**Applicant:** Nick Seward **Agenda Date:** December 20, 2024

Owner: Nick Seward and John Vierra
APN: 042-224-02
Agenda Item #: 5
Time: After 9:00 a.m.

Site Address: 231 Lake Court, Aptos, CA 95003

**Project Description**: Proposal to construct an addition of 129 square feet to the first floor and 174 square feet to the second floor to accommodate a new enclosed stairwell, and to remodel an existing non-conforming dwelling including external alterations and landscaping.

Application Number: 231514

Requires a Coastal Development Permit and a Variance to increase the height from 28 feet to 29 feet 5 inches.

**Location**: Parcel is located on the northwestern side of Lake Court (231 Lake Court), approximately 500 feet east of the intersection of Lake Court and Venetian Road in the Aptos Planning Area.

**Permits Required**: Coastal Development Permit and Variance to increase the height from 28 feet to 29 feet 5 inches.

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

#### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231514, based on the attached findings and conditions.

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

The subject parcel is a 3,789 square foot lot that is currently developed with a 1,768 square foot two-story single-family dwelling and attached 130 square foot carport. The parcel is located on a predominantly residential street that features a mix of one- and two-story dwellings within the Sea Cliff/Aptos/La Selva Beach Designated Area (SALSDA) in the Aptos Planning Area. Seacliff State Beach is the closest beach to the subject property with beach access is located at the end of Aptos Beach Drive, approximately 1,230 feet southwest of the subject property.

The proposal is to construct a two-story, 303 square-foot addition that will add 129 square feet to the first floor and 174 square feet to the second floor of the existing dwelling, to create a new enclosed stairwell along the southern side of the home. The enclosed stairwell replaces an existing external staircase that provided access to the dwelling and the rear deck from the carport. The

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proposed stairwell addition does not include access to the loft, which is now to be provided internally from the second habitable level on the opposite side of the dwelling, in addition, a 5foot engineered retaining wall is proposed to facilitate the new enclosed stairwell, which will also be accompanied by a landscaped, semi-impervious on-grade stair that leads from the street to the improved entry. The proposal also updates the exterior of the dwelling, including new windows, new external finishes, new roofing, and a new 82.5 square foot uncovered and unenclosed second story deck. The proposal will retain the existing first floor front and rear decks, which encroach into both the front and rear yard setbacks, with no changes proposed to these non-conforming features. The renovations to the structure will also result in an internal reconfiguration of rooms, however no additional bedrooms will be added to the structure as a result of the proposed project.

#### **Project Background**

The existing dwelling was originally permitted by Building Permit #9255, issued on August 29, 1963, as a two-story, single-family dwelling with three bedrooms and two bathrooms. The original permit documents describe the structure as an A-Frame with a loft. The existing dwelling is a nonconforming structure in that it has a height of 46 feet, which exceeds the 28-foot height limit for the zone district.

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

The subject property is a 3,789 square foot lot, located in the R-1-4 (Single family residential, 4,000 square feet) zone district, a designation which allows residential uses. The proposed remodeled single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The site and development standards for parcels in the R-1-4 zone district in accordance with County Code section 13.10.323 – "Development Standards for Residential Districts" are set out in Table 1 below:

*Table 1: Compliance with R-1-4 Site Standards* 

Site Standard	Requirement	Existing	Proposed	
Front Setback	15 feet	Dwelling: 18 feet 3	No Change	
		½ inches		
Setback to carport entrance on	5 feet	5 feet	No change	
a sloped site				
(SCCC 13.10.323(E)(5)(a))				
Rear Setback	15 feet	Dwelling: 17 feet 6	No Change	
		inches		
		Rear Deck: 5 feet		
Side Setback (north)	5 feet	10 feet 1 inch	No Change	
Side Setback (south)	5 feet	13 feet 11 inches	5 feet 6 ½ inches	
Lot Coverage	45%	36.9%	41.1%	
Floor Area Ratio	60%	49%	57.4%	
Building Height (at roof peak)	28 feet	46 feet	Overall: No Change	
			Stairwell Addition:	
			29 feet 5 inches*	

<sup>\*</sup>Requires approval of a Variance

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#### Nonconforming Structures

As set out in County Code section 13.10.262 – "Nonconforming Structures", structural alterations may be made to an existing nonconforming structure, where such modifications do not constitute reconstruction, which is defined by County Code section 13.10.260(B)(6) as modifications that alter 65% or more of the major structural components. Further, conforming additions that do not increase the nonconforming dimensions of the structure may be constructed. A Modifications Worksheet was submitted by the project Architect, which shows that only 20% of the existing structure will be altered. Subject to the approval of a Variance to allow for an increase in height for the second-staircase addition at the southern elevation, as detailed below, all proposed additions to the dwelling will conform to these requirements and all other required site and development standards for the zone district, including setbacks, maximum floor area ratio (FAR) and lot coverage.

#### Variance

The existing dwelling is currently nonconforming, in that it has a maximum height of 46 feet at the front of the dwelling, as measured from the floor at the existing finished carport to roof peak. As proposed, the overall height of the existing dwelling will not be increased by the proposed addition; however, a variance is required, to allow for increased height at the proposed staircase. This additional height is required so that the internal staircase can provide access to both of the existing habitable levels of the dwelling and also accommodate the required overhead clearance for the stairwell as required by California Residential Building Code. It should also be noted that only a very small portion of the proposed addition, toward the front of the property, will exceed the 28-foot height limit. This is because the land slopes up steeply from the street and further, because the land has been lowered to create a level access from the carport to the base of the stairs. The remainder and largest portion of the addition will have a height of less than 28 feet (approximately 21 feet), which complies with the zone district standard.

Pursuant to Santa Cruz County Code Section 13.10.230, – "Variance Approvals", variances are a discretionary approval that allow the discretionary authorization of exceptions to the zoning district site and development standards for a property, subject to specific findings. A complete list of Variance Findings can be found at Exhibit B of this report.

#### **Coastal Zone**

#### Local Coastal Program Consistency

The proposed addition to the existing single family dwelling 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 that vary in size and architectural styles. The proposed addition will allow for necessary safety upgrades to the entry and will modernize the dwelling to include more glazing and a new second story deck while retaining the existing A-Frame roof profile. The design submitted is consistent with the existing range of styles in the surrounding area.

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The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

#### Coastal Development Permit

Pursuant to Santa Cruz County Code Section 13.20.061 – "Improvements to Existing Single-Family Residences Exemption," a Coastal Development Permit is required for the project because an addition is proposed within an area mapped as scenic on the Local Coastal Program (LCP) Land Use Plan maps and where the proposed addition exceeds 10% of the floor area of the existing dwelling. The project is not located in the Appeals Jurisdiction of the Coastal Zone.

Approval of a Coastal Development Permit for the proposed staircase is considered appropriate because the addition has been designed so that it is respectful of the unique design of the existing structure and the mixture of architectural styles in the surrounding area. The proposed project will not result in any increase in parking demand as no additional bedrooms are proposed. Due to the subject parcel's significant distance from the closest beach and beach access, the proposed structure is not expected to have any impact on coastal or beach access.

#### 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 231514, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: <a href="https://www.sccoplanning.com">www.sccoplanning.com</a>

Report Prepared By: Victoria Miller

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#### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Modifications Worksheet
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 231514

Assessor Parcel Number: 042-224-02

Project Location: 231 Lake Court, Aptos, CA 95003
Project Description: Proposal to construct an addition of 129 square feet to the first floor and 174 square feet to the second floor to accommodate a new enclosed stairwell, and to remodel an existing non-conforming dwelling including external alterations and landscaping.
Person or Agency Proposing Project: Nick Seward
<b>Contact Phone Number: (209) 485-2934</b>
<ul> <li>A The proposed activity is not a project under CEQA Guidelines Section 15378.</li> <li>B The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).</li> <li>C Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.</li> <li>D Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).</li> </ul>
E. X Categorical Exemption
Specify type: 15301(e) – Existing Facilities
F. Reasons why the project is exempt:
The proposed project will result in a minor addition of 303 square feet of habitable space to an existing single family dwelling, which represents less than 2,500 square feet or 50% of the existing structure.
In addition, none of the conditions described in Section 15300.2 apply to this project.
Date: Victoria Miller, Project Planner

#### **Coastal Development Permit Findings**

(A) 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, 4000 square feet), a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

(B) 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.

(C) 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 proposed development is consistent with the surrounding neighborhood, which features a mix of architectural styles, and the area is developed to an urban density. The proposed addition and external alterations to the structure will utilize colors and materials that will be natural in appearance and complementary to the site. The development site is not on a prominent ridge, beach, or bluff top.

(D) 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 approximately 1200 feet southwest of the property at the end of Aptos Beach Drive. The proposed additions and remodel of the existing single-family dwelling will not restrict public beach access in any way.

(E) 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 in the R-1-4 (Single family residential, 4000 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 which vary in size and architectural style. The design submitted is consistent with the pattern of development within the surrounding neighborhood and will provide necessary safety upgrades to the entry of the dwelling.

(F) 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 not located between the shoreline and the first public road. Consequently, the existing single family dwelling 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.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

#### **Discretionary Permit Findings**

(A) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 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 that the project 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 be materially injurious to properties or improvements in the vicinity.

(B) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the addition to the existing single family dwelling and the conditions under which it would be operated or maintained will continue to be in substantial conformance with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential, 4000 square feet) zone district as the primary use of the property will be one residence that, with the approval of a Variance to height, meets all current site standards for the zone district..

(C) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

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

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

(D) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

(E) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed addition will be constructed on an existing, developed lot. The expected level of traffic generated by the proposed project is anticipated to continue to be only 1 peak trip per day and, as such, the proposed project will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(F) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed addition to the existing single family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

(G) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

#### **Site Development Permit Findings**

(A) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed addition to the existing single family dwelling is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

(B) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed addition to the existing single family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and design that will enhance the aesthetic qualities of the subject property. The proposed addition has been designed to complement the existing dwelling in order to reduce the visual impact of the proposed development on surrounding land uses.

#### **Variance Findings**

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

This finding can be made in that the subject parcel is a substandard lot that is developed with a dwelling that is built into the slope of the parcel and elevated due to its location within a flood zone. The proposed Variance will allow the construction of an addition that does not increase the overall height of the structure but provides access to all habitable levels through an internal stair and creates a new front entry that can be accessed from the street. The proposal will relocate the existing entry, which is through the carport, to allow access to the new front entry of the dwelling from the street via new at-grade steps along the southern portion of the parcel. Adjacent parcels also feature at-grade or recessed entryways that are accessed from the street to reach the elevated main dwelling. Furthermore, only a small portion of the proposed addition toward the front of the property will exceed the 28-foot height limit. This is because the land slopes up steeply from the street and further, because the land has been lowered to create level access from the carport to the base of the stairs. The remainder, and majority of the addition, will have a height of less than 28 feet (approximately 22 feet), which complies with the 28-foot maximum height limit for the zone district.

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

This finding can be made in that the proposed Variance will not result in an increase to the overall height of the structure but will allow for the construction of new habitable floor area to exceed the site standard. The proposed addition is an enclosed stairwell that provides access to both habitable levels, which requires an additional 1 foot 5 inches to reach both habitable levels and allows for adequate overhead clearance in the stairwell. As viewed from the adjacent parcel, the proposed addition will be modest in scale and will have a height of around 21 feet, measured from the exterior grade and will be approximately 16 feet 9 inches lower than the roof peak at the existing dwelling. Therefore, the proposed addition will not be materially detrimental to public health, safety, or welfare, or injurious to property or improvements in the vicinity.

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

This finding can be made in that the proposed Variance will not result in an increase in the overall height of the existing nonconforming dwelling. A Variance is required only for a small portion of the staircase addition where the land drops away and where the original grade has been lowered to allow for a carport beneath the dwelling. The proposed addition will conform to all other site standards, including setbacks, lot coverage and floor area ratio (FAR) and will not encroach further toward the street than the existing dwelling; therefore, the proposed additional height at the front/eastern wall is not considered to constitute the granting of a special privilege.

#### **Conditions of Approval**

Exhibit D: Project plans, prepared by NJA Architecture, dated September 24, 2024.

- I. This permit authorizes the construction of an addition of 129 square feet to the first floor, 174 square feet to the second floor, external alterations and landscaping to an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    - 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official if required.
  - D. Obtain an Encroachment Permit from the Department of Public Works for any off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    - 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    - 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.
- D. Meet all requirements of the Santa Cruz County Sanitation District.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
- I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.
- J. Provide required off-street parking for two 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.
- 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 the recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

#### V. Indemnification

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

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

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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.



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# APTOS CA 95003

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EXHIBIT D

#### **GENERAL NOTES:**

- 1. ON-SITE VERIFICATION OF ALL DIMENSIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR FOR HIS INDIVIDUAL WORK. THE OWNER OR ARCHITECT SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE FOUND PRIOR TO COMMENCING ANY WORK. THE RESPONSIBILITY FOR WORK COMPLETED WITHOUT PROPER NOTIFICATION SHALL BE BORNE BY THE INDIVIDUAL CONTRACTOR
- 2. THE CONTRACT DOCUMENTS INDICATE THE EXTENT AND APPROXIMATE LOCATION OF ELEMENTS OF THE BUILDING AND SITE. ALL CONDITIONS, LOCATIONS, DEVICES AND ELEMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING THE WORK.
- 3. ALL WORK PERFORMED IN CONNECTION WITH THESE CONTRACT DOCUMENTS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS PROJECT SHALL COMPLY WITH TITLE 24, 2022 CBC, CMC, CPC, CFC, CEC BASED ON THE 2022 CALIFORNIA ENERGY STANDARDS.
- 4. IT SHALL BE UNDERSTOOD THAT THE INTENT OF THESE CONSTRUCTION DOCUMENTS IS TO CONSTRUCT THE FACILITY IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES, SHOULD ANY CONDITION BE UNCOVERED OR DEVELOP DURING THE EXECUTION OF THESE DOCUMENTS, WHICH IS NOT DEFINED HEREIN, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE ARCHITECT AT ONCE.
- 5. THE TYPICAL DETAILS SHOWN IN THESE PLANS SHALL APPLY IN ALL SIMILAR CASES UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS INDICATED FOR OTHER SIMILAR WORK AND, OR APPLICABLE INDUSTRY PRACTICE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF INSTALLATION, INSPECTION, AND FINAL APPROVAL OF ALL UTILITIES.
- 7. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 8. THE CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCE (±) SHOWN.
- 9. DIMENSIONS SHALL BE MEASURED TO FACE OF FRAMING, U.O.N.
- 10. IT IS NOT THE INTENT OF THESE CONTRACT DOCUMENTS TO SEPARATE THE WORK INTO SUBTRADE DIVISIONS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DIVIDE THE WORK AND ORGANIZE ALL WORK AS REQUIRED TO COMPLETE THE WORK AS INTENDED BY THESE DOCUMENTS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL BE RESPONSIBLE FOR THE LOCATION AND PRESERVATION OF ALL SUCH FACILITIES IN THE AREA OF CONSTRUCTION, AND SHALL NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION (UNDERGROUND SERVICE ALERT 1-800-227-2600).
- 12. GENERAL DEMOLITION: WHENEVER EXISTING FACILITIES OR MATERIALS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF WORK COVERED BY THE DRAWINGS AND SPECIFICATIONS, SAID FACILITIES AND MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SAID FACILITIES OR MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL FACILITIES OR MATERIALS. THE FINISH PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY AND ITS AGENTS.
- 13. NO WORK SHALL COMMENCE AT THE PROJECT SITE BEFORE A BUILDING PERMIT IS FULLY EXECUTED AND AVAILABLE FOR POSTING AT THE JOB SITE.
- 14. CONSTRUCTION LIMITS: CONTRACTOR AND SUB-CONTRACTORS, WORKERS AND OTHER PERSONNEL RELATED TO THIS SCOPE OF WORK, SHALL BE CONFINED WITH THE AREAS DESIGNATED AS CONSTRUCTION LIMITS AS INDICATED BY THESE DRAWINGS AND RELATED AREAS. AREAS BEYOND THIS SCOPE OF WORK SHALL BE OFF LIMITS, AND THEIR USE SHALL BE PROHIBITED WITHOUT PRIOR AUTHORIZATION OF SAN JOAQUIN COUNTY. THE GENERAL CONTRACTOR SHALL VERIFY THESE LIMITS AND BE RESPONSIBLE TO INFORM THE APPROPRIATE PERSONNEL AND ENFORCE THESE LIMITS.
- 15. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS, AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT LITERATURE, DATA, SAMPLES OR INSTALLATION INSTRUCTIONS.
- 16. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT, WHERE APPLICABLE, FOR ANY WORK DONE WITHIN THE RIGHT-OF-WAY OR EASEMENTS FROM THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS IN ADVANCE OF COMMENCEMENT OF THE WORK OR AS REQUIRED BY SAID PERMITS.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE INTENT OF THESE CONSTRUCTION DOCUMENTS, TO MAKE IT'S SEVERAL PARTS FIT TOGETHER PROPERLY. THE CONTRACTOR SHALL PATCH ARCHITECTURAL FINISHES AS NECESSARY TO ACCOMPLISH WORK DEFINED IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND ARCHITECTURAL DRAWINGS. EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND ACCEPTED AS CONDITIONS OF THIS SCOPE OF WORK.
- 18. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PG&E AND/OR SERVICE PROVIDER FOR ANY NEW SERVICE INSTALLATIONS. THE CONTRACTOR SHALL COORDINATE THE SHUT DOWN OF THE FACILITIES WITH THE OWNER FOR AS MINIMAL DURATION AS POSSIBLE. INTERCEPT THE EXISTING SERVICE CONDUIT, EXTEND IT TO NEW TRANSFORMERS AND PAD (TO BE INSTALLED BY CONTRACTOR) AND EXTEND SECONDARY CONDUITS TO THE NEW SWITCHBOARD. COORDINATE WITH THE OWNER TO VERIFY LOCATION, PROVIDE TRAFFIC BARRIER POSTS PER PG&E REQUIREMENTS.

19. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.

20. DO NOT SCALE THE DRAWINGS.

# **ABBREVIATIONS:**

BOTT.

C.J.

C.O.

C.T.

CAB.

CALK.

CEM.

CER.

CLG.

CLOS.

CPT.

DBL.

DET.

DIA.

DIM.

DR.

DW

EA.

ELEC.

EQ.

F.E.

F.E.C.

F.G.

F.H.

F.O.

F.R.P.

FIN.

FLR.

F.H.C.

CLR. CLEAR

CTR. CENTER

CU. CUBIC

COL. COLUMN

CONC. CONCRETE

CONT. CONTINUOUS

CARPET

DOUGLAS FIR /

DOWNSPOUT

DOUBLE

DETAIL

DIAMETER

DIMENSION

DISHWASHER

DOWN

DOOR

EXISTING

EAST

E.C.P. EXTERIOR CEMENT

E.O.S. EDGE OF SLAB

PLASTER

E.I.F.S. EXTERIOR INSUALTION

E.T.R. EXISTING TO REMAIN

EACH WAY

ELECTRICAL

ELEVATION

EQUAL

EXP. JT. EXPANSION JOINT

F.A.P. FIRE ANNUNCIATOR

PANEL

FLOOR DRAIN

CABINET

**FIBERGLASS** 

FIRE HOSE

FACE OF

PLASTIC

FINISH

FLOOR

FOOT / FEET

F.R.R. FIRE RATING

FLUOR. FLUORESCENT

FUR. FURRING

G.B. GRAB BAR

FIRE EXTINGUISHER

FIRE EXTINGUISHER

FIRE HOSE CABINET

FIBER-REINFORCED

EACH

EMER. EMERGENCY

ENCL. ENCLOSURE

EQUIP. EQUIPMENT

EXT. EXTERIOR

F.A. FIRE ALARM

& FINISH SYSTEM

DWG. DRAWING

DRINKING FOUNTAIN

BOTTOM

BRACKET

CORNER GUARD

CONTROL JOINT

CASED OPENING

CERAMIC TILE

CABINET

CAULKING

CEMENT

CERAMIC

CEILING

CLOSET

BTWN. BETWEEN

ADDI	LVIAIIOI13.				
A.C.T.	ACOUSTICAL CEILING TILE	G.C.	GENERAL CONTRACTOR	S.E.D.	SEE ELECTRICAL DRAWINGS
A.D. A.F.F.	AREA DRAIN ABOVE FINISH FLOOR	G.S.M.	Galvanized Sheet Metal	S.F.	SQUARE FEET / STOREFRONT
ABV. ACOUS.	ABOVE ACOUSTICAL	GAL. GALV.	GALLON GALVANIZED	S.L.D.	SEE LANDSCAPE DRAWINGS
ADJ. ALT.	ADJUSTABLE ALTERNATE	GL. GND.	GLASS GROUND	S.M.D.	SEE MECHANICAL DRAWINGS
ALI. ALUM. APPROX.	ALUMINUM APPROXIMATE	GR. GRP.	GRADE GROUP	S.S. S.S.D.	STAINLESS STEEL SEE STRUCTURAL DRAWINGS
ARCH.	ARCHITECT	GYP.	GYPSUM	SC. SCHED.	SCUPPER SCHEDULE
B.O. B.U.R.	BOTTOM OF BUILT UP ROOF	H.M. H.W.H.	HOLLOW METAL HOT WATER HEATER	SEAL. SECT.	SEALANT SECTION
BALC. BD.	BALCONY BOARD	HDWD. HDWR.	HARDWOOD HARDWARE	SHT. SHTG.	SHEET SHEATHING
BLDG. BLKG.	BUILDING BLOCKING	HORIZ. HR. HT.	HORIZONTAL HOUR HEIGHT	SIM. SPEC.	SIMILAR SPECIFICATION
BLW. BM.	BELOW BEAM	111.	HEIOHI	SQ.	SQUARE

M.O.

MAX.

MECH.

MEMB.

MFR.

MIN.

MISC.

MTD.

MTL.

N.I.C.

N.T.S.

NOM.

NO.

O.C.

O.D.

O.F.

O.H.

OA.

OFF.

OPNG.

OPP.

PERIM.

PR.

PT.

R.D.

RAD.

REF.

REFR.

REINF.

RESIL.

RM.

MAXIMUM

MECHANICAL

MANUFACTURER

MISCELLANEOUS

NOT IN CONTRACT

NOT TO SCALE

MEMBRANE

MINIMUM

MOUNTED

METAL

NEW

NORTH

NUMBER

NOMINAL

ON CENTER

**OUTTER DIAMETER** 

**OVERFLOW PIPE** 

OPPOSITE HAND

OVERALL

**OFFICE** 

OPENING

OPPOSITE

PROPOSED

PAINT GRADE

P.LAM. PLASTIC LAMINATE

PERIMETER

OVHG. OVERHANG

PART. PARTITION

PLAS. PLASTIC

PTD. PAINTED

PLYWD. PLYWOOD

PAIR

PAINT

RISER

R.C.P. REFLECTED CEILING

R.O. ROUGH OPENING

**RADIUS** 

REFER

REQ'D. REQUIRED

R.T.U. ROOF TOP UNIT

**ROOF DRAIN** 

(MECH.)

REFRIGERATOR

REINFORCED

RESILIENT

ROOM

SOUTH

S.A.F.B. SOUND ATTENUATION

FIBER BATT

S.C.D. SEE CIVIL DRAWINGS

STD. INNER DIAMETER INSUL. INSULATION STOR. INT. INTERIOR STRUCT. STRUCTURAL SUSP. SUSPENDED JST. JOIST SYM. SYMMETRICAL JT. JOINT LAMINATE LAM. LAVATORY LAV. T.O. LB. POUND(S) LDG. LANDING LT. LIGHT

T & G TONGUE & GROOVE TREAD TOP OF TELEPHONE TER. TERRAZZO THK. THICK THRESHOLD MASONRY OPENING TYPICAL U.O.N. UNLESS OTHERWISE NOTED UC. UNDERCUT UNFIN. UNFINISHED UTILITY UTIL.

V.C.T. VINYL COMPOSITION V.I.F. VERIFY IN FIELD V.T.R. VENT THRU ROOF PIPE V.W.C. VINYL WALL COVERING VERT. VERTICAL WEST

STANDARD

STORAGE

STEEL

W.C. WATER CLOSET WITH WITHOUT w/o WIN. WINDOW WATERPROOF WP. WS. WETSACK WSCT. WAINSCOT WEIGHT

YD. YARD

# **SYMBOL LEGEND:**

**ROOM NAME** ROOM TAG: ROOM NAME - ROOM NO.

WALL TAG & REFERENCE NO.

DOOR TAG & REFERENCE NO.

RATED DOOR TAG & REFERENCE NO. WINDOW TAG & REFERENCE NO.

STOREFRONT TAG & REFERENCE NO.

KEYNOTE TAG: - SEQUENCE NO. - CSI DIV. NO.

GRID LINE

— SECTION NO.  $\setminus$  A7.0 / SHEET NO.

**EXTERIOR ELEVATION REFERENCE:** 1 DETAIL NO. **A6.0** / → SHEET NO.

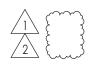
INTERIOR ELEVATION REFERENCE: A1.00 1 — DETAIL NO. - SHEET NO.

**DETAIL REFERENCE:** 1 DETAIL NO.  $\langle AD.00 \rangle$  SHEET NO.

T.O. WALL **ELEVATION HEIGHT MARKER:** +10'-0" — LEVEL NAME

SPOT ELEVATION HEIGHT MARKER 8'-0"

REVISION MARKER



# PROJECT DIRECTORY:

NICK SEWARD & JOHN VIERRA

212 W. PINE ST. STE 1 LODI, CA 95240 T 209.485.2934 CONTACT: NICK SEWARD

PROJECT DATA:

APN:

CODE REFERENCE:

CBC 506.2

NICK@NJAARCHITECTURE.COM

T 209.400.6080 CONTACT: JOHN VIERRA JOHN@NJAARCHITECTURE.COM

**ARCHITECT** 

NJA ARCHITECTURE

LODI, CA 95240

212 W PINE STREET, STE #1

# **VICINTIY MAP:** PROJECT SITE

PROJECT INFORMATION: INTERPRETATION RENOVATION OF EXISITNG RESIDENCE, SCOPE OF WORK: INCLUDING DEMOLITION OF INTERIOR & EXTERIOR WALLS, REPLACEMENT OF EXTERIOR GLASS, & EXTERIOR FINISHES WITH AN ADDITION OF 129 SF/ 2-STORY STAIR TOWER & **NEW LANDSCAPE** LOCATION: 231 LAKE CT APTOS CA 95003 04222402

**SITE ANALYSIS:** 0.0870 AC (3,789.72 SF) [LMC 17.20.040] FLOOR AREA RATIO (F.A.R.): 57% 41% R-1-4 [LMC 17.20.050] <u>SUILDING ANALYSIS</u> CBC 303-314 R-3 OCCUPANCY GROUP CBC TABLE 601 CONSTRUCTION TYPE: V-B

> **AREA PLANS** SITE AREA: 3,607 SF **ALLOWED FAR** = 2,164.2 SF 60%

AREA INCREASE:

PROPOSED BUILDING SF: 2,071 SF - 57.4% **EXISITING** CARPORT/GARAGE 130 SF 130 SF 400 SF 529 SF 1ST LEVEL 736 SF 910 SF 2ND LEVEL

+

302 SF 302 SF LOFT CEILING ABOVE 18FT 200 SF 200 SF TOTAL: 2,071 1,768 SF

LOT COVERAGE

ALLOWED

CARPORT/GARAGE 130 SF HOUSE FOOTPRINT 826 SF NEW CONC. STAIR 152 SF RAISED BACK DECK 375 SF (PARTIAL IS LESS THAN

18" BUT STILL COUNTING) 1,483 SF / 3,607 = 41.1% TOTAL:

45%

### APPLICABLE CODES:

TITLE 19 CALIFORNIA CODE OR REGULATIONS, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS (PARTIAL LIST - SEE CBC CH. 35

TITLE 24 CALIFORNIA CODE OR REGULATIONS: PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2021 IBC, AS AMENDED BY CA) PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2022 NEC, AS AMENDED BY CA) PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC) (2022 IAPMO UMC, AS AMENDED BY CA) PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC) (2022 IAPMO UPC, AS AMENDED BY CA)

PART 6 - 2022 CALIFORNIA ENERGY CODE PART 9 - 2022 CALIFORNIA FIRE CODE (CFC) (2021 IFC, AS AMENDED BY CA) PART 10 - 2022 CALIFORNIA EXISTING BUILDING CODE PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

AND CFC CH. 45) 2022 NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED) 2022 NFPA 14 - INSTALLATION OF STANDPIPE AND HOSE SYSTEMS 2022 NFPA 17 - DRY CHEMICAL EXTINGUISHING SYSTEMS 2022 NFPA 17A - WET CHEMICAL EXTINGUISHING SYSTEMS

2022 NFPA 20 - INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION 2022 NFPA 22 - WATER TANKS FOR PRIVATE FIRE PROTECTION

2022 NFPA 24 - INSTALLATION OF PRIVATE FIRE SERVICE MAINS 2022 NFPA 72 - NATIONAL FIRE ALARM CODE (CA AMENDED); SEE UL STD. 1971 FOR VISUAL DEVICES

# **SHEET INDEX:**

01 GENERAL 00.0 COVER SHEET 01 GENERAL 00.1 PROJECT INFORMATION 02 CIVIL C1 COVER SHEET 02 CIVIL C1.1 NOTES 02 CIVIL C2 SITE PLAN 02 CIVIL C3 GRADING 02 CIVIL C3.1 **GRADING SECTIONS** 02 CIVIL C4 DETAILS 02 CIVIL C5 EROSION CONTROL PLAN

DEMOLITION SITE PLAN A1.1 A1.2 SITE PLAN A1.3 DEMOLITION CAR PORT PLAN A1.6 DEMOLITION LOFT PLAN 04 ARCHITECTURAL A1.7 AREA PLANS 04 ARCHITECTURAL 04 ARCHITECTURAL

04 ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL A2.6 DIMENSION LOFT PLAN A2.7 ANNOTATION LOFT PLAN 04 ARCHITECTURAL 04 ARCHITECTURAL A4.0 DEMOLITION ROOF PLAN 04 ARCHITECTURAL A4.1 ROOF PLAN

A5.1 EXTERIOR ELEVATIONS A5.2 EXTERIOR PERSPECTIVES 04 ARCHITECTURAL 04 ARCHITECTURAL A6.0 BUILDING SECTIONS

04 ARCHITECTURAL A8.0 ROOM FINISH SCHEDULE

GENERAL ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL 04 ARCHITECTURAL

A1.4 DEMOLITION FIRST LEVEL PLAN A1.5 DEMOLITION SECOND LEVEL PLAN A2.0 DIMENSION CAR PORT PLAN ANNOTATION CAR PORT PLAN A2.2 DIMENSION FIRST FLOOR PLAN A2.3 ANNOTATION FIRST LEVEL PLAN A2.4 DIMENSION SECOND FLOOR PLAN A2.5 ANNOTATION SECOND LEVEL PLAN A5.0 DEMOLITION EXTERIOR ELEVATIONS 04 ARCHITECTURAL 04 ARCHITECTURAL

ARCHITECT

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CLIENT

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PROJECT

231 LAKE CT

**APTOS HOUSE** 

APTOS CA 95003

APN: 04222402

REVISIONS No. Description

1 EN 1 05.22.24 2 EN 2 9.24.24

SITE PLAN REVIEW 05.28.24

PROJECT INFORMATION

# **ABBREVIATIONS**

AGGREGATE BASE AIR CONDITIONER UNIT ACCESSORY DWELLING UNIT ASSESSORS PARCEL NUMBER AIR-RELEASE VALVE BASEMENT FLOOR BACKFLOW PREVENTER BLOW-OFF VALVE BACK OF SIDEWALK BEGIN VERTICAL CURVE **BOTTOM OF WALL** CABLE TELEVISION CATCH BASIN CALIFORNIA BUILDING CODE **CURB INLET CAST IRON PIPE** CENTERLINE CORRUGATED METAL PIPE CONCRETE MASONRY UNIT CO CLEANOUT CONC CONCRETE COTG **CLEANOUT TO GRADE** DIP DUCTILE IRON PIPE DOWNSPOUT DTL DETAIL **DRAWING** DWY DRIVEWAY EAST, ELECTRICAL **EXISTING GROUND** 

EQ

EX.

FC

FDC

FG

FNC

FO

FS

FSB

FW

GF

FIRE HYDRANT FLOWLINE

FIBER OPTIC

FOOT/FEET

FIRE WATER

HEIGHT

INVERT

HIGH POINT

IRRIGATION

INTERSECTION

JUNCTION BOX

GRADE BREAK

**GARAGE FLOOR** 

HIGH-DENSITY POLYETHYLENE

FINISHED SURFACE

FRONT SETBACK

**FENCE** 

**EDGE OF PAVEMENT EXISTING EQUAL EXISTING** FACE OF CURB FIRE DEPARTMENT CONNECTION FINISH GRADE FINISH FLOOR

JOINT TRENCH LANDING LINEAR FOOT LIP OF GUTTER LIMIT OF GRADING **LOW POINT** MANHOLE MINIMUM NORTH **NORTHEAST NORTHWEST** ON CENTER

ON CENTER, EACH WAY PORTLAND CEMENT CONCRETE POINT OF CONNECTION POWER POLE PROPERTY LINE POINT OF REVERSE CURVE PLANTING STRIP PUBLIC SERVICE EASEMENT POST-INDICATOR VALVE **PAVEMENT** POLYVINYL CHLORIDE PIPE

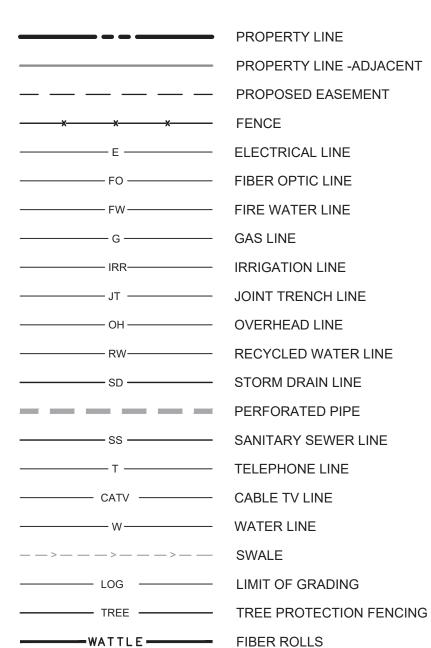
RELATIVE COMPACTION REINFORCED CONCRETE PIPE RIGHT-OF-WAY REDUCE PRESSURE PRINICIPLE BACKFLOW REAR SETBACK RECYCLED WATER SOUTH, SLOPE STORM DRAIN SOUTHEAST STORM DRAIN MANHOLE SANITARY SEWER SIDE SETBACK

SANITARY SEWER EASEMENT STATION **STANDARD** SIDEWALK, SOUTHWEST SIDEWALK EASEMENT **TELEPHONE** TOP OF CURB THRESHOLD **TRANSFORMER** FG AT TOP OF RETAINING WALL

TOP OF WALL UNDERGROUND SERVICE ALERT WEST, WATER WATER METER WATER WALVE

LEGEND

STA



AIR RELEASE VALVE

**BLOW-OFF VALVE** CATCH BASIN

CLEANOUT STRUCTURE

**CURB INLET** 

FIRE HYDRANT

**GUY ANCHOR** 

MANHOLE STRUCTURE WATER METER

WATER VALVE WATER THRUST BLOCK FLOW DIRECTION

PROPOSED RETAINING WALL

IMPROVEMENT PLANS

# SEWARD & VIERRA RESIDENCE

231 LAKE COURT

APTOS, SANTA CRUZ COUNTY, CALIFORNIA

APN: 042-224-01

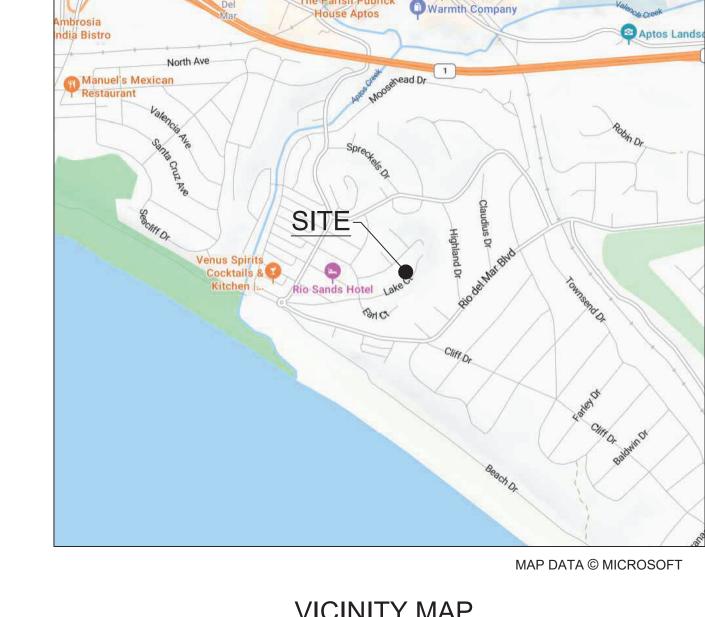
(E) HOUSE

TO BE

REMODELED

APN: 042-224-16

APN: 042-224-15



**VICINITY MAP** 

# **SURVEY**

SURVEY FOR THIS PROJECT PROVIDED BY SHOUP LAND SURVEYING, JOB NO. 22092,

#### **BENCHMARK**

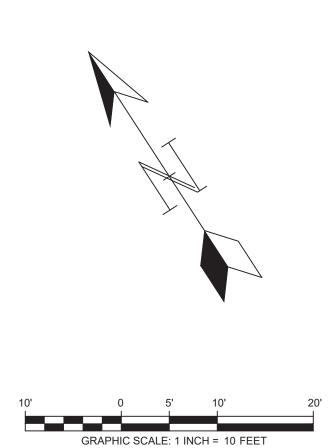
FOUND SANTA CRUZ COUNTY SURVEYOR'S BRASS DISK STAMPED BM 476 SET ON THE SOUTHERLY EDGE OF A CIRCULAR EDGE OF A CIRCULAR CONCRETE PAD ADJACENT TO A BRICK WALL AT RIO DEL MAR ESPLENADE ABANDONED PUMP STATION.

BENCHMARK ELEVATION (BM 476) = 13.4' (NAVD 88)

### BASIS OF BEARINGS

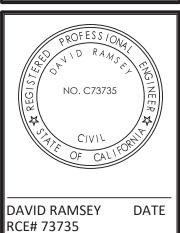
THE LINE BETWEEN FOUND MONUMENTS ON THE NBORTH RIGHT-OF-WAY LINE OF LAKE COURT WHICH BEARS NORTH 66°48' EAST PER C.R. 952, SANTA CRUZ COUNTY

INDEX OF SHEETS				
SHEET NO.	DESCRIPTION			
C1.0	COVER SHEET			
C1.1	NOTES			
C2.0	SITE PLAN			
C3.0	GRADING AND DRAINAGE PLAN			
C3.1	SECTIONS			
C4.0	DETAILS			
C5.0	EROSION CONTROL PLAN & DETAILS			









APN# 042-224-02

PLAN TYPE RESIDENTIAL

							DATE	
							NUMBER BY DESCRIPTION	REVISION BLOCK
DRAWN BY: DESIGNED BY:			RC/GS DMR					
DATE:			05/16/2024					
SCALE:			AS NOTED					
PROJECT NO:			24-021					

APN: 042-224-03

#### SANTA CRUZ COUNTY GENERAL NOTES

- 1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- 2. UNLESS OTHERWISE AGREED UPON WITH THE COUNTY OF SANTA CRUZ, WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS, NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- 3. A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
- 4. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
- 5. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- 6. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- 7. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- 8. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
- 9. UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUB-GRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- 10. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
- 11. PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE NEGOTIATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
- 12. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- 13. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL", "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
- 14. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- 15. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- 17. CIVIL ENGINEER OF RECORD, SHALL INSPECT THE DRAINAGE IMPROVEMENTS ON THE PARCEL AND PROVIDE PUBLIC WORKS WITH A LETTER CONFIRMING THAT THE WORK WAS COMPLETED PER THE PLANS. AS-BUILT PLANS, STAMPED BY THE CIVIL ENGINEER, MAY BE PROVIDED IN LIEU OF SAID LETTER.

#### RAMSEY CIVIL ENGINEERING NOTES:

- 1. SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY SHOUP LAND SURVEYING, DATED 5/29/2022.
- 2. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022.
- 3. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
- 4. EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
- 5. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- 6. ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC, AND DIRECTED TO GRADE TO DRAIN.
- 7. ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
- 8. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
- 9. ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
- 10. ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
- 11. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
- 12. CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- 13. ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
- 14. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- 15. NO ADDITIONAL IMPERVIOUS OR SEMI-PERVIOUS SURFACE AREA COVERAGE BEYOND THE LIMITS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED WITHOUT UPDATED MITIGATIONS AND PRIOR APPROVAL OF THE COUNTY OF SANTA CRUZ.
- 16. RAMSEY CIVIL ENGINEERING PERFORMED AN UPSTREAM AND DOWNSTREAM SITE ASSESSMENT FOR STORMWATER RUNOFF ON MAY 14TH, 2024. THERE ARE NO KNOWN DRAINAGE ISSUES THAT CURRENTLY EXIST. THERE WILL BE NO SIGNIFICANT IMPACT TO DOWNSTREAM PROPERTIES DUE TO THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



CIVIL ENGINEERING IN

CIVIL ENGINEERING

LAND PLANNING

PROJECT MANAGEMENT

CONSTRUCTION SUPPORT

QSD AND QSP SERIVCES

2905 KRISTIE COURT SANTA CRUZ, CA 95065 TEL (831) 462-2905 www.ramseycivilengineering.co



DAVID RAMSEY DATE

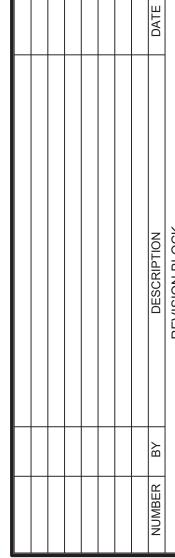
RCE# 73735

PLAN TYPE RESIDENTIAL

APN# 042-224-02

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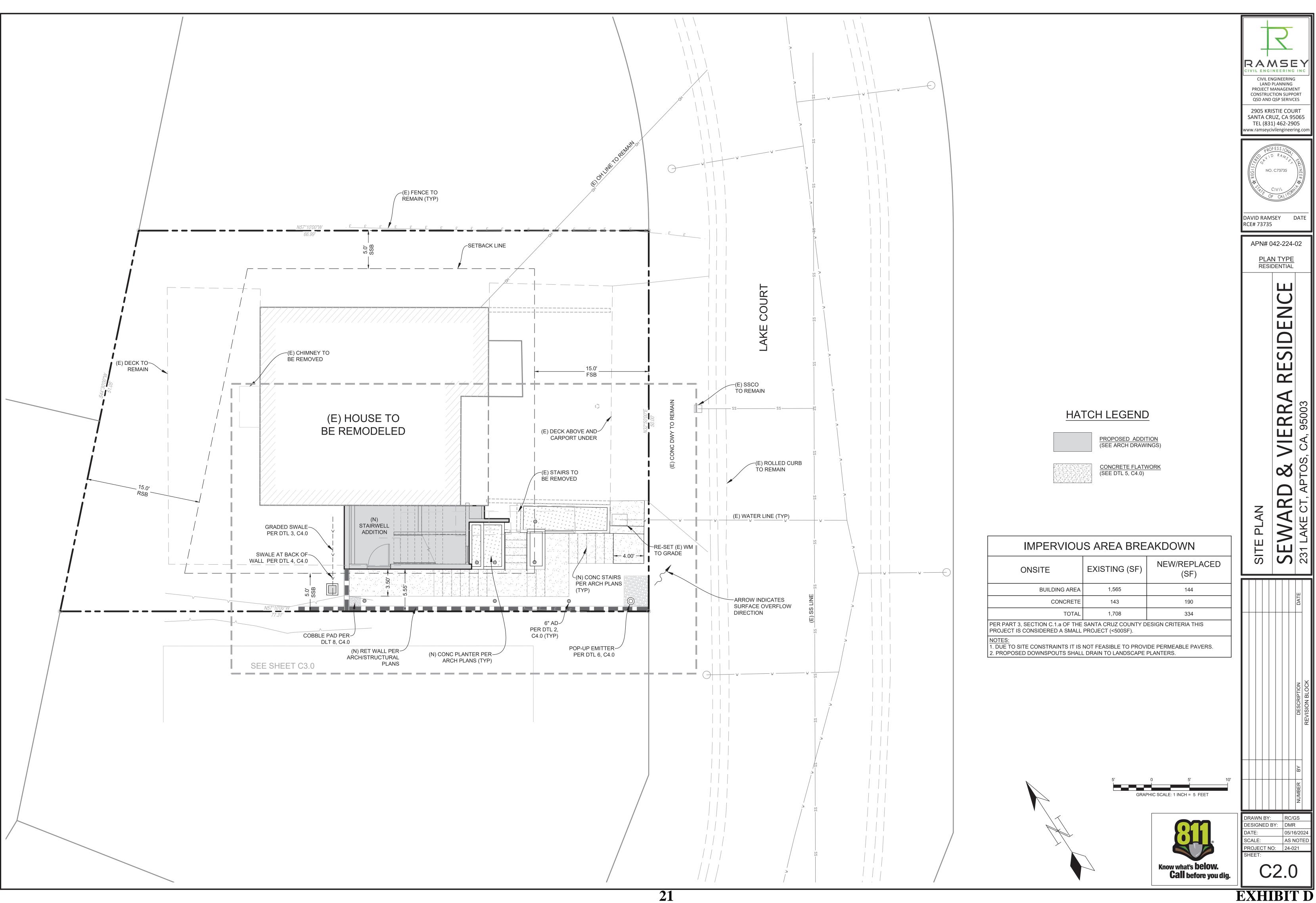
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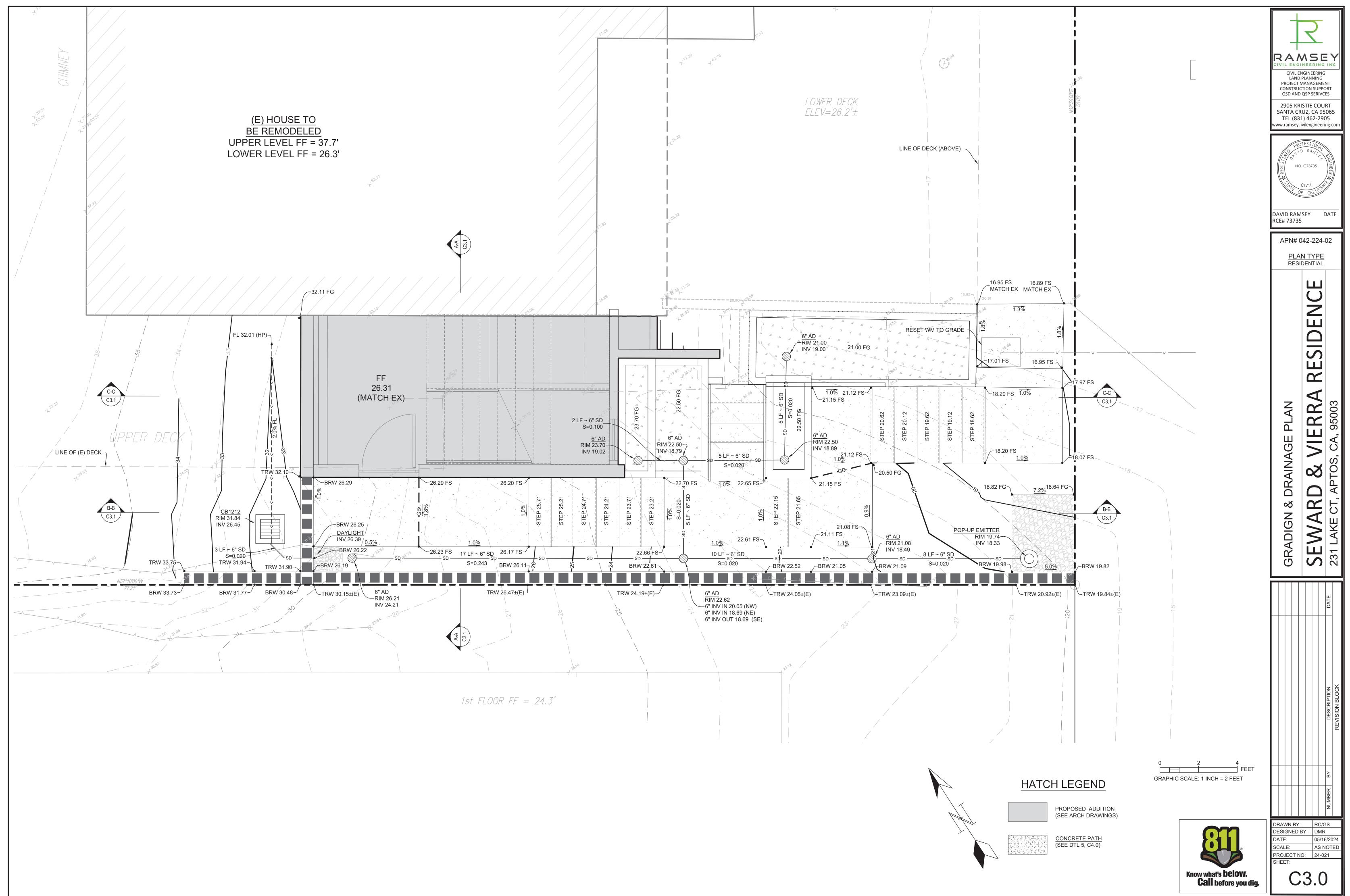


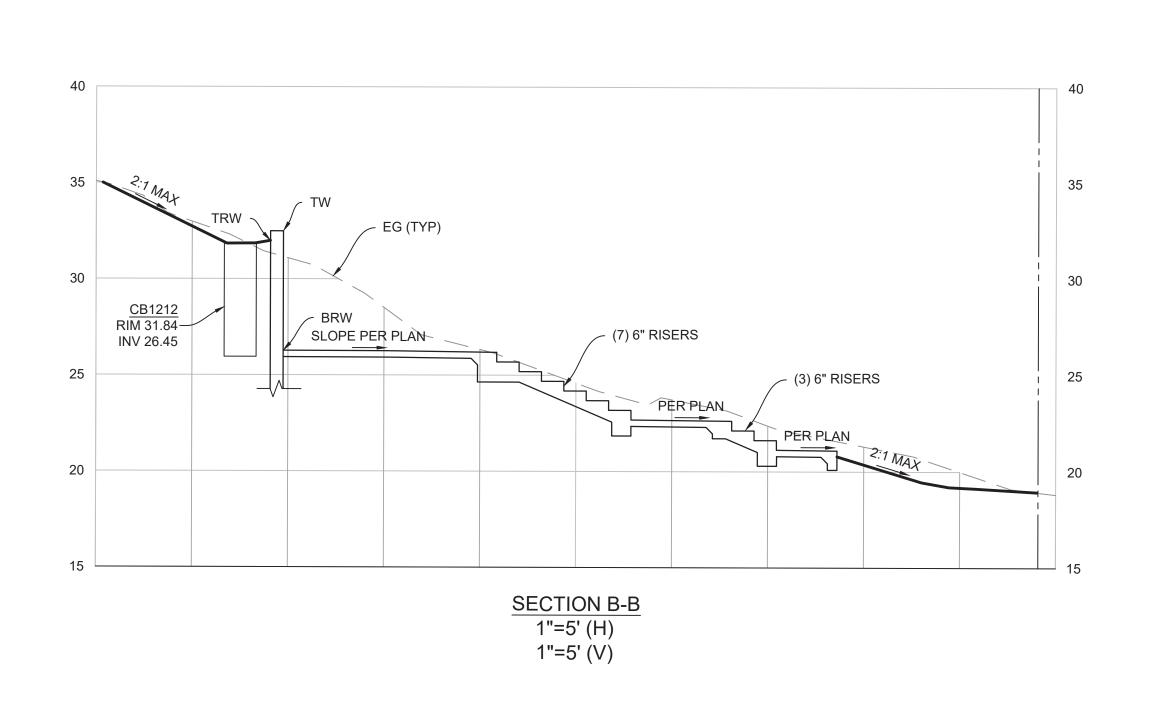


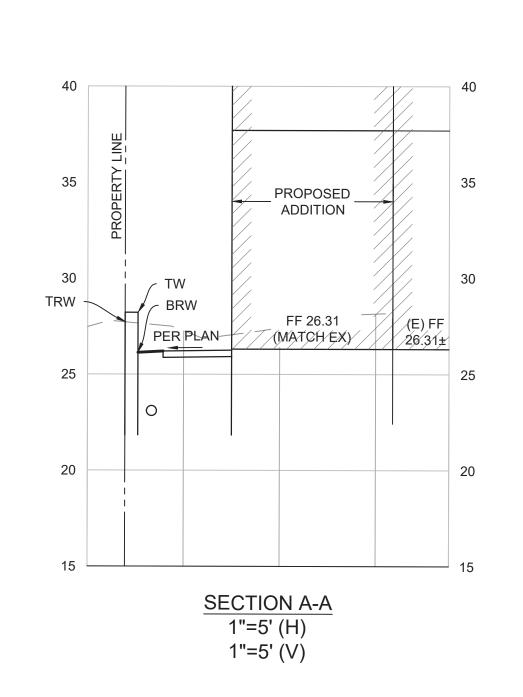
DRAWN BY: RC/GS
DESIGNED BY: DMR
DATE: 05/16/2024
SCALE: AS NOTED
PROJECT NO: 24-021
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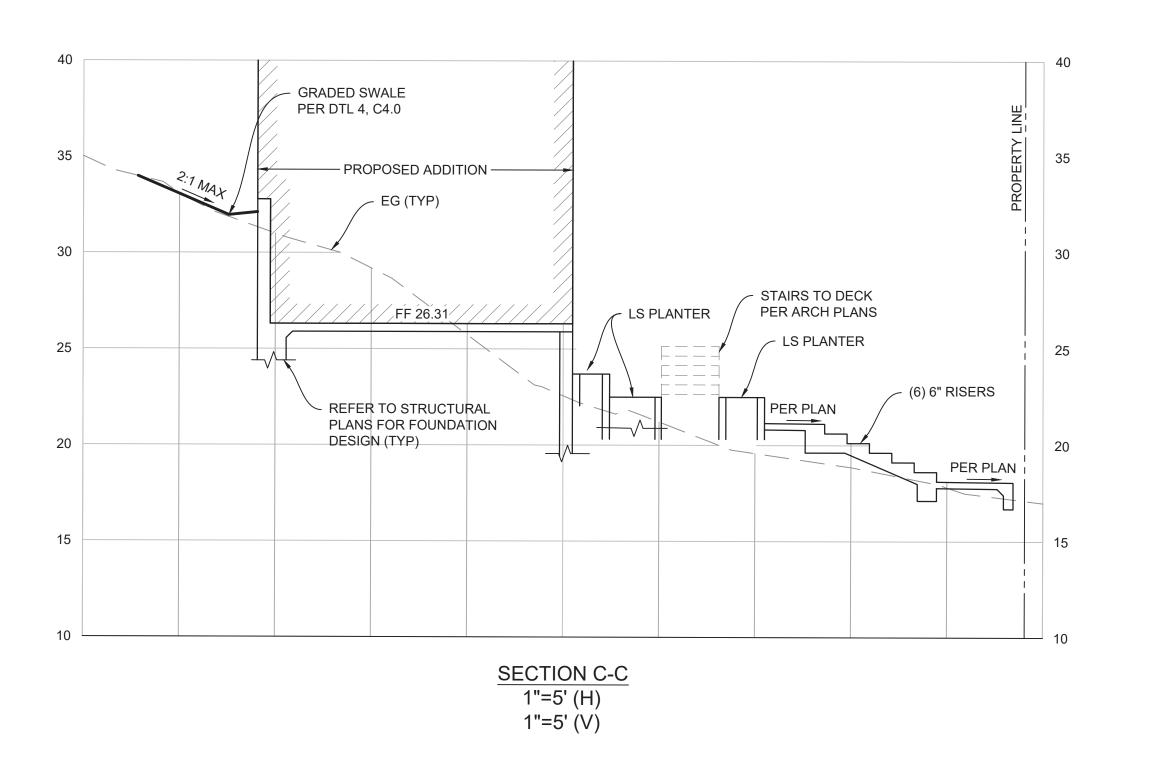
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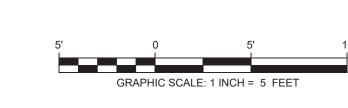














DRAWN BY: RC/GS
DESIGNED BY: DMR
DATE: 05/16/2024
SCALE: AS NOTED
PROJECT NO: 24-021
SHEET:

EXHIBIT D

RAMSEY

CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT CONSTRUCTION SUPPORT QSD AND QSP SERIVCES

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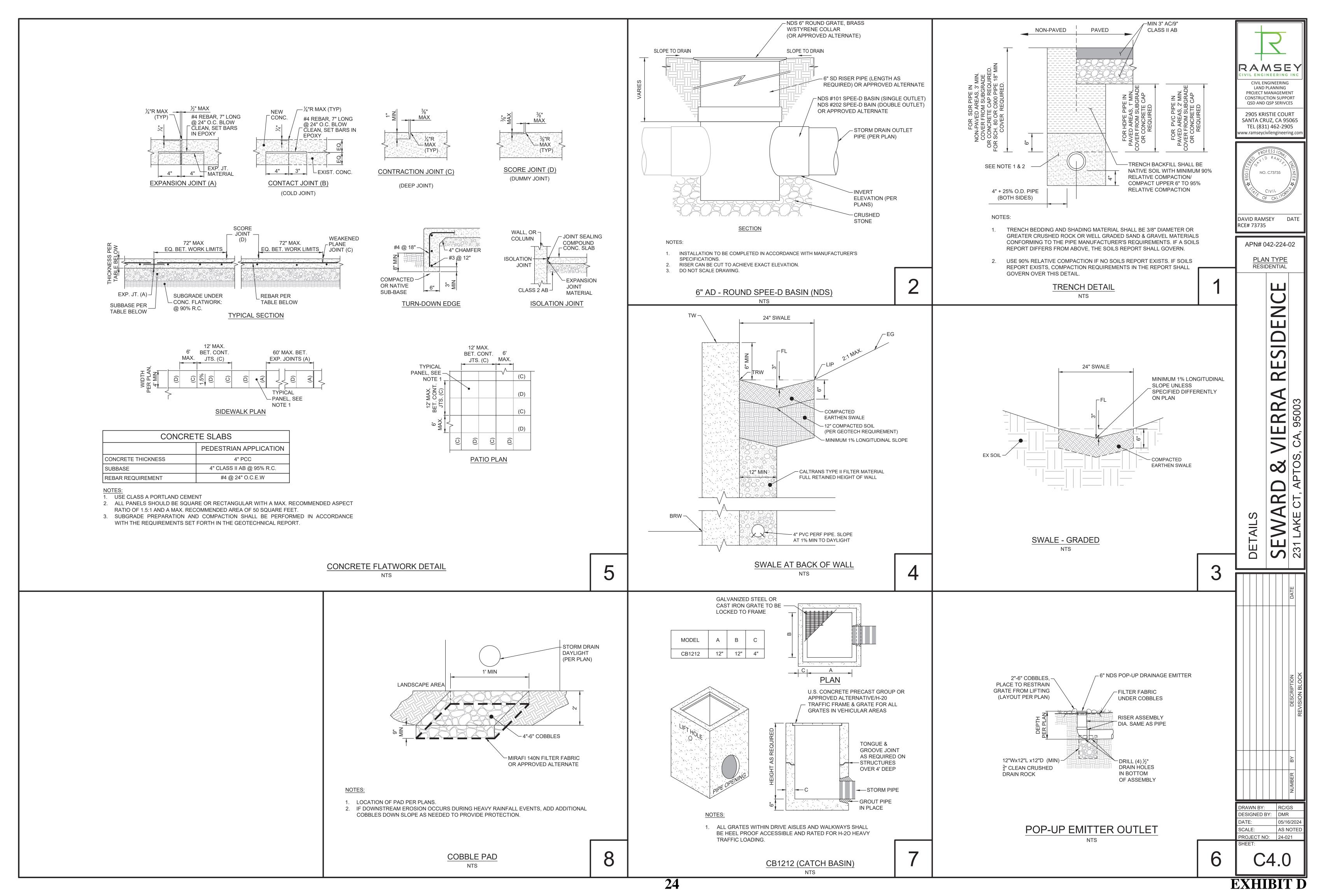
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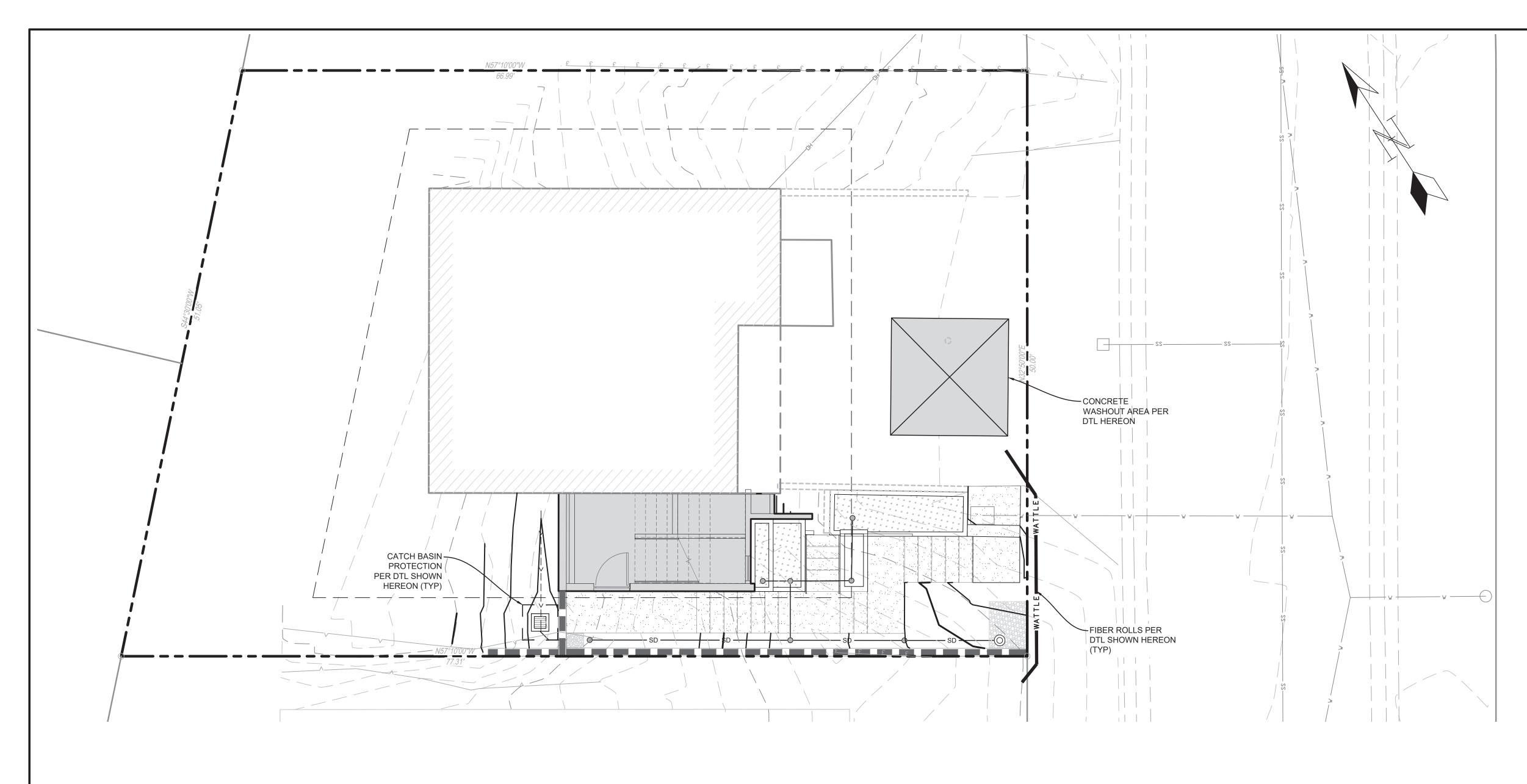
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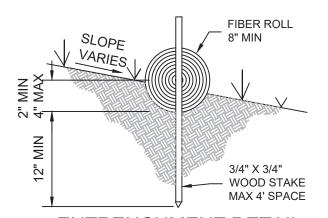
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RCE# 73735

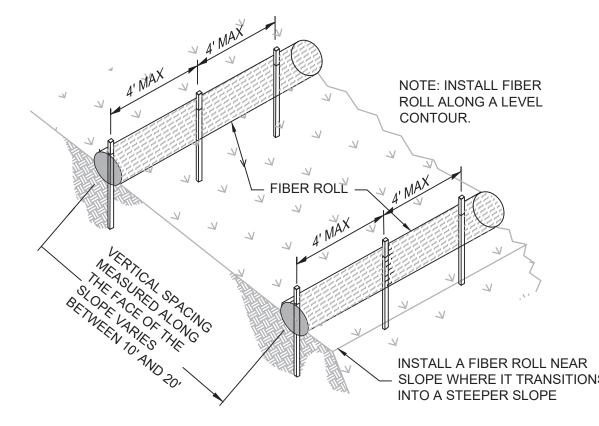
GRADING SECTIONS







ENTRENCHMENT DETAIL



TYPICAL INSTALLATION

#### FIBER ROLLS CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.

2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

3. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP. 4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT

FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES. 5. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER

ROLL AND INTO THE SOIL FOR THE WOODEN STAKES. 6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.

7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

#### INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.

9. REPAIR ANY RILLS OR GULLIES PROMPTLY. SLOPE WHERE IT TRANSITIONS 10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

# FIBER ROLLS

#### - TWO-STACKED 2X12 **ROUGH WOOD FRAME** — 10' MIN. — -WOOD FRAME SECURELY -FASTENED AROUND ENTIRE PERIMETER WITH TWO STAKES -10 MIL PLASTIC LINING **VARIES** - STAKE (TYP.) 10 MIL PLASTIC — LINING

#### OPTION #1 **ABOVE GRADE** (WOOD PLANKS)

#### ACTUAL LAYOUT DETERMINED IN THE FIELD. ALTERNATIVE WASHOUTS AVAILABLE, CONFIRM WITH ENGINEER PRIOR TO INSTALLATION

SECTION B - B

#### INSPECTION AND MAINTENANCE

1. THE CONTRACTORS WATER POLLUTION CONTROL (WPCM) MANAGER SHALL MONITOR ON SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.

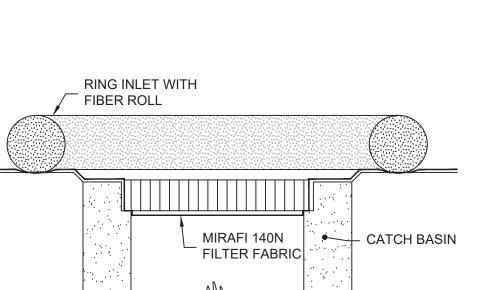
2. THE WPCM SHALL MONITOR CONCRETE WORKING TASKS, SUCH AS SAW CUTTING, CORING, GRINDING AND GROOVING DAILY TO ENSURE PROPER METHODS ARE EMPLOYED AS DIRECTED BY THE ENGINEER.

TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

EXISTING FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75%

5. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED FOR DAMAGE (I.E. TEARS IN POLYETHYLENE LINER, MISSING SANDBAGS, ETC.). DAMAGED FACILITIES SHALL BE REPAIRED.

CONCRETE WASHOUT



#### INSPECTION AND MAINTENANCE:

1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.

3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL

CATCH BASIN PROTECTION

#### **EROSION CONTROL NOTES**

- THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF
- THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED ONSITE THROUGHOUT CONSTRUCTION.
- NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED
- PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE
- ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- 10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN
- 12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- 13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE CONTRACTORS O&M STANDARDS.

#### STORMWATER O&M PLAN

- 1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT (SCC FIG. SWM-25A) FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
- 2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP
- 3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS, REFER TO THE PROJECT EROSION CONTROL PLAN (THIS SHEET) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- 4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
- 5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
- 5.1. ROOF DOWNSPOUTS: 5.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH
- SHALL BE REMOVED AND PROPERLY DISPOSED OF. 5.2. GRADED SWALES & PERVIOUS DRIVEWAY/PEDESTRIAN SLAB AREAS: 5.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER
- FALL LEAF DROP. 5.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
- 5.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO EROSION HAS OCCURRED. ADD ROCK DISSIPATION PADS OR CHECK DAMS AS NECESSARY TO REDUCE FLOWS AND ELIMINATE EROSION.
- 5.2.2.2. IF VISIBLE SEDIMENT EXIST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
- 5.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM) CONFIRM LEAF, DEBRIS OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW, REMOVE AS NECESSARY.
- 5.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

#### SOURCE CONTROL MEASURES

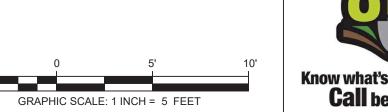
BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING **ACTIVITIES:** 

- INDOOR & STRUCTURAL PEST CONTROL ALL PEST CONTROL MEASURES
- SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM • LANDSCAPE/OUTDOOR PESTICIDE USE - PESTICIDES SHALL BE USED ONLY IF
- TREATMENT WITH HANDHELD SPRAYER SHALL BE USED IN LOW QUANTITIES. OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS - ALL MATERIALS, CONSTRUCTION OR OTHER, SHALL BE STORED INDOORS OR WITHIN A

NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT

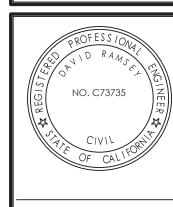
- COVERED (PROTECTED) AREA. UNAUTHORIZED NON-STORMWATER DISCHARGES - ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL
- BE MITIGATED PER COUNTY GUIDANCE. BUILDING & GROUND MAINTENANCE - ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE.







RAMSE CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT CONSTRUCTION SUPPORT QSD AND QSP SERIVCES 2905 KRISTIE COURT



SANTA CRUZ, CA 95065

TEL (831) 462-2905 www.ramseycivilengineering.co

DAVID RAMSEY DATE RCE# 73735

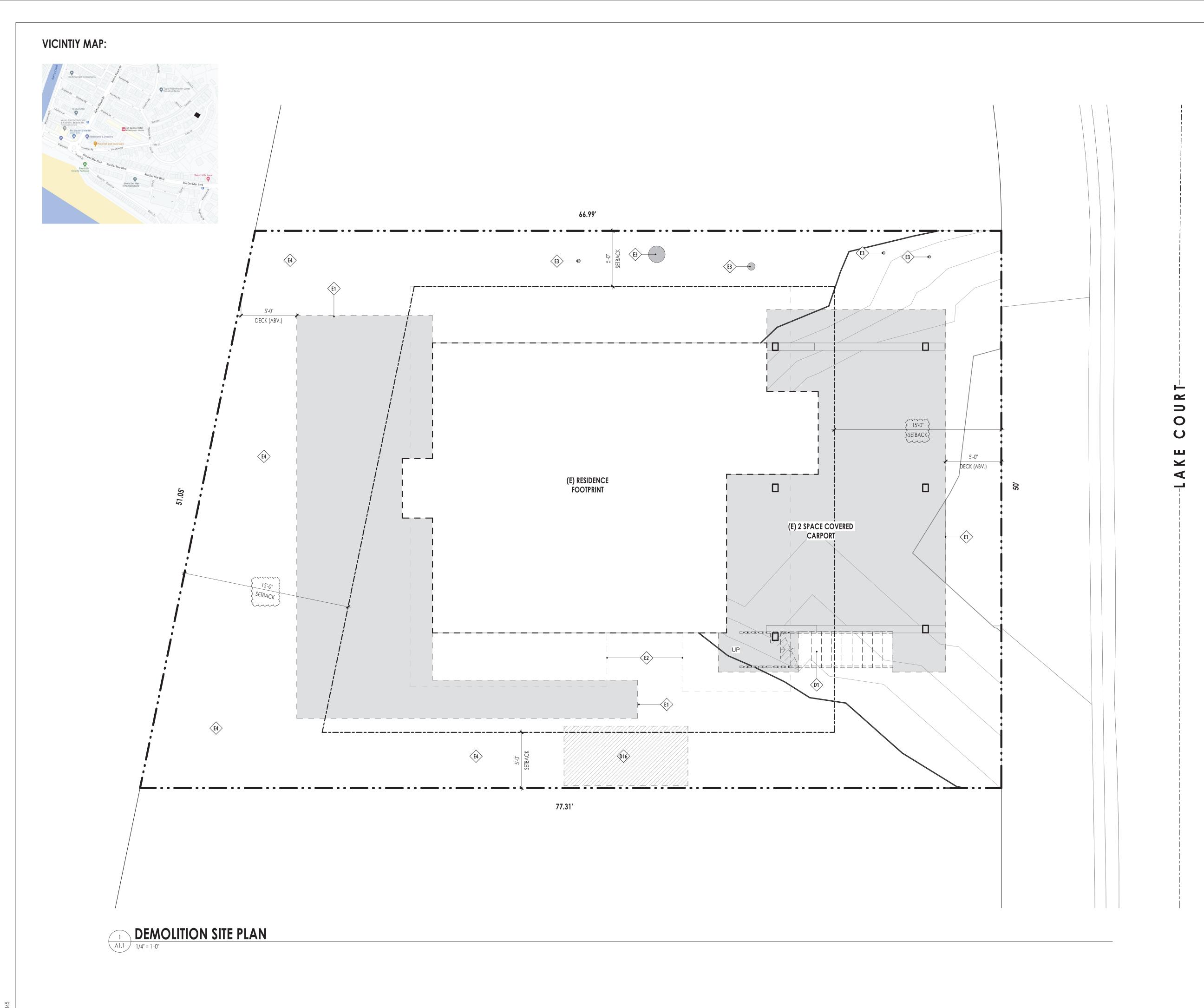
APN# 042-224-02

**PLAN TYPE** RESIDENTIAL

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DRAWN BY: RC/GS DESIGNED BY: DMR

05/16/202 SCALE: AS NOTE PROJECT NO: 24-021



— • • (E) PROPERTY LINE

**—————** (E) SETBACK

— — (E) ROOF LINE (ABOVE) TO REMAIN

(E) PAVING / FLATWORK TO REMAIN

(E) CONC. CURB TO REMAIN

F//7//// (E) TO BE REMOVED 

L \_ \_ J

r - - 7 (E) BUILDING TO REMAIN

(E) DECK (ABOVE) TO REMAIN

#### **GENERAL NOTES:**

- 1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPENCIES.
- 2. ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU, U.O.N.
- 3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
- 4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
- 5. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
- 6. NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
- WHENEVER EXISTING FACILITIES OR MATERIALS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF WORK COVERED BY THE DRAWINGS AND SPECIFICATIONS, SAID FACILITIES AND MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SAID FACILITIES OR MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL FACILITIES OR MATERIALS. THE FINISH PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE [JURISDICTION] AND ITS AGENTS.
- 8. CONTRACTOR SHALL NOT CUT OR ALTER STRUCTURAL MEMBERS UNLESS INDICATED TO DO SO IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL RECEIVED FROM THE ARCHITECT.
- 9. ALL MATERIAL INDICATED TO BE REMOVED SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PER C&D RECYCLING PLAN, U.O.N.
- ONTRACTOR TO CUT CAP. AND REMOVE EXISTING UTILITIES AS SHOWN. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE ARCHITECT, CEASE OPERATION IN THEIMMEDIATE AREA AND DO NOT DISTURB UNTIL THE ARCHITECT DIRECTS THE DISPOSITION OF SUCH UTILITY.
- 11. DEMOLITION SHOWN IS DIAGRAMMATIC AND GENERAL. PERFORM ALL DEMOLITION SHOWN AND REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.

# **KEYNOTES:**

(E) DECK LINE (ABOVE) TO REMAIN

(E) ROOF LINE ABOVE

E3 (E) TREE TO REMAIN

(E) LANDSCAPE

(E) STAIRS OT BE REMOVED

(E) DECK BOARDS TO BE REMOVED

(E) FIXTURES & FINISHES TO BE REMOVED

(E) WALL TO BE REMOVED

(E) DOOR TO BE REMOVED

(E) WINDOW TO BE REMOVED

(E) RAILING TO BE REMOVED

(D8) SECTION OF (E) WALL TO BE REMOVED

(E) SECTION OF DECK TO BE REMOVED

(E) CASEWORK TO BE REMOVED

(E) APPLIANCES TO BE REMOVED

(E) GRADE TO BE RE-WORKED FOR (N) STAIRS/LANDING - APPROX. 7.5 CU.YD.



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PROJECT **APTOS HOUSE** 231 LAKE CT

APTOS CA 95003

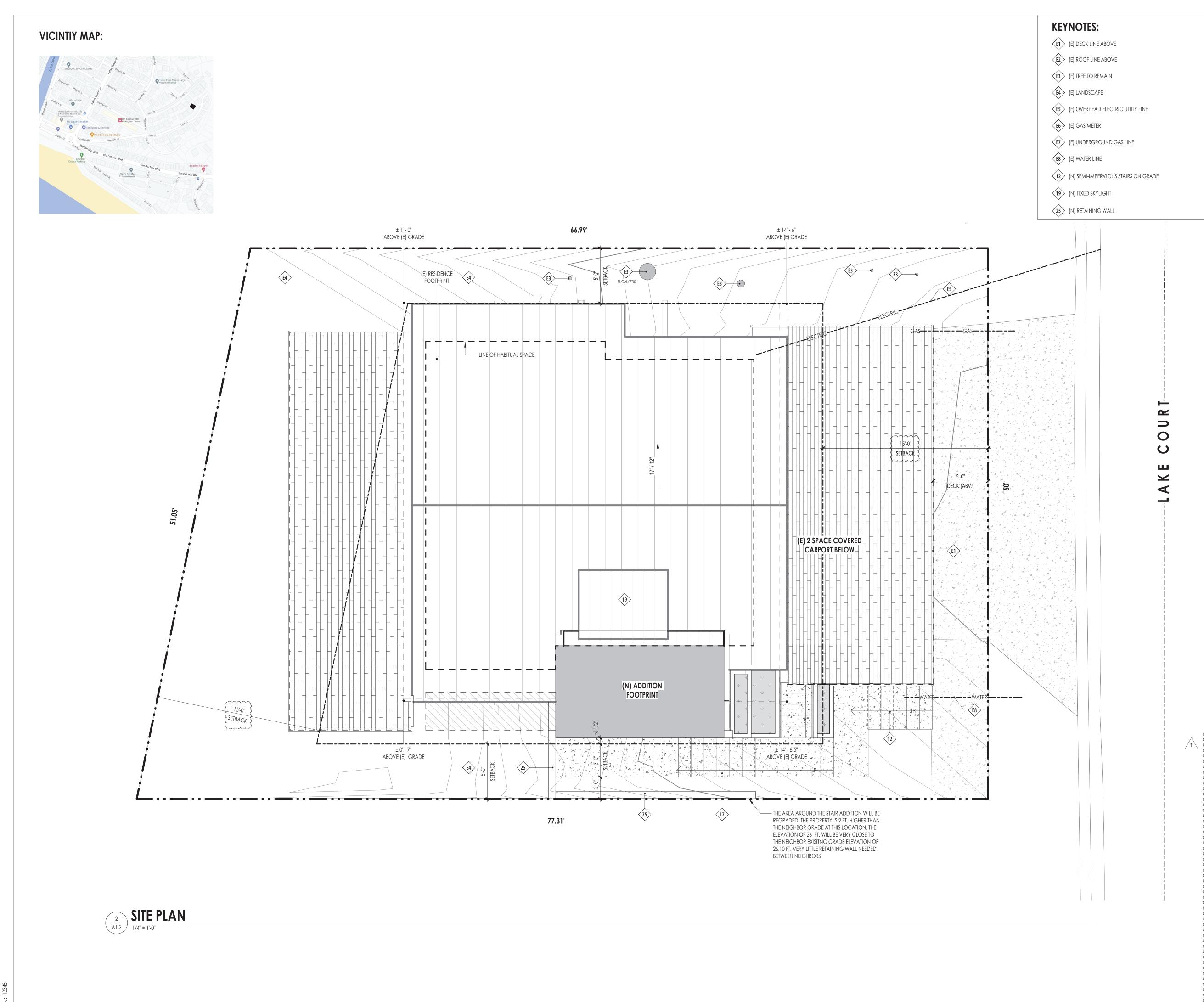
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REVISIONS No. Description

SITE PLAN REVIEW

**DEMOLITION SITE PLAN** 





— • • — PROPERTY LINE

— — — SETBACK

— — — DECK LINE (ABOVE) (E) ROOF LINE (ABOVE)

(N) ROOF LINE (ABOVE) (E) PAVING / FLATWORK TO REMAIN

(N) BUILDING ADDITION

L \_ \_ J

(N) CONCRETE PAVING

(N) LANDSCAPING

(E) DECK (ABOVE) TO REMAIN



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- 3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
- 4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
- 5. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
- 6. NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
- 7. WHENEVER EXISTING FACILITIES OR MATERIALS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF WORK COVERED BY THE DRAWINGS AND SPECIFICATIONS, SAID FACILITIES AND MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SAID FACILITIES OR MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL FACILITIES OR MATERIALS. THE FINISH PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE [JURISDICTION] AND ITS AGENTS.
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- 10. CONTRACTOR TO CUT, CAP, AND REMOVE EXISTING UTILITIES AS SHOWN. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE ARCHITECT, CEASE OPERATION IN THEIMMEDIATE AREA AND DO NOT DISTURB UNTIL THE ARCHITECT DIRECTS THE DISPOSITION OF SUCH UTILITY.
- 11. DEMOLITION SHOWN IS DIAGRAMMATIC AND GENERAL. PERFORM ALL DEMOLITION SHOWN AND REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.

# PARKING REQUIREMENTS: /2

REQ'D. PROV'D. **SPACES** 1 CARPORT

**AREA PLANS** SITE AREA: 3,607 SF

ALLOWED FAR = 2,164.2 SF 60% PROPOSED BUILDING SF: 2,071 SF - 57.4%

**EXISITING** 130 SF 130 SF CARPORT/GARAGE 529 SF 400 SF **1ST LEVEL** 910 SF 2ND LEVEL 736 SF 302 SF 302 SF 200 SF CEILING ABOVE 18FT 200 SF 2,071 1,768 SF

# LOT COVERAGE

TOTAL:

CARPORT/GARAGE 130 SF HOUSE FOOTPRINT 826 SF NEW CONC. STAIR RAISED BACK DECK 375 SF (PARTIAL IS LESS THAN 18" BUT STILL COUNTING)

1,483 SF / 3,607 = 41.1% TOTAL: ALLOWED

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PROJECT **APTOS HOUSE** 231 LAKE CT APTOS CA 95003

APN: 04222402

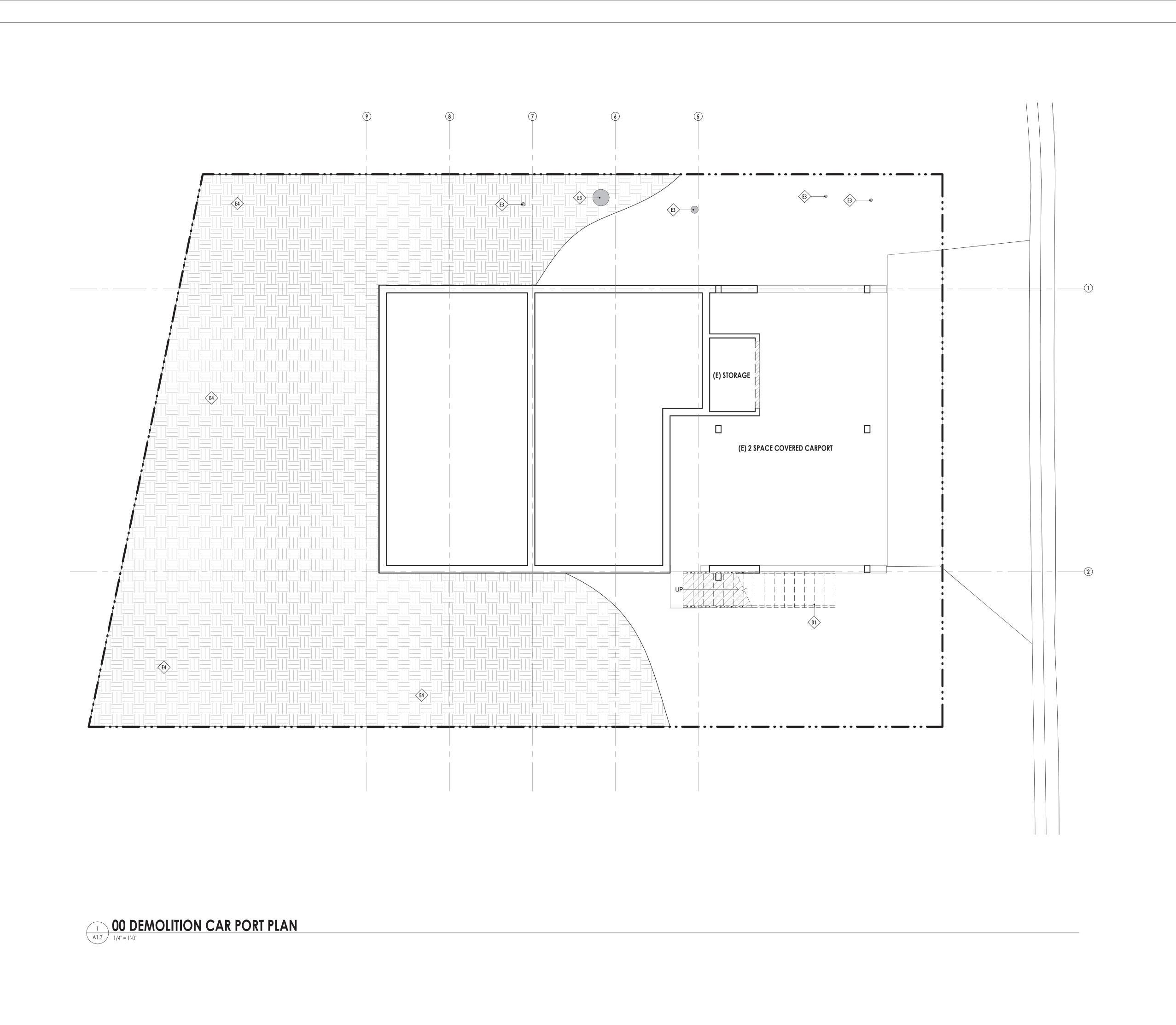


REVISIONS No. Description 05.22.24 9.24.24 2 EN 2

SITE PLAN REVIEW

05.28.24

SITE PLAN



(E) WALL TO REMAIN, U.O.N.

[//]//] (E) WALL TO BE DEMOLISHED, U.O.N.

(E) FLOOR TO BE DEMOLISHED, U.O.N.

# **GENERAL NOTES:**

- 1. WHENEVER EXISTING FACILITIES OR MATERIALS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF WORK COVERED BY THE DRAWINGS AND SPECIFICATIONS, SAID FACILITIES AND MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SAID FACILITIES OR MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL FACILITIES OR MATERIALS. THE FINISH PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY AND ITS AGENTS.
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  CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE
  WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.
- 5. PATCH AND REPAIR ALL EXISTING WALLS AND FINISHES TO REMAIN, U.O.N.

ARCHITECT

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PROJECT

APTOS HOUSE

231 LAKE CT

APN: 04222402

APTOS CA 95003

# **KEYNOTES:**

- (E) DECK LINE ABOVE
- (E) ROOF LINE ABOVE
- (E) TREE TO REMAIN
- (E) LANDSCAPE
- (E) DECK & RAILING TO REMAIN
- **E6** (E) GRADE
- (E) STAIRS TO BE REMOVED
- (E) APPLIANCES TO BE REMOVED
- (E) FIXTURES & FINISHES TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) DOOR TO BE REMOVED
- DEMOLISH (E) WINDOW
- (E) CASEWORK TO BE REMOVED
- D8 SECTION OF (E) WALL TO BE REMOVED
- (E) SECTION OF DECK & RAILING TO BE REMOVED
- D15 DEMOLISH (E) FIREPLACE
- DEMO PORTION OF (E) RAFTER



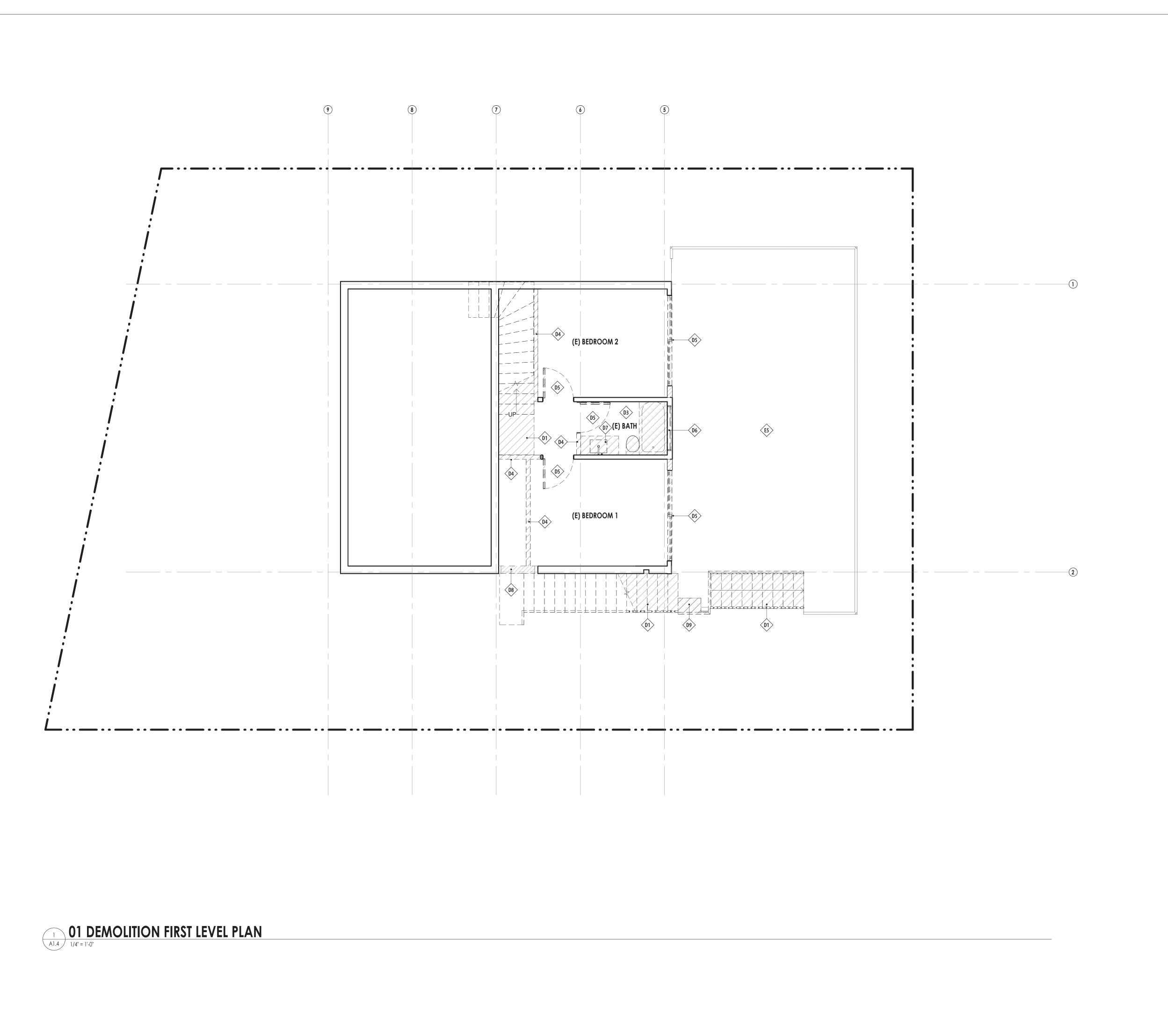
REVISIONS

No. Description

SITE PLAN REVIEW 05.28.24

**DEMOLITION CAR PORT PLAN** 

A1.3



(E) WALL TO REMAIN, U.O.N.

[//Z//Z] (E) WALL TO BE DEMOLISHED, U.O.N.

(E) FLOOR TO BE DEMOLISHED, U.O.N.

N J A /

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ARCHITECT

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PROJECT
APTOS HOUSE
231 LAKE CT
APTOS CA 95003

APN: 04222402

# **KEYNOTES:**

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- (E) ROOF LINE ABOVE
- (E) TREE TO REMAIN
- (E) LANDSCAPE
- (E) DECK & RAILING TO REMAIN
- (E) GRADE
- (E) STAIRS TO BE REMOVED
- (E) APPLIANCES TO BE REMOVED
- (E) FIXTURES & FINISHES TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) DOOR TO BE REMOVED
- DEMOLISH (E) WINDOW
- (E) CASEWORK TO BE REMOVED

  D8 SECTION OF (E) WALL TO BE REMOVED
- (E) SECTION OF DECK & RAILING TO BE REMOVED
- D15 DEMOLISH (E) FIREPLACE
- DEMO PORTION OF (E) RAFTER



REVISIONS

No. Description

SITE PLAN REVIEW

DEMOLITION FIRST LEVEL PLAN

A1.4



(E) WALL TO REMAIN, U.O.N.

[//]// (E) WALL TO BE DEMOLISHED, U.O.N.

[////// (E) FLOOR TO BE DEMOLISHED, U.O.N.

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PROJECT **APTOS HOUSE** 231 LAKE CT

APTOS CA 95003

APN: 04222402

# **KEYNOTES:**

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- (E) ROOF LINE ABOVE
- E3 (E) TREE TO REMAIN
- (E) LANDSCAPE
- (E) DECK & RAILING TO REMAIN
- (E) GRADE
- (E) STAIRS TO BE REMOVED
- (E) APPLIANCES TO BE REMOVED
- (E) FIXTURES & FINISHES TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) DOOR TO BE REMOVED
- DEMOLISH (E) WINDOW
- (E) CASEWORK TO BE REMOVED
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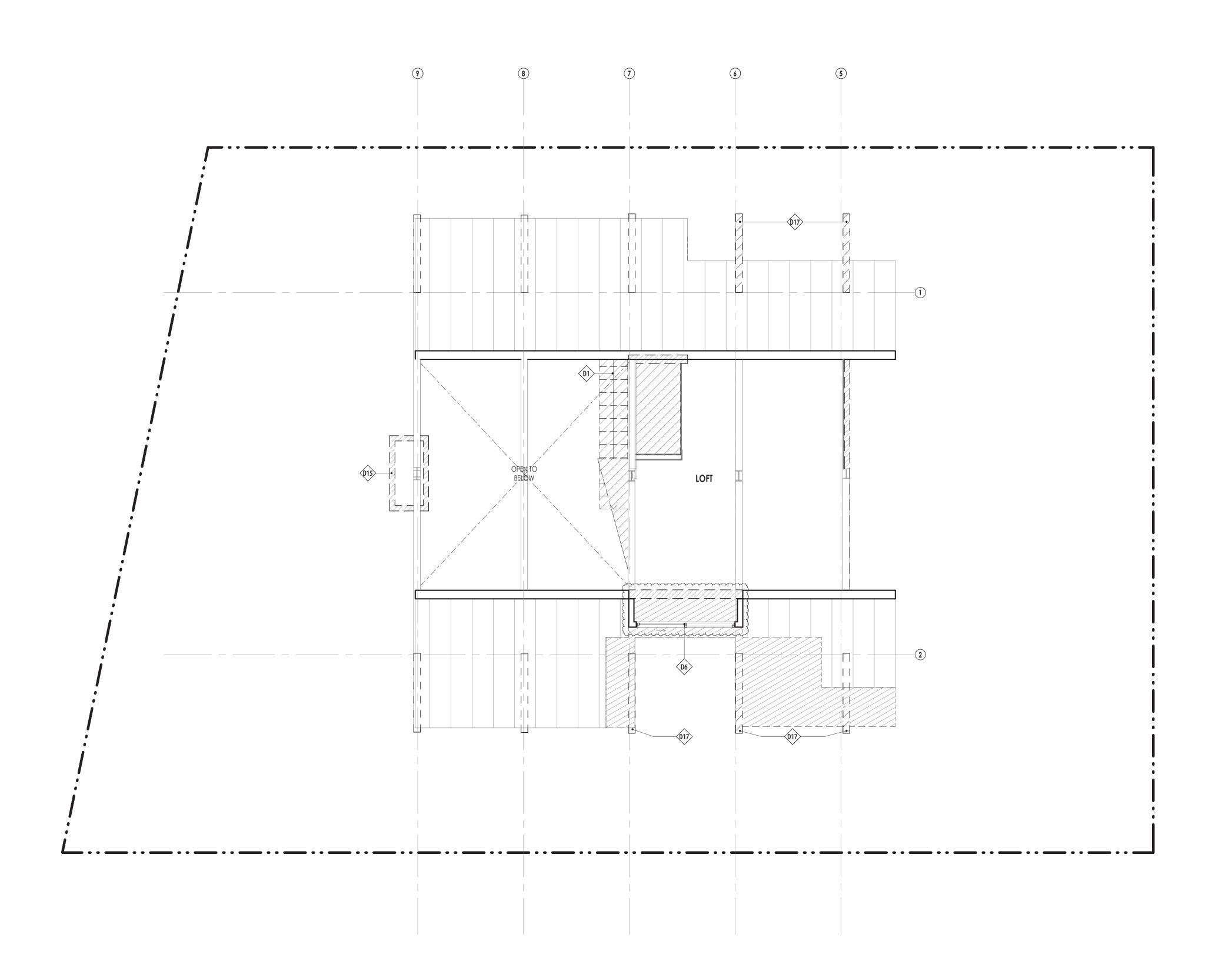
SITE PLAN REVIEW

DEMOLITION SECOND LEVEL

A1.5

02 DEMOLITION SECOND LEVEL PLAN

1/4" = 1'-0"



(E) WALL TO REMAIN, U.O.N.

[//\_//] (E) WALL TO BE DEMOLISHED, U.O.N.

[////// (E) FLOOR TO BE DEMOLISHED, U.O.N. 

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PROJECT **APTOS HOUSE** 231 LAKE CT APTOS CA 95003

APN: 04222402

# **KEYNOTES:**

(E) DECK LINE ABOVE

(E) ROOF LINE ABOVE

E3 (E) TREE TO REMAIN

(E) LANDSCAPE

(E) GRADE

(E) STAIRS TO BE REMOVED

(E) APPLIANCES TO BE REMOVED

(E) FIXTURES & FINISHES TO BE REMOVED

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DEMOLISH (E) FIREPLACE

DEMO PORTION OF (E) RAFTER



(E) DECK & RAILING TO REMAIN

DEMOLISH (E) WINDOW

(E) CASEWORK TO BE REMOVED



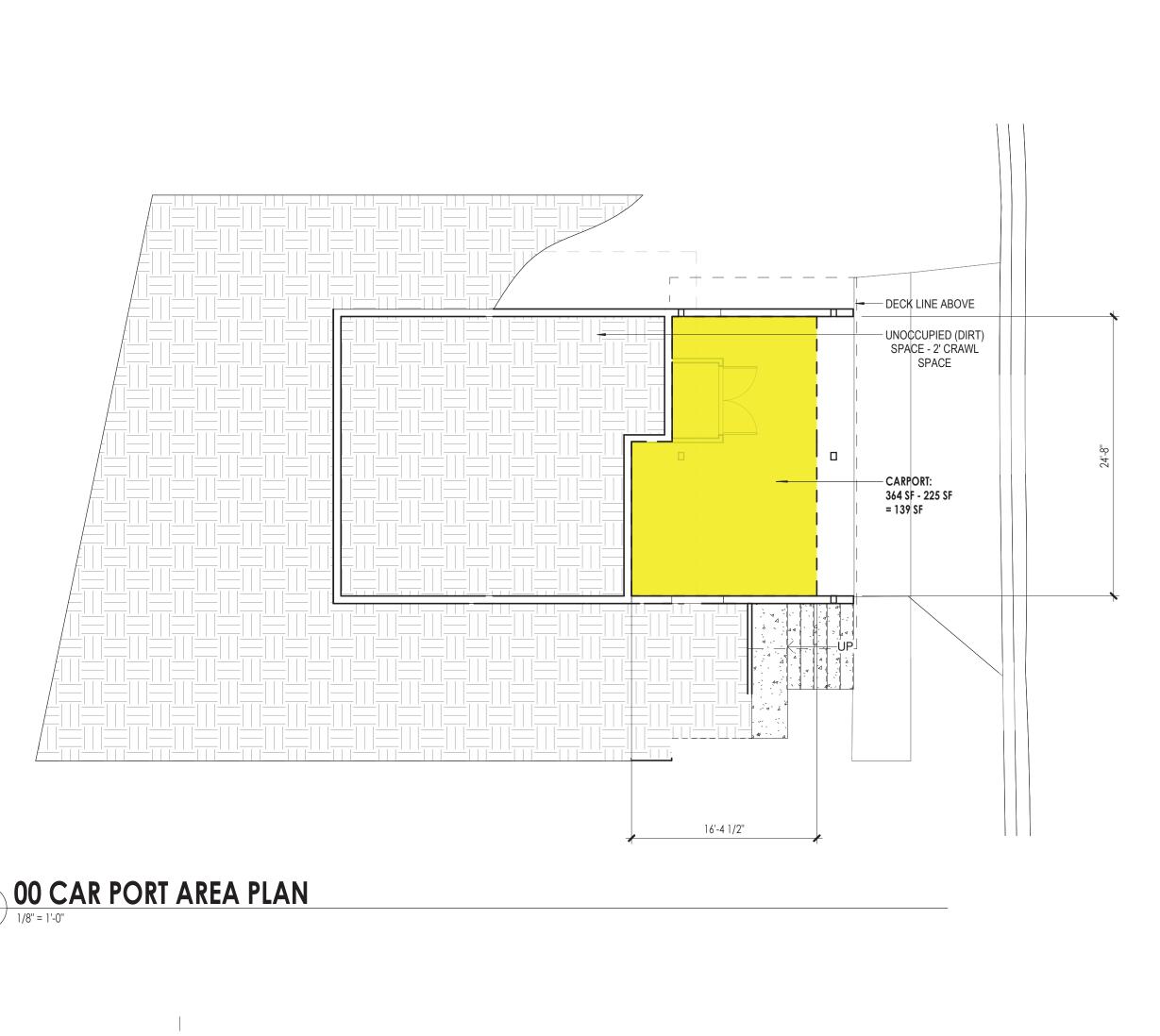
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SITE PLAN REVIEW

**DEMOLITION LOFT PLAN** 

A1.6

1 03 DEMOLITION LOFT PLAN
1/4" = 1'-0"

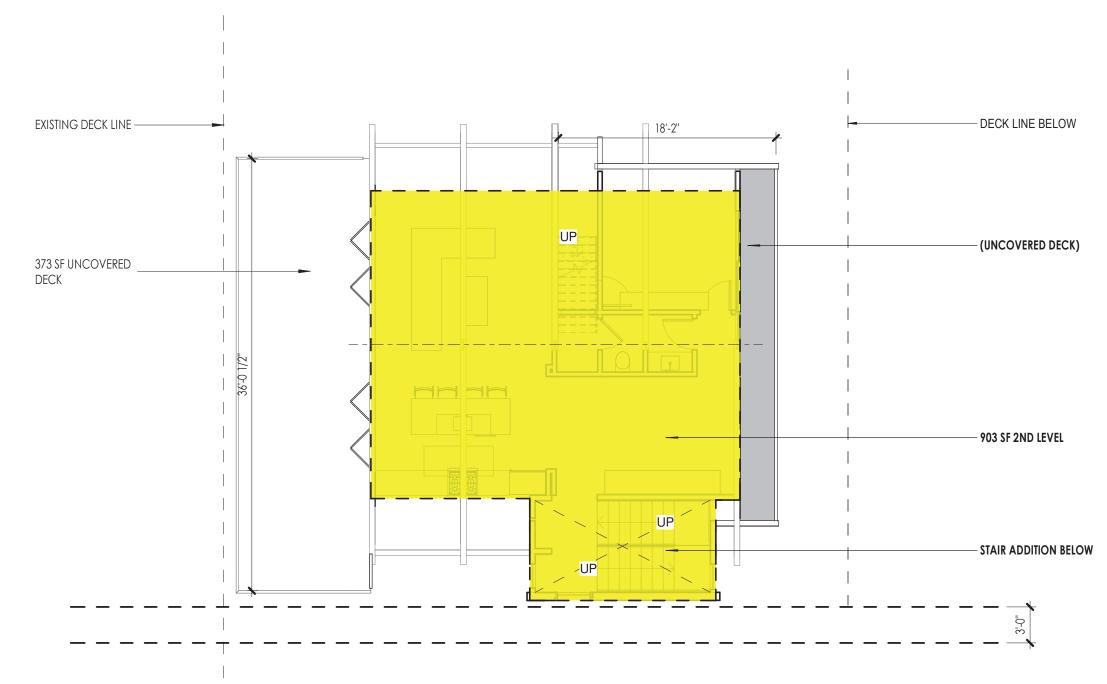




- OPEN TO-

BÉLOW

\_\_\_\_\_



03 LOFT FLOOR AREA PLAN

**KEYNOTES:** 

(E) DECK LINE ABOVE

(E) ROOF LINE ABOVE

(E) TREE TO REMAIN

(E) LANDSCAPE

(E) OVERHEAD ELECTRIC UTILITY LINE

(E) GAS METER

(E) UNDERGROUND GAS LINE

(E) WATER LINE (n) Semi-impervious stairs on grade

(N) FIXED SKYLIGHT

(N) RETAINING WALL

- 399 SF 1ST FLOOR

- 516 SF UNCOVERED DECK

- 129 SF NEW STAIR ADD.

- 147 SF OPEN CEILING **ABOVE 18 FEET SEE** 

**CROSS SECTION FOR** 

COMPLIANCE

903 / 3 = 301 SF

- 223 SF LOFT 2ND LEVEL BELOW =

- 152 SF NEW CONC. STAIR

\_ \_\_ \_

(N) LANDSCAPING

**LEGEND**:

— • • — PROPERTY LINE

— — — DECK LINE (ABOVE)

(E) ROOF LINE (ABOVE)

(N) ROOF LINE (ABOVE)

(E) PAVING / FLATWORK TO REMAIN

(N) BUILDING ADDITION

(N) CONCRETE PAVING

— — — SETBACK

(E) DECK (ABOVE) TO REMAIN

(E) DECK (ABOVE) TO BE REMOVED

#### **GENERAL NOTES:**

- 1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPENCIES.
- 2. ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU, U.O.N.
- 3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
- 4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
- 5. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
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**PROPOSED** 130 SF

529 SF

910 SF

302 SF

2,071

826 SF

RAISED BACK DECK 375 SF (PARTIAL IS LESS THAN

2,164.2 SF 60%

2,071 SF - 57.4%

EXISITING 130 SF

400 SF

736 SF

302 SF

200 SF

1,768 SF

18" BUT STILL COUNTING)

**AREA PLANS** 

SITE AREA: 3,607 SF

PROPOSED BUILDING SF:

CEILING ABOVE 18FT 200 SF

CARPORT/GARAGE 130 SF

CARPORT/GARAGE

1ST LEVEL

2ND LEVEL

LOFT

TOTAL:

TOTAL:

LOT COVERAGE

HOUSE FOOTPRINT

NEW CONC. STAIR

ALLOWED FAR =

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PROJECT **APTOS HOUSE** 231 LAKE CT APTOS CA 95003

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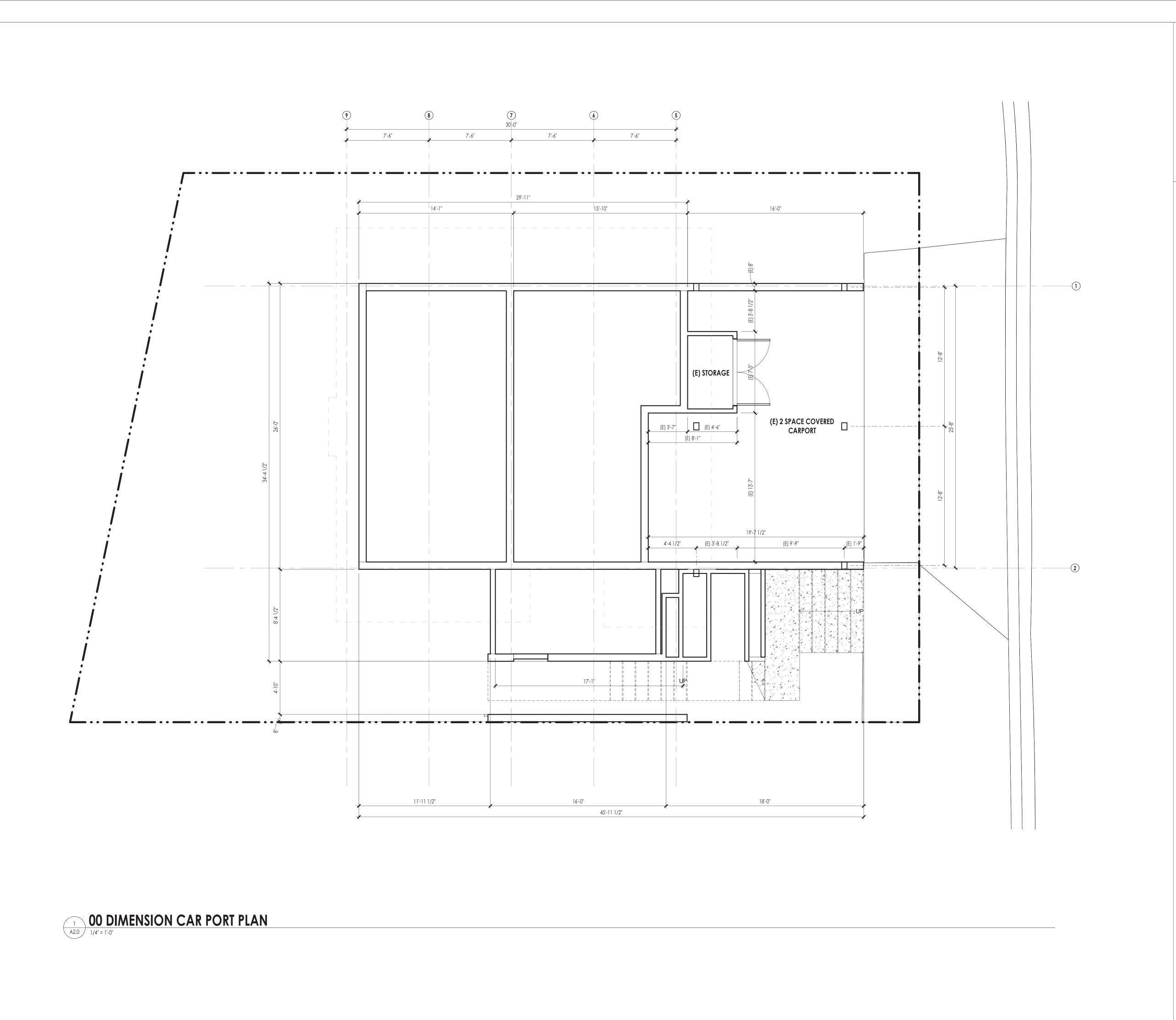
SITE PLAN REVIEW 05.28.24

**AREA PLANS** 

**EXHIBIT D** 

O2 SECOND LEVEL AREA PLAN
1/8" = 1'-0"

1,483 SF / 3,607 = 41.1% ALLOWED



ROOM NAME ROOM TAG:

ROOM NAME ROOM NO.

(E) WALL TO REMAIN

(N) STUD WALL - SEE WALL TYPES

1-HR. FIRE-RATED WALL - SEE WALL TYPES

2-HR. FIRE-RATED WALL - SEE WALL TYPES

/M10.3B/ WALL TAG & REFERENCE NO. - SEE WALL TYPES

### **GENERAL NOTES:**

- U.O.N., DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE.
- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 4. SEE SHTS. [A10.3], [A10.4], AND [A10.5] FOR ACCESSIBILITY STANDARDS AND DETAILS FOR CLEARANCE AND COMPLIANCE REQUIREMENTS.
- 5. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.
- 6. DO NOT SCALE DRAWINGS.



ARCHITECT

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PROJECT
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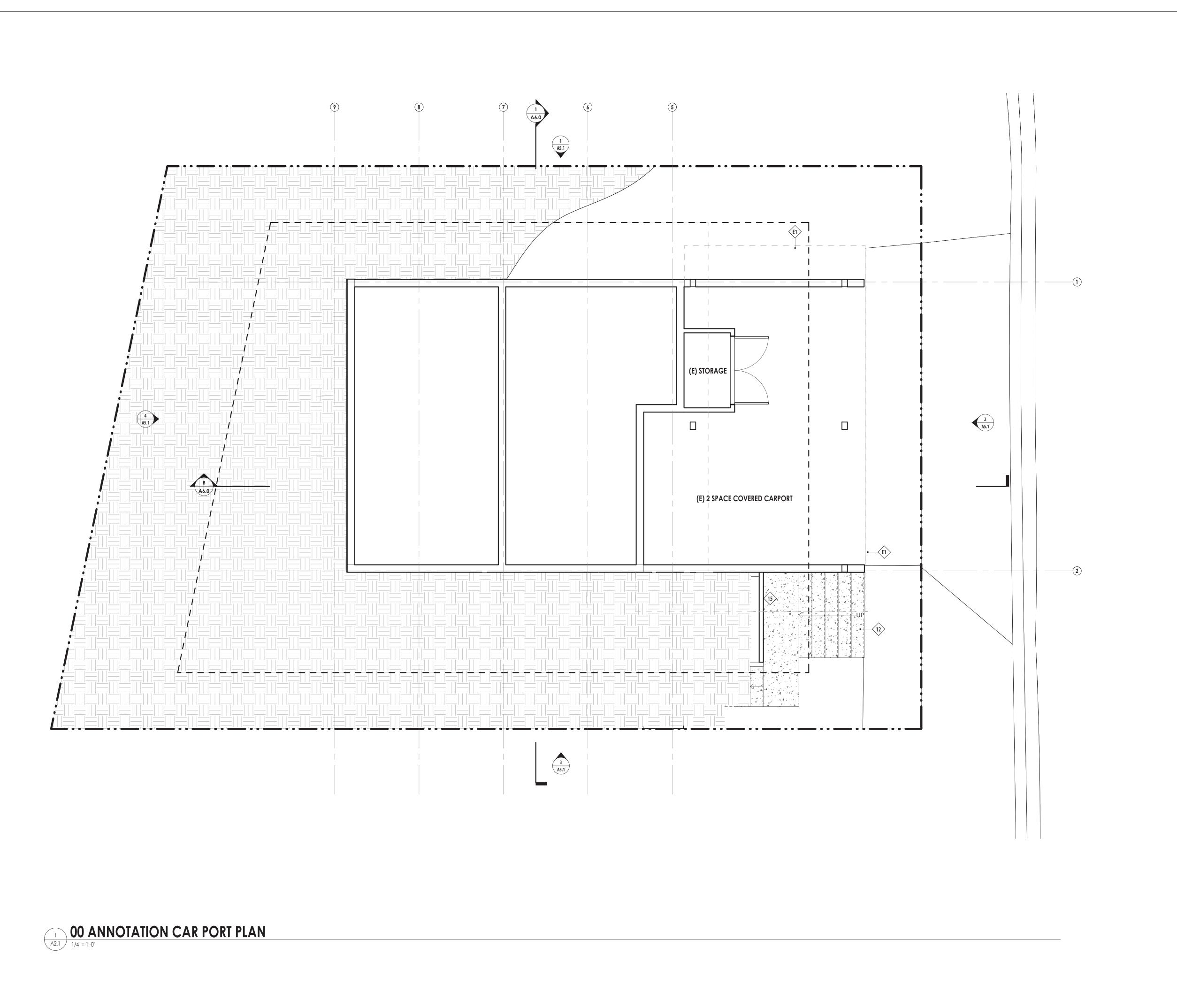
REVISIONS

No. Description



SITE PLAN REVIEW

DIMENSION CAR PORT PLAN



LEGEND: ROOM NAME ROOM TAG: ROOM NAME

ROOM NO.

DOOR TAG & REFERENCE NO. - SEE DOOR SCHEDULE

- SEE DOOR SCHEDULE

- SEE SCHEDULE

KEYNOTE TAG:

. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR

2. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL

3. SEE SHTS. [A10.3], [A10.4], AND [A10.5] FOR ACCESSIBILITY STANDARDS AND DETAILS FOR CLEARANCE AND COMPLIANCE

4. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.

COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK, COORDINATE DISCREPANCIES WITH

SEQUENCE NO. CSI DIV. NO.

DRAWINGS FOR MORE INFORMATION.

**GENERAL NOTES:** 

FIRE RATED DOOR TAG & REFERENCE

WINDOW TAG & REFERENCE NO. - SEE WINDOW SCHEDULE

STOREFRONT TAG & REFERENCE NO.

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PROJECT **APTOS HOUSE** 

231 LAKE CT APTOS CA 95003

APN: 04222402

**KEYNOTES:** 

REQUIREMENTS.

5. DO NOT SCALE DRAWINGS.

(E) DECK LINE ABOVE

(E) ROOF LINE ABOVE

E3 (E) TREE TO REMAIN (E) LANDSCAPE

(E) DECK & RAILING TO REMAIN

E6 (E) GRADE

(E) TRUSS TO REMAIN, TYP. U.O.N. 1 UNDERMOUNT SINK

2 WATER CLOSET W/ 1.28 GALLON FLUSH

3 TUB & SHOWER COMBINATION

4 3" SHOWER CURB W/ TEMPERED GLASS DOOR

5 LINEN CABINET

6 DISHWASHER

ELECTRIC OVEN & COOK TOP

8 UNDERMOUNT KITCHEN SINK

9 REFRIGERATOR

10 BASE CABINET W/ UPPERS

FULL HEIGHT BUILT-IN CABINET W/ PULL OUT DRAWERS

(N) SEMI-IMPERVIOUS STAIRS ON GRADE

BUILT-IN CASEWORK

14 BASE CABINETS

(N) CONCRETE LANDING

(N) CONCRETE PLANTERS

(N) BUILT-IN BENCH

(N) STACKABLE WASHER/DRYER

(N) FIXED SKYLIGHT (NO ACCESS)

(N) DOOR

(N) SLIDING DOOR

(N) DOOR w/ SIDELITE (N) DECK RAILING

24 STORAGE

(N) RETAINING WALL

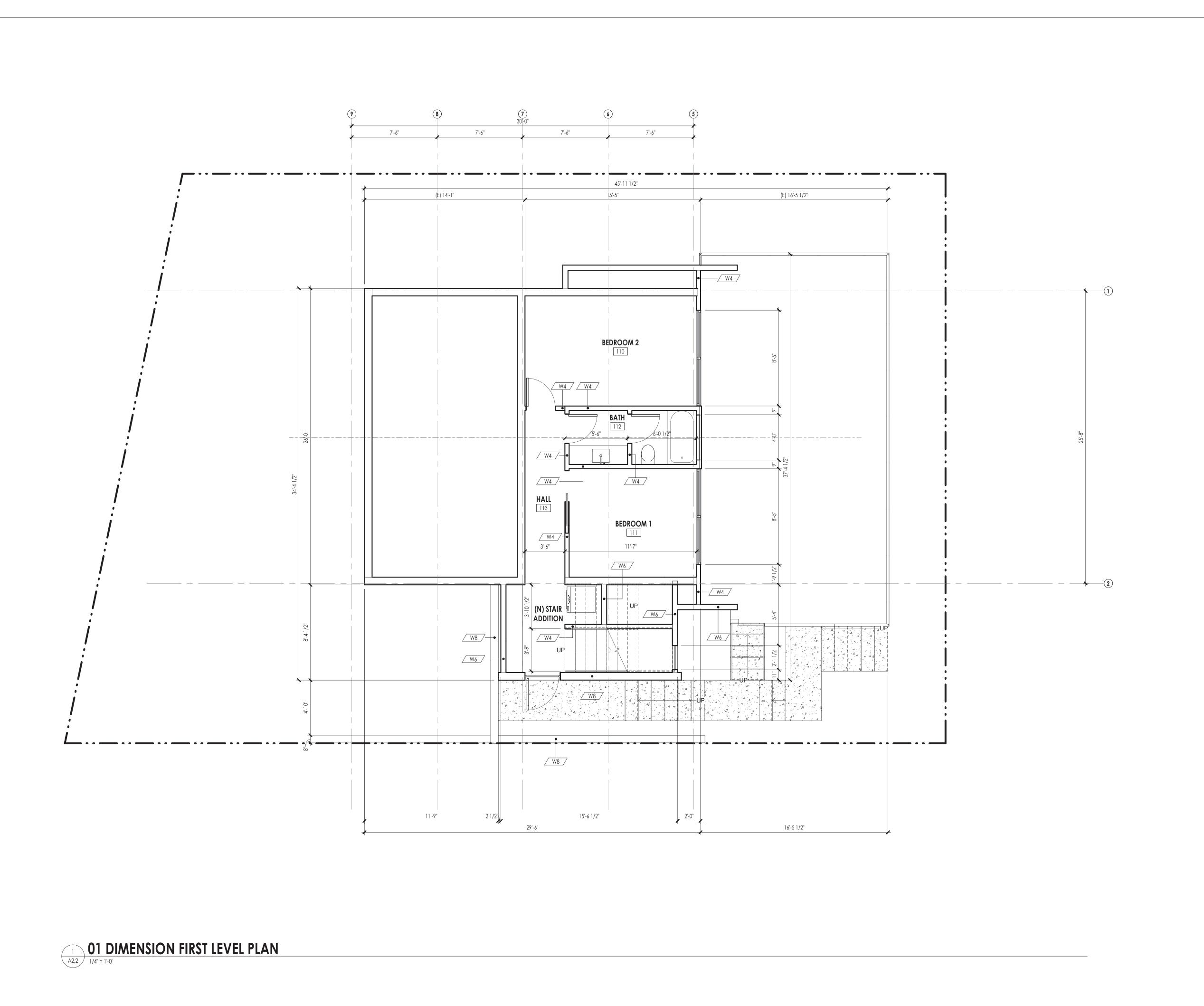


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SITE PLAN REVIEW

ANNOTATION CAR PORT PLAN





ROOM NAME ROOM TAGE 101 ROOM NAME

— ROOM NO.

(E) WALL TO REMAIN

(N) STUD WALL - SEE WALL TYPES

1-HR. FIRE-RATED WALL - SEE WALL TYPES

2-HR. FIRE-RATED WALL - SEE WALL TYPES

M10.3B WALL TAG & REFERENCE NO. - SEE WALL TYPES

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- 5. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.
- 6. DO NOT SCALE DRAWINGS.

- 1. U.O.N., ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTT.
- 2. WALL TYPES DESCRIBED ON THIS SHEET DO NOT ACCOUNT FOR REQUIRED BACKING / SUPPORT FOR WALL FINISHES, MOUNTED fixtures, equipment, casework, and/or systems FURNITURE. COORDINATE W/ ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS, AND EQUIPMENT PLANS PRIOR TO COVERING STUD FRAMING. REFER TO MFR. RECOMMENDATIONS AND USE DETAIL [XX/AX.XX] WHERE APPLICABLE.
- 3. REFER TO STRUCT. DRAWINGS FOR STRUCTURAL SHEATHING REQUIREMENTS AND ATTACHMENTS.
- 4. PROVIDE SEISMIC BRACING PER DETAIL [XX/AX.XX] AT ALL WALL TYPES THAT DO NOT EXTEND TO DECK.
- 5. INFORMATION IN THE WALL TYPE LEGEND IS FOR REFERENCE ONLY AND DOES NOT OVERRIDE THE CONTENTS OF THE DETAILS ON THIS SHT.
- 6. WHERE GYP. BD. IS NOT INSTALLED ON BOTH FACES OF WALL, BLOCKING / BRIDGING MUST BE ADDED @ 48" O.C.
- 7. PROVIDE SLIP TRACKS AT TOP OF INTERIOR WALL THAT TERMINATE AT BOTTOM OF DECK, AND SEAL W/ ACOUSTIC



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PROJECT **APTOS HOUSE** 231 LAKE CT APTOS CA 95003

APN: 04222402

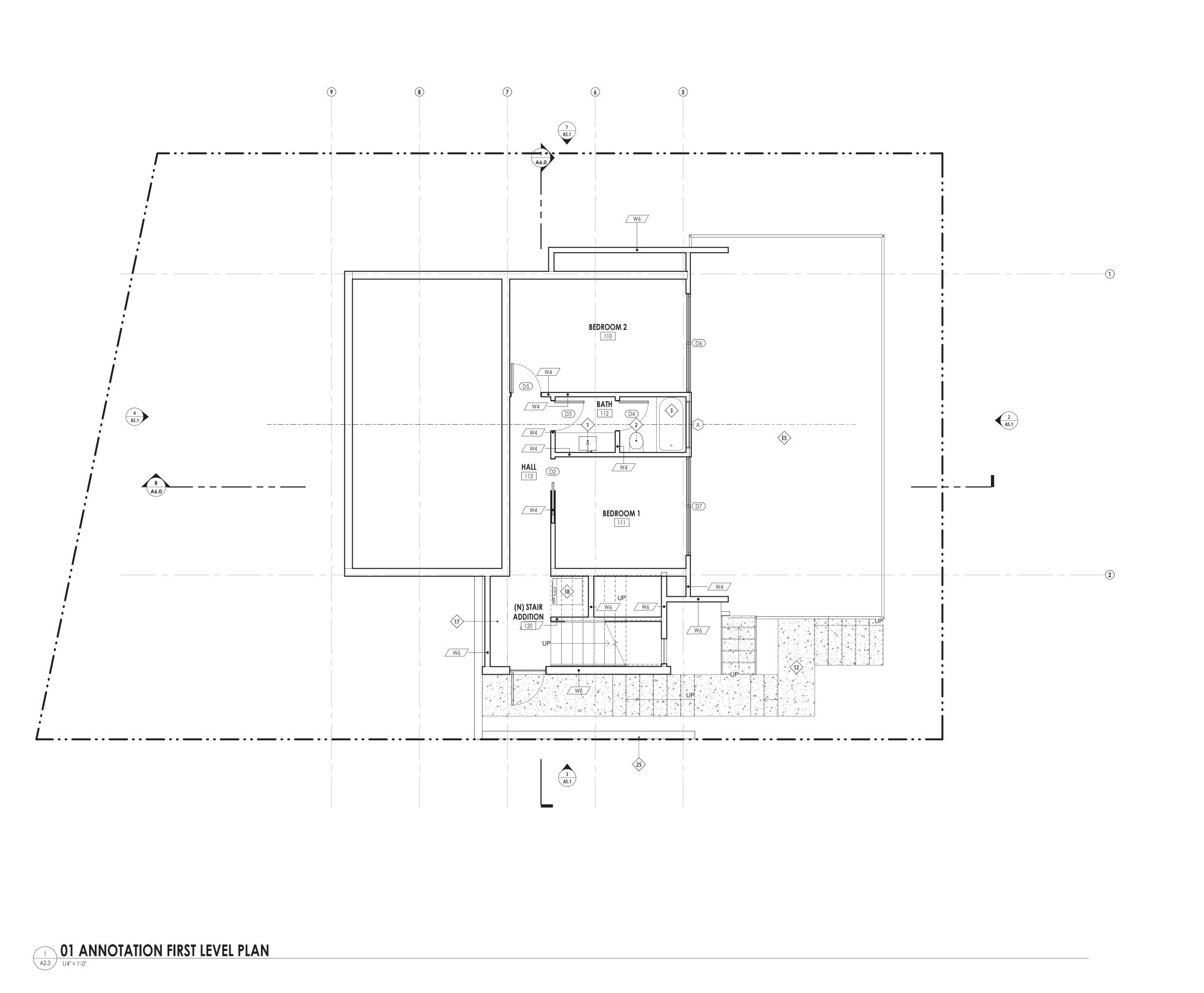


No. Description



SITE PLAN REVIEW

DIMENSION FIRST FLOOR PLAN



ROOM NAME ROOM TAG:
ROOM NAME

ROOM NO.

DOOR TAG & REFERENCE NO.
- SEE DOOR SCHEDULE

FIRE RATED DOOR TAG & REFERENCE NO.

- SEE DOOR SCHEDULE

1 WINDOW TAG & REFERENCE NO.

- SEE WINDOW SCHEDULE

STOREFRONT TAG & REFERENCE NO.

- SEE SCHEDULE

10.0 KEYNOTE TAG:
SEQUENCE NO.
CSI DIV. NO.

# **GENERAL NOTES:**

- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR
   COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE
   COMMENCEMENT OF WORK, COORDINATE DISCREPANCIES WITH
   APCHITECT.
- 2. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 3. SEE SHTS. [A10.3], [A10.4], AND [A10.5] FOR ACCESSIBILITY STANDARDS AND DETAILS FOR CLEARANCE AND COMPLIANCE REQUIREMENTS.
- 4. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.
- 5. DO NOT SCALE DRAWINGS.

KEYNOTES:

- (E) DECK LINE ABOVE
- E2 (E) ROOF LINE ABOVE
- E3 (E) TREE TO REMAIN
- (E) LANDSCAPE
- E5 (E) DECK & RAILING TO REMAIN
- E6 (E) GRADE
- (E) TRUSS TO REMAIN, TYP. U.O.N.
- 1 UNDERMOUNT SINK
- 2 WATER CLOSET W/ 1.28 GALLON FLUSH
- 3 TUB & SHOWER COMBINATION
- 4 3" SHOWER CURB W/ TEMPERED GLASS DOOR
- 5 LINEN CABINET
- 6 DISHWASHER
- 7 ELECTRIC OVEN & COOK TOP
- 8 UNDERMOUNT KITCHEN SINK
- 9 REFRIGERATOR
- BASE CABINET W/ UPPERS
- FULL HEIGHT BUILT-IN CABINET W/ PULL OUT DRAWERS
- (N) SEMI-IMPERVIOUS STAIRS ON GRADE
- 13> BUILT-IN CASEWORK
- 14 BASE CABINETS
- (N) CONCRETE LANDING
- (N) CONCRETE PLANTERS
- (N) BUILT-IN BENCH
- (N) STACKABLE WASHER/DRYER
- (N) FIXED SKYLIGHT (NO ACCESS)
- **20** (N) DOOR
- (N) SLIDING DOOR
- (N) DOOR w/ SIDELITE
- (N) DECK RAILING
- STORAGE

  (N) RETAINING WALL

N J A /

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APN: 04222402

APTOS CA 95003

231 LAKE CT



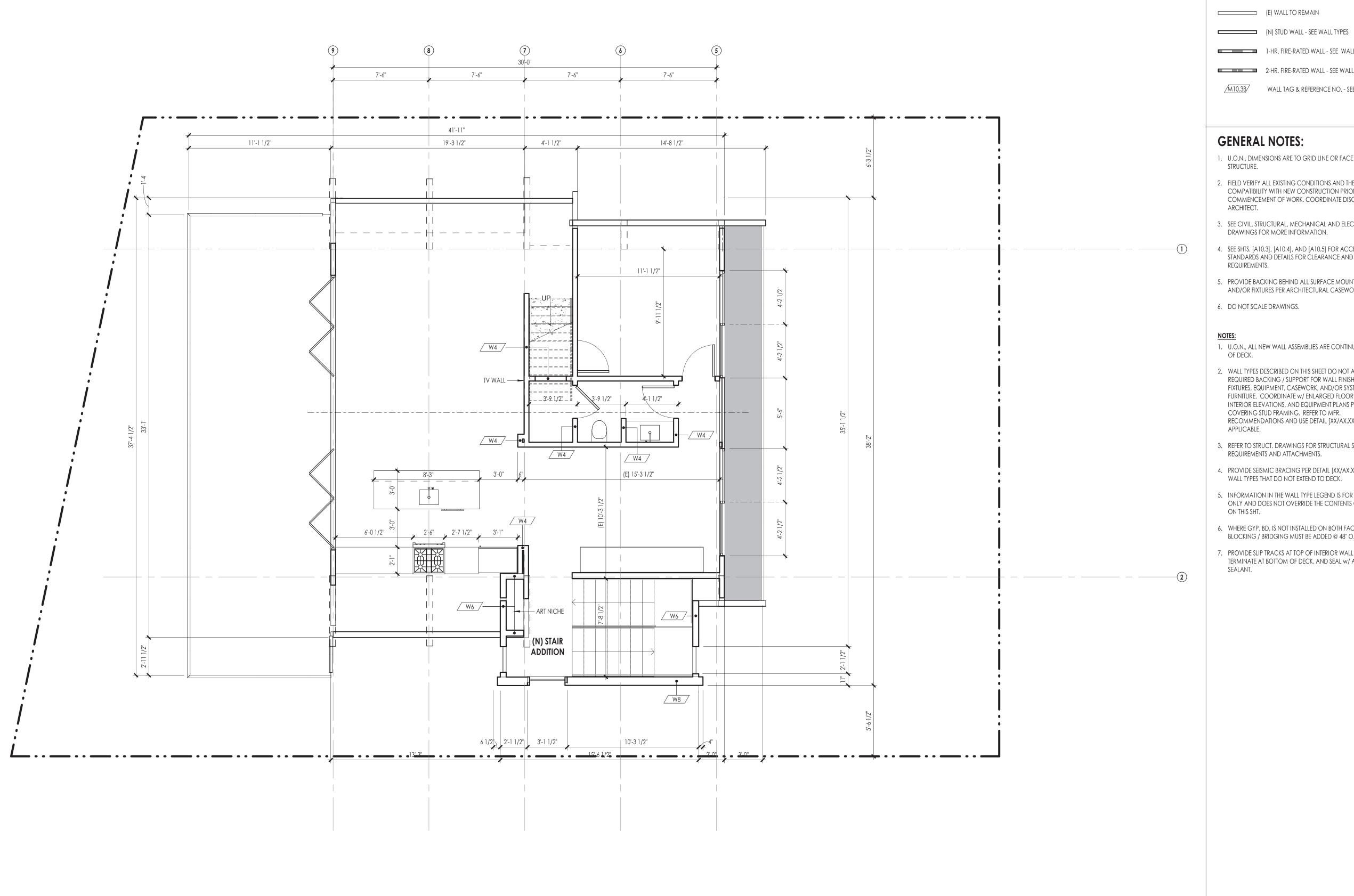
REVISIONS

No. Description



SITE PLAN REVIEW 05.28.24

ANNOTATION FIRST LEVEL



LEGEND:

ROOM NAME ROOM TAG: 101 ROOM NAME ROOM NO.

(E) WALL TO REMAIN

1-HR. FIRE-RATED WALL - SEE WALL TYPES

2-HR. FIRE-RATED WALL - SEE WALL TYPES

M10.3B WALL TAG & REFERENCE NO. - SEE WALL TYPES

### **GENERAL NOTES:**

- 1. U.O.N., DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE.
- 2. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- 3. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 4. SEE SHTS. [A10.3], [A10.4], AND [A10.5] FOR ACCESSIBILITY STANDARDS AND DETAILS FOR CLEARANCE AND COMPLIANCE REQUIREMENTS.
- 5. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.
- 6. DO NOT SCALE DRAWINGS.
- 1. U.O.N., ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTT.
- 2. WALL TYPES DESCRIBED ON THIS SHEET DO NOT ACCOUNT FOR REQUIRED BACKING / SUPPORT FOR WALL FINISHES, MOUNTED fixtures, equipment, casework, and/or systems FURNITURE. COORDINATE W/ ENLARGED FLOOR PLANS, Interior elevations, and equipment plans prior to COVERING STUD FRAMING. REFER TO MFR. RECOMMENDATIONS AND USE DETAIL [XX/AX.XX] WHERE APPLICABLE.
- 3. REFER TO STRUCT. DRAWINGS FOR STRUCTURAL SHEATHING REQUIREMENTS AND ATTACHMENTS.
- 4. PROVIDE SEISMIC BRACING PER DETAIL [XX/AX.XX] AT ALL WALL TYPES THAT DO NOT EXTEND TO DECK.
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APN: 04222402

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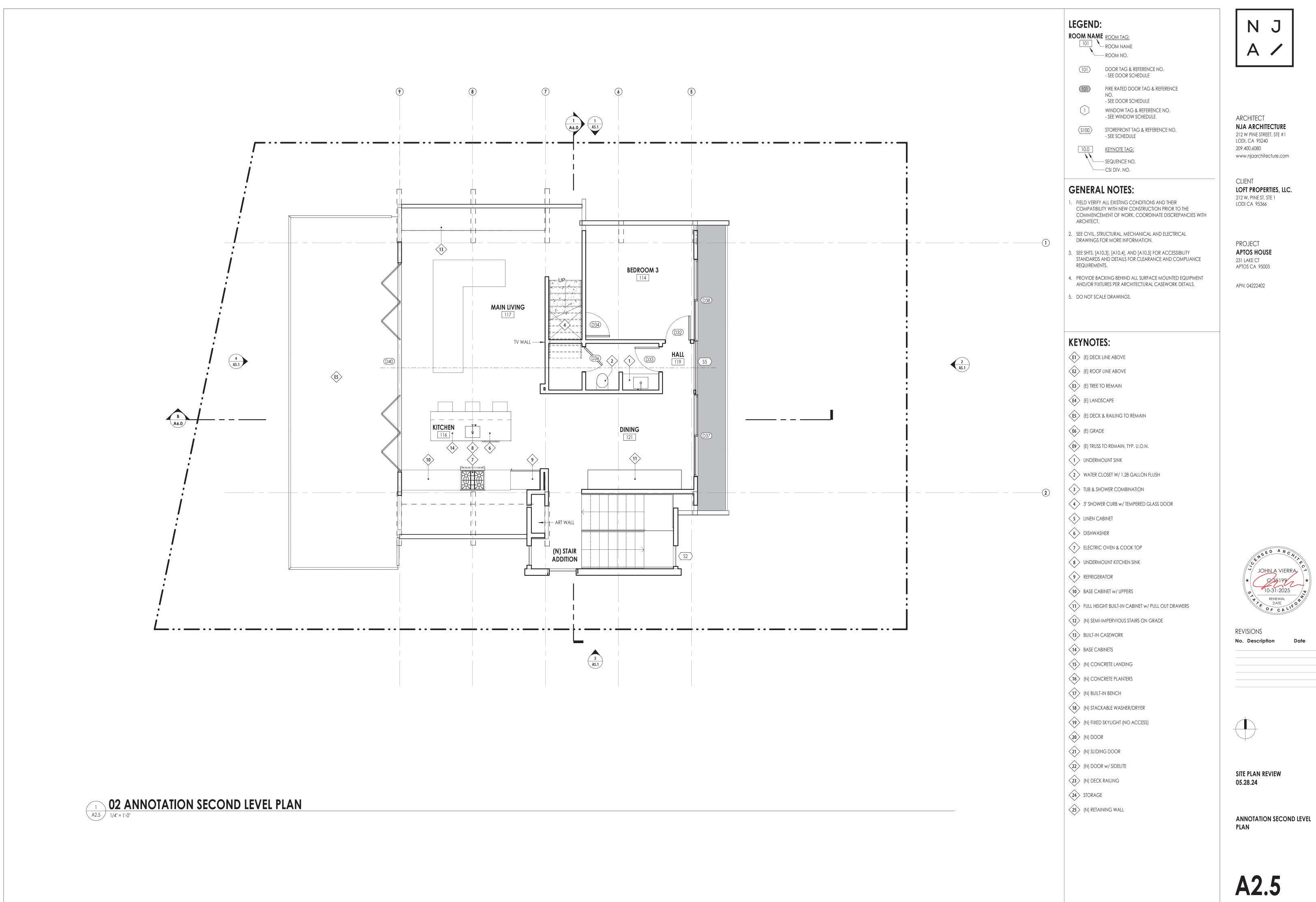
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SITE PLAN REVIEW

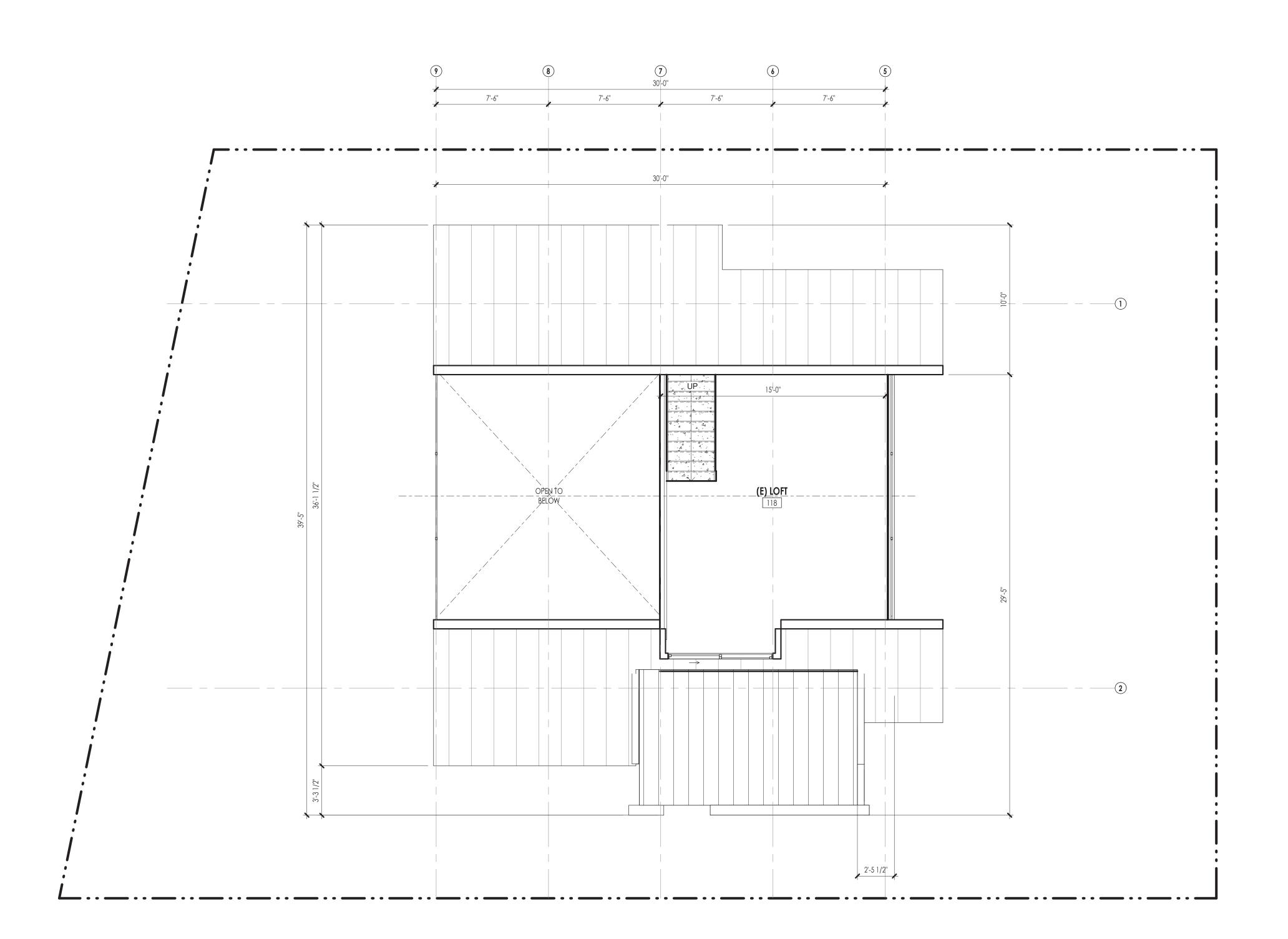
DIMENSION SECOND FLOOR

**A2.4** 

02 DIMENSION SECOND LEVEL PLAN
1/4" = 1'-0"



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LEGEND:

ROOM NAME ROOM TAG:

ROOM NO.

(E) WALL TO REMAIN

(N) STUD WALL - SEE WALL TYPES

1-HR. FIRE-RATED WALL - SEE WALL TYPES

2-HR. FIRE-RATED WALL - SEE WALL TYPES

M10.3B WALL TAG & REFERENCE NO. - SEE WALL TYPES

#### **GENERAL NOTES:**

 U.O.N., DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE.

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- 3. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
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- 5. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.
- 6. DO NOT SCALE DRAWINGS.

#### NO

U.O.N., ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTT.

OF DECK.

- 2. WALL TYPES DESCRIBED ON THIS SHEET DO NOT ACCOUNT FOR REQUIRED BACKING / SUPPORT FOR WALL FINISHES, MOUNTED FIXTURES, EQUIPMENT, CASEWORK, AND/OR SYSTEMS FURNITURE. COORDINATE w/ ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS, AND EQUIPMENT PLANS PRIOR TO COVERING STUD FRAMING. REFER TO MFR. RECOMMENDATIONS AND USE DETAIL [XX/AX.XX] WHERE APPLICABLE.
- 3. REFER TO STRUCT. DRAWINGS FOR STRUCTURAL SHEATHING REQUIREMENTS AND ATTACHMENTS.
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REVISIONS

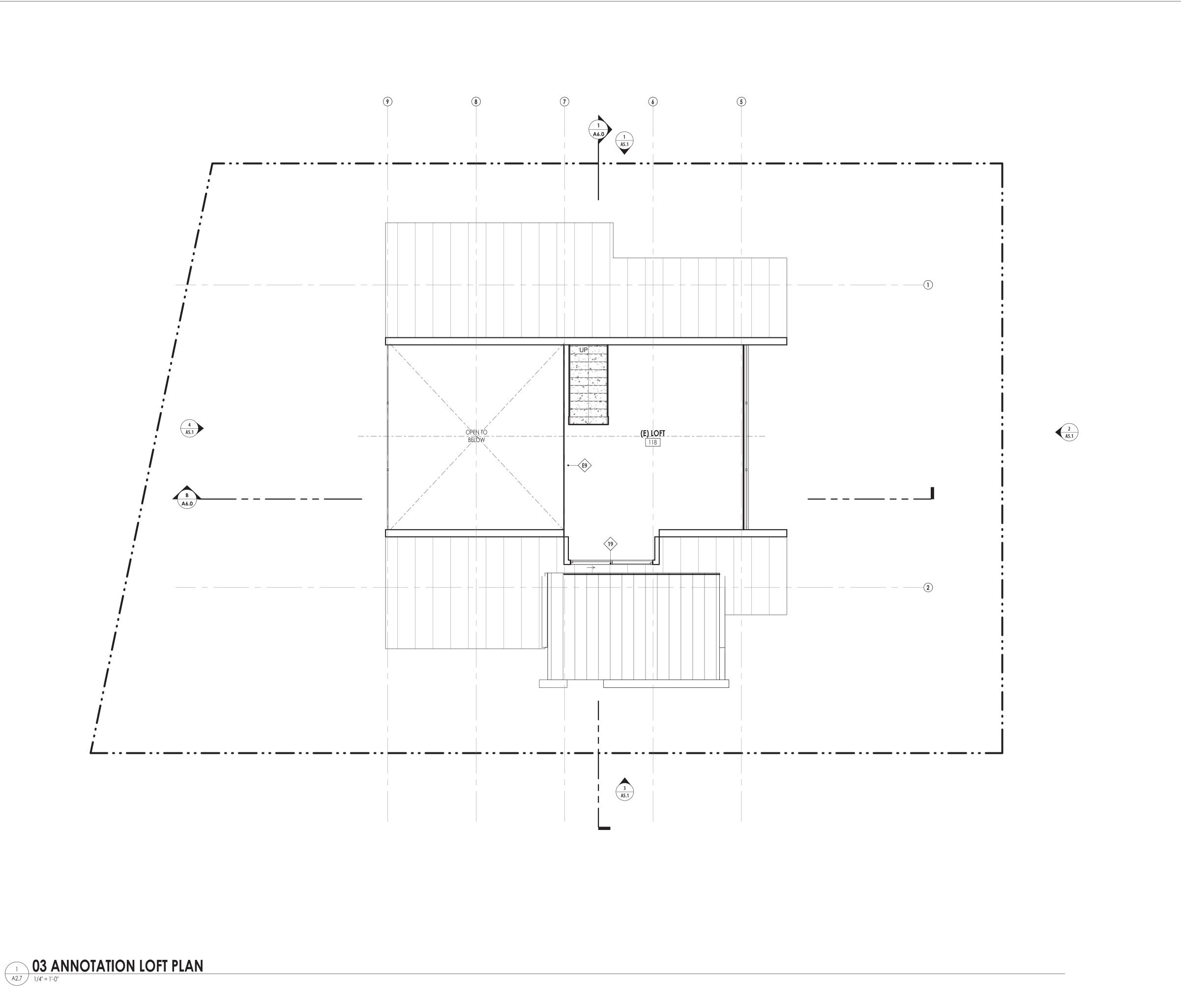
No. Description

escription

SITE PLAN REVIEW

DIMENSION LOFT PLAN

A2.6





## ROOM NAME ROOM TAG: 101 ROOM NAME

ROOM NO.

- SEE DOOR SCHEDULE FIRE RATED DOOR TAG & REFERENCE

- SEE DOOR SCHEDULE

DOOR TAG & REFERENCE NO.

WINDOW TAG & REFERENCE NO. - SEE WINDOW SCHEDULE

STOREFRONT TAG & REFERENCE NO. - SEE SCHEDULE

KEYNOTE TAG: SEQUENCE NO. CSI DIV. NO.

## **GENERAL NOTES:**

- 1. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK, COORDINATE DISCREPANCIES WITH
- 2. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 3. SEE SHTS. [A10.3], [A10.4], AND [A10.5] FOR ACCESSIBILITY STANDARDS AND DETAILS FOR CLEARANCE AND COMPLIANCE REQUIREMENTS.
- 4. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT
- 5. DO NOT SCALE DRAWINGS.

AND/OR FIXTURES PER ARCHITECTURAL CASEWORK DETAILS.

### **KEYNOTES:**

- (E) DECK LINE ABOVE
- (E) ROOF LINE ABOVE
- E3 (E) TREE TO REMAIN
- (E) LANDSCAPE
- (E) DECK & RAILING TO REMAIN
- E6 (E) GRADE
- (E) TRUSS TO REMAIN, TYP. U.O.N.
- 1 UNDERMOUNT SINK
- 2 WATER CLOSET W/ 1.28 GALLON FLUSH
- 3 TUB & SHOWER COMBINATION
- 4 3" SHOWER CURB W/ TEMPERED GLASS DOOR
- 5 LINEN CABINET
- 6 DISHWASHER
- 7 ELECTRIC OVEN & COOK TOP
- 8 UNDERMOUNT KITCHEN SINK
- 9 REFRIGERATOR
- 10 BASE CABINET W/ UPPERS
- FULL HEIGHT BUILT-IN CABINET W/ PULL OUT DRAWERS
- (N) SEMI-IMPERVIOUS STAIRS ON GRADE
- 13 BUILT-IN CASEWORK
- 14 BASE CABINETS
- (N) CONCRETE LANDING
- (N) CONCRETE PLANTERS
- (N) BUILT-IN BENCH
- (N) STACKABLE WASHER/DRYER
- (N) FIXED SKYLIGHT (NO ACCESS)
- (N) DOOR
- (N) SLIDING DOOR
- (N) DOOR w/ SIDELITE
- (N) DECK RAILING
- 24 STORAGE
- (N) RETAINING WALL



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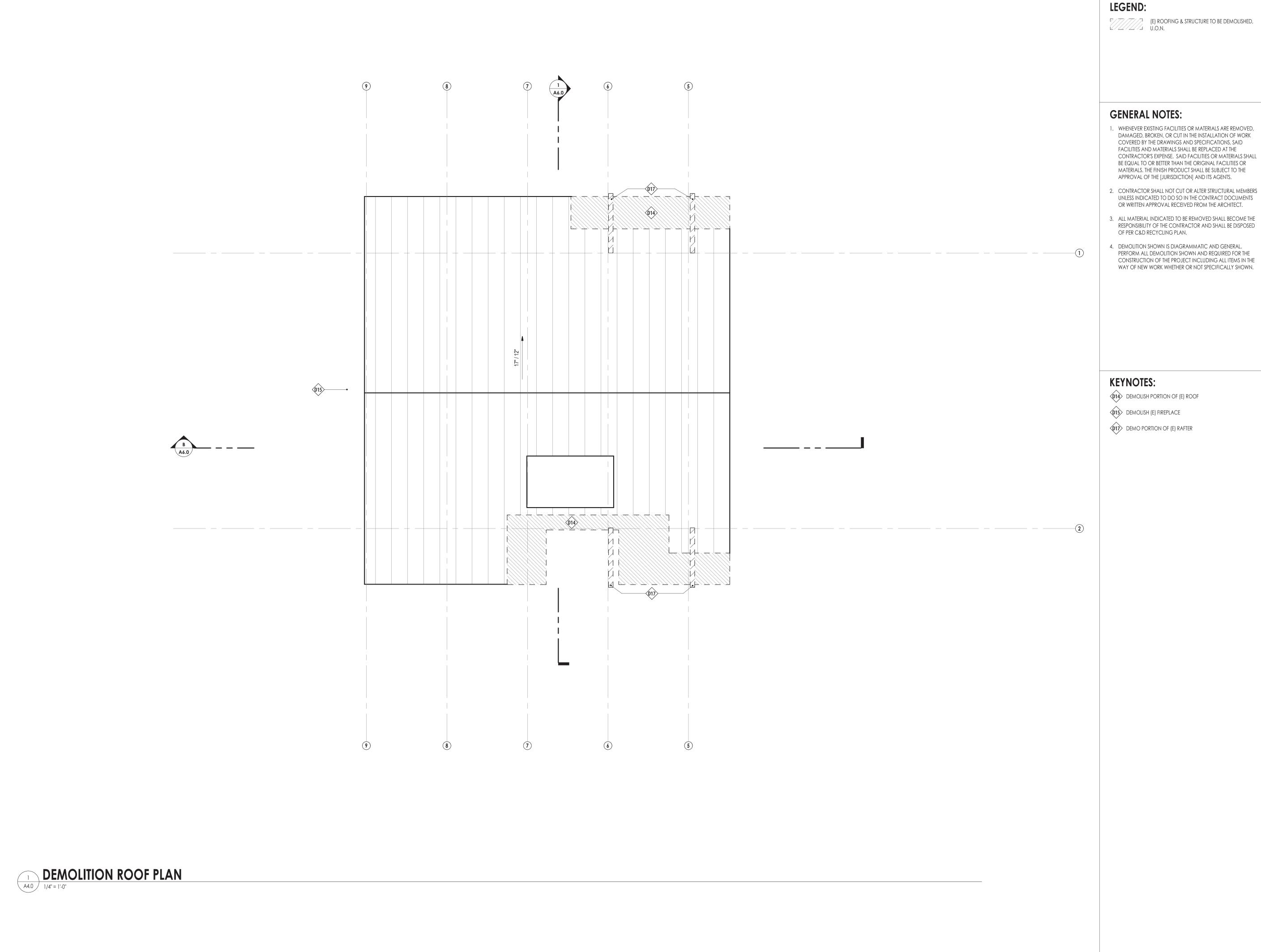
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ANNOTATION LOFT PLAN

**A2.7** 



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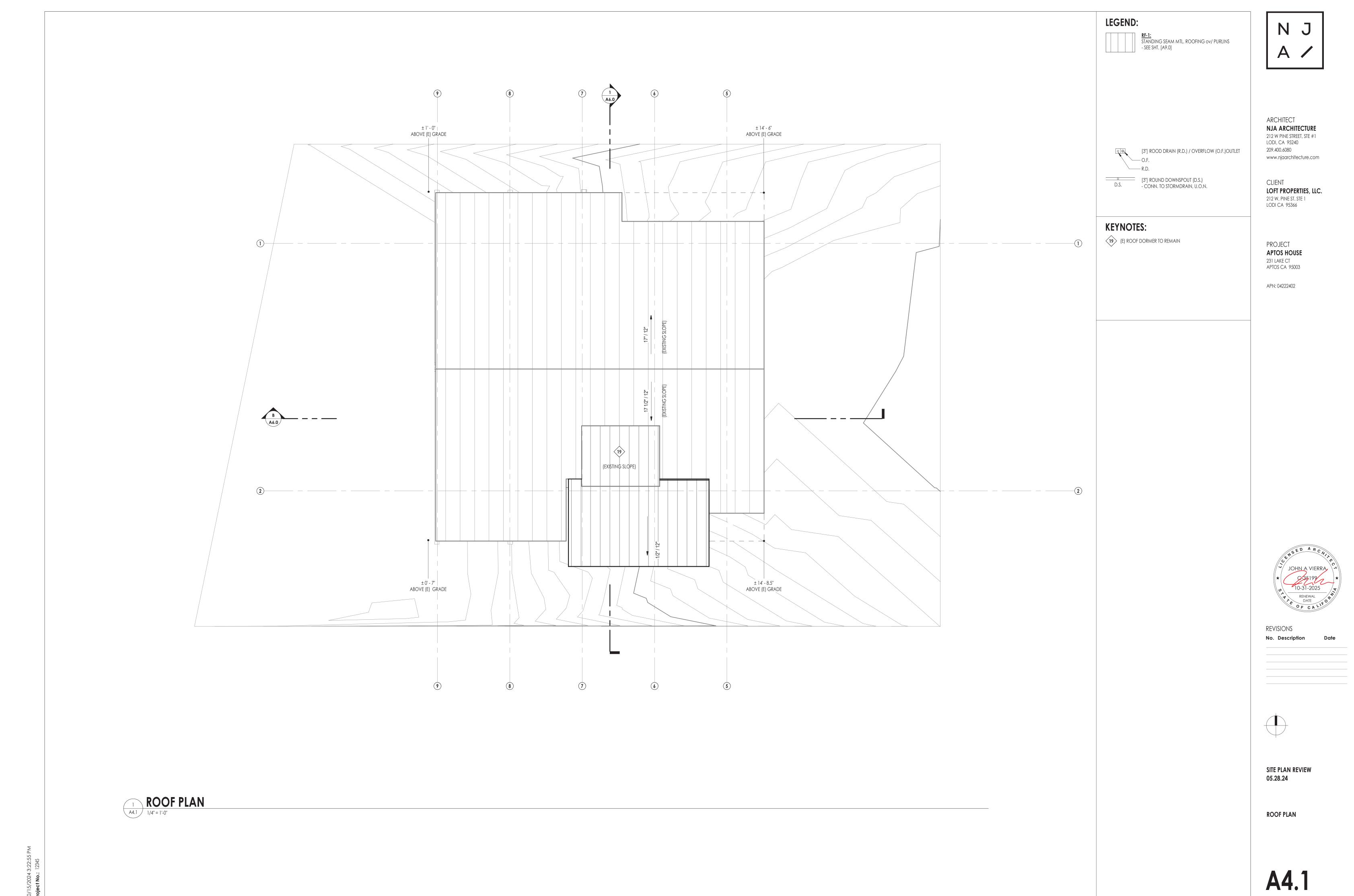
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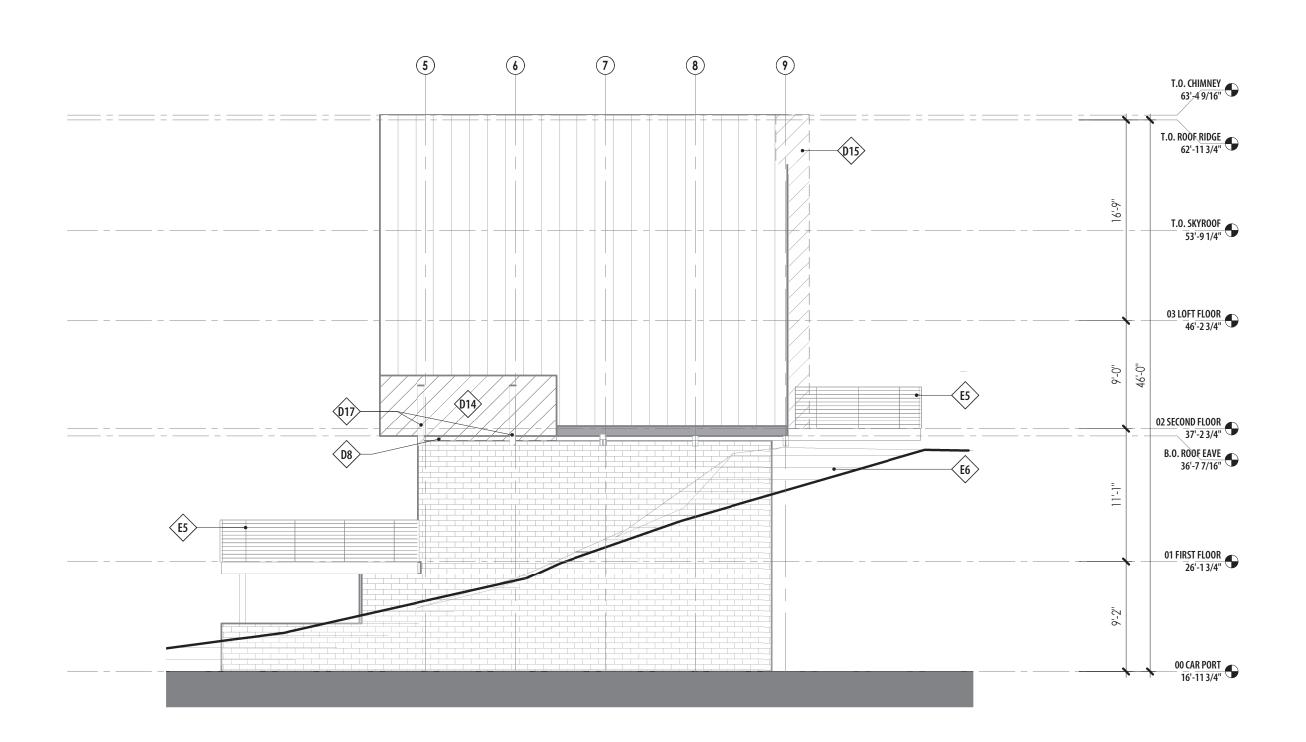
- DEMOLISH PORTION OF (E) ROOF
- D15 DEMOLISH (E) FIREPLACE
- DEMO PORTION OF (E) RAFTER

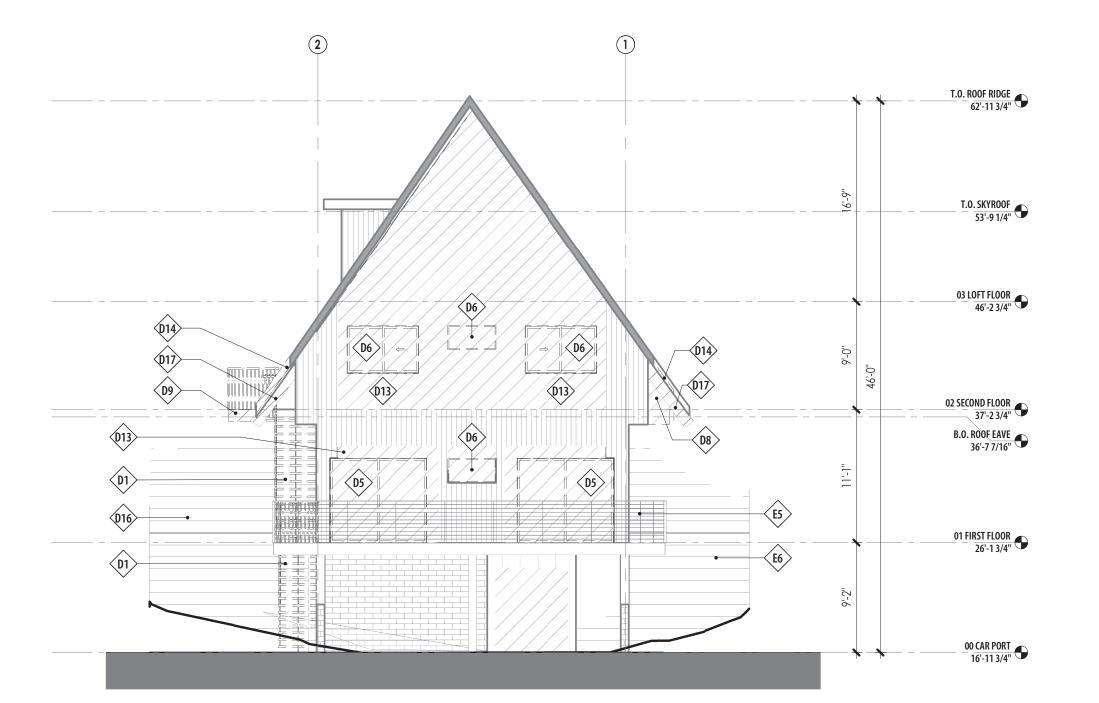
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SITE PLAN REVIEW

**DEMOLITION ROOF PLAN** 



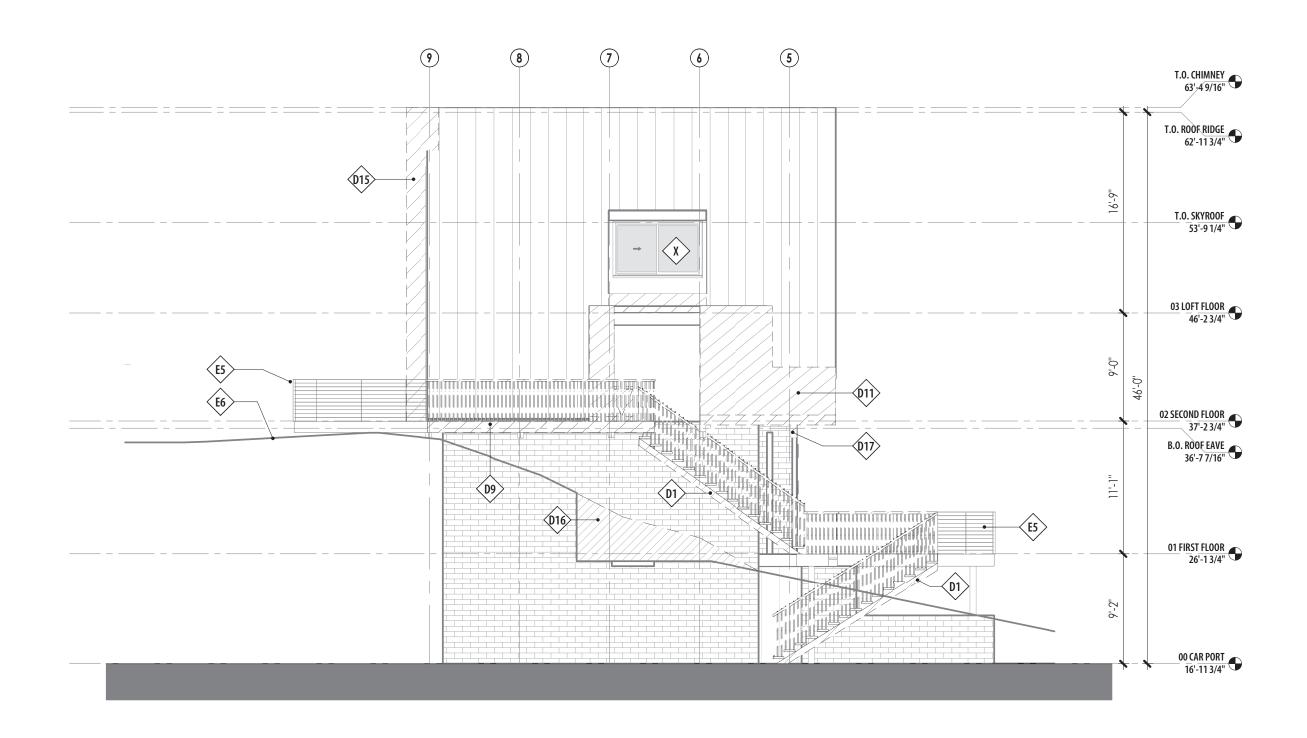




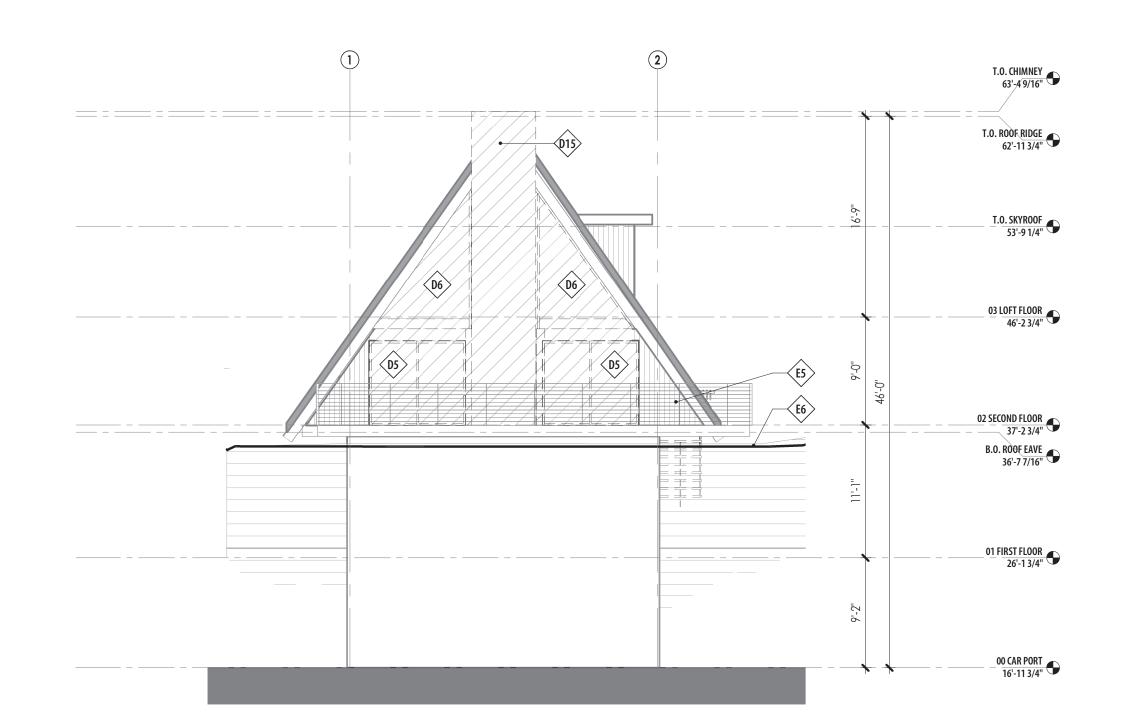
# NORTH ELEVATION - DEMOLITION A5.0 1/8" = 1'-0"

SOUTH ELEVATION - DEMOLITION

1/8" = 1'-0"



# EAST ELEVATION - DEMOLITION 1/8" = 1'-0"



# EXISTING WEST ELEVATION - DEMOLITION 1/8" = 1'-0"

# LEGEND:

[E] TO BE REMOVED 

(E) BUILDING TO REMAIN



**GENERAL NOTES:** 

1. PROVIDE GUTTERS AND DOWN SPOUTS - SEE ROOF PLAN.

## **KEYNOTES:**

- (E) DECK LINE ABOVE
- (E) ROOF LINE ABOVE
- (E) EXTERIOR STAIR
- (E) LANDSCAPE
- (E) DECK & RAILING TO REMAIN
- (E) GRADE
- D1 DEMOLISH (E) STAIRS
- DEMOLISH (E) DECK BOARDS D3 DEMOLISH (E) FIXTURES & FINISHES
- DEMOLISH (E) WALL
- D5 DEMOLISH (E) DOOR
- DEMOLISH (E) WINDOW
- DT DEMOLISH (E) RAILING
- D8 DEMOLISH SECTION OF (E) WALL
- D9 DEMOLISH (E) SECTION OF DECK
- DEMOLISH (E) CASEWORK
- D11 DEMOLISH (E) ROOF
- DEMOLISH (E) SECTION OF WALL FOR (N) WINDOW
- DEMOLISH (E) SECTION OF WALL FOR (N) DOOR
- DEMOLISH PORTION OF (E) ROOF
- DEMOLISH (E) FIREPLACE
- (E) GRADE TO BE RE-WORKED FOR (N) STAIRS/LANDING APPROX. 7.5 CU.YD.
- DEMO PORTION OF (E) RAFTER

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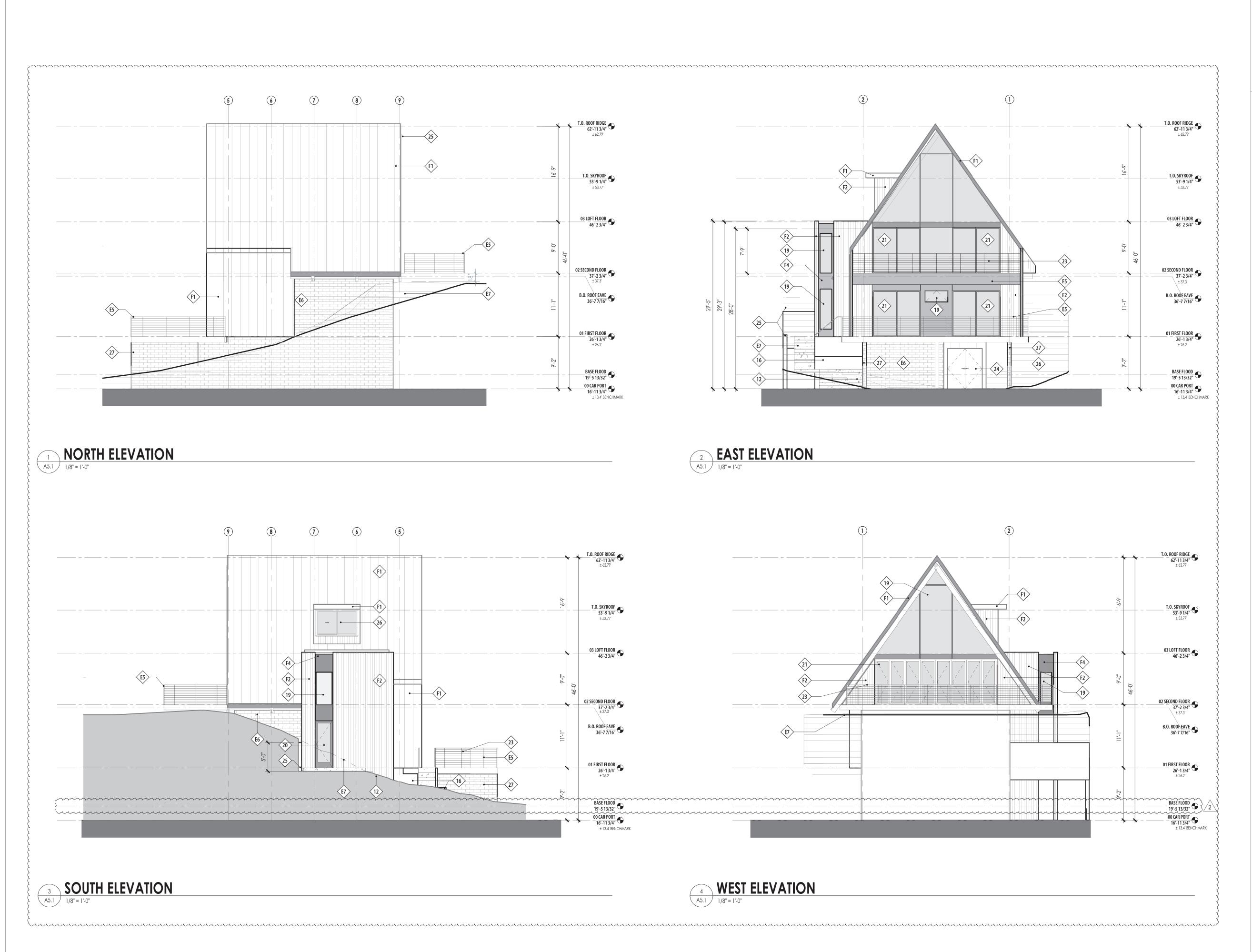
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SITE PLAN REVIEW 05.28.24

**ELEVATIONS** 

**DEMOLITION EXTERIOR** 

A5.0



## **GENERAL NOTES:**

1. FOR EXTERIOR FINISHES, SEE SHEET A8.0



(E) DECK & RAILING TO REMAIN

(N) STANDING SEAM METAL ROOF

F2 (N) VERTICAL WOOD SIDING

F3 (N) DARK BRONZE METAL TRIM

(N) CONCRETE LANDING

(N) DOOR

(N) RETAINING WALL

{26 REPLACE (E) WINDOW

**KEYNOTES:** 

E6 (E) CMU WALL

(E) GRADE

(N) DARK BRONZE SMOOTH STUCCO

(N) DECK STRUCTURE w/ T&G WOOD DECK BOARDS & DARK BRONZE SMOOTH STUCCO

F6 (N) GLASS

(N) SEMI-IMPERVIOUS STAIRS ON GRADE

(N) CONCRETE PLANTERS

(N) FIXED WINDOW

(N) SLIDING DOOR

(N) DOOR w/ SIDELITE

(N) DECK RAILING

24 STORAGE

(N) PORTION CMU FOR CARPORT ENCLOSURE 

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SITE PLAN REVIEW

**EXTERIOR ELEVATIONS** 

A5.1





SOUTH EAST CORNER





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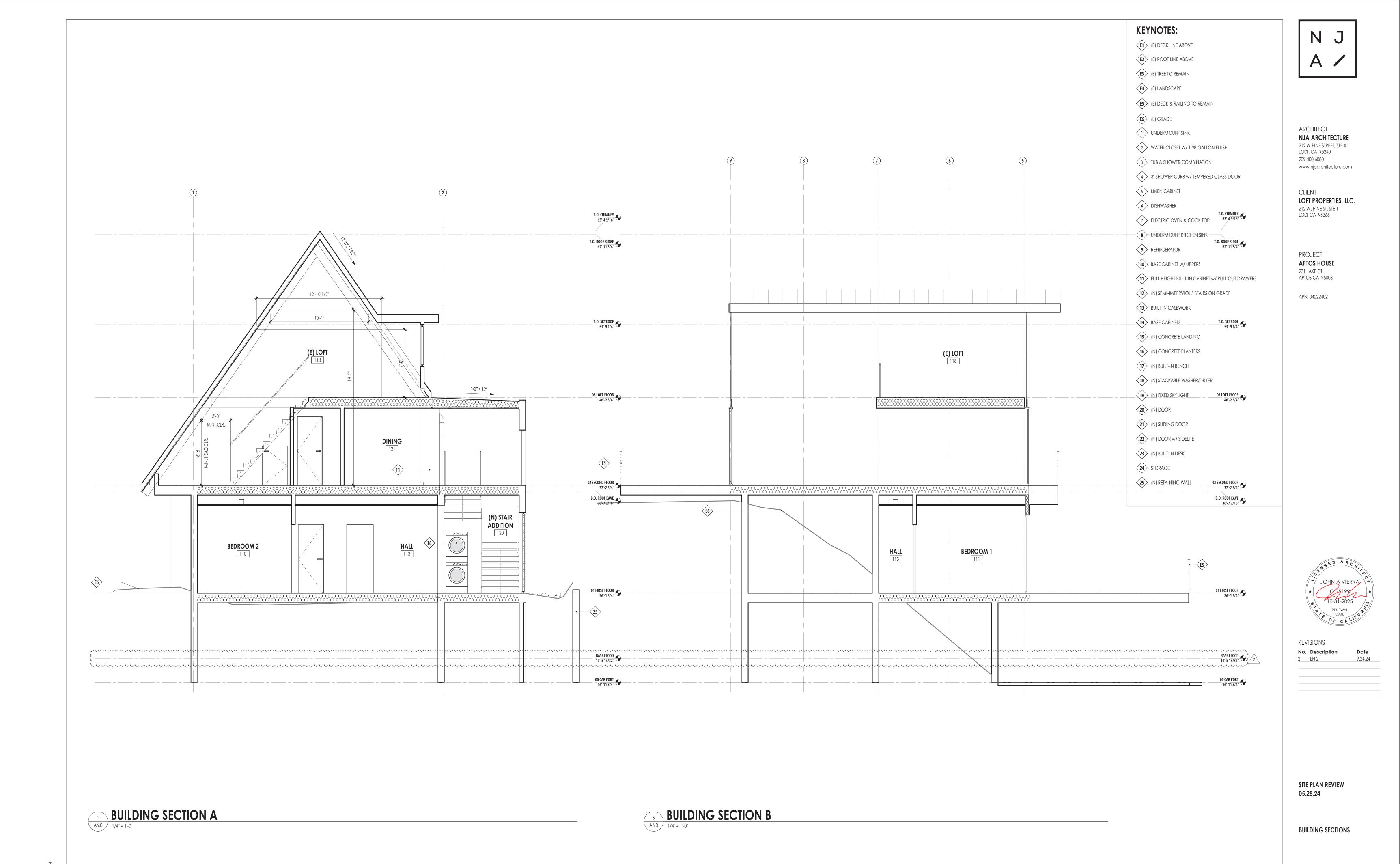
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EXTERIOR PERSPECTIVES

A5.2

NORTH WEST CORNER

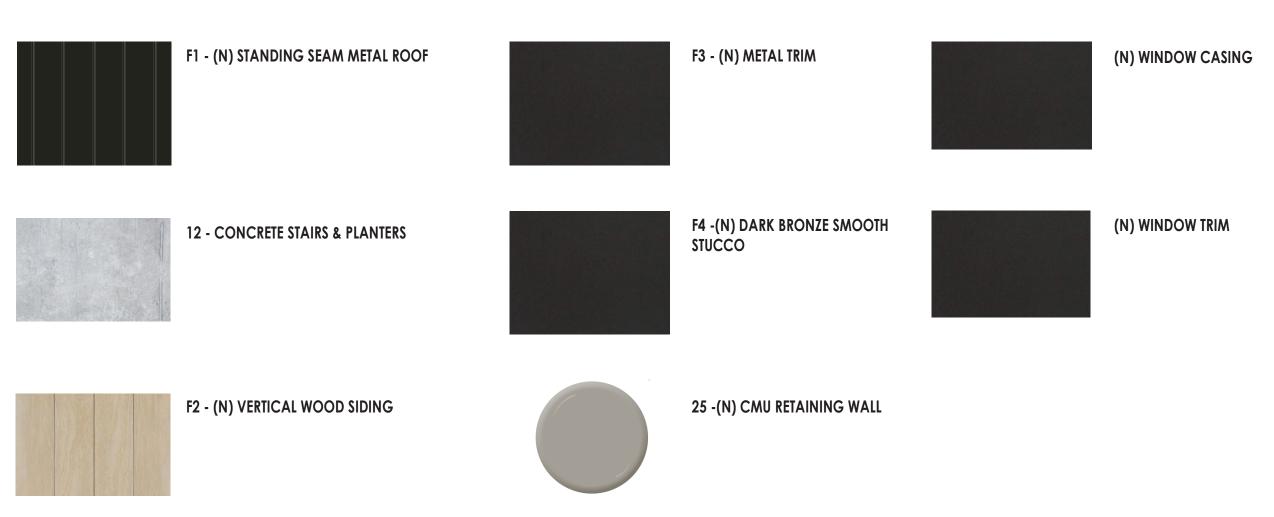
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A6.0 EXHIBIT D

EXTER	IOR	FINISH MATERIALS	LEGEND		
TYPE	NO.	DESCRIPTION	MFR/PRODUCT	STYLE/COLOR	COMMENTS
FLOOR					
FLOOR		WOOD DECK BOARDS	RESAWN TIMBER CO. / ACCOYA	PALAWAN	
FLOOR		CONCRETE			
ROOF	•		·	·	
ROOF		STANDING SEAM METAL			
WALL			·		
WALL		WOOD SIDING	RESAWN TIMBER CO. / ACCOYA	PALAWAN	
WALL		CMU - GROUND FACE w/ SMOOTH STUCCO	KELLY MOORE	SMOKY DAY KM4936	

#### PROPOSED EXTERIOR BUILDING MATERIALS LEGEND



#### **WALL FINISH NOTES:**

- 1. CONTRACTOR SHALL SUBMIT ALL WALL FINISH MATERIALS TO THE ARCHITECT/OWNER/TENANT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
- 2. REFER TO INTERIOR ELEVATIONS & FINISH SCHEDULE FOR CLARIFICATION OF AWALL TREATMENTS. REFER TO FINISHES FLOOR PLAN FOR DESIGNATION LOCATION OFWALL COLOR & OTHER WALL TREATMENTS, WHERE OCCURS.
- 3. CONTRACTOR SHALL PROVIDE BRACING AT ALL WALLS THAT HAVE WALL-MOUNTED EQUIPMENT. VERIFY HEIGHT OF EQUIPMENT W/ ARCHITECT/OWNER/TENANT & CONFIRM W/ ARCHITECT BRACING METHOD PRIOR TO INSTALLATION.
- 4. CONTRACTOR TO VERIFY HEIGHT OF ALL WALL-MOUNTED LIGHTING/SCONCES PRIOR TO INSTALLATION.
- 5. PAINT GRILLES, WALL DIFFUSERS, ELECTRICAL PANEL, WALL-MOUNTED BOXES, ACCESS PANELS WHICH ARE EXPOSED IN FINISHED INTERIOR SPACES TO MATCH THE SURFACE COLOR ON WHICH THEY OCCUR. IF THE ITEM IS ON A WALL COVERED WALL, PROVIDE A CUSTOM COLOR FOR THE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PAINTING.
- 6. CONTRACTOR SHALL PROVIDE FOUR (4) 8-1/2"x11" PAINT BRUSHOUTS & SHEEN BRUSHOUTS TO THE
- 7. ALL GYPSUM BOARD WALLS SHALL HAVE A SMOOTH LEVEL 5 THROUGHOUT, U.O.N. IF APPLYING WALL PAPER, PREP WALL FINISH ACCORDING TO WALL PAPER MANUFACTURER'S RECOMMENDATIONS.
- 8. ALL GYPSUM BOARD WALLS SHALL BE PAINTED P-1, U.O.N.

ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PAINTING.

- 9. PAINT SHEEN SHALL BE EGGSHELL, U.O.N. PROVIDE SEMIGLOSS SHEEN AT ALL WET LOCATIONS.
- 10. CONTRACTOR SHALL COORDINATE PRE-INSTALLATION MEETING FOR PATTERNED WALL TILE.
- 11. CONTRACTOR SHALL PROVIDE ALL TILE TRIM PIECES: BULLNOSE, INSIDE/OUTSIDE CORNERS. IF NO BULLNOSE TILE IS AVAILABLE, PROVIDE A 45 DEGREE MITRE AT ALL OUTSIDE CORNERS W/ EASED EDGES.
- 12. PROVIDE EPOXY GROUT AT TILE IN RESTROOMS.
- 13. ALL RESTROOMS TO HAVE TILE PATTERN 1 AT WALLS, U.O.N. SEE INTERIOR ELEVATIONS.
- 14. PROVIDE WALL PROTECTION CORNER GUARDS WHERE INDICATED ON FINISH FLOOR PLAN. USE "KOROGUARD" SERIES GS15, 16 GA. STAINLESS STEEL w/ SATIN FINISH, U.O.N. ADHERE & FASTEN TO SUBSTRATE PER MANUFACTURER'S RECOMMENDATIONS.

#### **GENERAL NOTES:**

- 1. NOTES PERTAIN TO AREAS WITHIN THIS SCOPE OF WORK ONLY.
- 2. CONTRACTOR SHALL CONTACT ARCHITECT FOR CLARIFICATION IN THE EVENT OF CONTRADICTORY INFORMATION BETWEEN DRAWINGS, LEGENDS, AND SPECIFICATIONS.
- 3. REFER TO FINISH SCHEDULE AND PLAN FOR GENERAL FINISHES. REFER TO ALL INTERIOR FINISH NOTES AND INTERIOR DRAWINGS (INCLUDING PLANS, ELEVATIONS, AND DETAILS) FOR COMPLETE INTERIOR INFORMATION.
- 4. IF MATERIAL FINISH OR COLOR IS NOT SPECIFIED, CONTRACTOR SHALL CLARIFY WITH ARCHITECT.
- 5. CONTRACTOR SHALL CLEAN JOB SITE, REMOVING SCRAPS, DEBRIS, AND WASTE MATERIALS DAILY.
- 6. CONTRACTOR SHALL SUBMIT FOUR (4) SAMPLES FOR APPROVAL PER MATERIAL SPECIFIED. LABEL EACH TO MATCH FINISH DESIGNATION ON SCHEDULE. INCLUDE PRODUCT DATA, SEAMING DIAGRAMS, AND SHOP DRAWINGS PRIOR TO PROCUREMENT OR FABRICATION.
- 7. PROVIDE REPRESENTATIVE SAMPLES FROM ALL DYE LOTS REQUIRED TO COMPLETE INSTALLATION.
- 8. PROVIDE MINIMUM ONE BOX COVERAGE ON ALL TILE PRODUCTS, ALL SIZES, STYLES, AND COLORS.
- 9. PAINT ALL TRUSSES, FRAMING MEMBERS, DUCTWORK, CONDUIT, PIPING, ETC. COLOR P-1. UNDERSIDE OF METAL DECKING TO REMAIN UNPAINTED, U.O.N.

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PROJECT **APTOS HOUSE** 231 LAKE CT APTOS CA 95003

APN: 04222402

### FLOOR FINISH NOTES:

- 1. CONTRACTOR SHALL PROVIDE CONSTRUCTION AND SUBMITTAL SCHEDULE, ALLOWING FOR LONG LEAD TIME ITEMS TO PREVENT SUBSTITUTIONS.
- 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SHOWING ALL FLOORING PATTERN LOCATIONS, GRAIN DIRECTION & SEAMING DIAGRAMS AS APPLICABLE TO SCOPE.
- 3. CONTRACTOR SHALL INSTALL ALL DIRECTIONAL FLOORING AS INDICATED ON PLAN.
- 4. CONTRACTOR SHALL CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE FINISH MATERIALS ARE SCHEDULED. RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURERS INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE OT VERYIFY REQUIREMENTS.
- 5. CONTRACTOR SHALL ALIGN TRANSITION OF FLOOR MATERIAL W/ CENTER OF DOOR PANEL. IN A WRAPPED OPENING W/O HINGES, REFER TO FINISH FLOORING PLAN FOR LINE OF DELINIATION BETWEEN FLOORING MATERIALS.
- 6. CONTRACTOR SHALL HEAT WELD ALL SEAMS OF SHEET RESILIENT FLOORING & SEAL PER MANUFACTURER'S RECOMMENDATIONS.
- 7. CONTRACTOR SHALL PROVIDE COLOR MATCH HEAT WELD RODS FOR EACH RESILIENT FLOOR AS SPECIFIED ON FINISH LEGEND, U.O.N.
- 8. CONTRACTOR SHALL COORDINATE w/ ARCHITECT ON WHICH AREAS OF SLAB NEED TO BE RECESSED TO RECEIVE FLOORING MATERIAL.
- 9. WATERPROOF SEAL TO BE APPLIED TO CONCRETE SLAB PRIOR TO INSTALL OF LVT & VCT.
- 10. REFER TO ROOM FINISHES PLAN FOR FLOORING PATTERNS, WHERE OCCURS.

#### **CEILING FINISH NOTES:**

- REFER TO INTERIOR ELEVATIONS, FINISH SCHEDULE & REFLECTED CEILING PLAN FOR CEILING TREATMENT LOCATIONS. REFER TO CEILING PAINTING PLAN FOR LOCATION / DESIGNATION OF CEILING COLOR & OTHER CEILING TREATMENTS, U.O.N.
- 2. AT ROOMS WHERE CEILING TERMINATE AT THE WALL, CENTER THE CEILING GRID / SYSTEM, U.O.N.
- 3. ALL PAINTED CEILINGS TO BE PRIMED & TO HAVE TWO (2) COATS MIN. OF FINISH PAINT AS SELECTED BY THE ARCHITECT / OWNER / TENANT.
- 4. ALL CEILING FINISH MATERIALS TO BE SUBMITTED TO THE ARCHITECT / OWNER / TENANT FOR REVIEW & APPROVAL FROM THE CONTRACTOR PRIOR TO INSTALLATION.
- 5. PROTECT & MASK-OFF STRUCTURE / UNDERSIDE OF METAL DECKING PRIOR TO PAINTING, U.O.N.

#### MILLWORK FINISH NOTES:

- 1. ALL CASEWORK TO FOLLOW AWS GUIDELINES.
- 2. ALL CASEWORK TO MEET OR EXCEED NAAWS 3.0 CUSTOM OR PREMIUM GRADES STANDARDS.
- 3. REFER TO FINISH SCHEDULE & INTERIOR ELEVATIONS FOR CASEWORK FACING MATERIAL & PATTERN
- 4. ALL COUNTERTOPS TO BE SOLID SURFACE QUARTZ w/ SQUARE EDGING, U.O.N.
- 5. U.O.N., SOLID SURFACE COUNTERTOPS AT SINK WALLS SHALL HAVE A 4" SOLID SURFACE BACKSPLASH. PROVIDE CONTINUOUS CLEAR SILICONE SEALANT AT ALL JOINTS.
- APPROVAL PRIOR TO FABRICATION. SUBMITTAL SHALL INCLUDE AT A MINIMUM: FINISH MATERIAL, HARDWARE, DETAILS.

6. CONTRACTOR SHALL SUBMIT CASEWORK SHOP DRAWINGS TO THE ARCHITECT / OWNER FOR REVIEW

- 7. IF NATURAL AND/OR STAINED WOOD TO BE USED, PROVIDE SAMPLES TO THE ARCHITECT / OWNER FOR REVIEW APPROVAL PRIOR TO FABRICATION.
- 8. ALL SHELVING IN CASEWORK TO BE ADJUSTABLE, U.O.N.
- 9. ALL OPEN CASEWORK TO HAVE MATCHING LAMINATE AT EXTERIOR FACING, U.ON.
- 10. ALL LAMINATE TO RUN HORIZONTALLY, U.O.N.
- 11. PROVIDE WHITE MELAMINE AT SEMI-EXPOSED CASEWORK INTERIORS, AS DEFINED BY AWI STANDARDS, U.O.N.
- 12. ALL CASEWORK HINGES TO BE CONCEALED EUROPEAN STYLE, U.O.N.
- 13. ALL BASE CABINETS TO HAVE A 4" TOE KICK, U.O.N.
- 14. ALL BASE CABINETS AT SINK LOCATIONS TO BE OPEN AT SINK PER ACCESSIBILITY REQUIREMENTS. CASEWORK TOEKICK BASE MATERIAL TO TURN CORNER & WRAP AROUND INSIDE OF OPEN AREA UNDER SINK, U.O.N.

No. Description

SITE PLAN REVIEW 05.28.24

ROOM FINISH SCHEDULE

#### **Modification Worksheet**

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accommodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

#### How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

<u>Roof</u> Enter either	Do not enter words or		<u>Calculation Tips</u>
Estimated % of roof to be modified	symbols 3%		KOOI CAICUIATION NOTES:
or	3/0		Measure as a flat plane, neglecting slope. Do not
		SF	count deck roofs or eaves. Do count sealed decks
Area of Existing Roof Total Modified Area of Roof		SF	that are part of the main roof system. On most one
Total Mounted Area of Roof		31	story structures, the roof area will equal the floor
		_	area.
Exterior Walls			
Enter either			Exterior wans calculation notes.
Estimated % of exterior walls to be modified	29%		Modified segments wrap around corners and have
or	•	_	no minimum separation. Attic walls and most
Total length of existing exterior walls		LF	cripple walls do not count. To assist with measuring
Total length of modified exterior walls		LF	modified segments in multiples of four feet, use the
			wall modification calculator.
<u>Floors</u>			
Enter either			Floor Calculation Notes:
Estimated % of floor area to be modified	7%		The modified area of each structural member
or		-	extends halfway to each adjacent member. For cros
Total area of existing floors		SF	pieces and diagonal members, the modified area
Total area of modified floors		SF	extends 16 inches on either side. Exclude decks and
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
rotal dice of <u>insuline</u> noors			additions. Do not use FAR guidelines.
<u>Foundations</u>			additions. Do not use FAK guidelines.
Foundations Enter either		]	
<u>Foundations</u>	0%	]	Poundation Calculation Notes:
Foundations Enter either	0%	]	Foundation Calculation Notes:  Modification of a perimeter and pier and grade
Foundations  Enter either  Estimated % of foundations to be modified	0%		Poundation Calculation Notes:  Modification of a perimeter and pier and grade beam foundations are measured as percentage of
Foundations Enter either Estimated % of foundations to be modified or	0%		Foundation Calculation Notes:  Modification of a perimeter and pier and grade
Foundations  Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation	0%	LF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;
Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation  Total length of modified perimeter foundation	0%	LF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  Modification of a slab is measured as percentage o
Foundations  Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation	0%	LF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;
Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation  Total length of modified perimeter foundation  Area of first floor supported by perimeter foundation	0%	LF SF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  Modification of a slab is measured as percentage of area.
Foundations  Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation  Total length of modified perimeter foundation  Area of first floor supported by perimeter foundation  Slab Foundations	0%	LF SF SF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  Modification of a slab is measured as percentage of area.  Where piers are added or reinforced, multiply the
Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation  Total length of modified perimeter foundation  Area of first floor supported by perimeter foundation  Slab Foundations  Total area of existing slab foundation  Total area of modified slab foundation	0%	LF SF SF SF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  Modification of a slab is measured as percentage of area.  Where piers are added or reinforced, multiply the number of modified piers by the average spacing.
Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation  Total length of modified perimeter foundation  Area of first floor supported by perimeter foundation  Slab Foundations  Total area of existing slab foundation  Total area of modified slab foundation  Area of first floor supported by slab foundation  Area of first floor supported by slab foundation	0%	LF SF SF SF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  Modification of a slab is measured as percentage of area.  Where piers are added or reinforced, multiply the
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Enter either  Estimated % of foundations to be modified  or  Perimeter Foundations  Total length of existing perimeter foundation  Total length of modified perimeter foundation  Area of first floor supported by perimeter foundation  Slab Foundations  Total area of existing slab foundation  Total area of modified slab foundation  Area of first floor supported by slab foundation  Area of first floor supported by slab foundation  Pier and Grade Beam Foundation	0%	SF SF SF SF LF LF	Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  Modification of a slab is measured as percentage of area.  Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.  Modification of an existing foundation to enable and
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Owner Name: Nick Seward & John Vierra Date: 11-11-24

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed

work exceeds the established threshold, additional permits, information, and fees may be required for my project.

APN: 04222402

Nick Seward



#### SANTA CRUZ COUNTY PLANNING DEPARTMENT

# **Parcel Location Map**



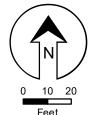


Parcel: 04222402

Study Parcel

Assessor Parcel Boundary

Map printed: 12 Dec. 2024



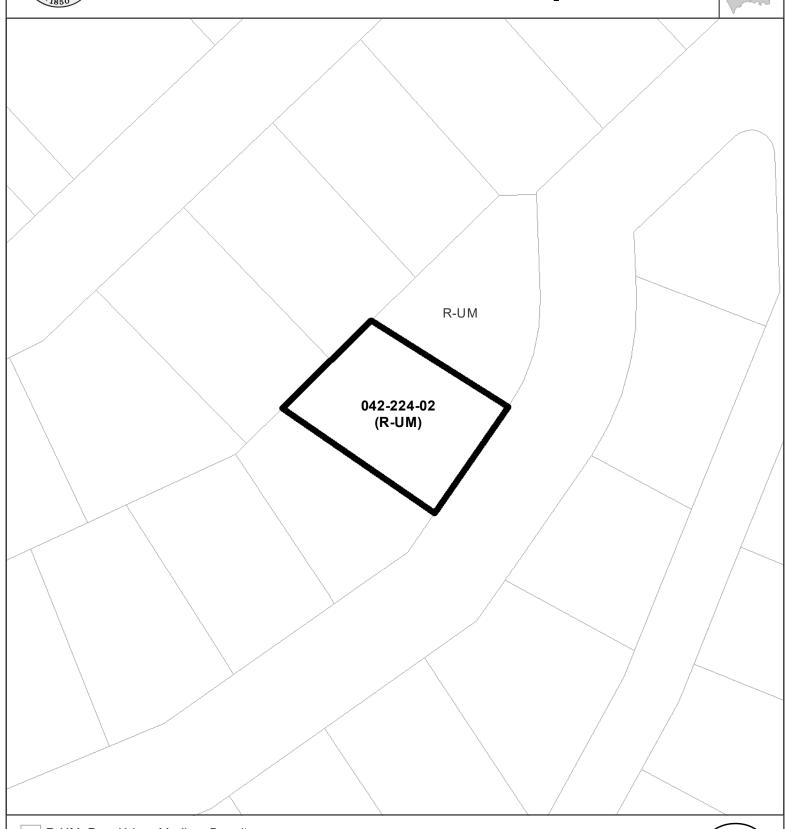
**EXHIBIT F** 



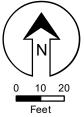
#### SANTA CRUZ COUNTY PLANNING DEPARTMENT

# **Parcel General Plan Map**





R-UM Res. Urban Medium Density

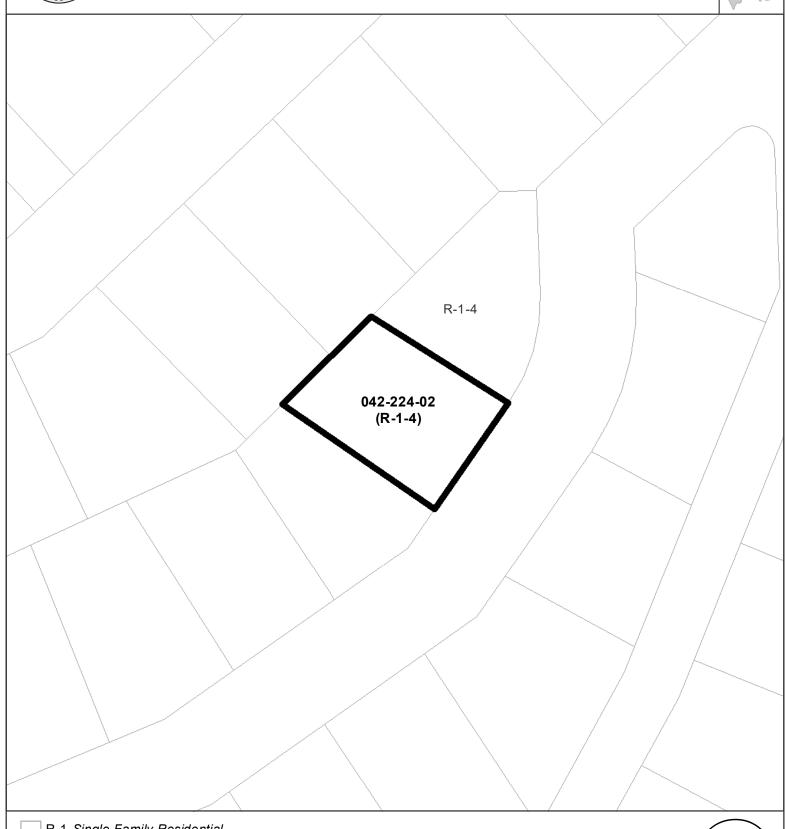




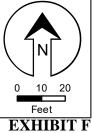
#### SANTA CRUZ COUNTY PLANNING DEPARTMENT

# **Parcel Zoning Map**





R-1 Single-Family Residential



Owner: Nick Seward and John Vierra

#### **Parcel Information**

#### **Services Information**

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

Sewage Disposal: County of Santa Cruz Sanitation District

Fire District: Central Fire Protection District

Drainage District: Zone 6

#### **Parcel Information**

Parcel Size: 3,789 square feet

Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Lake Court
Planning Area: Aptos

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

Zone District: R-1-4 (Single family residential, 4000 square feet)

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

Comm.

**Technical Reviews**: Soils Report Review (REV241105)

#### **Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site

Fire Hazard: Not a mapped constraint

Slopes: N/A

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: Minimal grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Mapped as scenic

Archeology: Not mapped/no physical evidence on site

52 EXHIBIT G