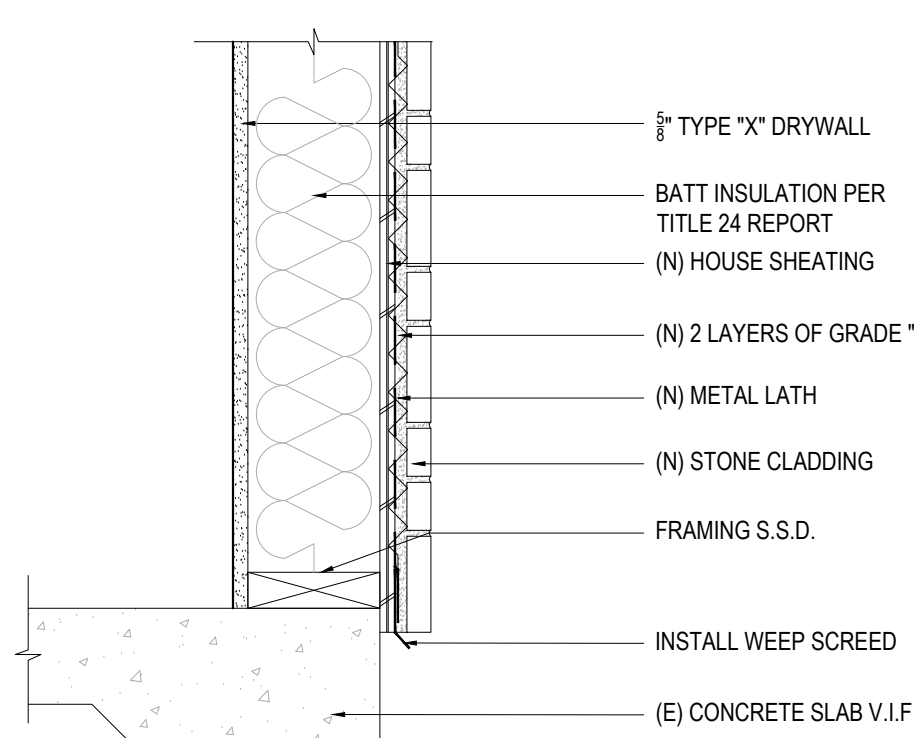
1 PARTITION FRAMING; WALL BASE @ CONCRETE SLAB
1-1/2"=1'-0"



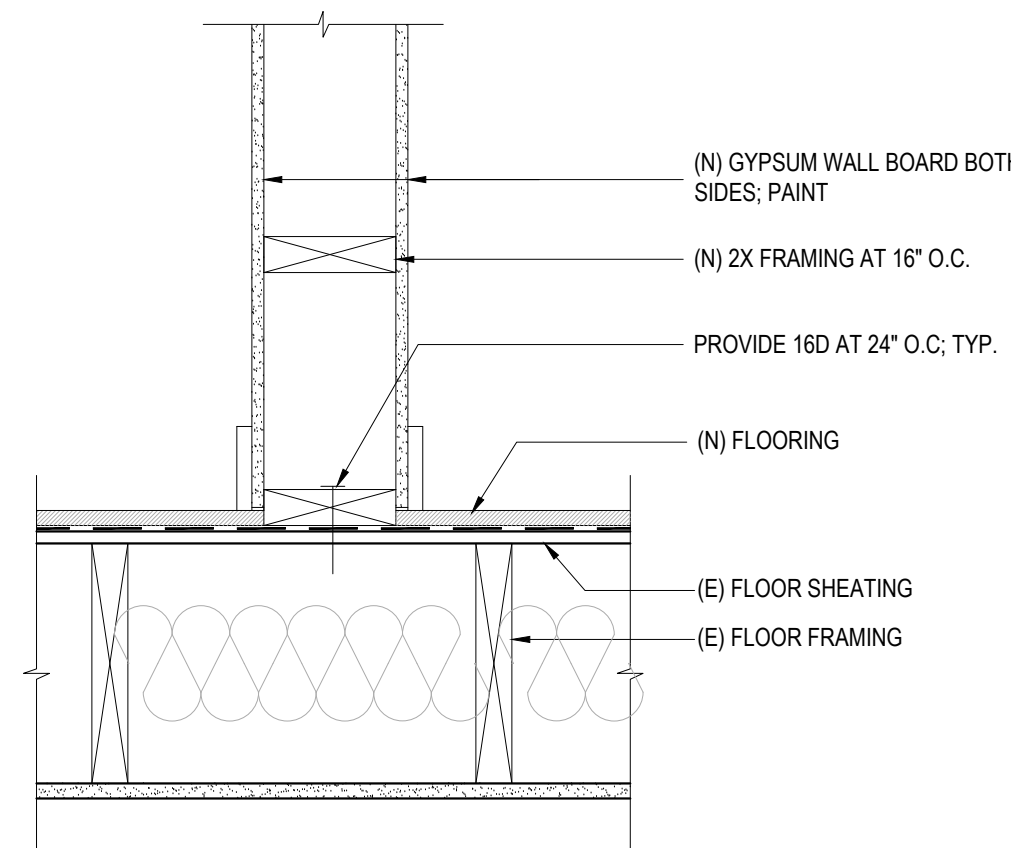
8 WINDOW HEAD WOOD SIDING
1-1/2"=1'-0"



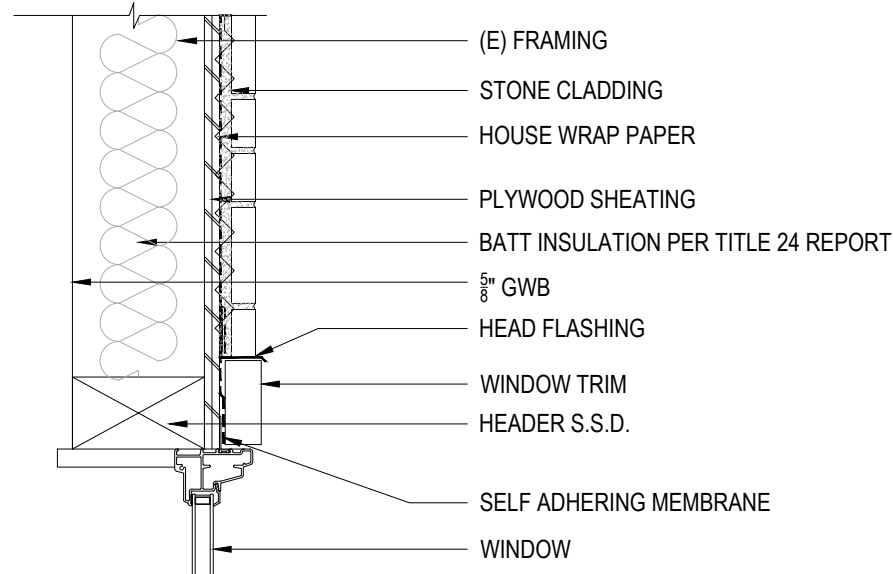
7 WINDOW SILL WOOD SIDING
1-1/2"=1'-0"



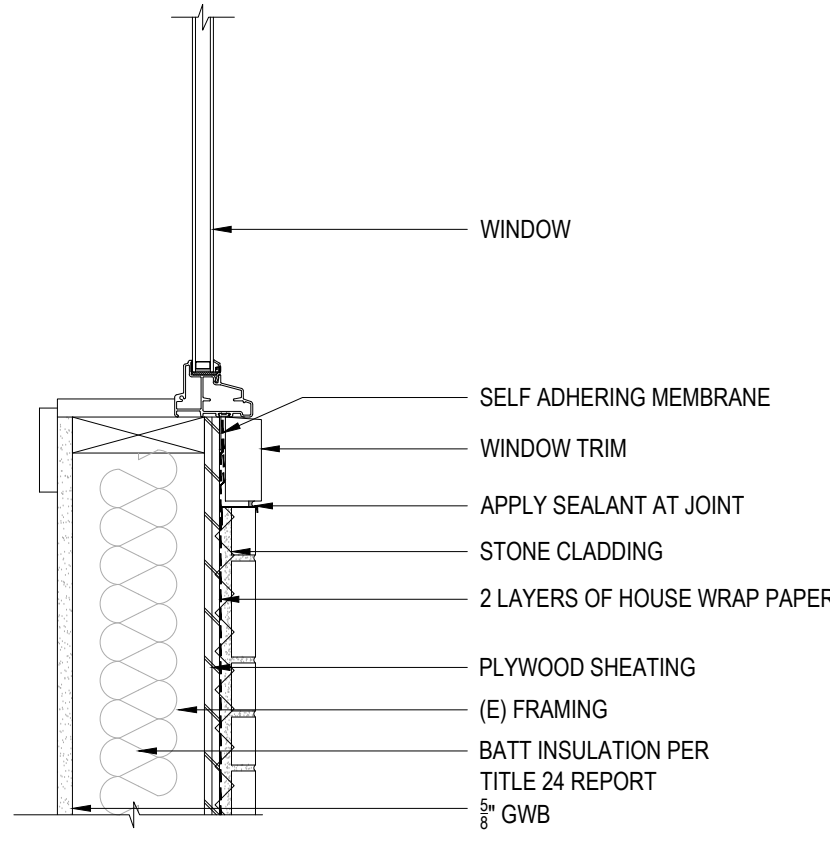
6 FIRST FLOOR STONE CLADDING
1-1/2"=1'-0"



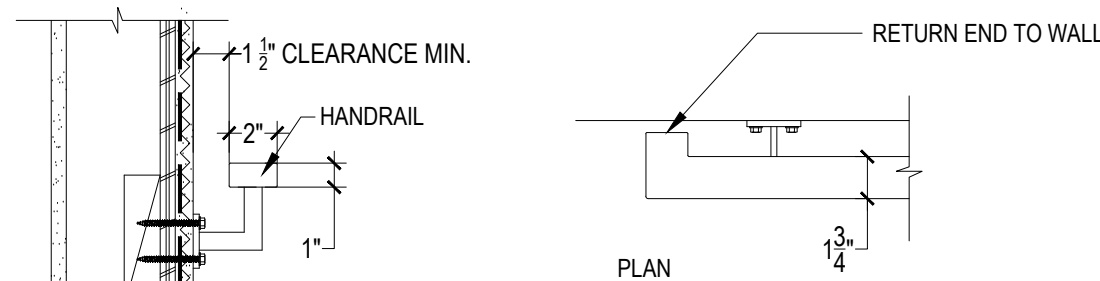
5 PARTITION WALL FRAMING; WALL BASE @ FRAMED FLOOR
1-1/2"=1'-0"



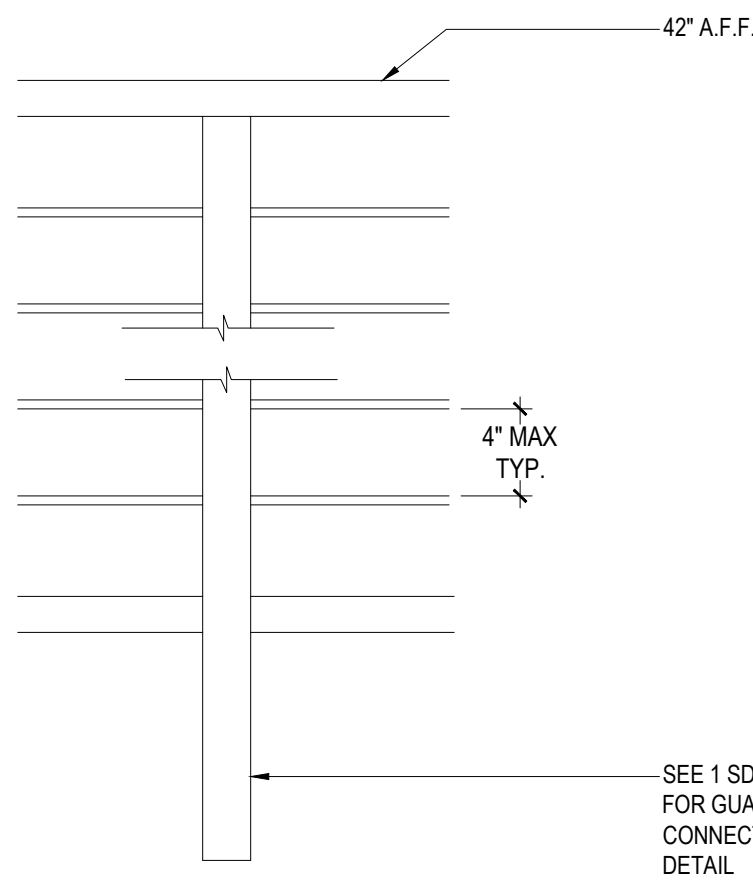
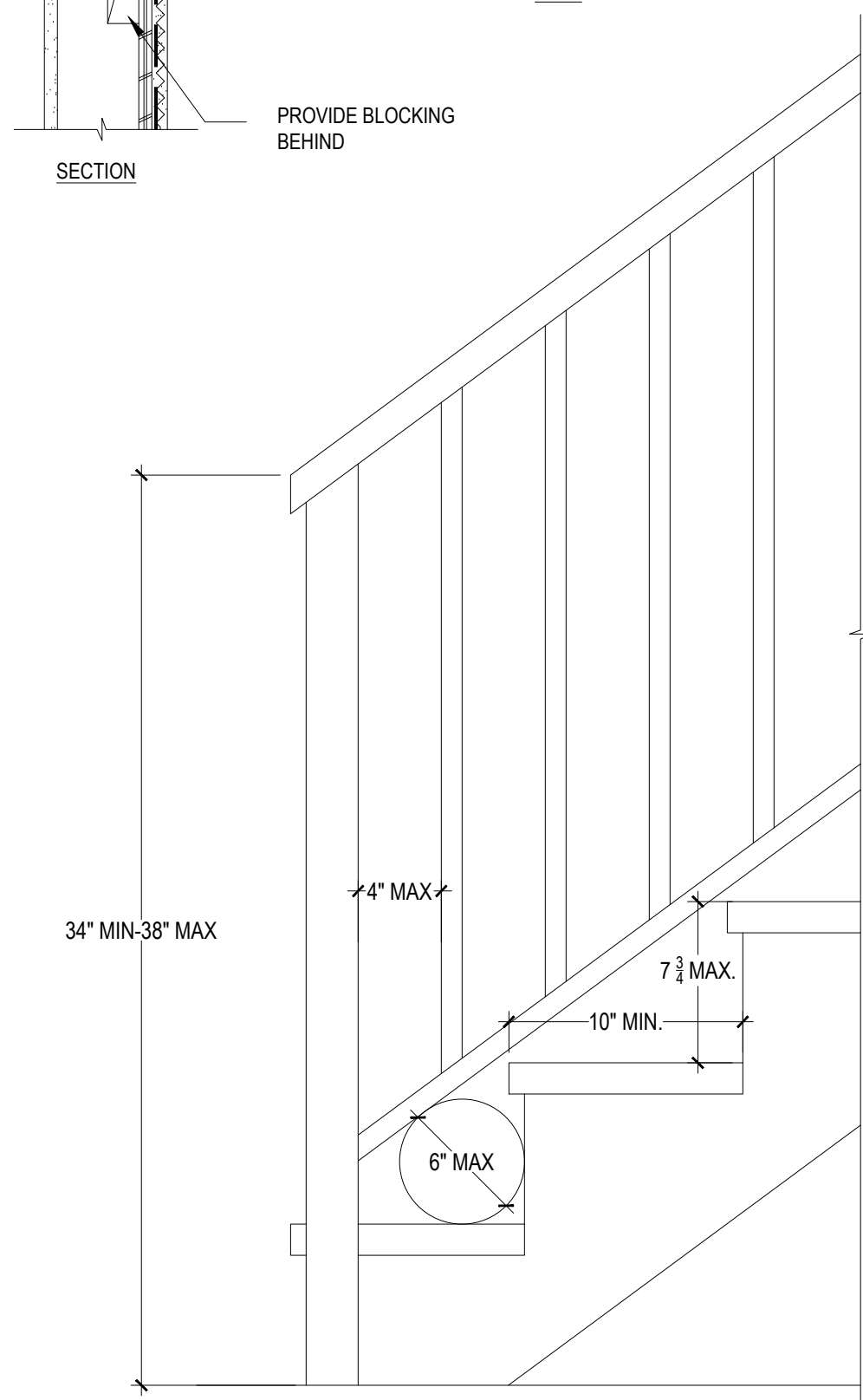
10 WINDOW HEAD STONE CLADDING
1-1/2"=1'-0"



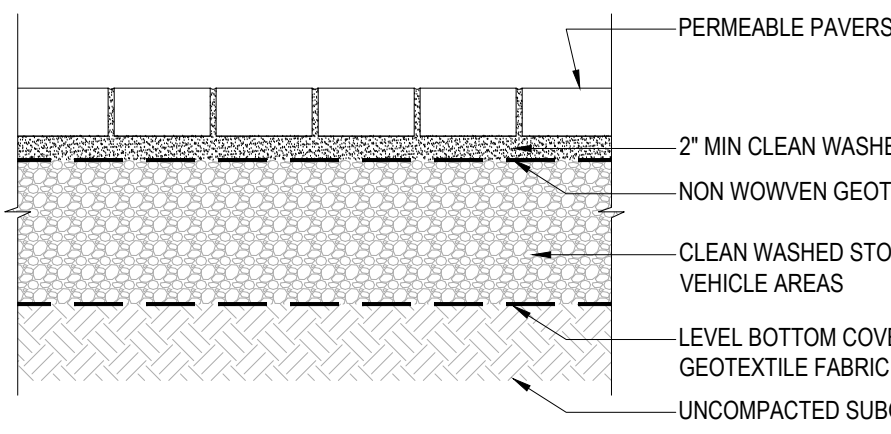
9 WINDOW SILL STONE CLADDING
1-1/2"=1'-0"



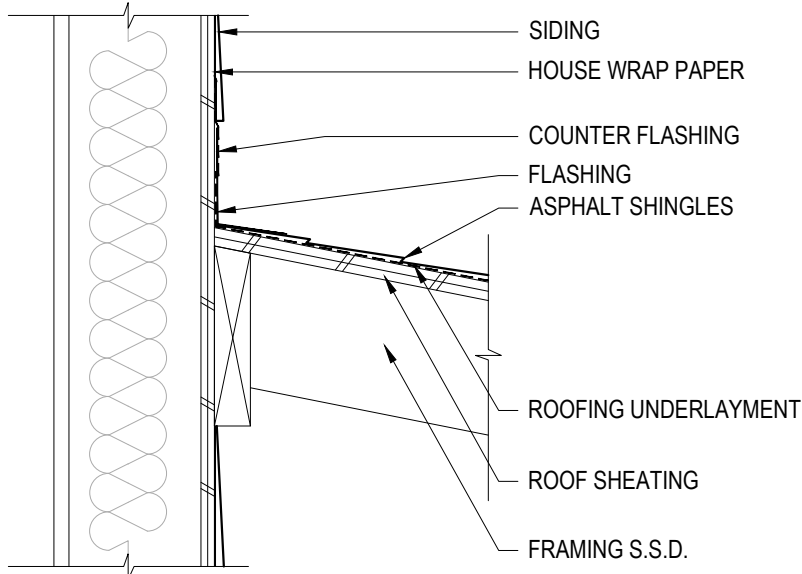
11 STAIRS TYPICAL DETAILS
1-1/2"=1'-0"



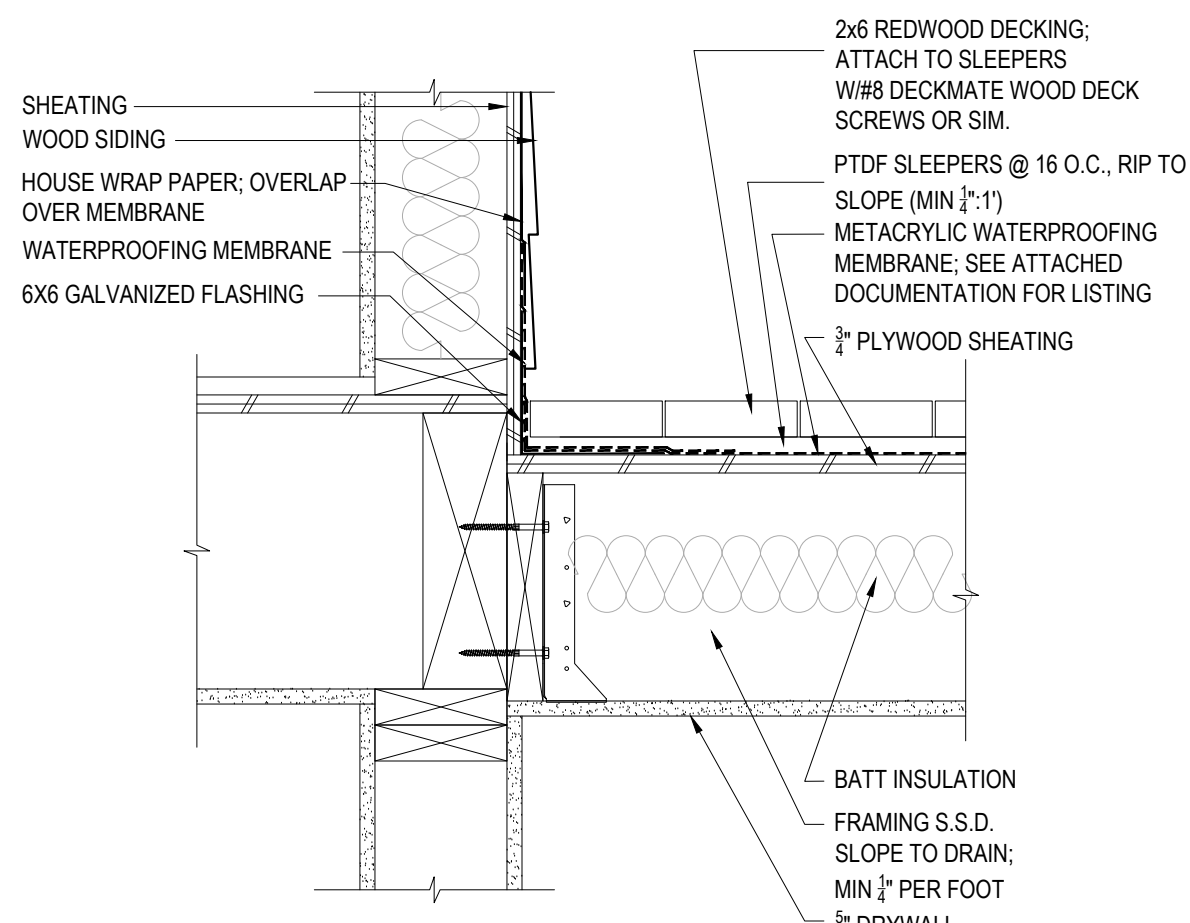
15 DECK RAILINGS
1-1/2"=1'-0"



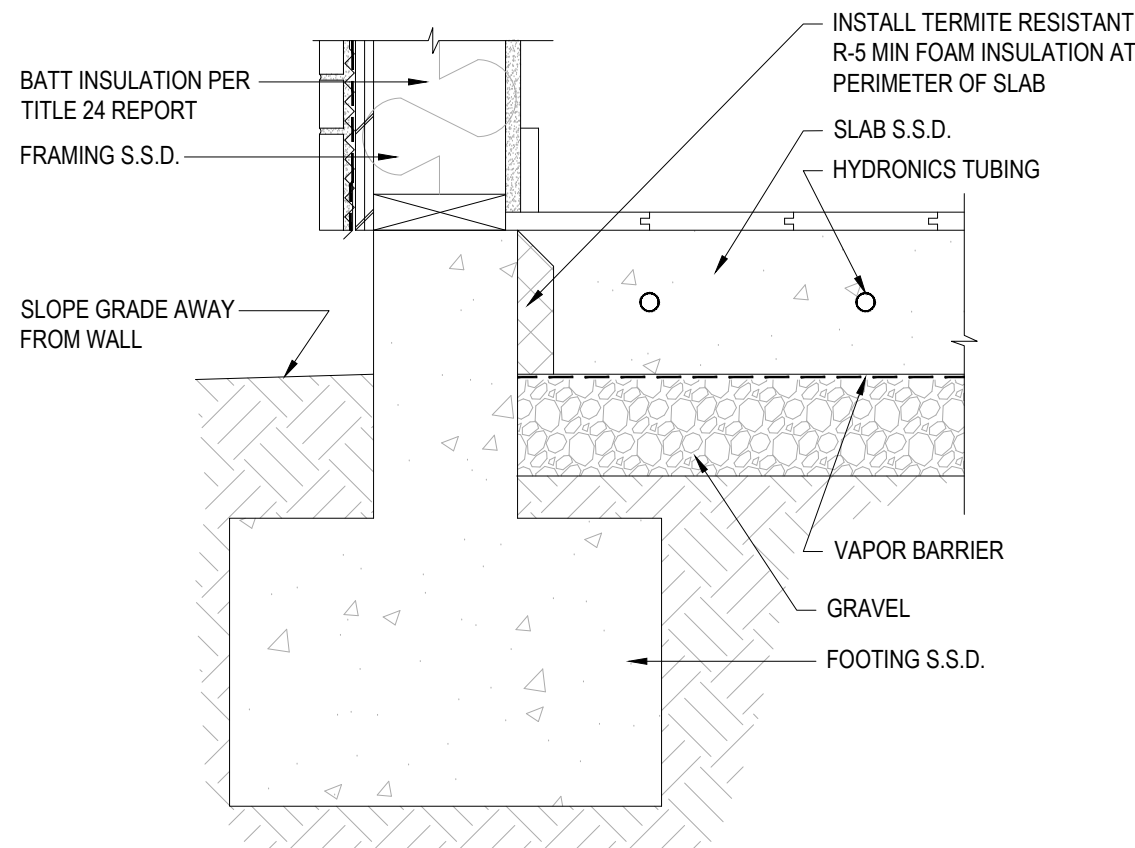
14 PERMEABLE PAVERS
1-1/2"=1'-0"



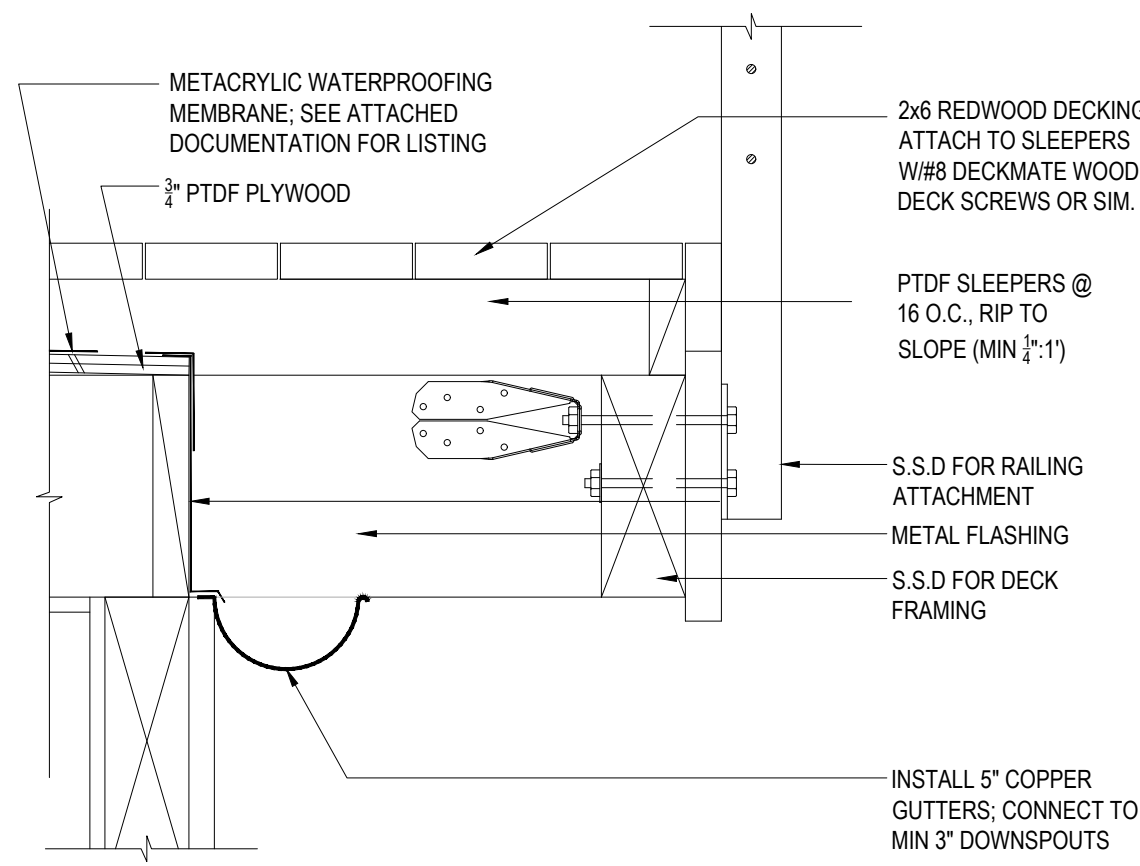
13 ROOF FLASHING AT PORCH
1-1/2"=1'-0"



12 DECK ASSEMBLY & FLASHING AT WALL
1-1/2"=1'-0"

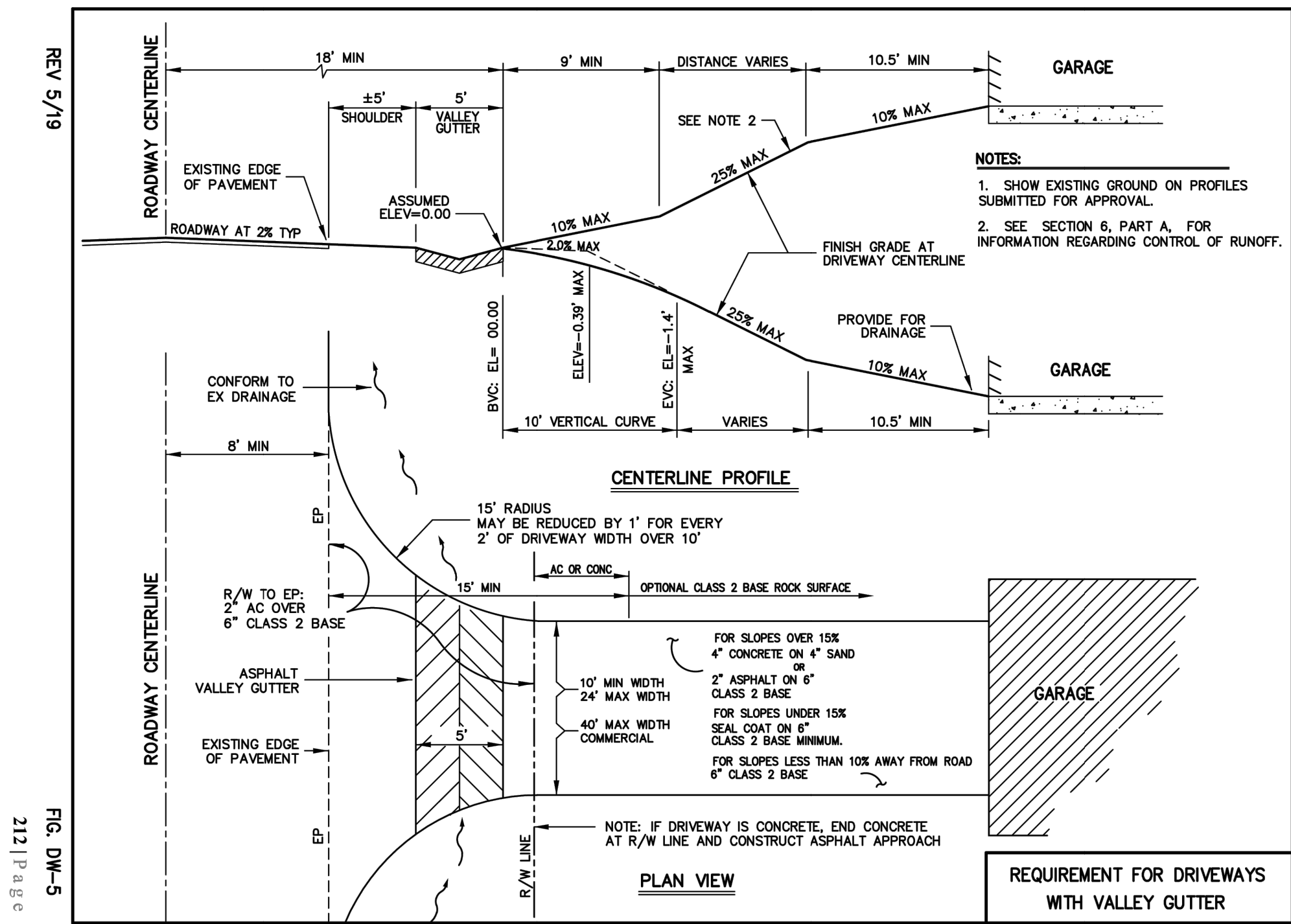
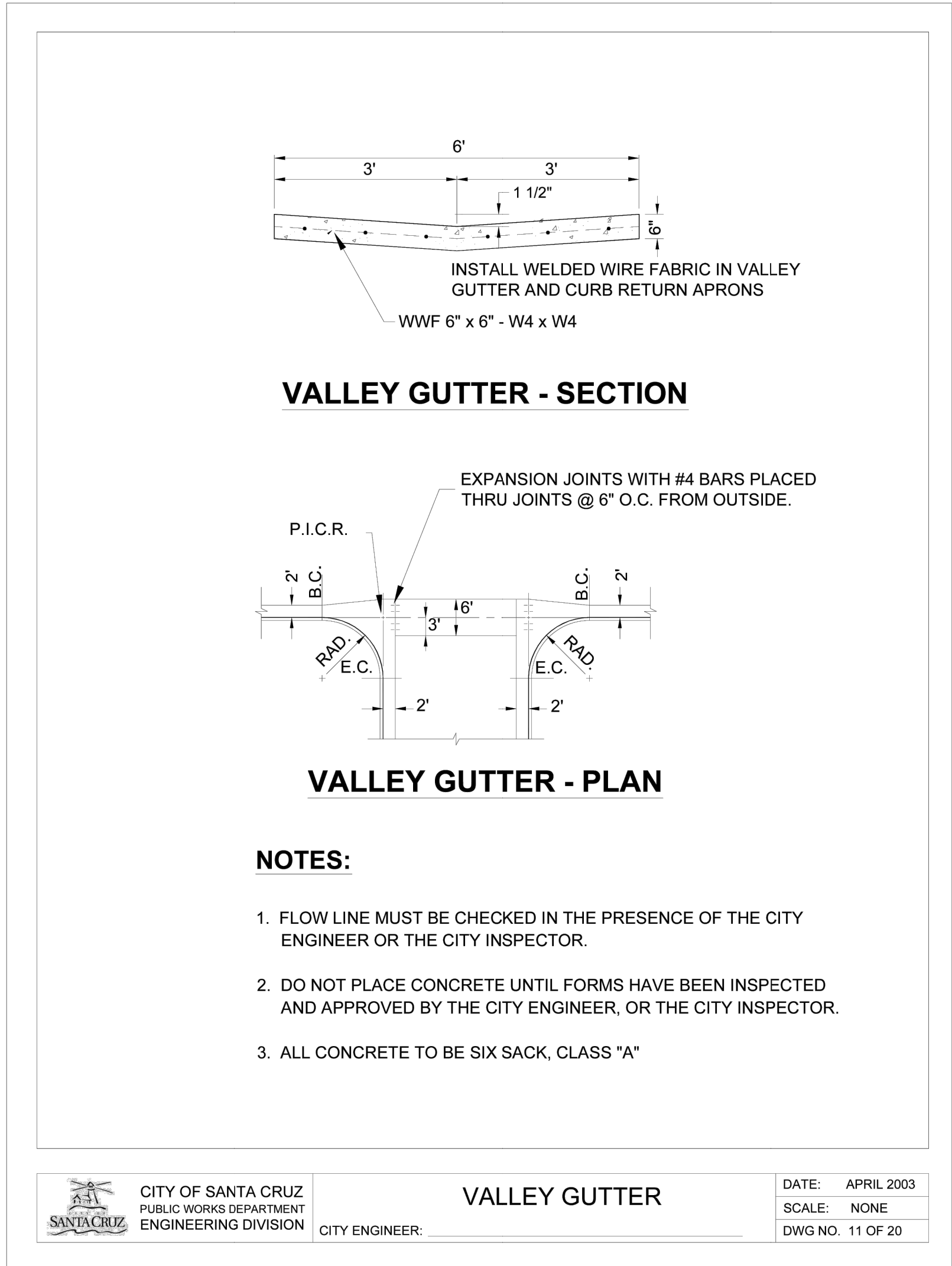


17 HEATED SLAB
1-1/2"=1'-0"



16 DECK DRAINAGE
1-1/2"=1'-0"

620 Seacliff Dr
Aptos, CA



DATE	SET	ISSUE
06-02-20	PERMIT	
09-28-20	REVISION 1	Δ
04-30-21	REVISION 2	Δ
03-20-22	REVISION 3	Δ
06-20-22	REVISION 4	Δ
10-10-22	REVISION 5	Δ
11-15-22	REVISION 6	Δ
03-06-23	REVISION 7	Δ

CONTACT:

ROQUE TOMATIS




















































831.332.2822
billy@sightline-construction.com

SCALE: N/A

DETAILS

A5.1

WINDOW SCHEDULE

I.D.	ROUGH OPENING	WINDOW SIZE	MODEL #	TYPE	EXT FINISH	INT FINISH	GLAZING	EGRESS	DETAILS			REMARKS
									HEAD	JAMB	SILL/ THRESHOLD	
W-1		39-0" X 59-0"		P	DARK BRONZE	MAPLE	CLEAR	NO				
W-2		39-0" X 29-0"		P	DARK BRONZE	MAPLE	CLEAR	NO				
W-3		39-0" X 59-0"		P	DARK BRONZE	MAPLE	CLEAR	NO				
W-4		39-0" X 29-0"		P	DARK BRONZE	MAPLE	CLEAR	NO				
W-5		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				INSTALL FIXED UNIT WITH AWNING BOTTOM UNIT
W-6		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-7		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-8		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-9		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-10		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-11		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-12		34-1/4" x 71-7/8"		P/A	DARK BRONZE	DARK BRONZE	CLEAR	NO				INSTALL FIXED UNIT WITH AWNING BOTTOM UNIT
W-13		71-1/4" x 47-1/4"		S	DARK BRONZE	DARK BRONZE	CLEAR	NO				
W-14		71-1/4" x 47-1/4"		S	DARK BRONZE	DARK BRONZE	CLEAR	YES				
W-15		42-0" x 59-7/8"		P	DARK BRONZE	MAPLE	CLEAR	NO				
W-16		59-7/8" x 24-1/8"		A	DARK BRONZE	MAPLE	CLEAR	NO				
W-17		39-0" X 59-0"		P	DARK BRONZE	MAPLE	CLEAR	NO				

DOOR SCHEDULE

[illegible]

WINDOW NOTES

ALL NEW WINDOWS SHALL BE ANDERSEN 400 OR SIMILAR.
TOP OF WINDOW IS MEASURED FROM FINISH FLOOR.
EMERGENCY ESCAPE: PER CBC310.4: EVERY SLEEPING ROOM SHALL
HAVE AN EMERGENCY ESCAPE DOOR OR WINDOW.
PROVIDE MIN. NET CLEAR OPENING OF 5.7 S.F.
MINIMUM DIMENSION TO BE 20" HIGH.
SILL HEIGHT SHALL BE 28" FROM FINISH FLOOR.
WHERE WINDOWS ARE REPLACED IN KIND; EGRESS
REQUIREMENTS DO NOT APPLY
NEW WINDOWS IN NEW OR ALTERED OPENINGS SHALL
COMPLY WITH EMERGENCY ESCAPE REQUIREMENTS.
ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF
3'-0" FROM ANY NEW OR EXISTING EXHAUST OUTLETS. CONTRACTOR
SHALL COMPLY WITH CBC 1203.13.
OBSCURE GLAZING TO BE MATTE LUXE WHERE NOTED, OR EQ.
CONFIRM ALL HANDING WITH OWNER PRIOR TO ORDERING
INSTALL HIGH TRANSPARENCY ENERGY SCREENS
SEE TITLE 24 REPORT FOR INSIGHT REQUIREMENTS
WHERE THE SILL OF THE WINDOW OPENING IS LOCATED MORE THAN
2'-0" ABOVE THE EXTERIOR FINISHED GRADE, ANY WINDOW LOCATED
LESS THAN 2'-0" ABOVE THE INTERIOR FINISH FLOOR SHALL BE
EITHER FIXED GLAZING OR HAVE AN APPROVED FALL PROTECTION
DEVICE.

DOOR NOTES

DOOR THRESHOLDS: AT PRIVATE AREAS THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT PER CBC 1120A.2.4 EXCEPTION 3. DOOR THRESHOLDS SHALL COMPLY WITH CBC 1133B.2.4. INTERIOR DOORS TO BE TRUSTILE TS2020 WITH ONE STEP STICKING (OS) AN FLAT PANEL (C); OR SIMILAR. SEE REMARKS FOR EXTERIOR DOOR SPECS

SAFETY GLAZING

GLAZING IN ALL DOORS SHALL BE TEMPERED.

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITHIN 24" OF THE ARC OF THE DOOR SHALL BE TEMPERED AS REQUIRED BY CBC 2406.4.6.

GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE TEMPERED:








1. EXPOSED ARE OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF.
2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

ABBREVIATIONS

ALUM: ALUMINUM
HM: HOLLOW METAL
HCW: HOLLOW CORE WOOD
SCW: SOLID CORE WOOD
STL: STEEL
MDF: MEDIUM DENSITY BOARD
FBRG: FIBERGLASS
SEAL: SEALANT
MFR: PER MANUFACTURER
TEMP: TEMPERED
C: CASEMENT
DC: DOUBLE CASEMENT
DH: DOUBLE HUNG
SH: SINGLE HUNG
A: AWNING
P: PICTURE
S: SLIDER
T: TRANSOM
SP: SPECIALTY
SL: SKYLIGHT
F: FIXED



620 Seaclyff Dr
Aptos, CA

DATE	SET ISSUE
06-02-20	PERMIT
09-28-20	REVISION 1 
04-30-21	REVISION 2 
03-20-22	REVISION 3 
06-20-22	REVISION 4 
10-10-22	REVISION 5 
11-15-22	REVISION 6 
03-06-23	REVISION 7 

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SCALE: N/A

WINDOW & DOOR SCHEDULE

A6.0

ALL CONDUIT RUNS LOCATED IN FINISHED AREAS SHALL BE CONCEALED.

ALL CONDUIT PENETRATIONS THRU AIR PLenums SHALL BE SEALED AIRTIGHT

ALL CONDUIT PENETRATIONS THROUGH EXTERIOR WALLS, ROOFS, AND FLOOR SHALL BE SEALED WATERTIGHT

PROVIDE COVER PLATES TO ALL OUTLET BOXES

RUN ALL CONDUITS AND CONDUCTORS CONCEALED IN WALLS OR CEILINGS. PAINT ALL EXPOSED CONDUITS AND WIREWAY TO MATCH

FOR ELECTRICALLY OPERATED EQUIPMENT, PROVIDE POWER FOR AND MAKE FINAL CONNECTIONS TO THAT EQUIPMENT, AS PER MANUFACTURER'S REQUIREMENTS.

VERIFY EQUIPMENT DIMENSIONS AND SPACE REQUIREMENTS PRIOR TO ROUGHING-IN FOR ELECTRICALLY OPERATED EQUIPMENT. PROVIDE OUTLETS AT HEIGHTS AND LOCATIONS AS REQUIRED FOR NEW EQUIPMENT IN KITCHEN

CONTRACTOR SHALL PROVIDE CUT SHEETS OF ALL FIXTURES PRIOR TO ORDERING AND INSTALLATION FOR OWNER REVIEW

RECEPTACLES ARE REQUIRED FOR ANY WALL 2FT OR MORE IN LENGTH. RECEPTACLES MUST BE LOCATED NO MORE THAN 6FT FROM EACH OTHER AS MEASURED ALONG THE WALL AT THE FLOOR LINE. (COMPLY WITH NEC 210-52)

LIGHTS IN BEDROOM, HALLWAY, AND LIVING ROOM SHALL BE CONTROLLED WITH A DIMMER.

LIGHTS IN THE BATHROOMS, GARAGE AND LAUNDRY ROOM SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY A VACANCY SENSOR.

KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER RESISTANT. RECEPTACLES SHALL BE LOCATED NO MORE THAN 12" FROM EACH OTHER OR NO MORE THAN 24" FROM THE EDGE OF A COUNTERTOP.

KITCHEN COUNTERTOP RECEPTACLES SHALL BE MOUNTED NO MORE THAN 20" ABOVE THE COUNTERTOPS. AT THE KITCHEN ISLAND, THE RECEPTACLE SHALL BE MOUNTED NO MORE THAN 12" BELOW THE COUNTERTOP.

100% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN THE KITCHEN MUST BE IN LUMINAIRES THAT ARE HIGH EFFICIENCY LUMINAIRES. PROVIDE IC RATED CAN LIGHTS AT INSULATED CEILINGS.

FOR THE BATHROOM,

RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT (SEE 210.11(C)). THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE ALLOWED).

ALL NEW BATHROOM RECEPTABLES SHALL BE GFCI PROTECTED. CEC 210.8 BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGSBC SECTION 4.506



















WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. CEC 210.52(C)(1).

FOR RECEPTACLES, LOCATED OUTDOORS, SHALL BE GFCI PROTECTED AND WEATHERPROOF PER CEC 210.8 AND 406.9(B).

ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.

CARBON MONOXIDE ALARM IS REQUIRED IN ALL AREAS LEADING INTO THE BEDROOM AND ON EVERY FLOOR. CRC R315.

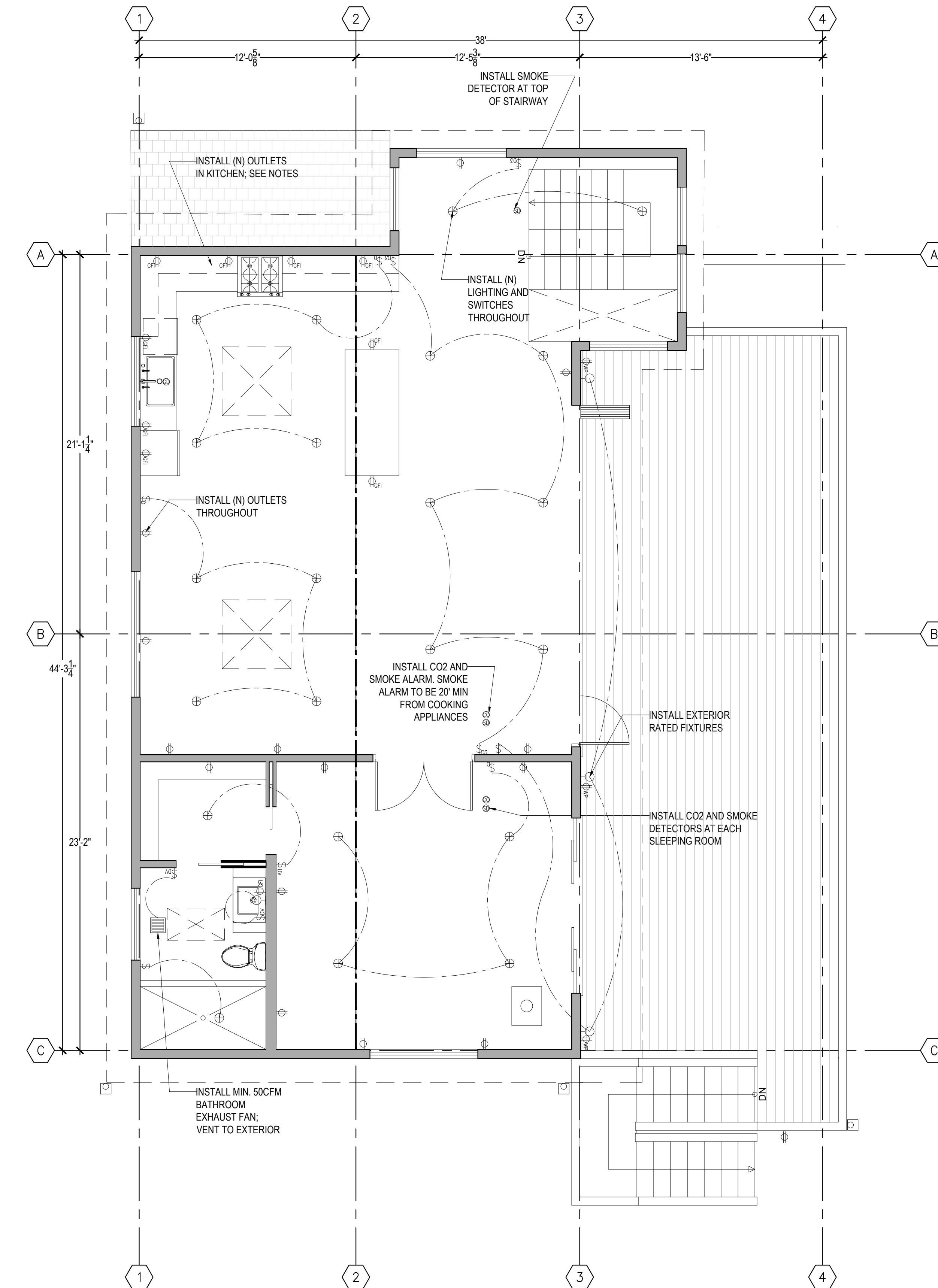
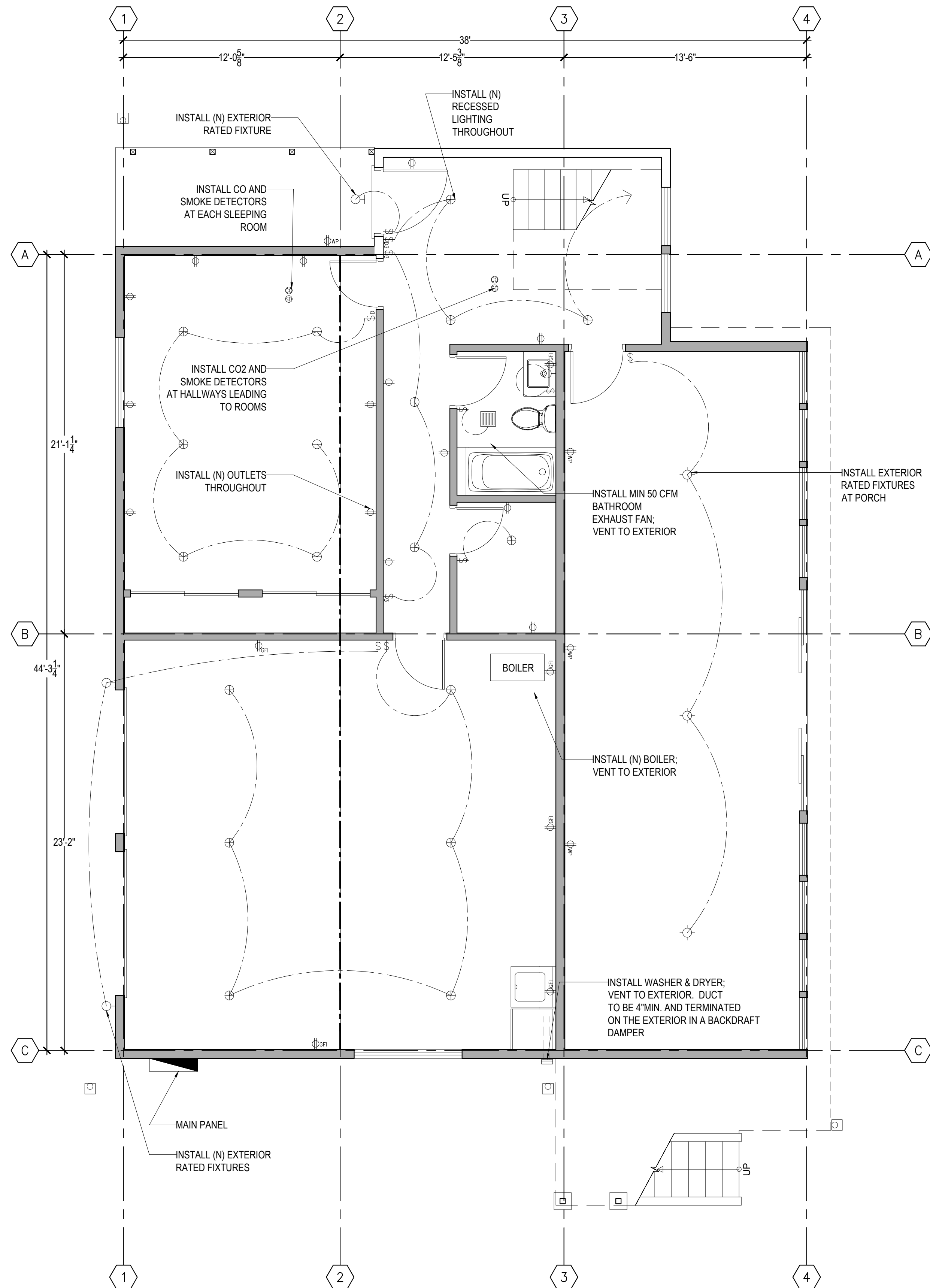
SYMBOL LEGEND

	SURFACE MOUNTED FIXT.
	RECESSED CAN
	PENDANT
	SCONCE
	UNDER CABINET
	CO DETECTOR
	SMOKE DETECTOR
	GARBAGE DISPOSAL
	DATA
	THERMOSTAT
	OUTLET
	GFI OUTLET
	WEATHER PROTECTED OUTLET
	SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	VACANCY SENSOR
	BATHROOM FAN

CONTACT:
BILLY RICKARD
831.332.2822
billy@sightline-construction.com

FLOOR
PLANS
ELECTRICAL

E1.0



PRECISE GRADING PLAN
FOR
629 SEACLIFF DRIVE,
APTOS, CA 95003

EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
3. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
4. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PRO ECT.

REQUIRED INSPECTIONS

1. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
2. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORI ONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMG.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HA ARDS OR POTENTIAL GEOLOGICAL HA ARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
15. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND AD ACENT STRUCTURES UPON COMPLETION.
16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
18. NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

OFFSITE IMPROVEMENT NOTICE

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLE/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORK INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PRO ECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
3. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
5. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.

DOCUMENTATION

1. AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
2. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE OB SPECIFICATIONS.
3. A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

ENGINEER'S NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS THE TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PRO ECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT THE RECORD OR NOT SHOWN ON THESE PLANS.
2. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES SHALL BE PERFORMED BY THE RESPECTIVE UTILITY OWNERS, AT THE EXPENSE OF THE DEVELOPER.
3. THE GRADING CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GRADING QUANTITY AS SHOWN ON THIS PLAN AS PART OF HIS BID.
4. IT IS REQUESTED THAT THE GRADING CONTRACTOR NOTIFY THIS PRIVATE ENGINEER BY CALLING AT LEAST 48 HOURS BEFORE COMPLETION OF THE GRADING OPERATION IN ORDER THAT THIS OFFICE MAY PERFORM A FINAL INSPECTION WITH OUR GRADE CERTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
6. UNAUTHORI ED CHANGES AND USES: THE ENGINEER PREPARING THESE PLAN WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORI ED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PRO ECT ENGINEER OF WORK.

NOTICE TO CONTRACTOR

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR OB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THE PRO ECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PRO ECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
2. IF THIS PRO ECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PRO ECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PRO ECT. IF THE STAKING HAD BEEN DONE BY THE SURVEY CREW UNDER HIS DIRECT SUPERVISION.
3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

ADDITIONAL NOTE

1. LICENSED SURVEYOR TO PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON THE AD ACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND WEEKLY BASIS THEREAFTER, WHERE DEWATERING IS REQUIRED. MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
2. IN LIEU OF SPECIAL INSPECTION BY DEPUTY BUILDING INSPECTOR, GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
3. CONTRACTOR SHALL NOTIFY AD ACENT PROPERTY OWNER BY CERTIFIED MAIL 10 DAYS PRIOR TO STARTING THE SHORING OR EXCAVATION WORK.
4. SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF COUNTY SURVEYOR. EVIDENCE OF FILING SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
5. SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSET BEFORE STARTING GRADING.

SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING PLAN	C-2
STORMWATER MANAGEMENT PLAN	C-3
EROSION CONTROL PLAN	C-4

EARTH WORK QUANTITY

CUT	3	C.Y.
FILL	3	C.Y.
IMPORT	0	C.Y.
EXPORT	0	C.Y.

NOTE:
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

CIVIL ENGINEER

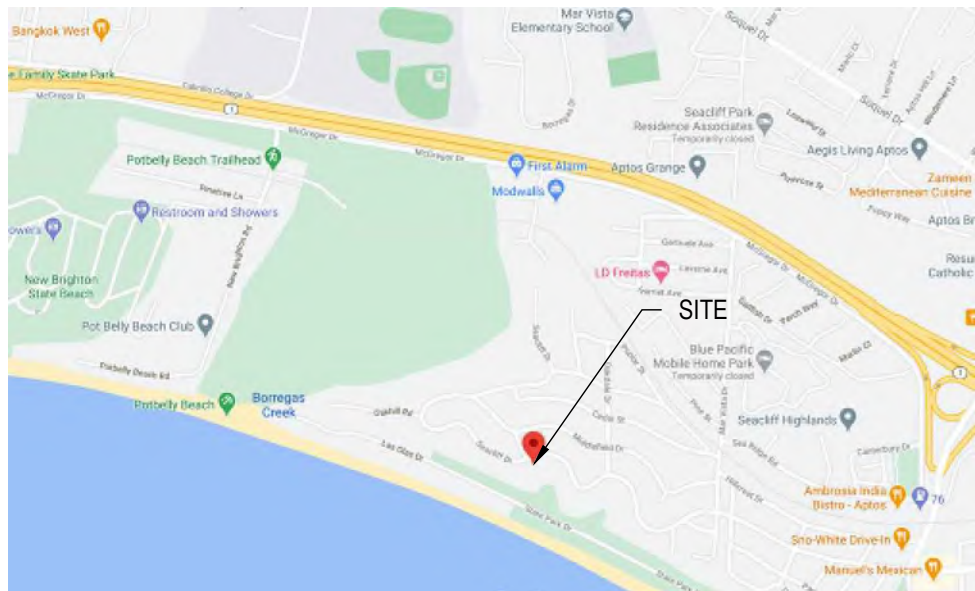
W.H. CIVIL ENGINEERING
8 WHATNEY, SUITE 100
IRVINE, CA 92618

BASIS OF ELEVATION

AN ASSUMED ELEVATION OF 100.00 FEET WAS USED ON A SET SPIKE, AS SHOWN ON THIS MAP. (THE CONTOUR INTERVAL IS 1 FOOT).

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP N25 46'00"W BETWEEN FOUND MONUMENTS ON THE WESTERN LINE OF THIS PROPERTY, PER "SUBDIVISION NO. 4 SEACLIFF PARK", FILED IN VOLUME 18 OF MAPS AT PAGE 63 IN THE SANTA CRU COUNTY RECORDS, AND AS SHOEN ON THIS MAP.



VICINITY MAP
NOT TO SCALE

PLANS PREPARED BY:



W.H. CIVIL ENGINEERING

25 MAUCHLY, SUITE 323
IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM

HONGBO YANG
R.C.E. C-88467 EXP. 3/31/2025

03-15-2023
DATE

OWNER/SUBDIVIDER:
629 SEACLIFF DRIVE,
APTOS, CA 95003

				DESIGNER	
				DESIGNED BY:	
				DRAFTED BY:	
NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY:	W.C.

629 SEACLIFF DR

TITLE SHEET

PRO ECT ADDRESS

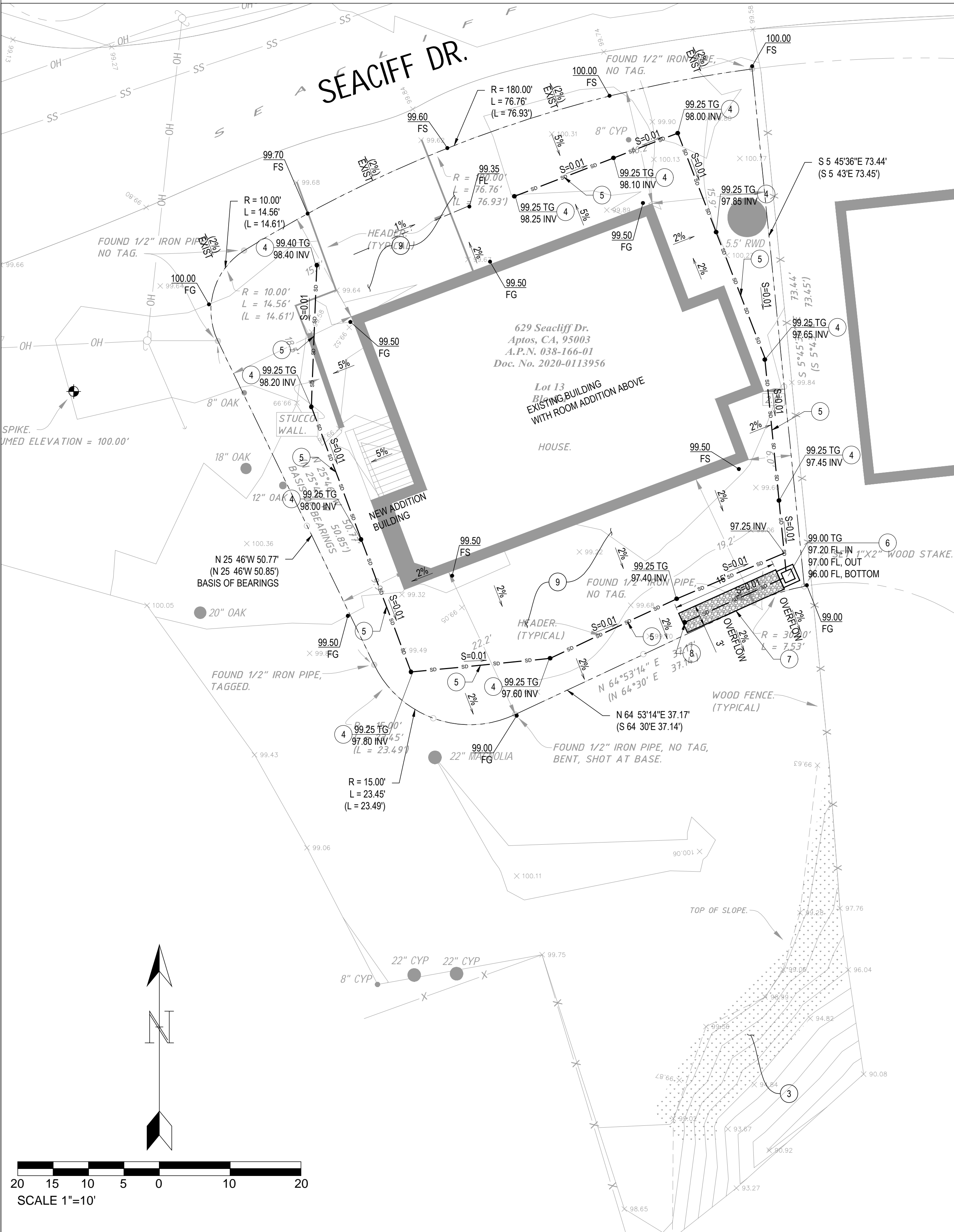
629 SEACLIFF DRIVE,
APTOS, CA 95003

PROJECT NO.:

202010

SHEET NO.:

C-1



GRADING PLAN

SCALE 1"=10'

CONSTRUCTION NOTE

3 SOIL ENGINEER TO MONITOR THE REMOVAL OF NON-PERMITTED FILL FROM THE SLOPE.

4 INSTALL 6" DIA. SCH-40 ATRIUM DRAIN BY NDS OR EQUAL.

5 INSTALL 4" DIA. SCH-40 PVC PIPE DRAIN SYSTEM.

6 INSTALL 18-IN SQUARE SETTLING BASIN PER DETAIL.

7 INSTALL RETENTION BASIN PER DETAIL.

8 INSTALL DRAINAGE CLEAN OUT PER DETAIL.

9 INSTALL NEW PERMEABLE PAVER PER LANDSCAPE PLAN.

LEGEND

100

EXISTING CONTOUR

100

PROPOSED CONTOUR

100FS

SPOT ELEVATION

SD

PROPOSED STORM DRAIN

SR

KEYWAY SUBDRAIN

FLOW LINE

PROPERTY LINE

X.X%

SURFACE SLOPE

S=X.X

STORM DRAIN SLOPE

FILL REMOVAL AREA

NEW PAVER AREA

DF

DEEPEDED FOOTING

PAD

PROPOSED PAD ELEVATION

FS

PROPOSED FINISHED SURFACE

FG

PROPOSED FINISHED GROUND

FF

PROPOSED FINISHED FLOOR

INV

INVERT OF PIPE

TG

TOP OF GRATE

PL

PROPERTY LINE

TW

TOP OF WALL

TF

TOP OF FOOTING

HP

HIGH POINT

LP

LOW POINT

OWNER/SUBDIVIDER:
629 SEACLIFF DRIVE,
APTOS, CA 95003

				DESIGNER	
				DESIGNED BY:	
				DRAFTED BY:	
NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY:	W.C.

NOTE:
1. ALL FITTINGS BY: NDS, INC. (OR EQUAL) PHONE: 1-800-726-1994
2. REFER TO GRADING PLAN FOR FINISH GRADING.
3. DO NOT GLUE GRATE OR RISER TO PIPE.
4. GLUE "1/2" P.S. WELD ON" #773 SOLVENT (MEDIUM BODIED FAST SET) FOR PIPE THRU 6"
5. ALL PIPES TO BE 6" PVC SDR 35.

DETAIL
INLET DRAIN
NOT TO SCALE

DETAIL
SETTLING BASIN (PRE-TREATMENT)
NOT TO SCALE

DETAIL
DRAIN CLEANOUT
NOT TO SCALE

DETAIL
RETENTION BASIN
NOT TO SCALE

PLANS PREPARED BY:

W.H. CIVIL ENGINEERING

25 MAUCHLY, SUITE 323
IRVINE, CA 92618
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HONGBO YANG
R.C.E. C-88467 EXP. 3/31/2025

03-15-2023
DATE

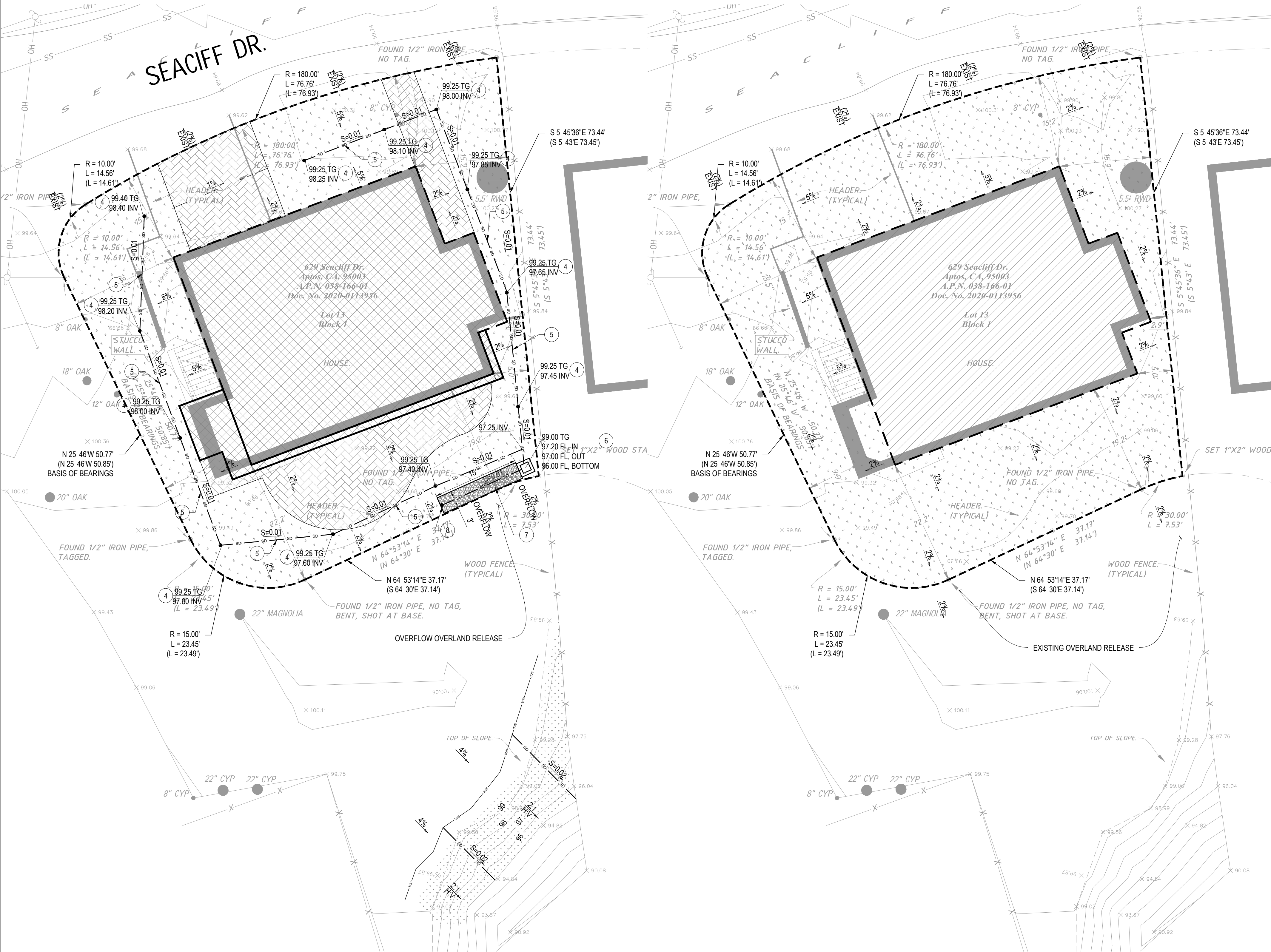
629 SEACLIFF DR
GRADING PLAN
PROJECT ADDRESS
629 SEACLIFF DRIVE,
APTOS, CA 95003

PROJECT NO.:

202010

SHEET NO.:

C-2



STORM WATER MANAGEMENT PLAN (PROPOSED)

SCALE 1"=10'

EXISTING STORMWATER PLAN

SCALE 1"=10'

LEGEND

- WATERSHED AREA
- RETENTION TRENCH (BMP)
- EXISTING IMPERVIOUS AREA
- NEW/REMOVED AND REPLACED IMPERVIOUS AREA
- PLANTER/LANDSCAPE AREA
- PERMEABLE PAVER AREA

OWNER/SUBDIVIDER:
629 SEACLIFF DRIVE,
APTOS, CA 95003

				DESIGNER	
				DESIGNED BY:	
				DRAFTED BY:	
NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY:	W.C.



PLANS PREPARED BY:



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25 MAUCHLY, SUITE 323
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INFO@WHENGINEERINGGROUP.COM

HONGBO YANG
R.C.E. C-88467 EXP. 3/31/2025

09-15-2023
DATE

629 SEACLIFF DR
STORMWATER MANAGEMENT PLAN
PROJECT ADDRESS
629 SEACLIFF DRIVE,
APTOS, CA 95003

PROJECT NO.:

202010

SHEET NO.:

C-3

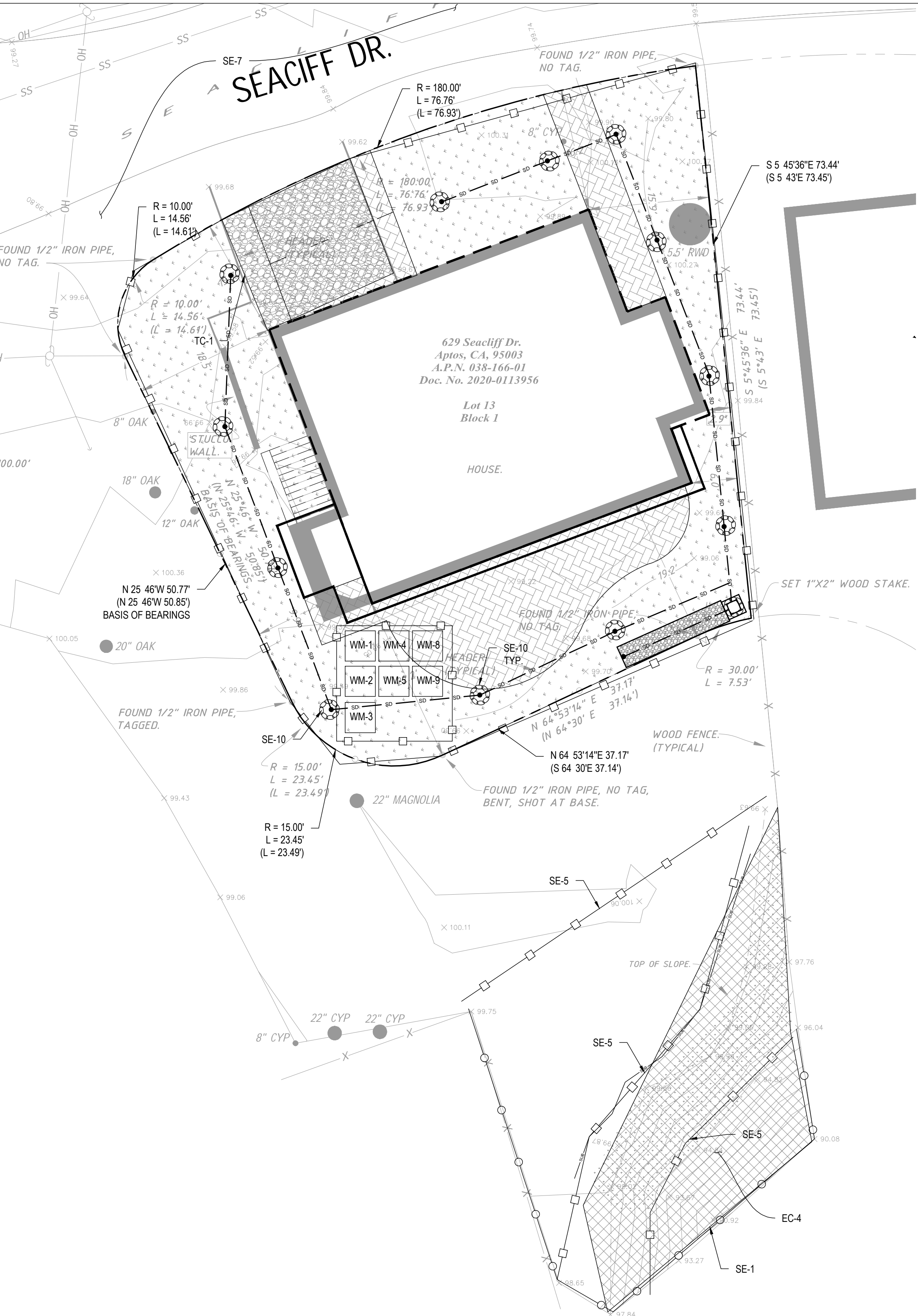
PROJECT: 629 Seaclyff Drive - APN: 038-166-01

Calc by: Wai Chen

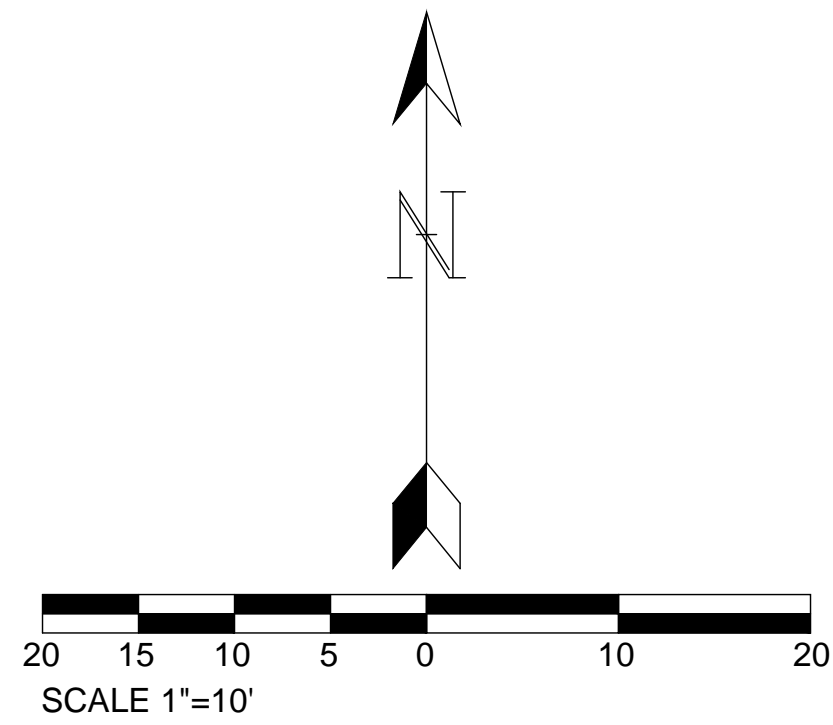
Date: 11/23/2020

RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD										
Data Entry: PRESS TAB KEY & ENTER DESIGN VALUES				Notes & Limitations on Use:			SS Ver:1.0			
Site Location P60 Isoleth: 1.40 Fig. SWM-2				Saturated soil permeability values may be used conservatively from the USDA-NRCS soil survey, or use actual test values.						
Rational Coefficients Cpre: 0.50				Site selection and design shall give proper consideration to the path for excess flows downstream of the designated retention area.						
Cpost: 0.63				Retention site location on, or immediately above, slopes exceeding 15% will require consulting a geotechnical engineer.						
Impervious Area: 2491 ft²				Gravel packed structures shall use washed, angular, uniformly graded aggregate providing not less than 35% void space.						
Saturated Soil Permeability: 0.40 in/hr				Refer to the County of Santa Cruz Design Criteria, Stormwater Management - Section H, for complete method criteria.						
2 - YEAR DESIGN STORM				RETENTION @ 120 MIN.		STRUCTURE DIMENSIONS FOR RETENTION			DETENTION @ 60 MIN.	
Storm Duration (min)	2 - Year Intensity (in/hr)	Cpre (cfs)	Cpost (cfs)	Retention Rate To Storage (cfs)	Specified Retained Volume (cf)	32 ft³ storage volume calculated		Detention Rate To Storage (cfs)	Specified Detained Volume (cf)	
1440	0.15	0.004	0.005	-0.007	-676	40 % void space assumed				
1200	0.16	0.005	0.006	-0.007	-530	79 ft³ excavated volume needed				
960	0.18	0.005	0.006	-0.006	-388	Structure Length Width* Depth* #				
720	0.20	0.006	0.007	-0.005	-253	Ratios 15.00 3.00 2.00		-0.012	-1013	
480	0.24	0.007	0.009	-0.004	-127	Dimen. (ft) 14.38 2.88 1.92		-0.011	-812	
360	0.27	0.008	0.010	-0.003	-69	108 ft² internal surface area		-0.011	-615	
240	0.33	0.009	0.012	-0.001	-18	75 ft² effective surface area		-0.010	-424	
180	0.37	0.011	0.013	0.001	4	12.6 hrs estimated structure drainage time		-0.008	-242	
120	0.44	0.013	0.016	0.003	22	* For pipe, use the square root of the sectional area.		-0.007	-156	
90	0.50	0.014	0.018	0.005	28	# If cell values displayed are corrupted, enter zero for depth, then re-enter a positive numeric value within allowed range.		-0.005	-77	
60	0.60	0.017	0.022	0.009	32			-0.004	-40	
45	0.67	0.019	0.025	0.012	32	STRUCTURE DIMENSIONS FOR DETENTION			-0.001	-8
30	0.80	0.023	0.029	0.017	30	22 ft³ storage volume calculated		0.001	5	
20	0.96	0.028	0.035	0.022	27	100 % void space assumed		0.004	16	
15	1.09	0.031	0.040	0.027	24	22 ft³ excavated volume needed		0.007	20	
10	1.30	0.037	0.047	0.034	21	Structure Length Width* Depth*		0.012	22	
5	1.75	0.051	0.064	0.051	16	Ratios 10.00 2.00 2.00		0.018	21	
						Dimen. (ft) 8.16 1.63 1.63		0.022	20	
								0.030	18	
								0.046	14	

Retention Basins Maintenance Plan	
Activity	Frequency
GENERAL INSPECTIONS	
Identify eroded facility areas	Four times per year during wet season, including inspection just before the wet season and within 24 hours after at least two storm events ≥ 0.5 inches
Observe and record drawdown rate	
Estimate degree of sediment accumulation in pretreatment system and infiltration basin	
Identify areas of compromised plant health or density	
Identify any needed corrective maintenance that will require site-specific planning or design	
ROUTINE MAINTENANCE	
Sediment, Trash, and Debris	
Remove trash from facility	Each visit; as needed
Remove sediment from forebay when estimated sediment accumulation exceeds 25% of the forebay volume	As needed
Remove sediment from pretreatment system per manufacturer's recommendations or when sediment storage volume is more than 50% full	Per manufacturer recommendation, or as needed
Vegetation and Infiltration Bed	
Irrigate as recommended by a landscape professional, typically for the first 3 years to establish vegetation	As needed
Remove undesirable vegetation	Four times per year during wet season, including inspection just before the wet season
Replant or reseed areas of thin or missing vegetation	Annually
Scrape soil from top 3 to 6 inches of infiltration bed and reestablished vegetation; augment soil amendment if needed	When infiltration rate drops below design infiltration rate
Inflow and Outflow Structures	
Check energy dissipation function and add riprap	Four times per year during wet season, including inspection just before the wet season
Inspect inlets and outlets and remove accumulated sediment	Four times per year during wet season, including inspection just before the wet season



EROSION CONTROL PLAN
SCALE 1"=10'



LEGEND	
	TEMPORARY SILT FENCE (SE-1)
	FIBER ROLL (SE-5)
	HYDROSEEDING (EC-4)
	TEMPORARY CONSTRUCTION ENTRANCE (TC-1)
	INLET PROTECTION (SE-10)

OWNER/SUBDIVIDER:
629 SEACLIFF DRIVE,
APTOS, CA 95003

EROSION CONTROL BMPS

EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
EC-4	HYDROSEEDING	APPLY PERMANENT SEED ON DISTURBED TO PROTECT SLOPE BEFORE VEGETATION IS GROWN ON SLOPE.

TEMPORARY SEDIMENT CONTROL

SE-1	SILT FENCE	INSTALL SILT FENCES ALONG LEVEL CONTOURS BEYOND THE DISTURBED AREA LIMITS.
SE-5	FIBER ROLLS	INSTALL WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED, SEDIMENT COLLECTED, AND DISPOSED OF OFF-SITE ON A DAILY BASIS.
SE-10	STORM WATER INLET PROTECTION	INSTALL WHERE SHOWN ON PLAN.

WIND EROSION CONTROL BMPS

WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND ANY STOCKPILE AREAS.
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TRACKING CONTROL

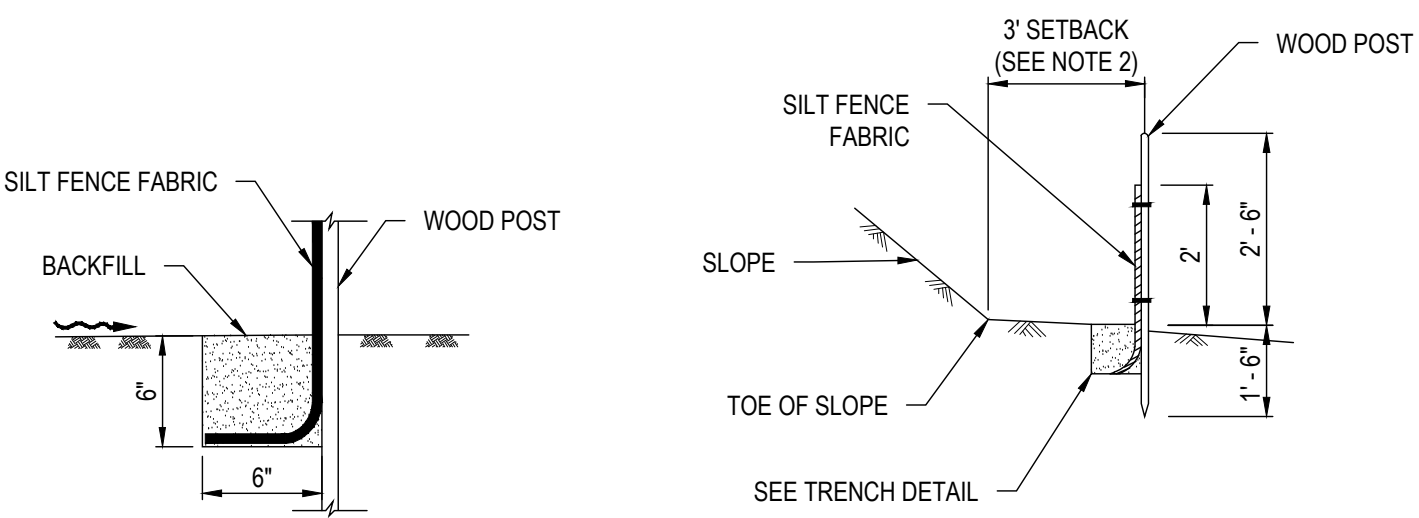
TC-1	STABILIZED CONSTRUCTION EXIT	RUMBLE RACK SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL VEHICLES LEAVING THE SITE PASS OVER THE DEVICES BEFORE ENTERING THE PUBLIC STREET.
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NON-STORMWATER MANAGEMENT

NS-1	WATER CONSERVATION PRACTICES	MAINTAIN WATER EQUIPMENT TO PREVENT NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRADING OPERATIONS	APPLY PARAMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGE.
NS-6	ILLEGAL CONNECTION / ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILLEGAL CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER PROVIDE A RESPONSE.
NS-7	POTABLE WATER / IRRIGATION	EXCISE CARE DURING CONSTRUCTION TO PREVENT NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

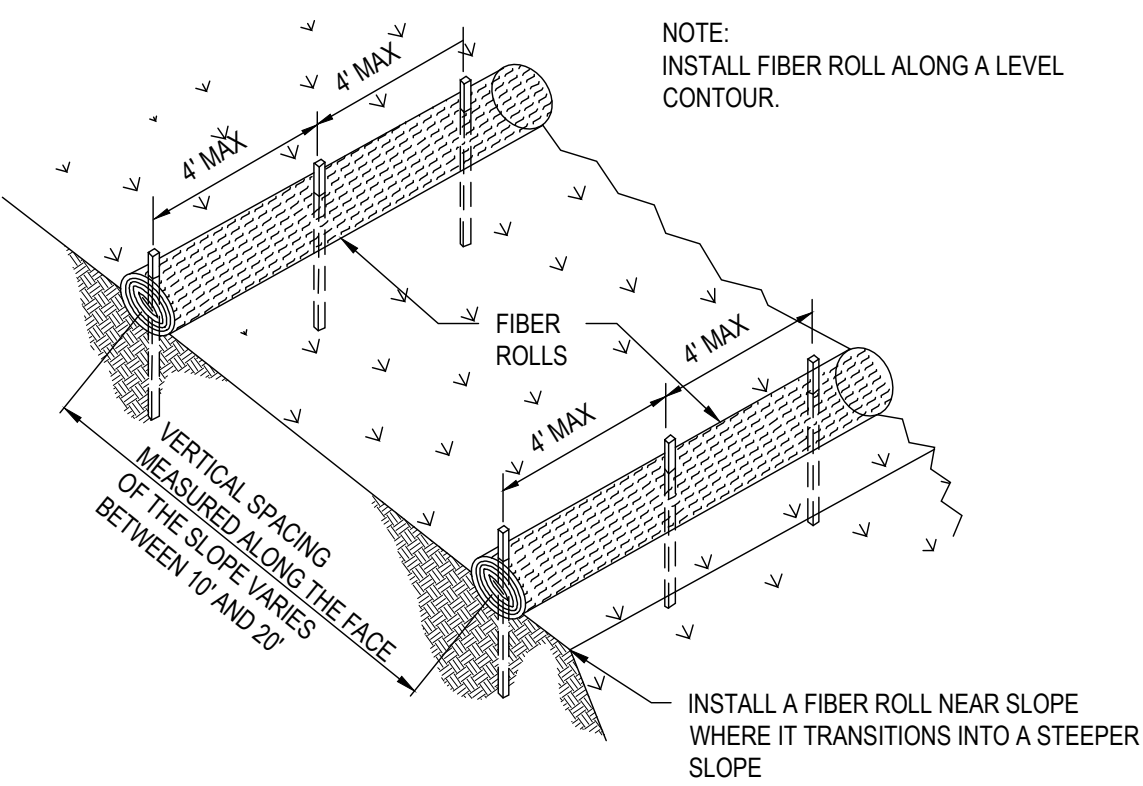
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTION.
WM-3	STOCKPILE MANAGEMENT	MATERIALS STOCKPILES SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEE SHALL BE EDUCATED ON THE CLASSIFICATION OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY.
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT	ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.



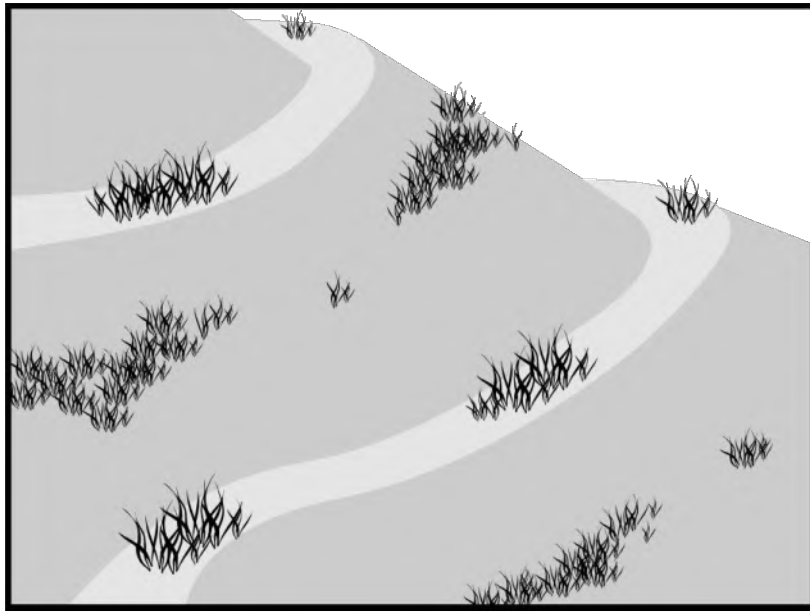
DETAIL
TEMPORARY SILT FENCE SECTION
NOT TO SCALE

- NOTES:
1. THE DOWN STREAM, END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LOST 8" ANGLED UP SLOPE.
 2. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
 3. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ONE FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
 4. POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
 5. FOR EACH END POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
 6. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST. DIMENSIONS SHOWN ARE TYPICAL.
 7. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE THAT SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
 8. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.



DETAIL
FIBER ROLLS
NOT TO SCALE

Hydroseeding

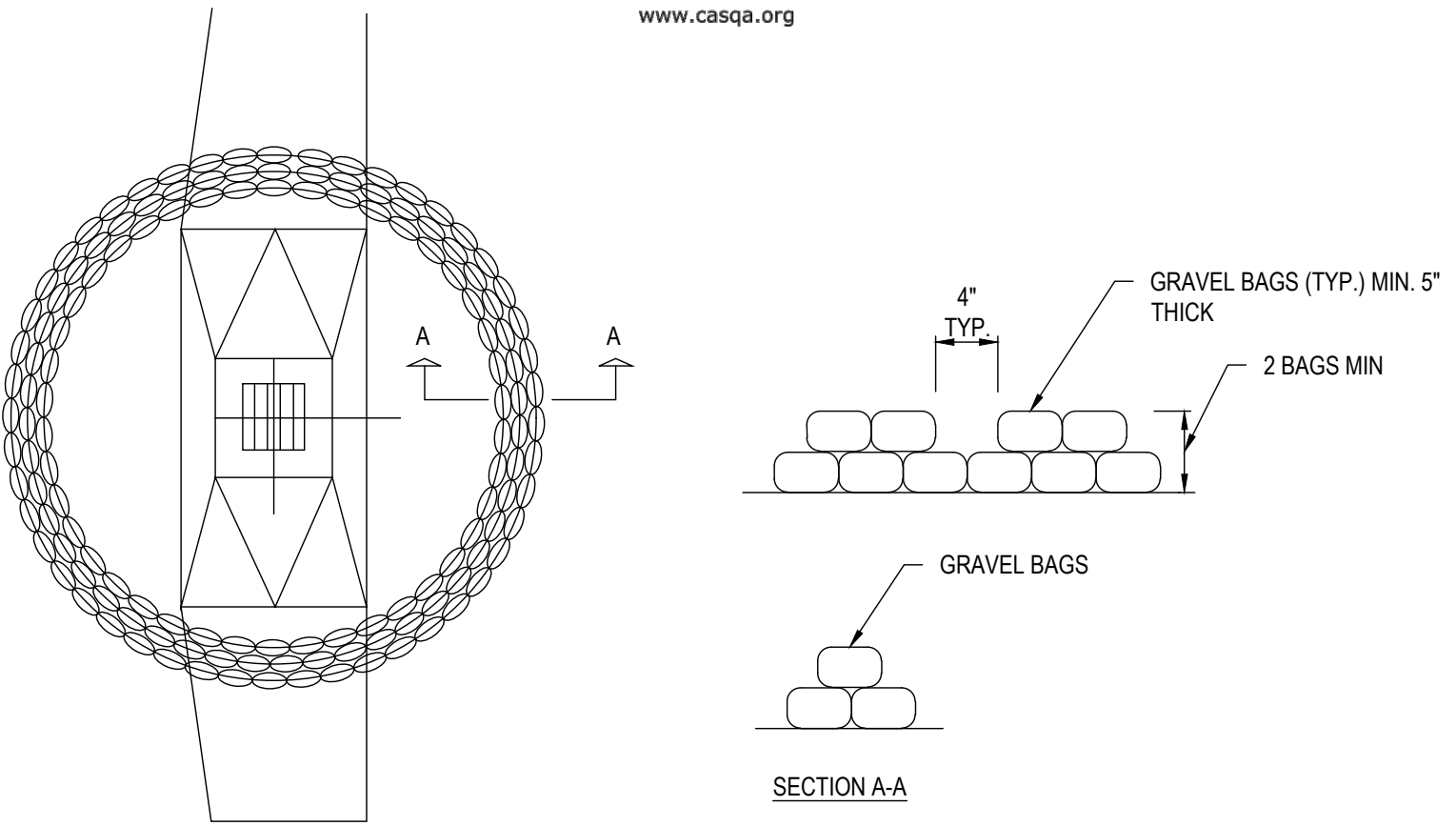


Description and Purpose
Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic mulcher, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

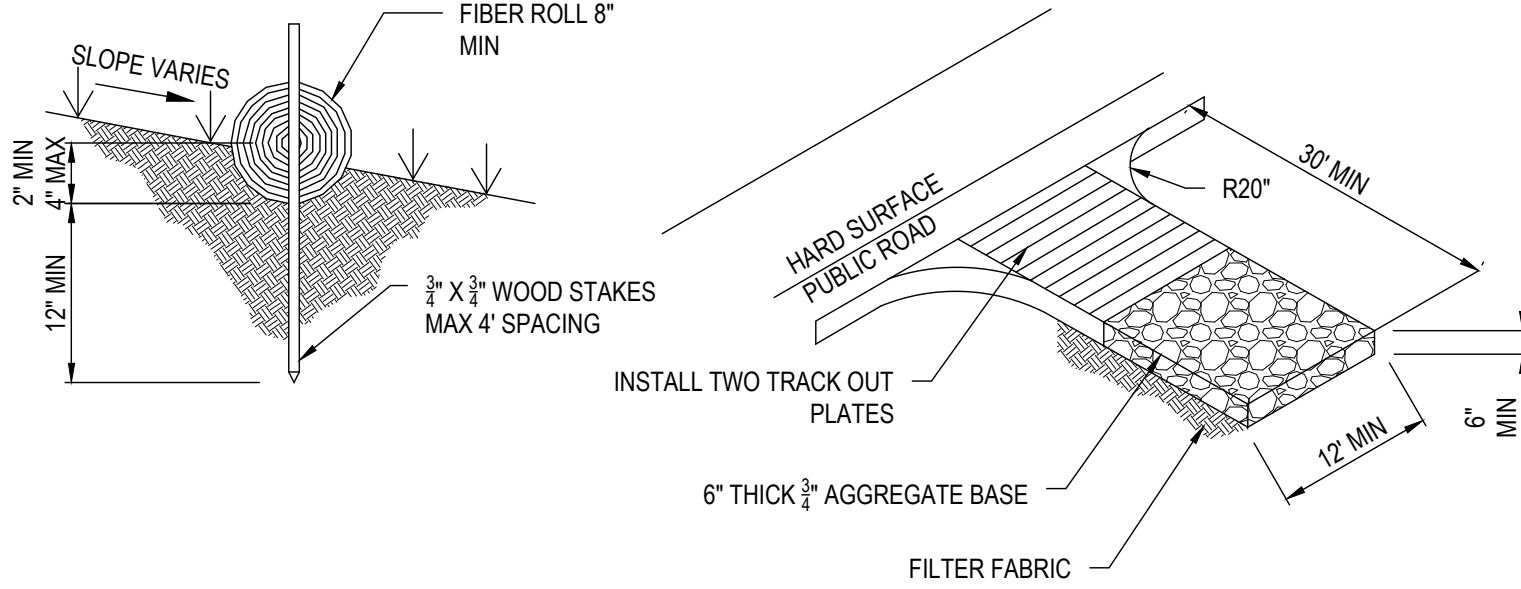
Suitable Applications
Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g. EC-7, Erosion Control Blanket) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

Typical applications for hydroseeding include:

- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
- Cleared and graded areas exposed to seasonal rains or temporary irrigation.
- Areas not subject to heavy wear by construction equipment or high traffic.



DETAIL
GRAVEL BAG FOR INLETS
NOT TO SCALE



DETAIL
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EC-4

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	<input checked="" type="checkbox"/>
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

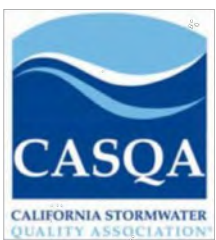
- ☒ Primary Category
- ☒ Secondary Category

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch
EC-5 Soil Binders
EC-6 Straw Mulch
EC-7 Geotextiles and Mats
EC-8 Wood Mulching
EC-14 Compost Blanket
EC-16 Non-Vegetative Stabilization



FOR TAX PURPOSES ONLY

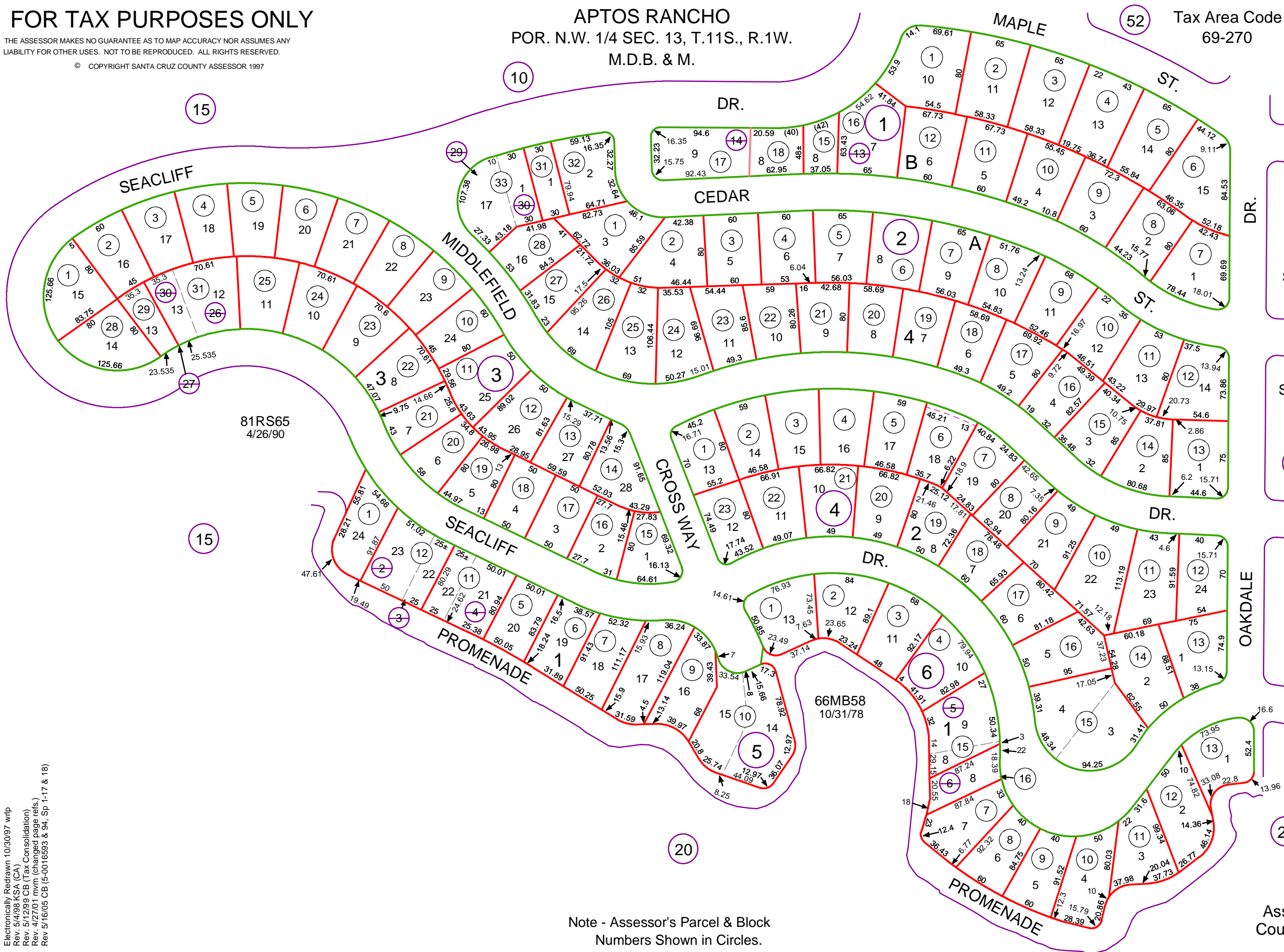
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APTOS RANCHO
POR. N.W. 1/4 SEC. 13, T.11S., R.1W.
M.D.B. & M.

Tax Area Code
69-270

38-16



Note - Assessor's Parcel & Block
Numbers Shown in Circles.

EXHIBIT E

Assessor's Map No. 38-16
County of Santa Cruz, Calif.
Oct., 1997




Electronically Redrawn 10/30/97 wrfp
Rev. 5/4/98 KSA (CA)
Rev. 5/12/99 CB (Tax Consolidation)
Rev. 4/27/01 mvm (changed page refs.)
Rev. 5/16/05 CB (5-0016593 & 94, Sp 1-17 & 18)



Parcel Location Map

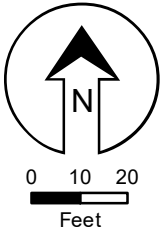


Parcel: 03816601

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

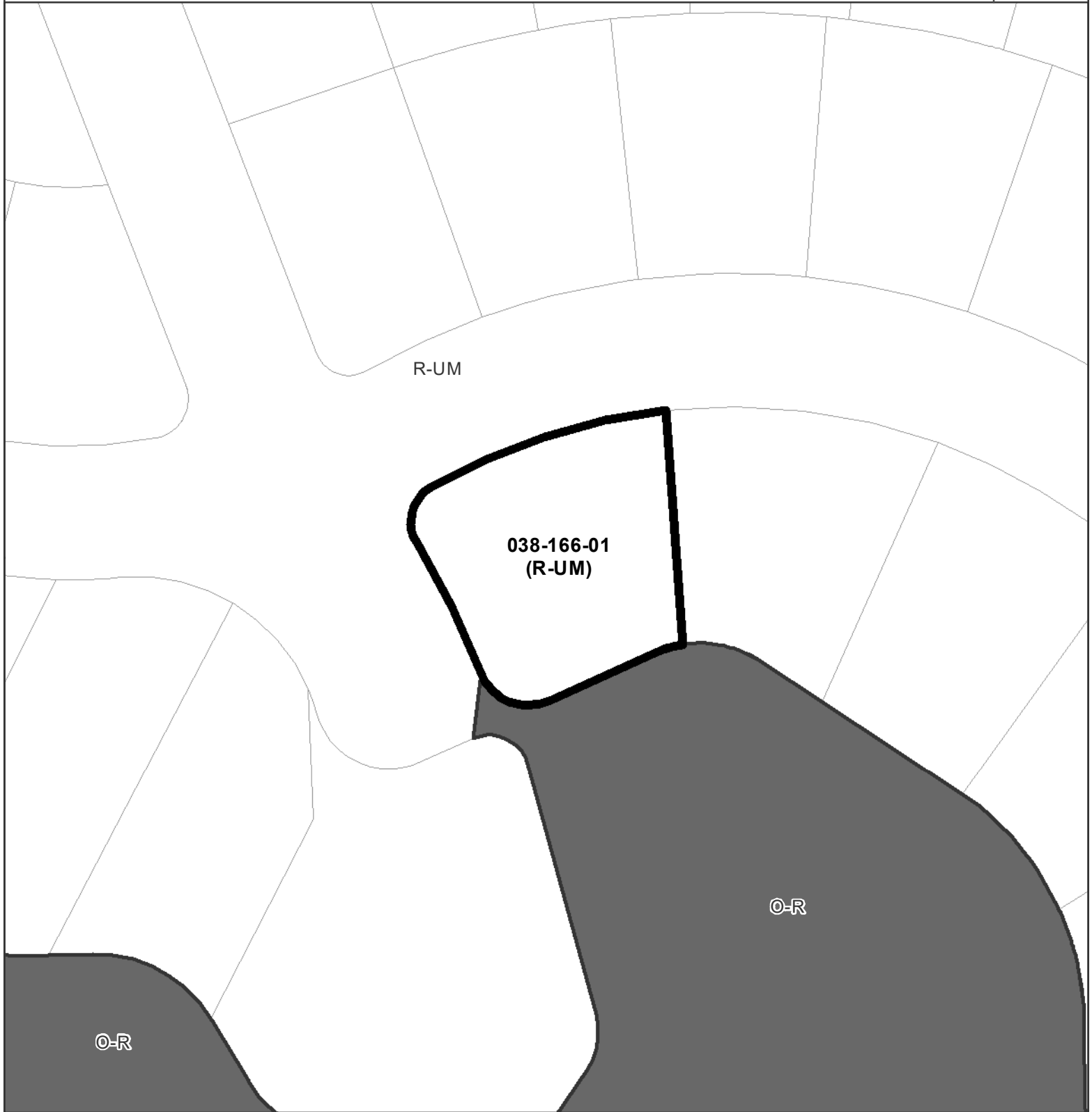
Map printed: 17 Aug. 2023



EXHIBIT E

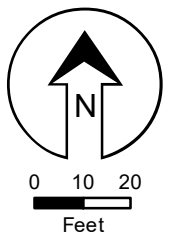




Parcel General Plan Map

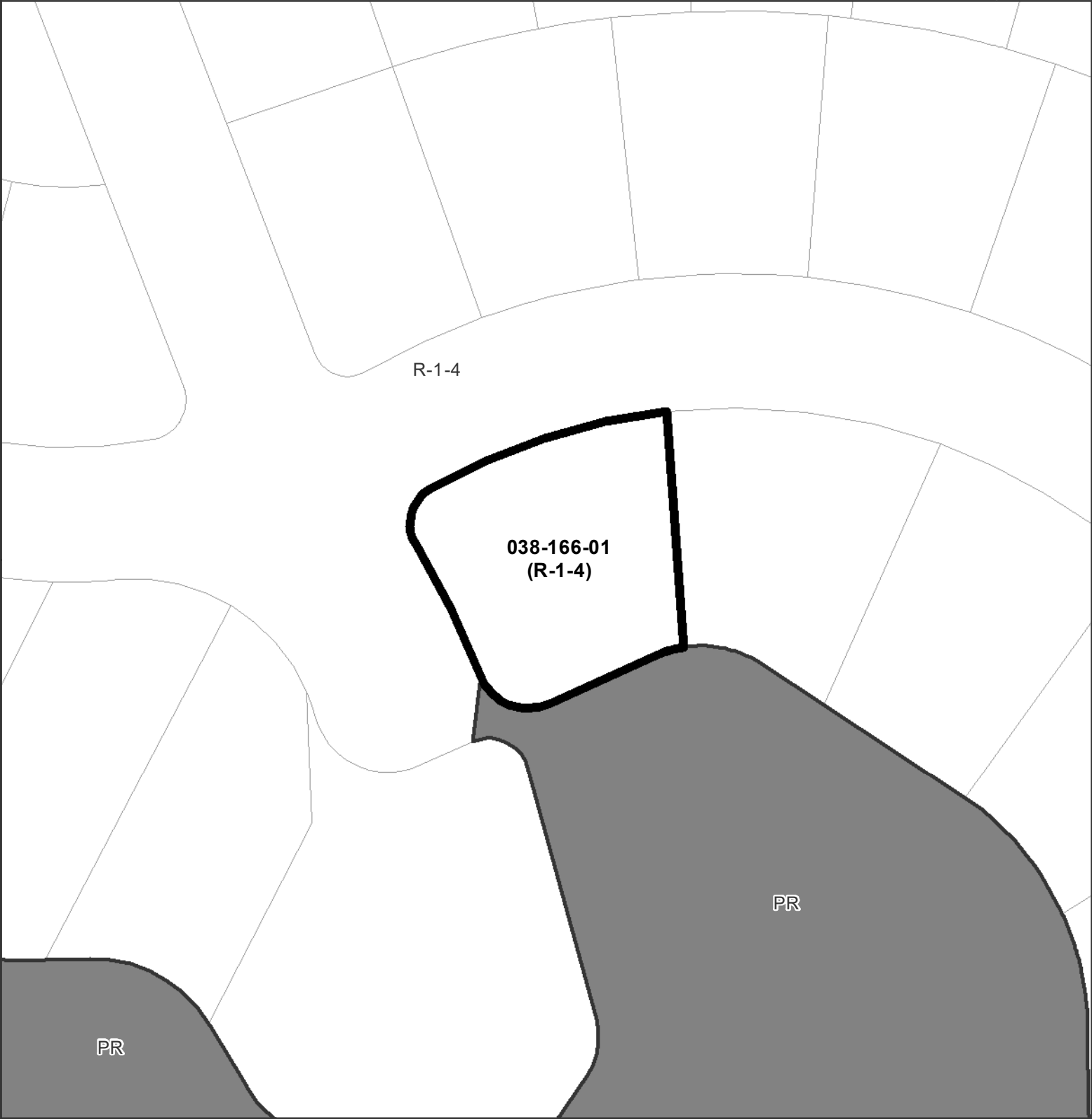




-  O-R *Parks, Recreation & Open Space*
-  R-UM *Res. Urban Medium Density*

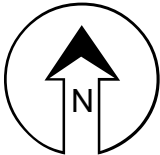




Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*



0 10 20
Feet

Parcel Information

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control District 5

Parcel Information

Parcel Size:	Approximately 5,000 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Seacliff Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Residential Urban Medium)
Zone District:	R-1-4 (Single Family Residential; one unit per 4,000 square feet)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> X </u> Yes <u> </u> No

Technical Reviews: Geotechnical Report Review REV221189

Environmental Information

Geologic Hazards:	Not mapped
Fire Hazard:	Not a mapped constraint
Slopes:	Flat site
Env. Sen. Habitat:	Mapped resource/no physical evidence on site
Grading:	Restorative grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource
Archeology:	Not mapped



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
PLANNING (831) 454-2580 PUBLIC WORKS (831) 454-2580

Matt Machado, Deputy CAO, Director of Community Development and Infrastructure

Carolyn Burke Assistant Director UPC Division	Stephanie Hansen Assistant Director Housing & Policy	Kent Edler Assistant Director Special Services	Steve Wiesner Assistant Director Transportation	Travis Cary Director Capital Projects	Kim Moore Assistant Director Administration
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18 November 2022

Jefferey Morgan <jeffereymorgan@gmail.com>
629 Seacliff Drive
Aptos, CA 95003

Subject: Review of the Geotechnical Investigation - Design Phase for the Proposed Residential Remodel and Addition at 629 Seacliff Drive dated 18 May 2022 by Butano Geotechnical Engineering Inc. - Project No. 22-147-SC

Project Site: 629 Seacliff Drive, Aptos
APN 038-166-01
Application REV221189

Dear Applicant:

The Planning Department has accepted the project site geotechnical investigation report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the report;
2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

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 *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

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

EXHIBIT G

REV221189
APN 038-166-01
18 November 2022
Page 2 of 3

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

If we can be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcounty.us

Respectfully,



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

Cc: Environmental Planning Department, Attn: Robert Loveland
Butano Geotechnical Engineering, Inc. Attn: Greg Bloom, GE
Billy Rickard <billy@sightline.construction.com>

Attachments: [Notice to Permit Holders](#)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer 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.