



Staff Report to the Zoning Administrator

Application Number: **241384**

Applicant: Dennis Bettencourt

Agenda Date: 10/17/2025

Owner: Angelisas Retreat, LLC

Agenda Item #:

APN: 029-213-10

Time: After 9:00 a.m.

Site Address: 1106 Darlene Drive, Santa Cruz CA 95062

Project Description:

Proposal to remodel an existing 8-bedroom 5.5-bathroom Residential Care Facility for the Elderly (RCFE) including interior renovations to 418 square feet of the first floor, recognition of an additional bedroom and an addition of 81.9 square feet as-built on the third floor to result in an 11-bedroom 6.5-bathroom RCFE.

Location:

The project site is located at the southeast corner of the intersection of Darlene Drive and Kinsley Street (1106 Darlene Drive) in the Live Oak Planning Area.

Permits Required:

Conditional Use Permit

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241384, based on the attached findings and conditions.

Project Description & Setting

This is a proposal to reinstate a Residential Care Facility for the Elderly (RCFE) in an existing three-story, eight-bedroom single-family dwelling. The project also includes interior renovations to 418 square feet of the first floor to create two new bedrooms and one new bathroom, and the recognition of an additional bedroom and the addition of 81.9 square feet as-built on the third floor. The first-floor renovation area is located on the northern side of the structure behind an existing two-car-attached garage. This permit will also recognize the conversion of a third-floor common area into a bedroom, and the addition of 81.9 square feet created by enclosing area between, and to the sides of two existing dormers to be used as storage space. the history of the pre-existing RCFE

is set out below.

The project will result in a three-story, 11-bedroom, 6.5-bathroom RCFE with six non-ambulatory beds on the first floor, four non-ambulatory beds on the second floor, and 3 ambulatory beds on the third floor. The new bedroom configuration will reduce overcrowding and provide a greater level of privacy for clients.

The RCFE will have the following Operational Characteristics:

- The maximum number of staff on-site at any one time will be two.
- Peak hours of operation are projected to be 7-9 AM, 12-2 PM (staff and residents only), and 5-7 PM, during visiting hours, with two staff and up to four visitors.
- Deliveries will occur between 11-3 PM on weekdays.

The subject parcel is located in a residential neighborhood with lots ranging in size from 7,000 square feet to 14,000 square feet developed with modest to large single-family dwellings.

County Code Section 13.10.322 (D) requires RCFEs in the R-1 zone district obtain a Conditional Use Permit. This is a proposal to reestablish an RCFE with 13 residents (10 non-ambulatory and 3 ambulatory) in the R-1-6 zone district. Therefore, a Conditional Use Permit is required. A Condition of Approval of this permit will require the applicant submit a valid state license to operate a RCFE.

Project Background

The relevant permit history of the subject parcel is provided in the list below.

- **Building Permit 2533M-00089538**
-Authorized the construction of a two-story, five-bedroom single-family dwelling with an attached garage. Final building inspection clearance received on 6/12/1989.
- **Building Permit 7336M-00102293**
-Authorized the conversion of the existing basement into three bedrooms, resulting in an eight-bedroom single-family dwelling. Final building inspection clearance received on 7/10/1992
- Dwelling converted to a RCFE for less than 6 patients (allowed use, no permit required).
- **Special Inspection 10301C-00104822** -Verified the existing RCFE accommodating six or less ambulatory patients met code requirements to be used as an RCFE accommodating more than six ambulatory patients. Final building inspection clearance received on 4/5/1993
- **Discretionary Permit 93-0075**
-Increased the number of residents of the RCFE from six to twelve. Approved on 7/23/1993
- **Amendment Permit 94-0798**
-Increased the number of residents of the RCFE from twelve to sixteen. Approved on 1/31/1995.
- **Minor Variation Permit 95-0804**
-Recognized the extension of roof eaves, construction of a second story deck, and allowed the construction of a trellis over a concrete sidewalk. Approved on 1/8/1996.
- **Building Permit 29951M**

-Authorized construction approved under Permit 95-0804.

Staff confirmed via phone call to the California Community Care Licensing Division Adult and Senior Care Program that the RCFE license issued to this property lapsed in 2016.

No complaints were submitted to the County Code Compliance Division related to the previous RCFE use approved under Permit 94-0798. Re-establishing the former RCFE use of the property complies with all current zoning standards. Per County Code Section 13.10.322-1, RCFE use is a conditionally permitted use in the R-1 (Single-Family) zone districts, and as no exterior alterations are proposed, the project is not subject to Design Review. Further, the re-establishment of a RCFE on this property is in line with the General Plan Implementation Strategy BE-3.2d:

In the Santa Cruz County Code, develop clear definitions and use and development standards for care facilities, supportive housing, and other facilities or residential land use types that typically offer residents full or partial assistance with daily living, or other support. Ensure that the SCCC allows for small licensed institutional facilities as well as unlicensed residential housing in residential zone districts per State law. Ensure that appropriate licensed facilities and congregate care uses are allowed as a commercial use, and that the SCCC also accommodates other alternate unlicensed residential housing arrangements, with the potential for such to be accommodated on residential lands.

Zoning & General Plan Consistency

The subject property is a 9,670 square foot lot, located in the R-1-6 (Single-Family Residential-6,000 square feet per dwelling) zone district, a designation which allows RCFE uses. The RCFE is a conditionally permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density) General Plan designation.

Parking

County Code Section 13.16.050 (D) requires that residential care facilities provide one off-street parking space for every five persons for whom care is provided, plus one for the resident owner or manager. The proposed RCFE will accommodate up to a maximum of 13 clients, therefore, four off-street parking spaces are required. Five off-street parking spaces are provided meeting off-street parking requirements of County's Parking Ordinance.

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 **241384**, based on the attached findings and conditions.

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

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

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Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 241384

Assessor Parcel Number: 029-213-10

Project Location: 1106 Darlene Drive, Santa Cruz CA 95062

Project Description: Remodel of existing single-family dwelling and operate a Residential Care Facility for the Elderly

Person or Agency Proposing Project: Dennis Bettencourt

Contact Phone Number: (408) 220-4060

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 1 – Existing Facilities

F. Reasons why the project is exempt:

Interior alterations involving interior partitions an establishment of a Residential Care Facility for the Elderly.

In addition, none of the conditions described in Section 15300.2 apply to this project.

John Hunter, Project Planner

Date: _____

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 which allows RCFE use. 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 RCFE and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential-6,000 square feet per dwelling) zone district as re-establishing the former RCFE use of the property complies County Code Section 13.10.322-1, which states that RCFE use is a conditionally permitted use in the R-1 (Single-Family) zone districts.

- (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.

The re-establishment of a RCFE on this property is in line with the General Plan Implementation Strategy BE-3.2d:

In the Santa Cruz County, develop clear definitions and use and development standards for care facilities, supportive housing, and other facilities or residential land use types that typically offer residents full or partial assistance with daily living, or other support. Ensure that the SCCC allows for small licensed institutional facilities as well as unlicensed residential housing in residential zone districts per State law. Ensure that appropriate licensed facilities and congregate care uses are allowed as a commercial use, and that the SCCC also accommodates other alternate unlicensed residential housing arrangements, with the potential for such to be accommodated on residential lands.

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 as the former use of the site as an RCFE was ongoing from 1993 to 2016. During that time period, the site expanded its operations to allow up to 16 clients under Permit 94-0798. As proposed, the re-established RCFE will represent a de-intensification of use by reducing the maximum number of clients from 16 to 13. As such, the project will not adversely impact existing roads or intersections in the surrounding area. The proposed renovations 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 as no complaints were submitted to the County Code Compliance Division related to the previous RCFE use approved under Permit 94-0798. Re-establishing the former RCFE use of the property complies with all current zoning standards. Per County Code Section 13.10.322-1, RCFE use is a conditionally permitted use in the R-1 (Single-Family) zone districts, and as no exterior alterations are proposed, the project is not subject to Design Review. Further, the re-establishment of a RCFE on this property is in line with the General Plan Implementation Strategy BE-3.2d:

In the Santa Cruz County Code, develop clear definitions and use and development standards for care facilities, supportive housing, and other facilities or residential land use types that typically offer residents full or partial assistance with daily living, or other support. Ensure that the SCCC allows for small licensed institutional facilities as well as unlicensed residential housing in residential zone districts per State law. Ensure that appropriate licensed facilities and congregate care uses are allowed as a commercial use, and that the SCCC also accommodates other alternate unlicensed residential housing arrangements, with the potential for such to be accommodated on residential lands.

It is anticipated that the re-established RCFE use will continue to be compatible with the neighborhood as demonstrated by its former operation.

- (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 is not required, in that the project site is not located within the coastal zone.

Conditions of Approval

Exhibit D: Project plans, prepared by Brad Angell, dated 7/1/2025.

- I. This permit authorizes the renovation of 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 1. The discretionary application has not been reviewed for compliance with

Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.

2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area.
 - F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based on additional habitable floor area.
 - G. Pay the current fees for Roadside and Transportation improvements if applicable.
 - H. Provide required off-street parking for four 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. Prior to obtaining a final building inspection, the applicant shall submit to Planning Staff, evidence that the facility has obtained all required state licensing to operate as a RCFE for up to 13 residents.
 - 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. Care will be provide for residents 24 hours a day, with at least one staff person present at all times.
- B. The maximum occupancy of the RCFE shall not exceed 19 people (13 clients, 2 staff, and 4 visitors).
- C. Deliveries will occur on weekdays between 11 AM and 3 PM.
- D. Meal service will be in accordance with all State Licensing requirements for RCFE certification.
- E. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the

defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

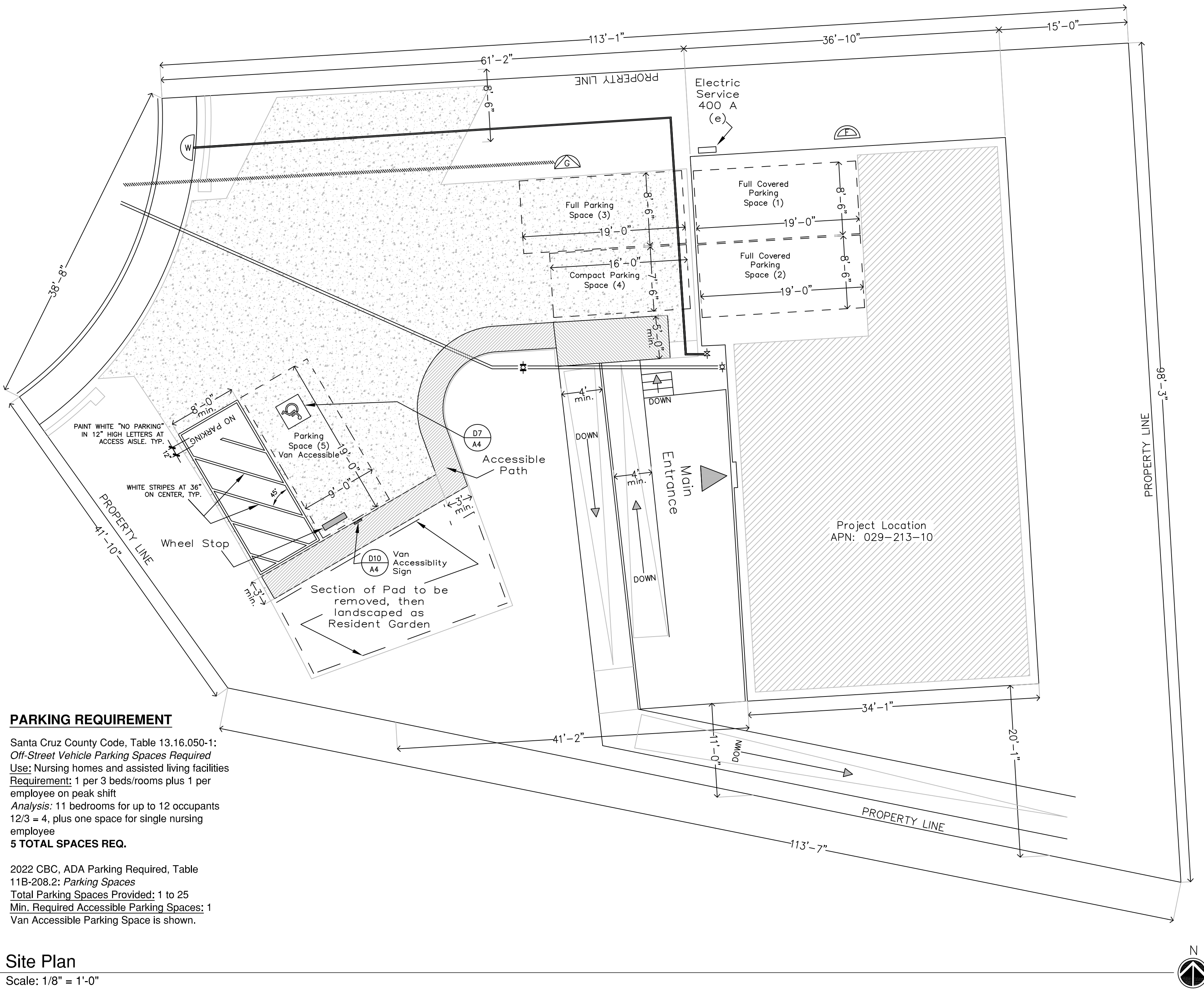
Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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



PARKING REQUIREMENT

Santa Cruz County Code, Table 13.16.050-1: Off-Street Vehicle Parking Spaces Required Use: Nursing homes and assisted living facilities Requirement: 1 per 3 beds/rooms plus 1 per employee on peak shift
Analysis: 11 bedrooms for up to 12 occupants 12/3 = 4, plus one space for single nursing employee
5 TOTAL SPACES REQ.

2022 CBC, ADA Parking Required, Table 11B-208.2: Parking Spaces
Total Parking Spaces Provided: 1 to 25
Min. Required Accessible Parking Spaces: 1
Van Accessible Parking Space is shown.

Site Plan
Scale: 1/8" = 1'-0"

EXHIBIT D

CONTACTS

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1106 Darlene Drive
Santa Cruz, CA 95062

ARCHITECT: Brad Angell
USGBC LEED AP, PhD
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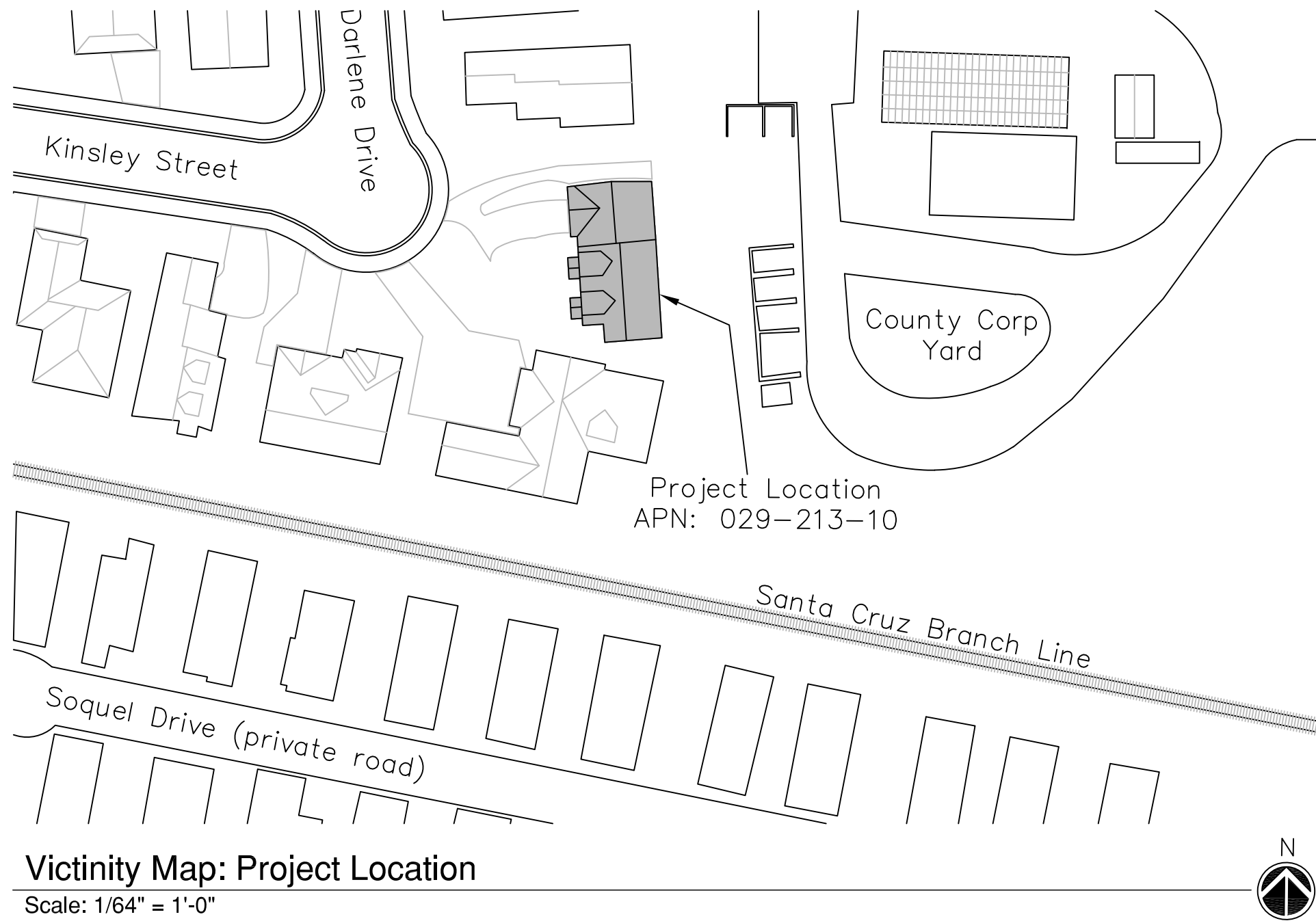
SITE UTILITY LEGEND

- Existing Sanitary Sewer Line, 4"
- Existing Gas Supply Line, 3/4"
- Existing Water Supply Line, 1 1/4"
- Existing Sewer Clean-Out
- Repaired Sewer Clean-Out: repair required bring cleanout access to landscape surface.
- Water Shut-off Valve
- Existing Gas Meter Location
- Existing Water Meter, 3/4" X 5/8"
- Existing Fire Sprinkler Standpipe

SITE PLAN NOTES

Existing water supply line/meter calculations are provided on SHEET A5: Mechanical, Electrical, & Plumbing Plans

1106 Darlene Drive
Santa Cruz, CA 95062
Discretionary Permit



SHEET INDEX

- D/A0. Vicinity Map & Site Plan
- A1. Existing Floor Plans, 1-3
- D/A1. Common to Bedroom Exhibit
- A2. Occupant Types & Demolition
- A3. Floor Plans
- A4. Accessibility Compliance, 2nd Floor Plan
- A5. Sections; West & South Elevations
- A6. East & North Elevations
- A7. Electrical Plan, CALGreen, & Energy Specifications
- A8. Mechanical & Plumbing Plans
- A9. R-4 Occupancy Note & Specifications
- A10. ADA Bed, Bath, and Doorway Clearances

INFORMATION

APN: 029-213-10
Lot Area: 9,670 SF
Zoning: R-1-6
Zoning Compliance: Occupancy Groups: R-4
Type of Construction: V-B
Fire Sprinklers: Provided, Existing System
Residence as Permitted in 1988
1st Floor: 1,821 SF
2nd Floor: 2,257 SF
3rd Floor: 1,132 SF
TOTAL AREA: 5,210 SF
Existing: 8 beds/5.5 bath

Residence as Proposed for the Discretionary Permit
1st Floor: 1,821 SF
2nd Floor: 2,257 SF
3rd Floor: 1,170 SF
TOTAL AREA: 5,248 SF
Proposed: 9 bed/5.5 bath

Ongoing Building Application proposed no additions or exterior changes, only the reconfiguration of the 1st floor.
Proposed: 11 bed/6.5 bath
- Nonambulatory Beds: 10
- Ambulatory bed: 3
Area of Renovation is 418 SF.

DEFERRED SUBMITTALS

Fire Suppression, Alarm, and System Update: Application to be directly submitted to Santa Cruz County Fire Department.

Smoke and carbon monoxide alarms in existing sleeping areas and hallways shall be evaluated for the proper age, location, and function.

SCOPE OF WORK

Renovation of first floor unused space to add two bedrooms.
Discretionary Approval required to amend previous

Development Permits 95-0804, 94-0798, and 93-0075 for the configuration to result in three (3) additional bedrooms. Minor renovation of three existing bathrooms on first and second floor to meet accessibility requirements. No addition; no significant demolition; and no changes to the building envelope. Minor site updates to meet accessibility requirements.

GENERAL NOTES

Since 1999, assisted living facility was permitted, licensed, and operating under an R-4 Occupancy, with twelve (12) active beds in use. The license lapsed by 2019 due to mismanagement by former owner. Current (new) owner to re-submit for license to return residence as an Assisted Living facility upon completion of construction.

All work on plans comply with the following: 2022 Ca. Building Code; 2022 Ca. Residential Code; 2022 Ca.

Plumbing Code; 2022 Ca. Electrical Code; 2022 Ca. Energy Code; 2022 Ca. Mechanical Code; 2022 Ca. Green Building Standards Code; 2022 Ca. Fire Code; and 2022 Title 12 Santa Cruz County Code Amendments.

No additions and/or alterations are included in the scope of work that change the building envelope, mechanical system, and/or water heater. Therefore, Title 24, Part 6 Energy Code compliance documentation is not required or provided.

Project shall meet accessibility requirements of CBC 11B-223 "Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing: Medical care and long-term care facilities" and CBC 420 "Groups R-1, R-2, R-2.1, R-3, R-3.1, AND R-4".

CONTACT
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1106 Darlene Drive
Santa Cruz, CA 95062

drawn:
b. angell

job #: 23PAI

date: 7/01/2025

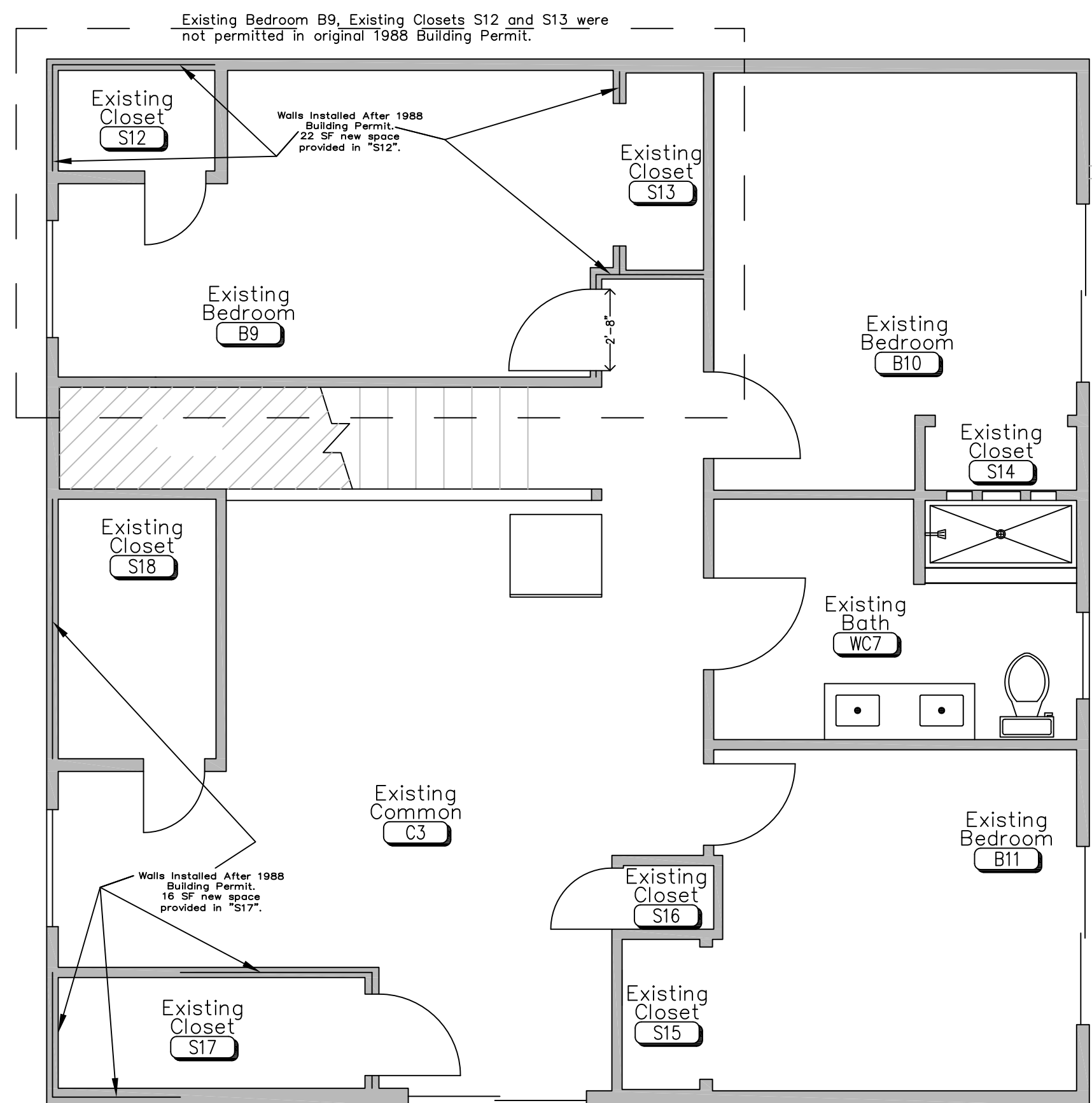
Discretionary Permit Application
10/07/2024

Discretionary Responses
7/01/2025

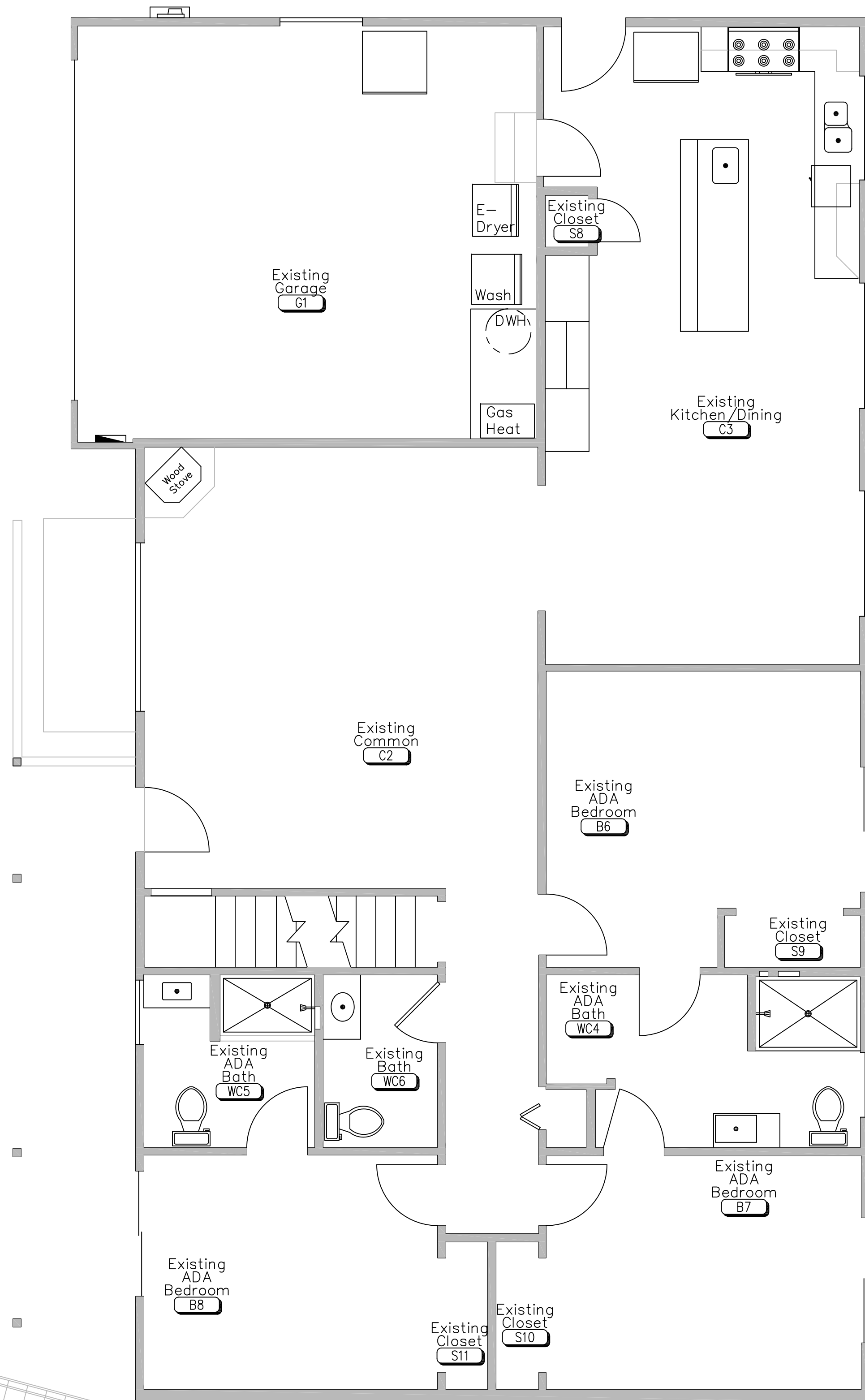
scale: as noted

vicinity map & site plan

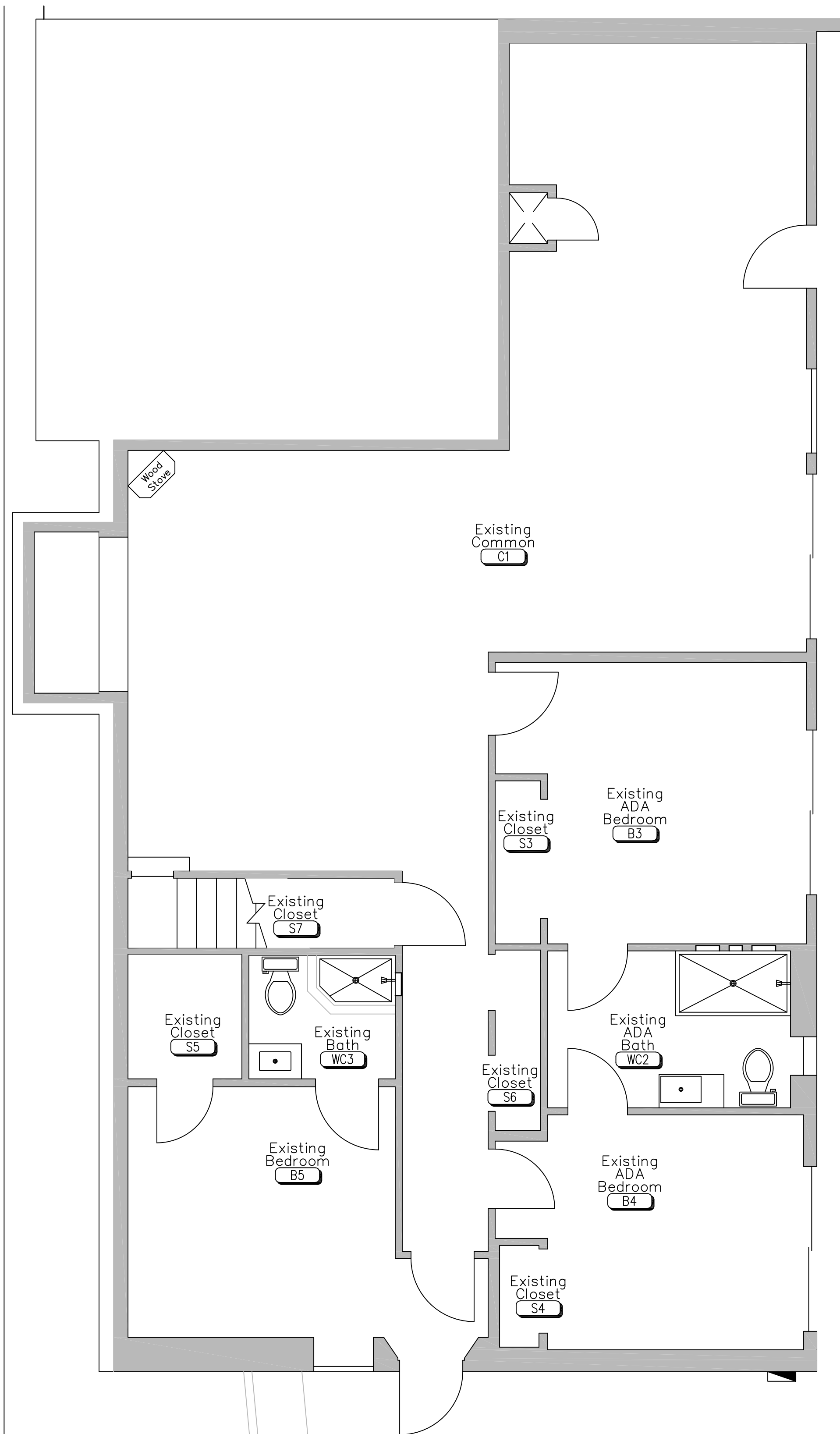
D/A0



Existing 3rd Floor Plan
Scale: 1/4" = 1'-0"



Existing 2nd Floor Plan
Scale: 1/4" = 1'-0"



Existing 1st Floor Plan
Scale: 1/4" = 1'-0"

EXHIBIT D

CONTACT
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 Bradley E. Angell
 Licensed Architect
 State of California
 Exp. 3/31/2027

1106 Darlene Drive
 Santa Cruz, CA
 95062
 job #: 23PAI
 drawn:
 b. angell

date: 7/01/2025
 1st Responses
 8/12/2024
 2nd Responses
 7/01/2025
 scale: as noted

existing floor
 plans, 1 - 3

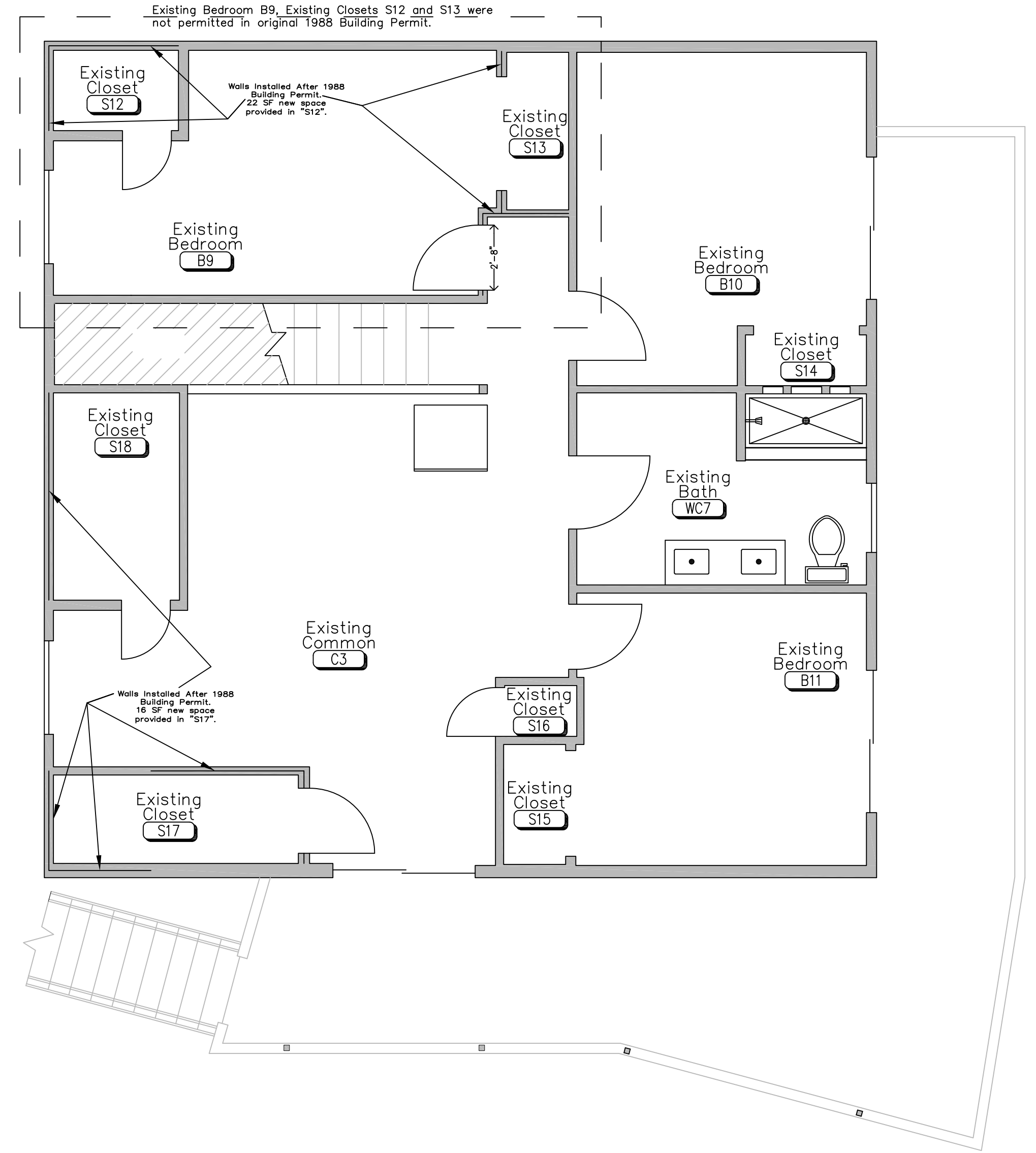
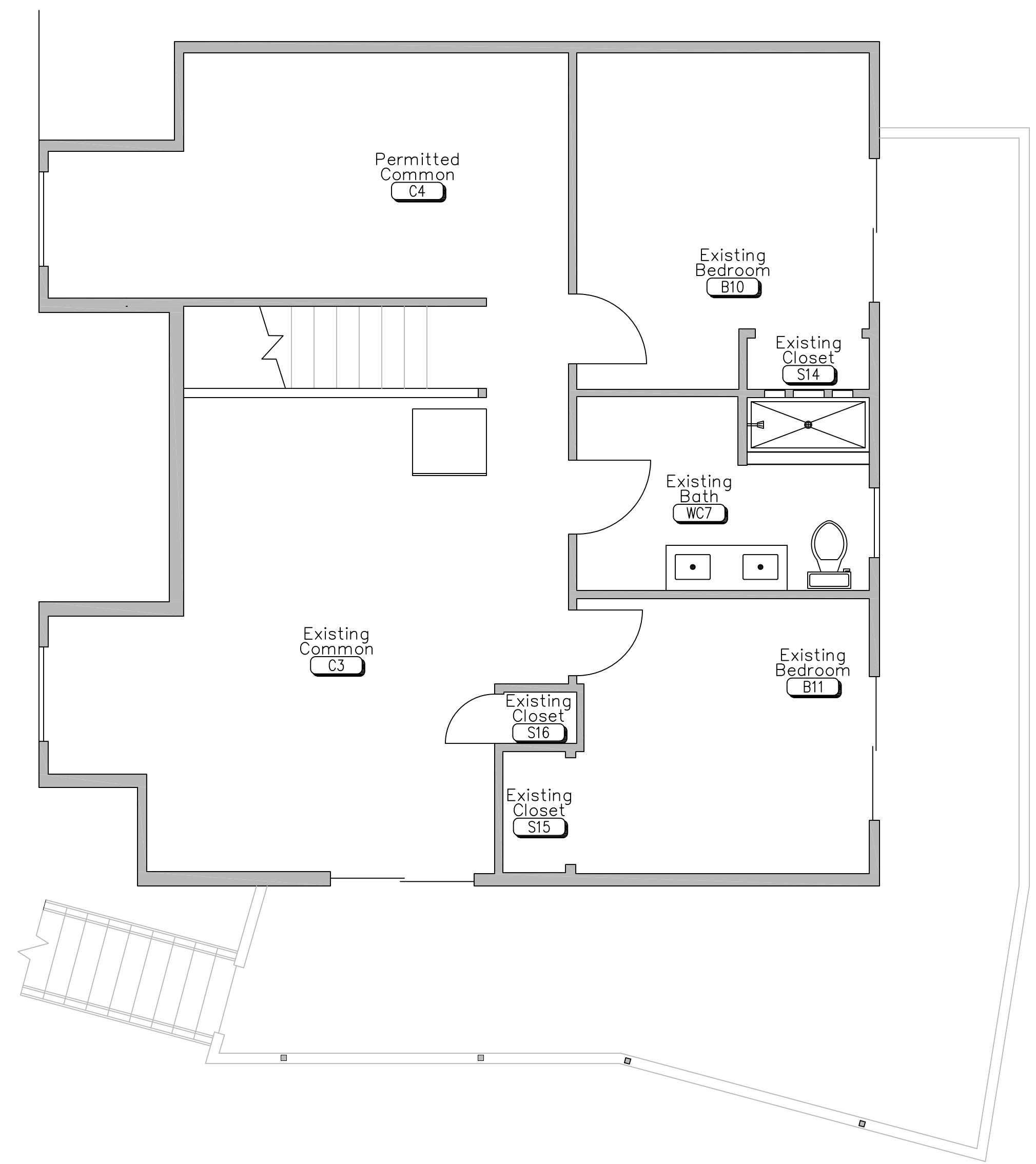
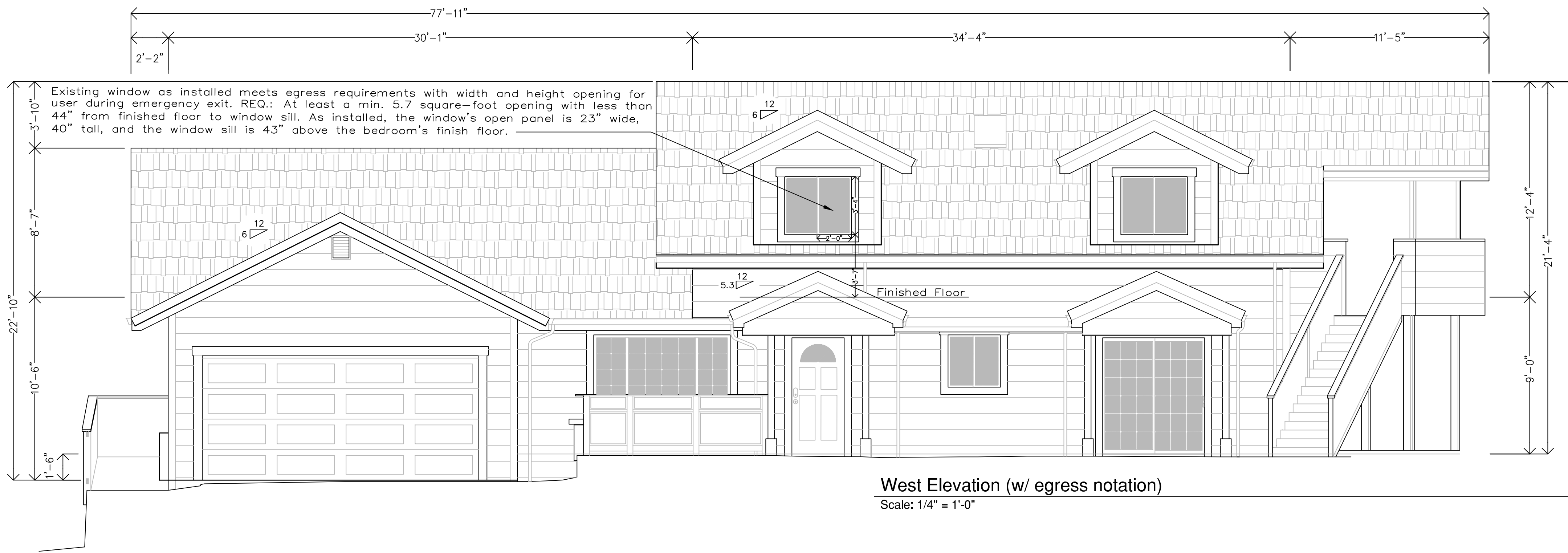


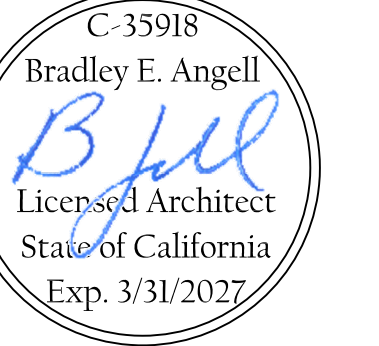
EXHIBIT D

CONTACT

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1106 Darlene Drive
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95062

drawn:
b. angell

job #: 23PAI

date: 7/01/2025

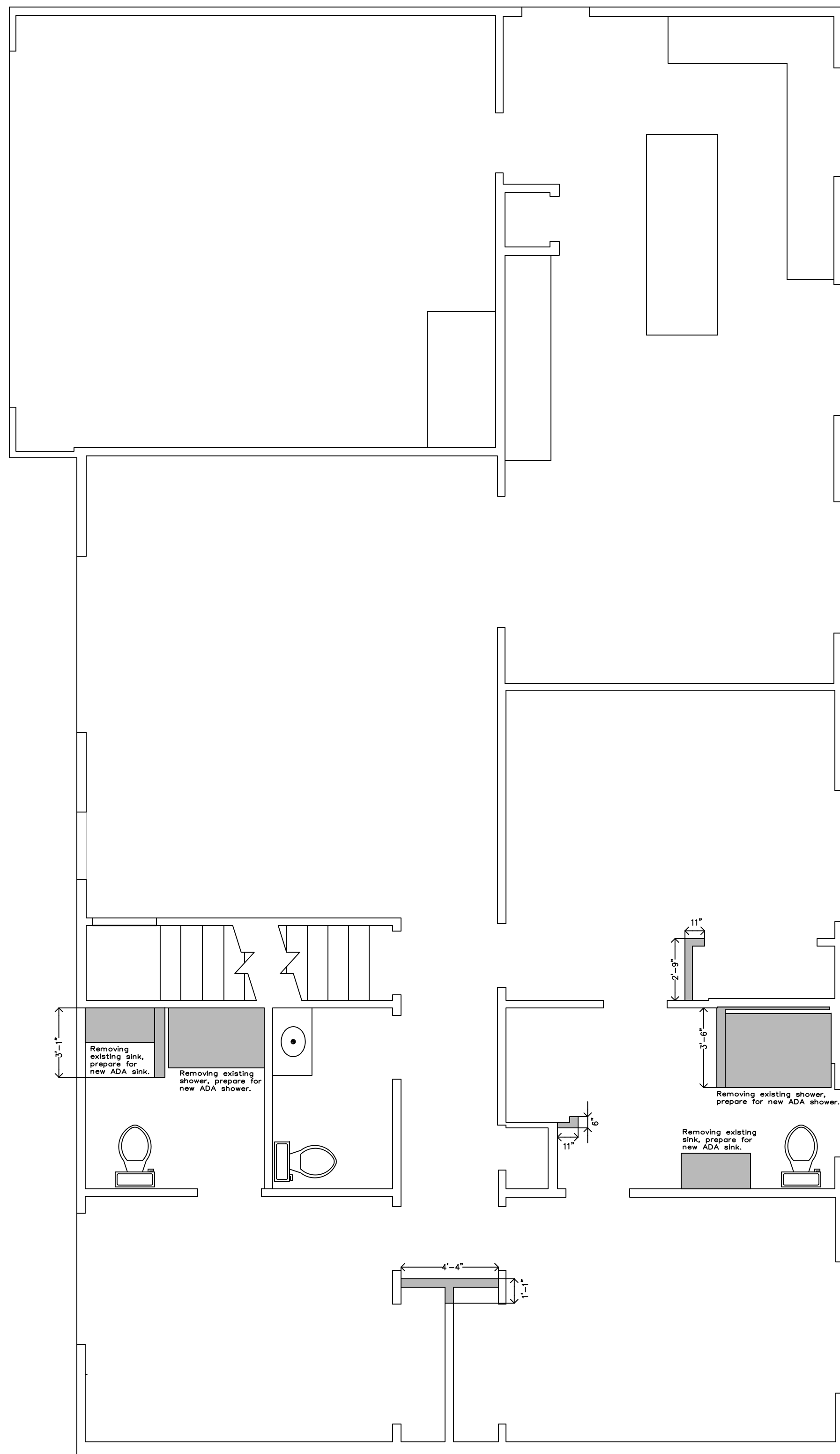
Discretionary
Permit Application
10/07/2024

Discretionary
Responses
7/01/2025

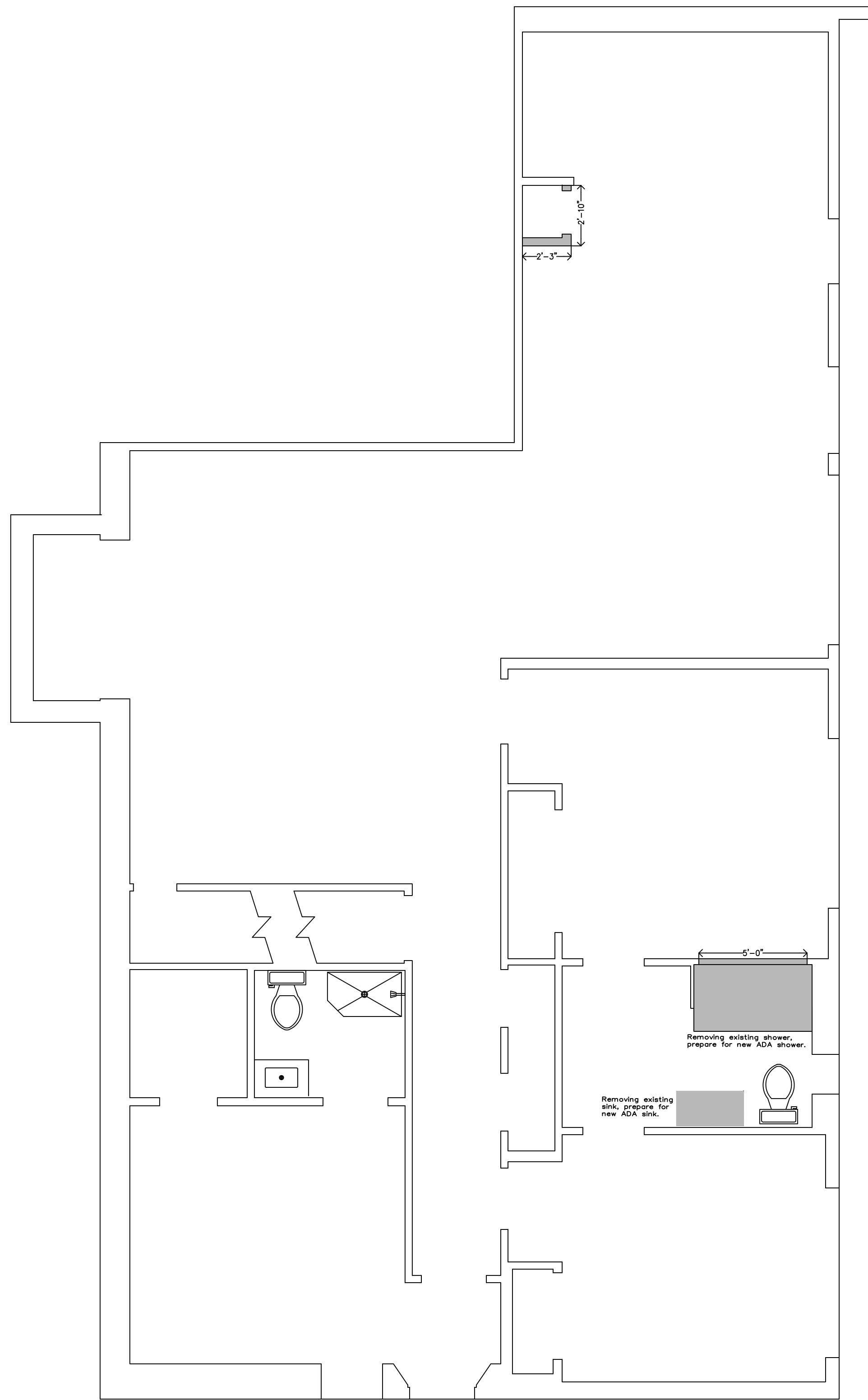
scale: as noted

Common to
Bedroom Exhibit

D / A1



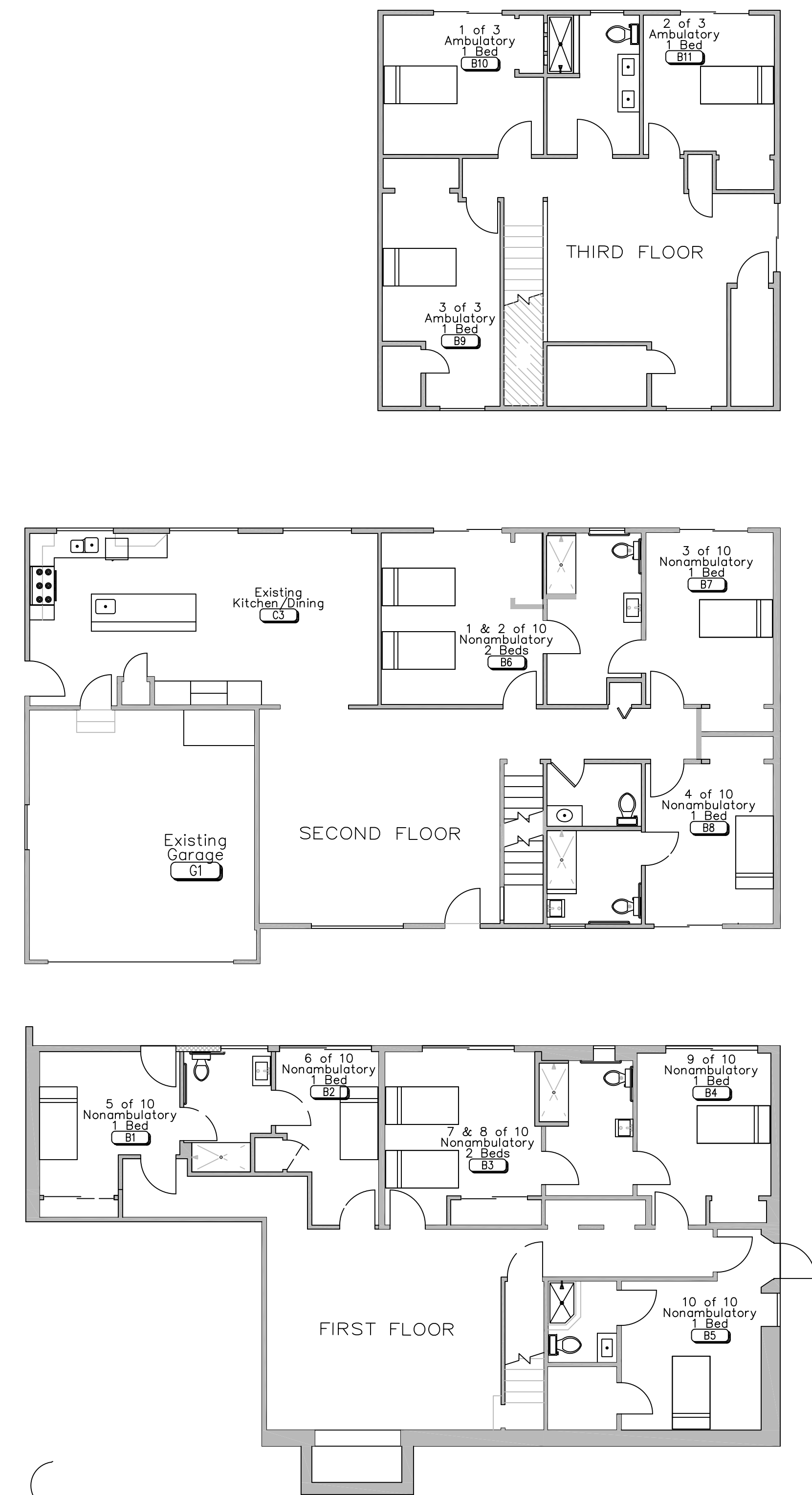
Demolition Plan: 2nd Floor
Scale: 1/4" = 1'-0"



Demolition Plan: 1st Floor
Scale: 1/4" = 1'-0"

KEY

- Demolition.
- Renovation, but Not Demolition.
- No changes.



Identification of Nonambulatory & Ambulatory Beds: All Floors
Scale: 1/8" = 1'-0"

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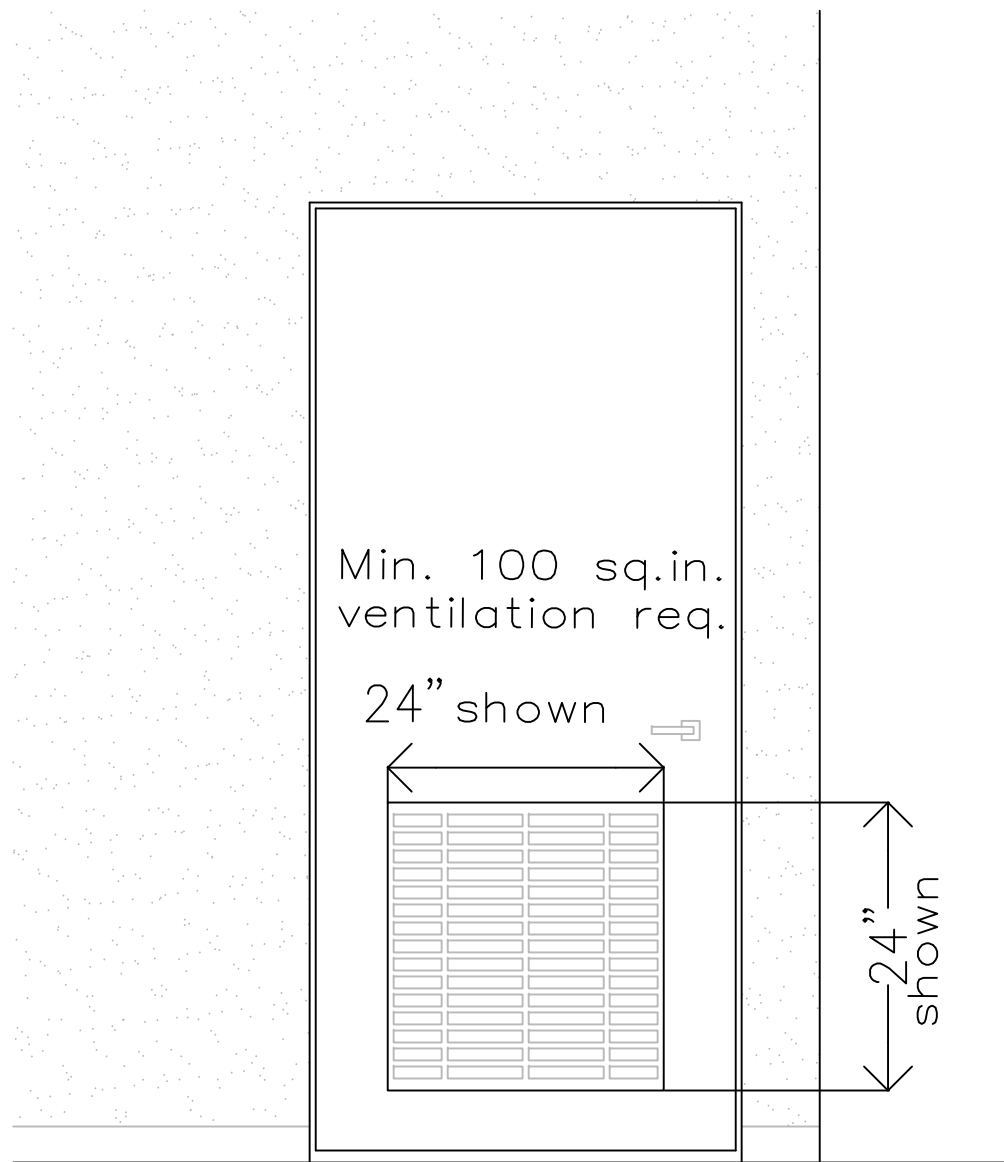
date: 7/01/2025

1st Responses
 8/12/2024
 2nd Responses
 7/01/2025

scale: as noted

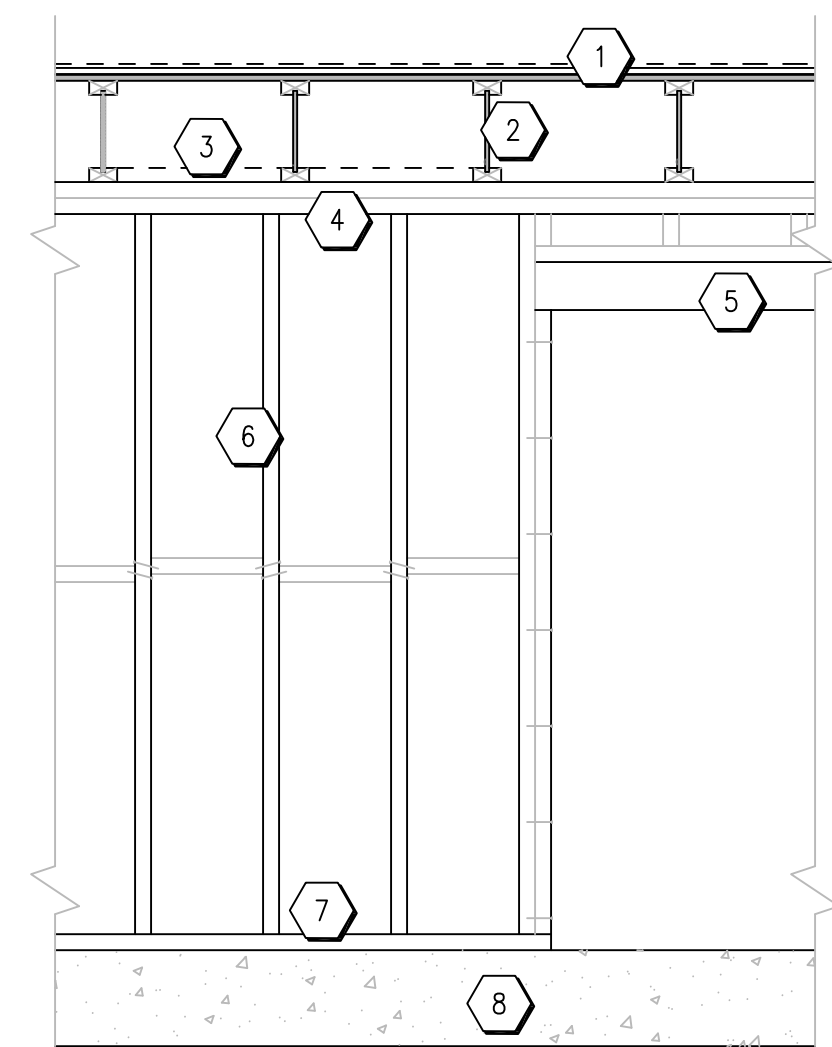
occupant types &
 demolition

EXHIBIT D



Washer/Dryer Ventilation Detail

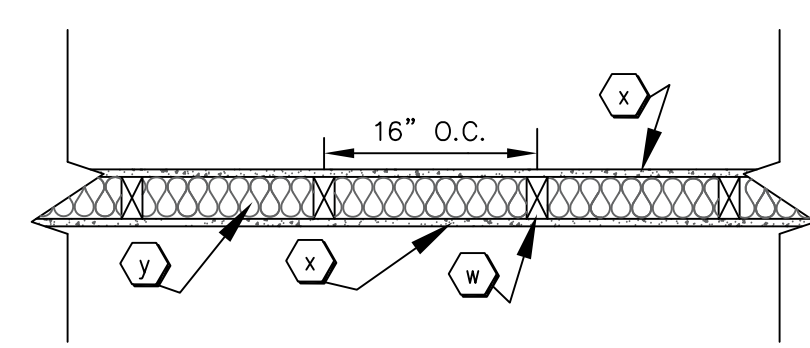
Scale: 3/4" = 1'-0"



- 1 Subflooring: Existing, see DETAIL D3 for specifications.
- 2 Structural Wood Members: Existing, see DETAIL D3 for specifications.
- 3 Blocking: Where top plate does not intersect w/ existing structural wood members, provide 2X4 blocking to secure top plate to ceiling structure.
- 4 Top Plate: New, see DETAIL D2 for specifications.
- 5 Header: New, see DETAIL D2 for specifications.
- 6 Stud: New, see DETAIL D2 for specifications.
- 7 Sill Plate: New, see DETAIL D2 for specifications. All nonstructural walls to be attached with concrete nails placed at 32 inches on center maximum with a one inch penetration into slab. Where new concrete is poured, if any, concrete nails shall not be installed until the concrete has reached the strength of 2500 psi.
- 8 Foundation: Existing concrete foundation, no changes or new specifications. New concrete is only necessary to patch and repair demolition, as shown.

Structural Cross-Section

Scale: 3/4" = 1'-0"



DETAIL NOTES

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 24" on opposite sides.

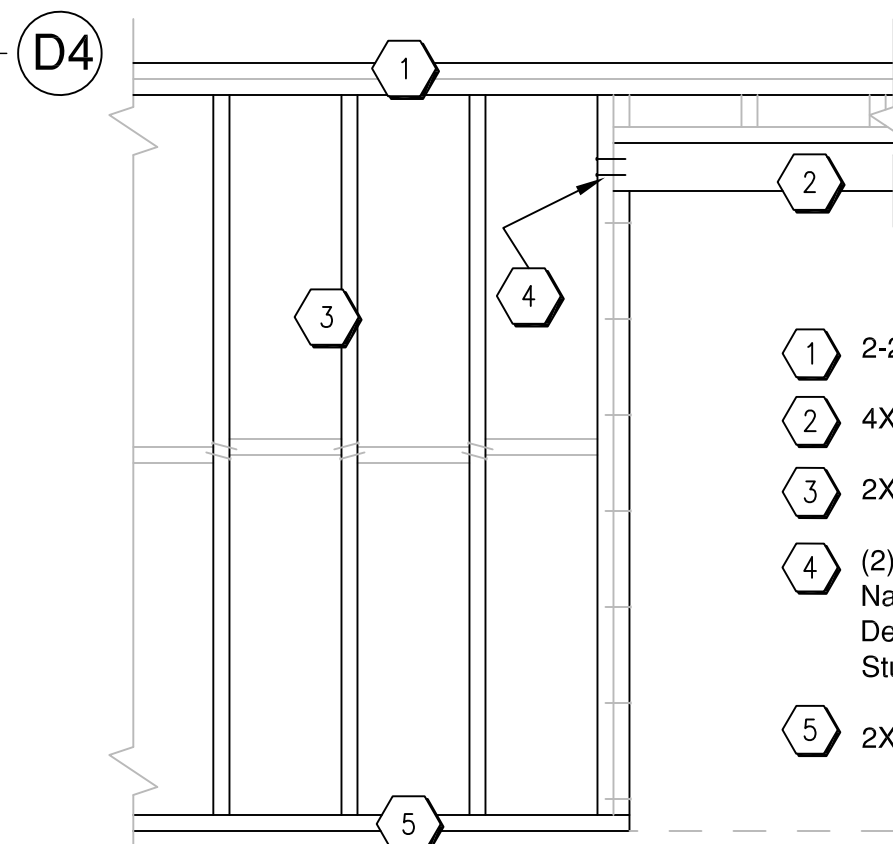
Thickness: 47/8"; Approx. Weight: 7 psf

Fire Test: UL R3501-47, -48, 9-17-65, Design U309; UL R1319-129, 7-22-70, UL Design U314

- X 5/8" type X gypsum wallboard
- W 2 X 4 wood stud at 24" o.c.
- Y OPTIONAL: In-wall insulation and/or acoustical treatment.

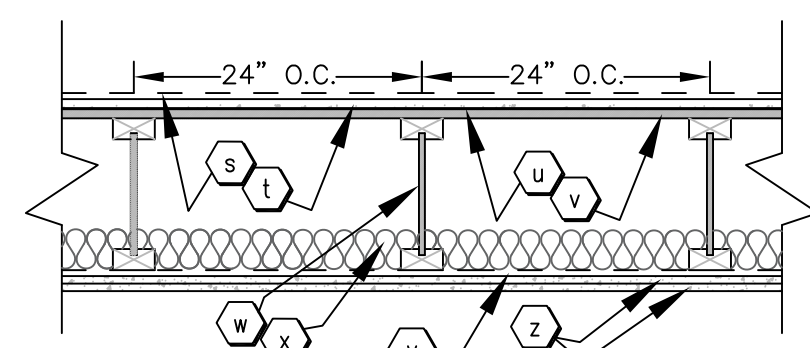
1-Hour Fire Resistance Rated Wall Assembly

Scale: 3/4" = 1'-0"



Typical Wall Framing

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



DETAIL NOTES

UL L570

Wood Engineered Joist

NOTES: For the most up-to-date information or assembly options, refer to the UL Fire Resistance Directory. Refer to the UL Fire Resistance Directory for information regarding product orientation and fastening requirements.

Fire Rating: 1 HOUR

IIC: 57

STC: 59

Sound Test: H5048.04

System Thickness: 16 3/8"

- S Finish Flooring: Engineered Hardwood (by others)
- T Floor Topping Mixture: 3" USG Levelrock Brand 2500 Series Underlayment
- U Floor Mat: 3/4" USG Levelrock Brand SAM-N12 Sound Attenuation Mat
- V Subflooring: 3/4" Plywood Panel
- W Structural Wood Members: 11 5/8" Wood I-Joists, Spaced 24" O.C.
- X Insulation: 3 1/2" Unfaced Glass Fiber
- Y Resilient Channels: 25 GA. Resilient Channels Space 16" O.C. (Sound Tested w/ RC Deluxe)
- Z Gypsum Board: Two Layers 5/8" USG Sheetrock Brand EcoSmart Panels Firecode X (UL Type ULIX)

1-Hour Fire Resistance Rated Ceiling Assembly

Scale: 3/4" = 1'-0"

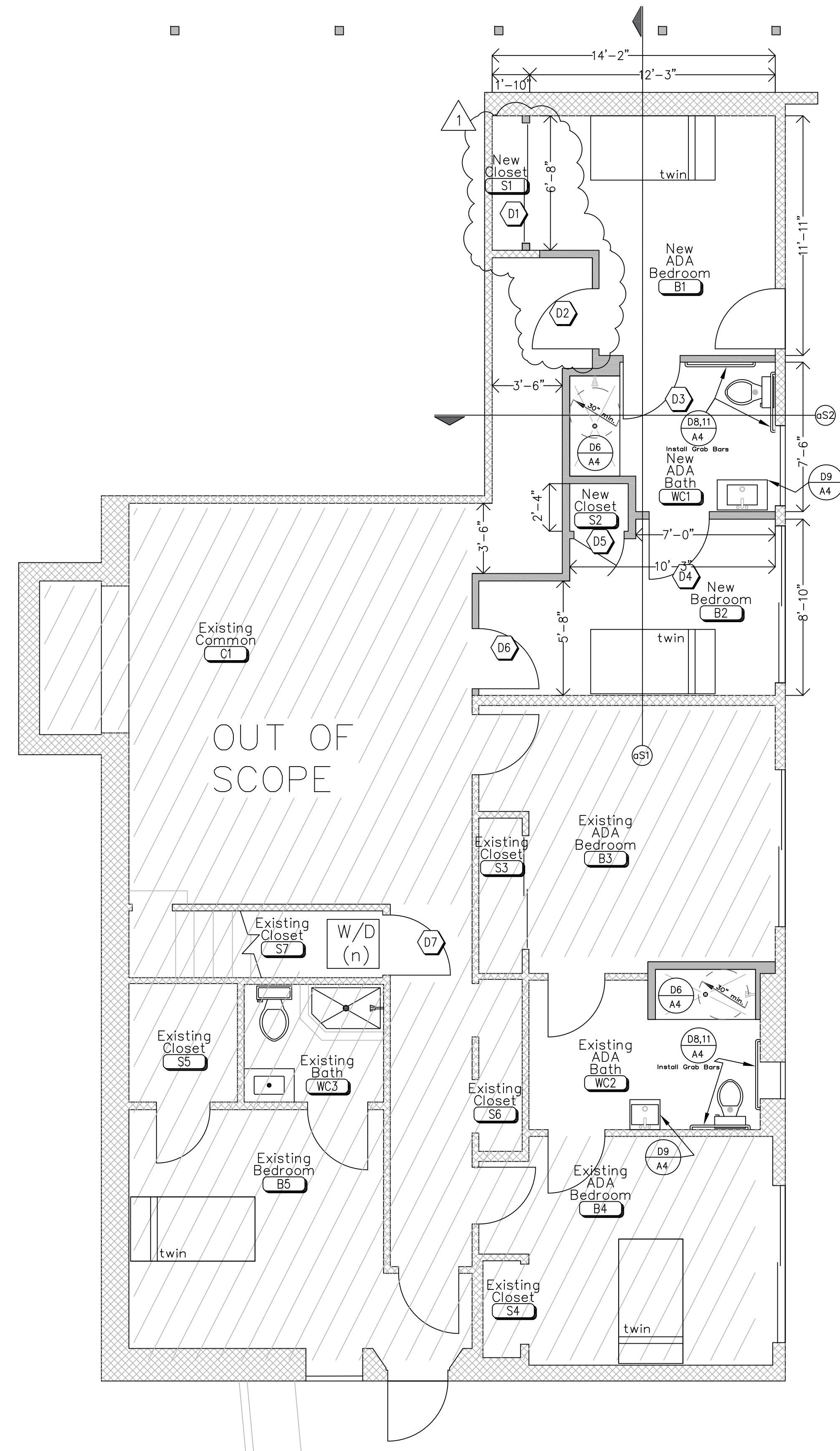
NEW DOOR SCHEDULE				
Plan Note	Interior (I) or Exterior (E)	Rough Opening Width	Height	Specification
D1	I	6'-0"	6'-8"	(NEW) Bypass pair of two-panel arched top, solid core sliding doors; match existing door styles, paint color, and finish found throughout residence.
D2	I	3'-0"	6'-8"	(NEW) Two-panel arched top, solid core door; left hand outswing. Match existing door styles, paint color, and finish throughout residence.
D3	I	3'-0"	6'-8"	(NEW) Two-panel arched top, solid core door; right hand inswing. Match existing door styles, paint color, and finish throughout residence.
D4	I	3'-0"	6'-8"	(NEW) Two-panel arched top, solid core door; left hand inswing. Match existing door styles, paint color, and finish throughout residence.
D5	I	2'-6"	6'-8"	(NEW) Two-panel arched top, solid core door; left hand outswing. Match existing door styles, paint color, and finish throughout residence.
D6	I	3'-0"	6'-8"	(NEW) Two-panel arched top, solid core door; right hand inswing. Match existing door styles, paint color, and finish throughout residence.
D7	I	3'-0"	6'-8"	(EXISTING) Modify existing closet door to add louvered air grille as shown in DETAIL D4. Minimum 100 sq.ins. required; show in the detail is +500 sq.ins.
D8	I	3'-0"	6'-8"	(NEW) Replace existing outswing door w/ a new two-panel arched top, solid core door; right hand inswing. Match existing door styles, paint color, and finish throughout residence.

GENERAL NOTES

- Building Official and/or Building Inspector may require that portions of as-built construction be exposed and/or non-destructively tested prior to final inspection. Please review Inspection Procedures at: <http://www.sccoplanning.com/PlanningHome/BuildingSafety/Inspections/InspectionProceduresforAs-BuiltStructures.aspx>
- FIRE RESISTANCE
 - All new residential walls shall be constructed as fire partitions, with a fire rating of not less than 1 hour (CBC 708.3). See SHEET A3, Detail D1, 1-Hour Fire Resistance Rated Wall Assembly.
 - During construction, verify existing ceiling meets a 1-hour fire-resistance rating, as fire partitions shall extend from the top of the foundation, and be securely attached to the underside of the ceiling assembly having the fire-resistance rating that is not less than the fire-resistance rating of the fire partition (CBC 708.4). For those portions of the ceiling that is not assembled to satisfy a 1-hour fire-resistance, see SHEET A3, Detail D3, 1-Hour Fire Resistance Rated Ceiling Assembly.

BATHROOM NOTES

- Shower compartment shall be 1,024 sq.in. minimum and, at a minimum, capable to encompass a 30 in. circle from top of threshold to a point 70 in. above the drain with no projections other than the fixture valve, showerhead, soap dishes, shelves, grab bars, or safety railing.
- Bathtub/shower floors and walls, and walls above bathtubs with installed showerheads/shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 ft. above the floor according to CRC R307.2.
- Backing utilized for wall tile in tub and shower areas shall be glass mat gypsum, fiber-reinforced gypsum panels, non-asbestos fiber-cement backer board or non- asbestos fiber mat reinforced cementitious backer units in compliance with CRC R702.4.2.



1st Floor Plan

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



- Existing Wall
- New 1-HR Fire Resistant Wall; See Detail D1/D2 for specifications.
- Out of Scope

EXHIBIT D

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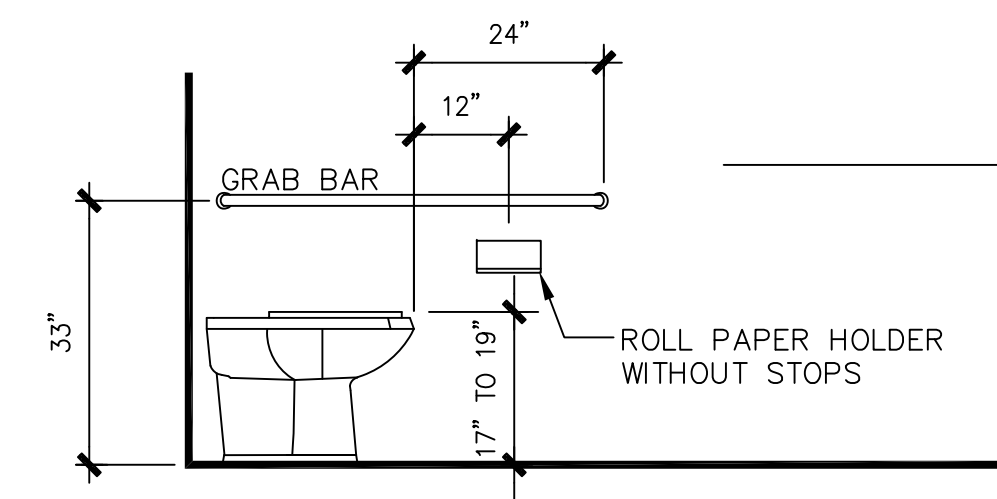
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1st Responses
8/12/2024
2nd Responses
7/01/2025

scale: as noted

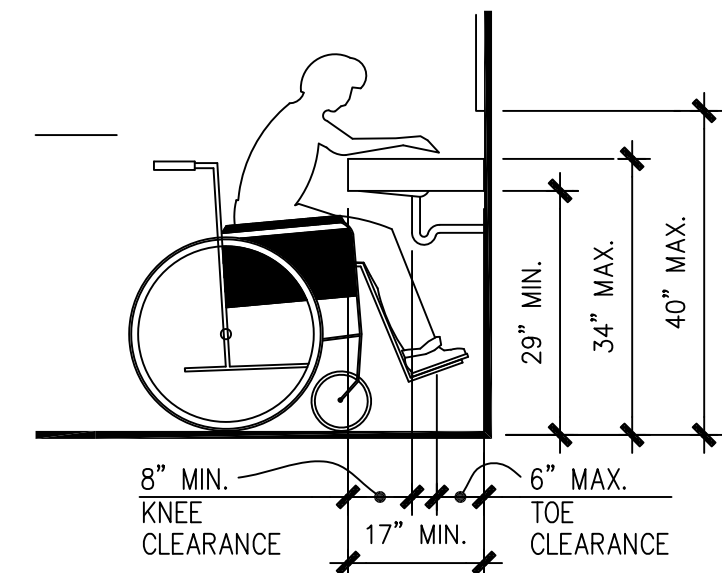
floor plans

A3



ADA Toilet Details

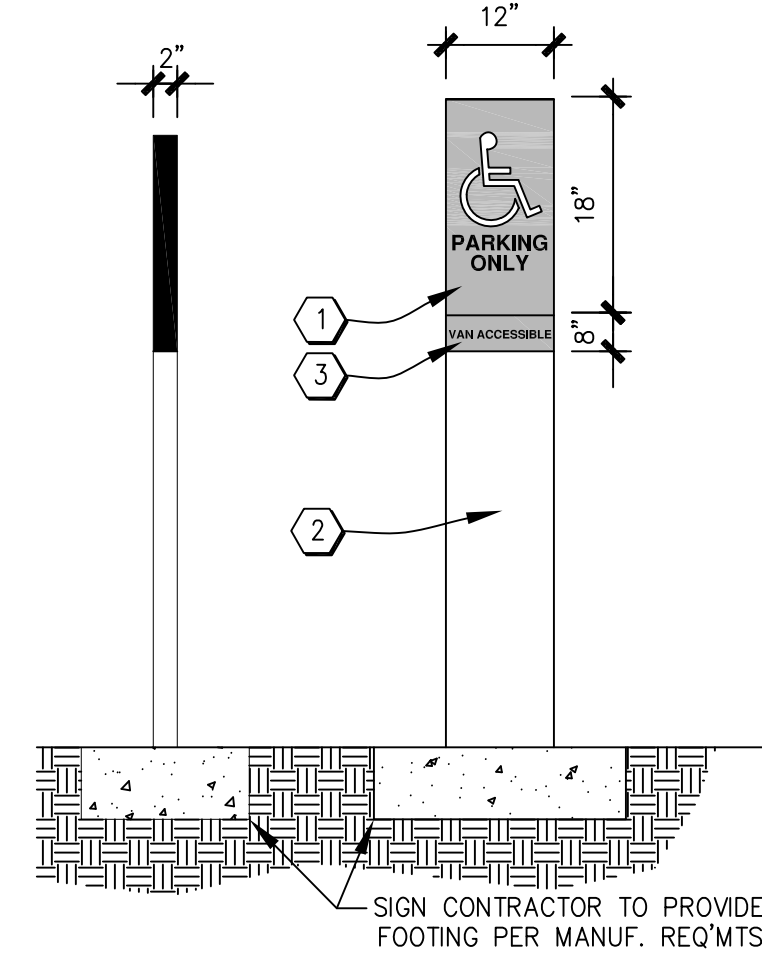
D8



ADA Sink Details

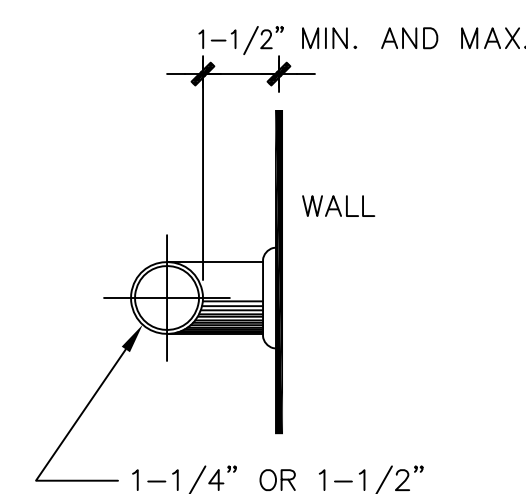
D9

- 1 SAPHIRE BLUE PAINTED BACKGROUND WITH WHITE SYMBOL AND 3" HIGH WHITE SERIES B VINYL LETTERS. STATE STD R99 SIGN, 12"x18"
- 2 2" DEEP CABINET FABRICATED FROM ALUM. PAINTED SINCLAIR ANTIQUE WHITE.
- 3 SAPHIRE BLUE PAINTED BACKGROUND WITH WHITE SYMBOL AND 1-1/2" HIGH WHITE SERIES B VINYL LETTERS. STATE STD R99A SIGN, 12"x8"



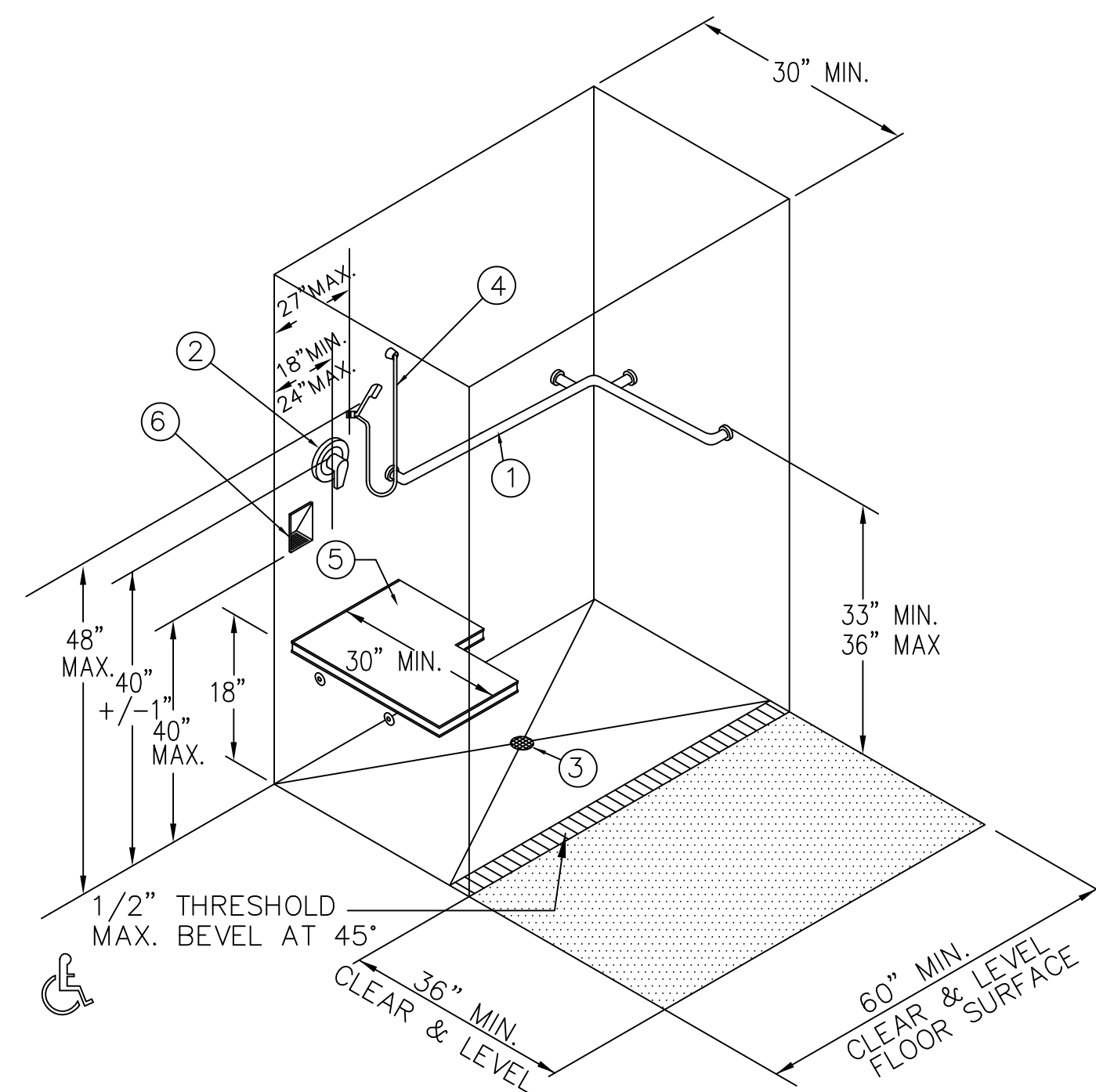
Handicap Stall Sign

D10



ADA Handrail Section

D11



ACCESSORIES

1. 1 1/4" - 1 1/2" GRAB BAR
2. SINGLE LEVEL MIXING VALVE CONTROL
3. FLOOR DRAIN
4. FLEXIBLE SHOWER SPRAY HOSE - 60" LONG
5. FOLDING SHOWER SEAT
6. SOAP DISH

NOTES:

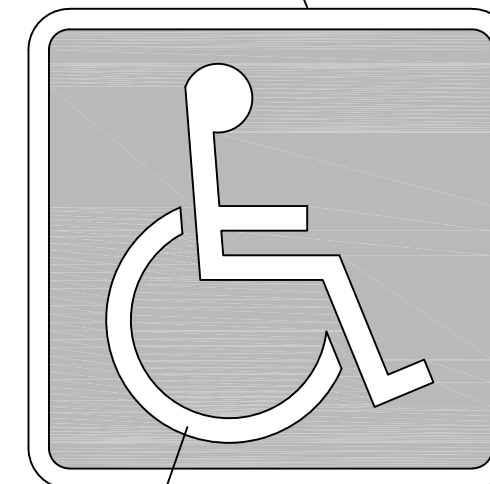
THE FLOOR SURFACE IS REQUIRED TO BE OF CARBORUNDUM OR GRIT-FACED TILE OR A MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE. WHEN A THRESHOLD OR RECESSED DROP IS USED, IT CAN BE A MAX. 1/2" HIGH AND IS REQUIRED TO BE BEVELED OR SLOPED AT AN ANGLE NOT TO EXCEED 45°. PROVIDE A FOLDING SEAT MOUNTED AT 18" A.F.F. ON THE WALL ADJACENT TO THE CONTROLS. LOCATE GRAB BARS ON WALLS ADJACENT TO AND OPPOSITE THE SEAT BUT NOT EXTENDED TO INCLUDE THAT PORTION OF THE WALL OVER THE SEAT. L-SHAPED SHOWER GRAB BARS AREA TO BE A MIN. OF 24"x36" LONG, POSITIONED ON THE WALL HAVING THE SHOWER HEAD AND CONTROLS. MOUNT GRAB BARS 33"-36" A.F.F. WATER CONTROLS ARE TO BE SINGLE LEVER DESIGN LOCATED ON THE SIDE WALL ADJACENT TO THE SEAT & OPERABLE WITH A MAX. FORCE OF 3 LB. LOCATE THE CONTROLS AT 40" MAX. A.F.F. PROVIDE A FLEXIBLE HAND-HELD SHOWER UNIT WITH A HOSE AT LEAST 60" LONG W/ THE HEAD MOUNTED AT A MAX. HEIGHT OF 48" A.F.F. (PLUS OR MINUS 1").

PROVIDE A SOAP DISH ON THE CONTROL WALL AT A MAX. HEIGHT OF 40" A.F.F. AND WITHIN REACH LIMITS OF THE SEAT.

ADA Shower Detail

D6

PAINTED FIELD: BLUE TRAFFIC PAINT 3'-0" SQUARE WITH 3" RADIUS CORNERS



BACK EDGE OF STALL

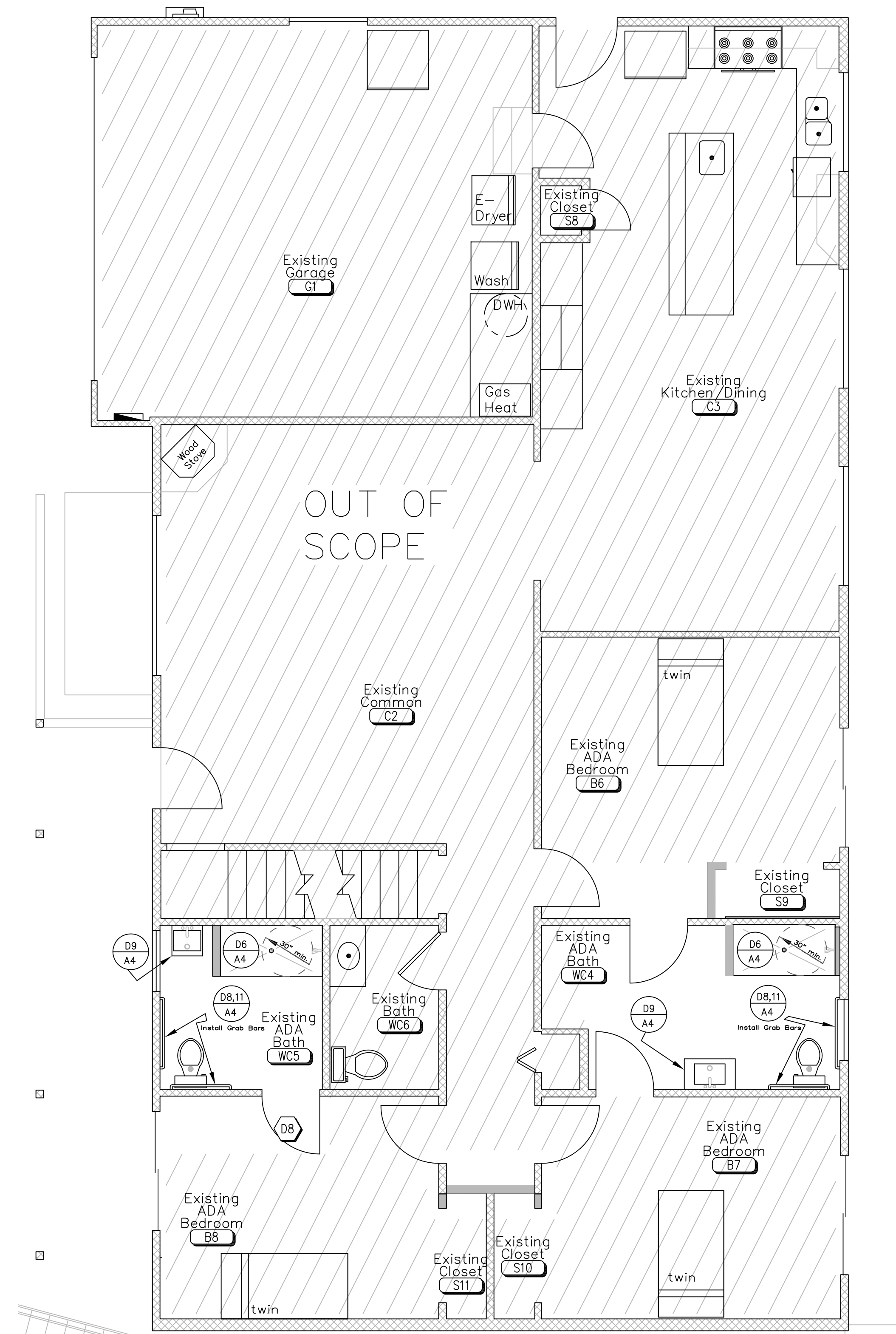
PAINTED SYMBOL: WHITE TRAFFIC PAINT 2" MIN. WIDE STRIPE

4'-6" TO EDGE OF STALL

NOTE: SEE PLAN FOR HANDICAPPED PARKING LOCATIONS.

Intl. Symbol of Accessibility

D7



2nd Floor Plan

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



WALL KEY

- Existing Wall
- New 1-HR Fire Resistant Wall; See Detail D1/D2 for specifications.
- Out of Scope

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1st Responses

8/12/2024

2nd Responses

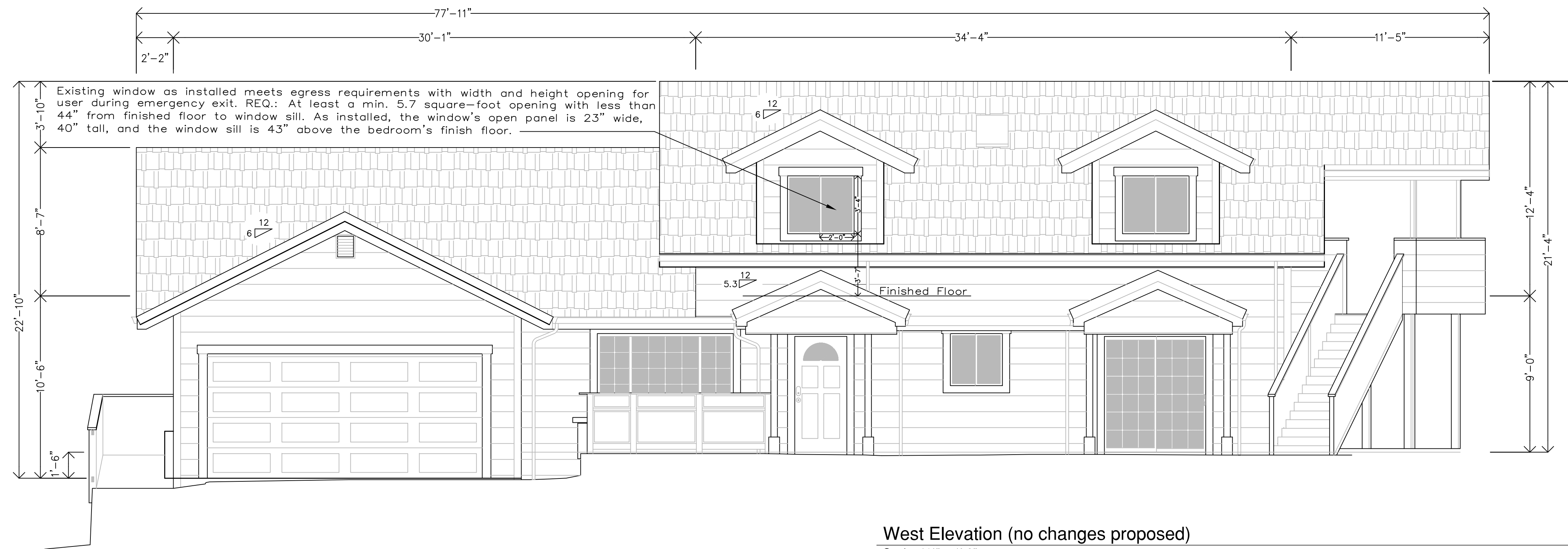
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accessibility
compliance
2nd floor plan

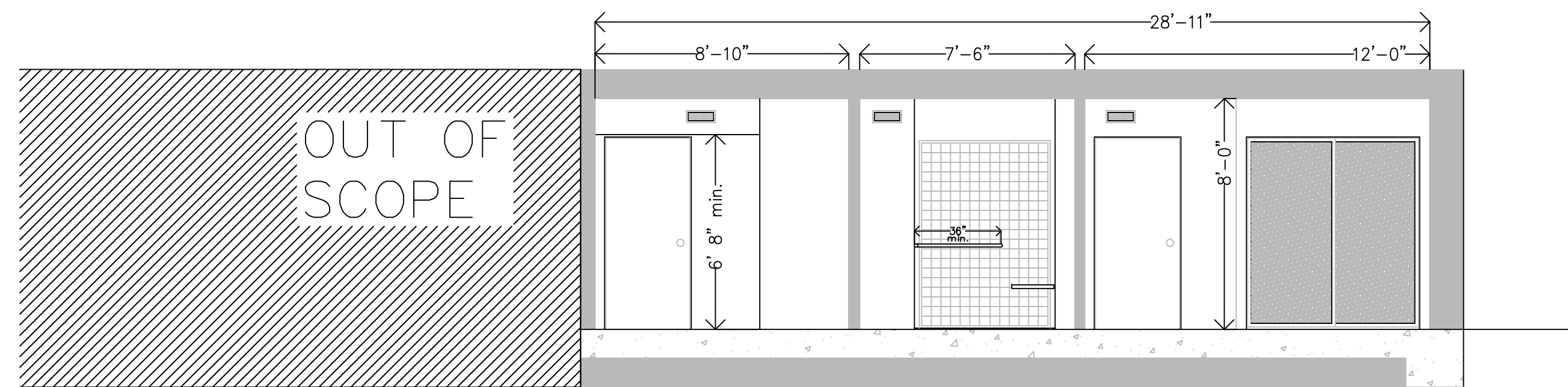
A4

EXHIBIT D



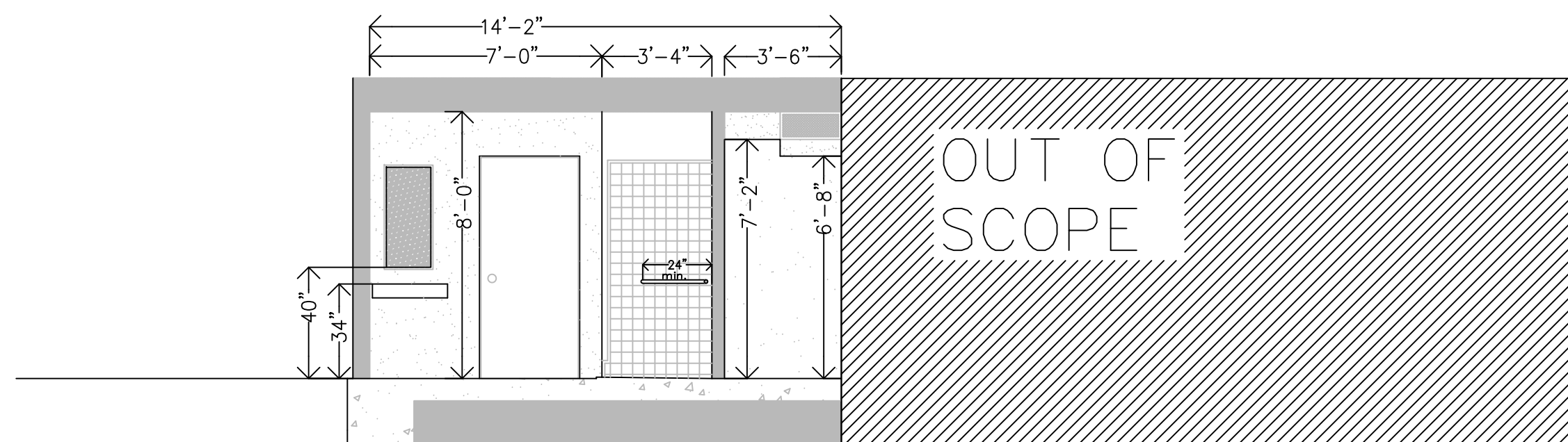
West Elevation (no changes proposed)

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



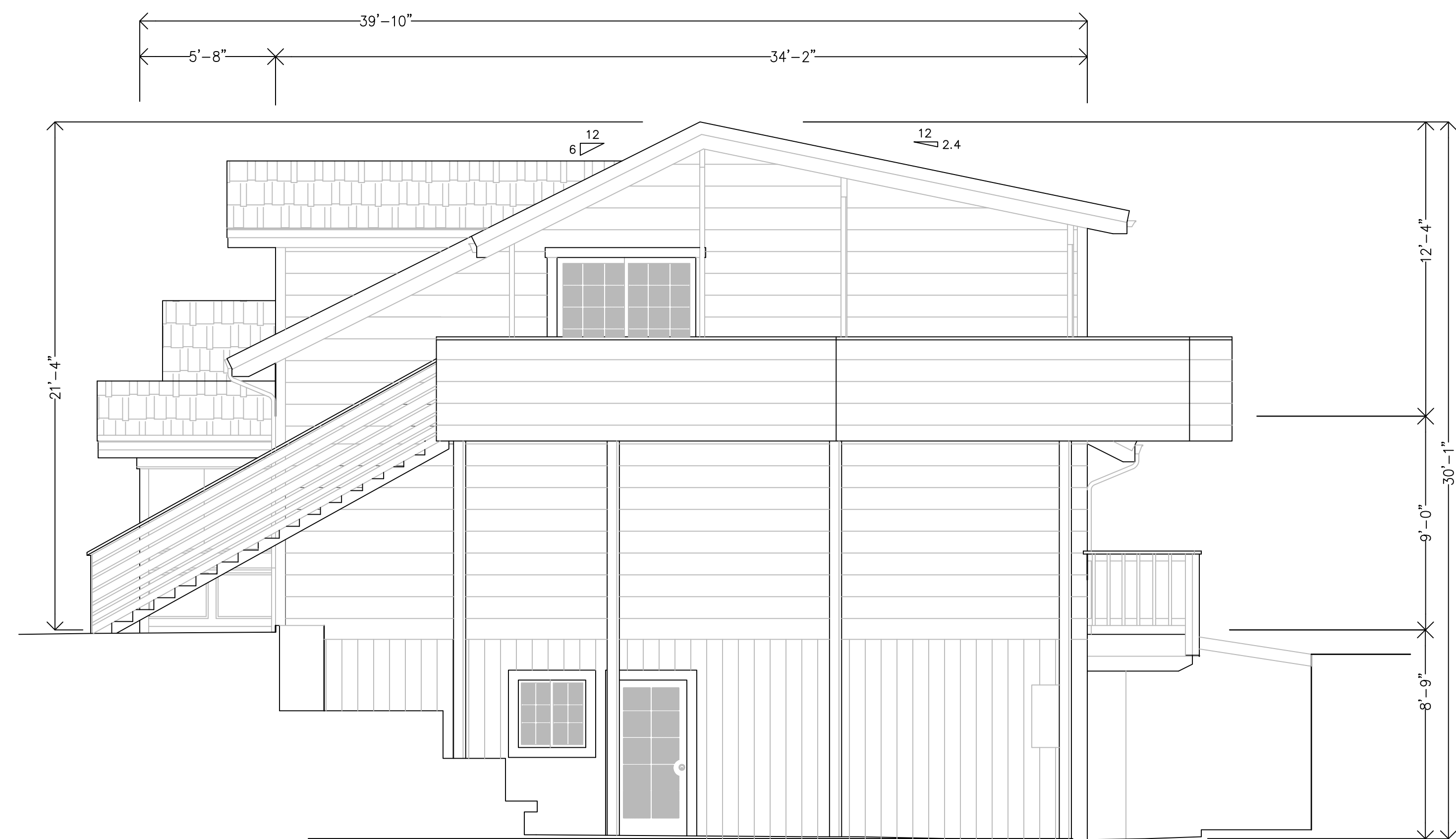
Section aS1

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



Section aS2

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



South Elevation (no changes proposed)

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

EXHIBIT D

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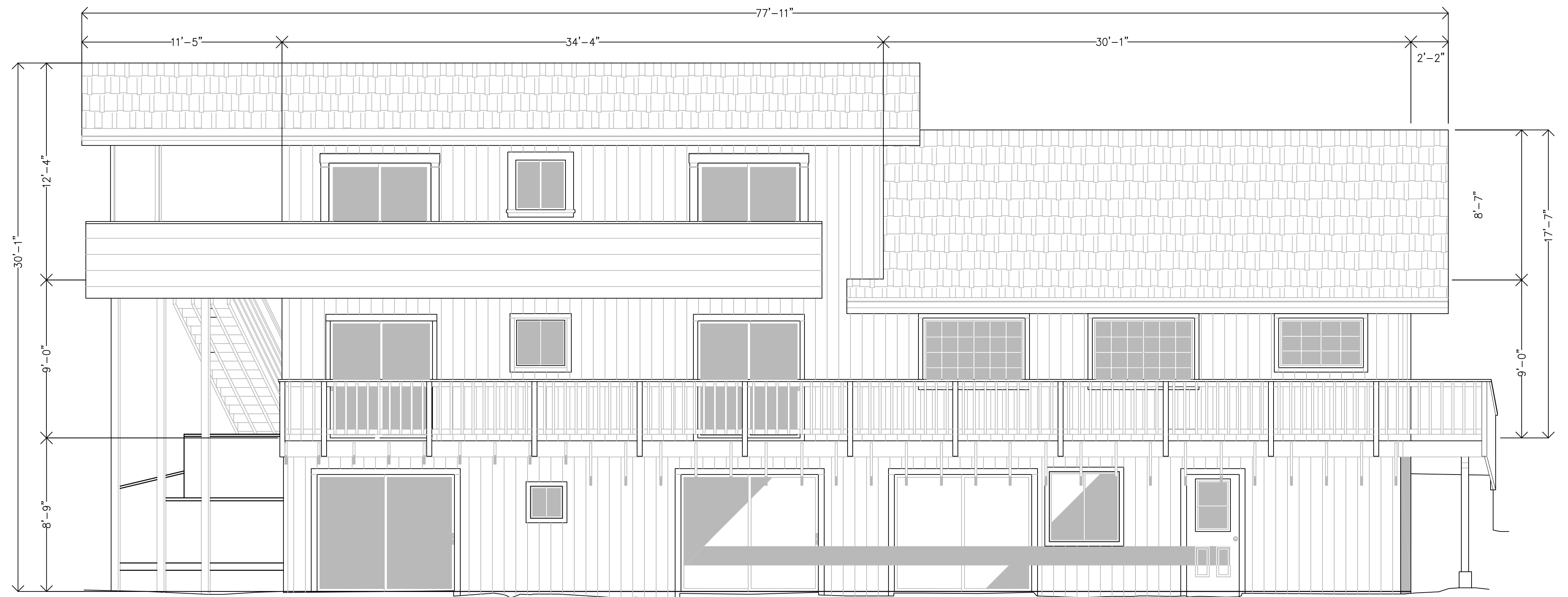
2nd Responses

7/01/2025

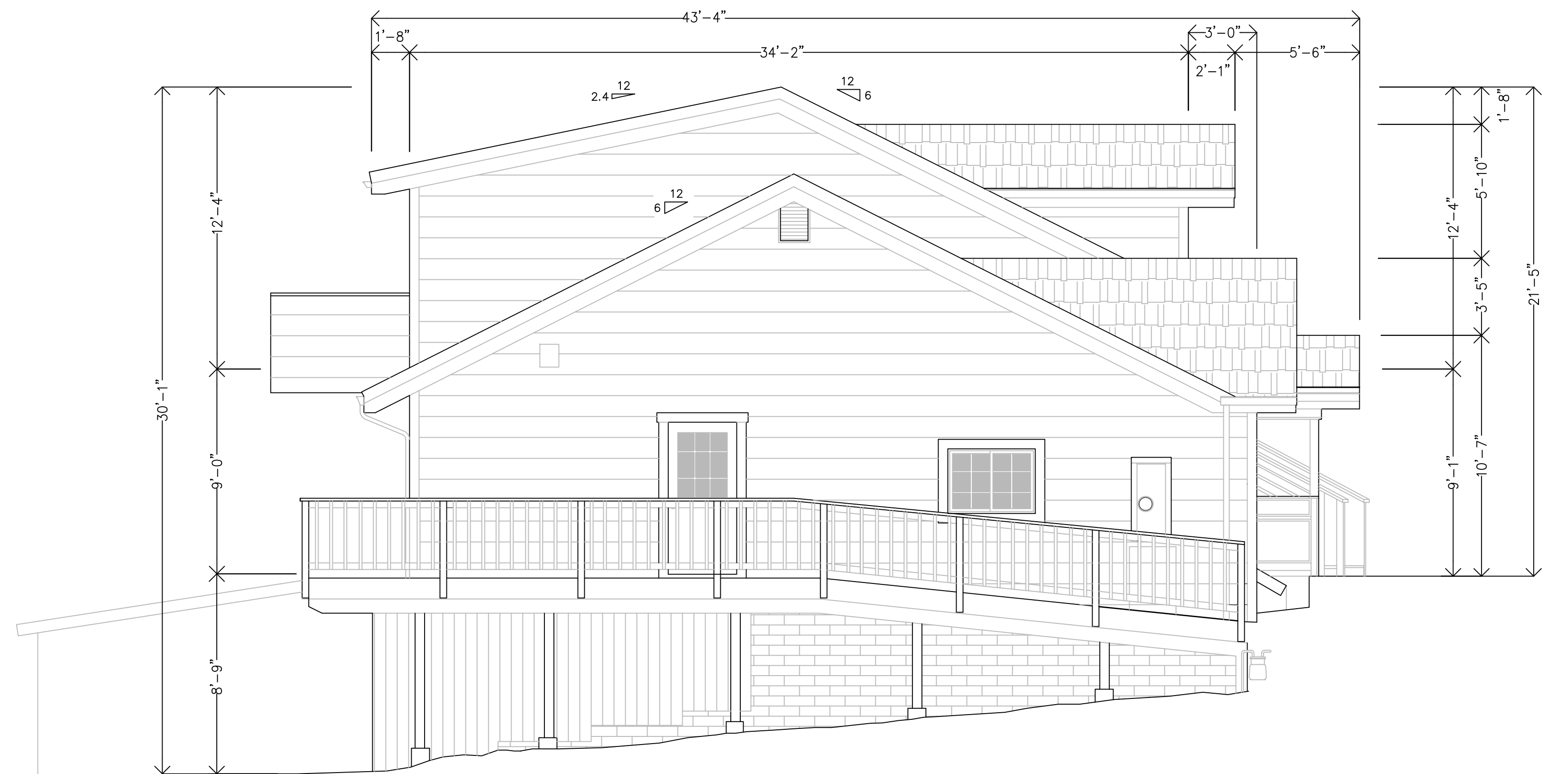
scale: as noted

sections; west &
south elevations

A5



East Elevation (no changes proposed)
Scale: 1/4" = 1'-0"



North Elevation (no changes proposed)
Scale: 1/4" = 1'-0"

EXHIBIT D

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job #: 23PAI

date: 7/01/2025

1st Responses

8/12/2024

2nd Responses

7/01/2025

scale: as noted

east & north
elevations

A6

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.		A2
TABLE 4.504.1 ADHESIVE VOC LIMIT ^{1,2} Less Water and Less Exempt Compounds in Grams per Liter		
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	
Indoor carpet adhesives	50	
Carpet pad adhesives	50	
Outdoor carpet adhesives	150	
Wood flooring adhesive	100	
Rubber floor adhesives	60	
Subfloor adhesives	50	
Ceramic tile adhesives	65	
VOT and asphalt tile adhesives	50	
Drywall and panel adhesives	50	
Cove base adhesives	50	
Multipurpose construction adhesives	70	
Structural glazing adhesives	100	
Single-ply roof membrane adhesives	250	
Other adhesives not specifically listed	50	
SPECIALTY APPLICATIONS		
PVC welding	510	
CPVC welding	490	
ABS welding	325	
Plastic cement welding	250	
Adhesive primer for plastic	550	
Contact adhesive	80	
Special purpose contact adhesive	250	
Structural wood member adhesive	140	
Top and trim adhesive	250	
SUBSTRATE SPECIFIC APPLICATIONS		
Metal to metal	30	
Plastic foams	50	
Porous material (except wood)	50	
Wood	30	
Fiberglass	80	
1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed. 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule		
TABLE 4.504.5 FORMALDEHYDE LIMITS: Maximum Formaldehyde Emissions in Parts per Million		
PRODUCT	CURRENT LIMIT	
Hardwood plywood veneer core	0.05	
Hardwood plywood composite core	0.05	
Particleboard	0.09	
Medium density fiberboard	0.11	
Thin medium density fiberboard ²	0.13	
1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12. 2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).		

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}	
COATING CATEGORY	EFFECTIVE 1/1/2012
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesium cement coatings	450
Plastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Clear Shellacs	750
Opaque Shellacs	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340
1. Grams of VOC per liter of coating, including water and including exempt compounds. 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.	
TABLE 4.504.2 SEALANT VOC LIMIT	
SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

CALIFORNIA MANDATORY GREEN MEASURES

*CALGreen 4.408: Construction
Waste Reduction, Disposal, and
Recycling*

Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Compliance with this CALGreen requirement shall be verified by building inspector.

*CALGreen 4.504.2: Finish Material
Pollutant Control*

Installation/application of finish materials shall comply with TABLES 4.504.2, 4.504.3, and 4.504.5, as attached and shown to the left.

*CALGreen 4.410.1: Building
Maintenance and Operation*

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building. Owner's Manual, as delivered to owner and/or occupant, provides appropriate operations and maintenance of the building over the life cycle of the building.

ENERGY EFFICIENCY MEASURES

*Santa Cruz County Code, Title 12.10
Building Regulations, Remodeling
Amendments, Insulation*

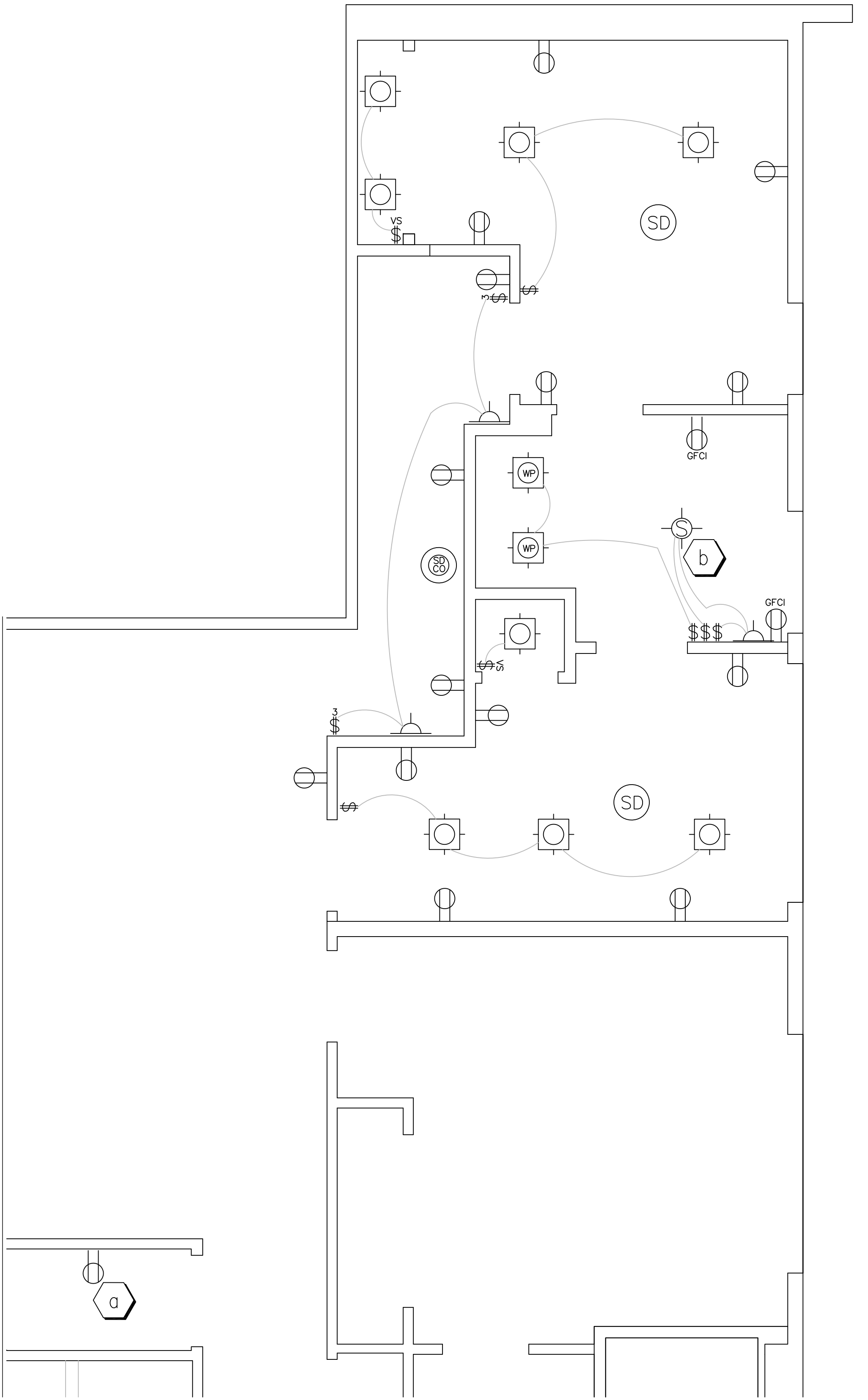
For scope of the remodel, insulation meeting the mandatory feature requirements in the California Energy Code shall be installed at ceilings, walls, floors, and water pipes, when those areas are exposed during remodeling.

Minimum Insulation Requirements

Exterior Walls: R-19 or better required for exterior walls; apply where applicable.

Underfloor: Building's foundation is a concrete slab, no underfloor insulation is required.

Attic: R-30 or better insulation is required for attic spaces; apply where applicable. As no work is planned on the third floor or for spaces that are immediately adjacent to the attic, no attic insulation is expected to be disturbed/required.



Electrical Plan (new work only)
Scale: 3/8" = 1'-0"

ELECTRICAL KEY

- | | |
|---|---|
| Wall Outlet | Dedicated circuit pairings |
| Wall Outlet w/ Ground Fault Circuit Interrupter | Recessed LED Light |
| Switch | Recessed LED Light, Water Proof |
| Three-way Switch | Mounted LED Light w/ Ventilation Fan |
| Switch w/ Occupancy Sensor | Wall Mounted LED Light |
| Smoke Detector | Combined Smoke & Carbon Monoxide Detector |

- Smoke detectors shall be audible in sleeping area and have battery backup.
- A grounding electrode in accordance with NEC, ART. 250-68 is required.
- Each bathroom shall have a dedicated 20-amp circuit.
- All 125-volt, 15- and 20-ampere receptacle outlets shall be listed tamper resistant receptacles per CEC 406.12.
- All newly installed interior lighting shall be high efficacy (no exceptions) per CEnC 150.0(k)(1)(A).
- Laundry room receptacle outlets shall have a dedicated 20-amp circuit.

ELECTRICAL NOTES

Confirm all electrical design specifications with a licensed electrician, and according to owner's pre-installation approval. Provide all system elements according to manufacturer's specifications.

- Install dedicated 20 A plug for a new All-in-One Washer/Dryer; install LG Model# WM3488H. Electrical outlet(s) shall have both GFCI and AFCI protection.
- Whole house ventilation shall be provided in the bathroom with the Mounted LED Light w/ Ventilation Fan. The local bathroom exhaust fan serves as the whole-building ventilation fan. Fan shall operate continuously at the minimum whole-building ventilation rate of 92 CFM and shall be no louder than 1 sone.

When the occupant uses the bathroom, activating the additional ventilation shall satisfy local bathroom minimum and shall be no louder than 3 sones while in operation. Fan shall be Energy Star compliant. Fan shall be equipped with a humidistat that is capable of adjustment between a relative humidity range of 50 to 80 percent.

- All 120-volt, single-phase 15- and 20-amp branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, bedrooms, hallways shall be protected by arc-fault 210.12.
- All new receptacles shall be tamper proof in compliance with CEC 406.11.
- All recessed lighting fixtures shall be IC and AT rated.

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1st Responses

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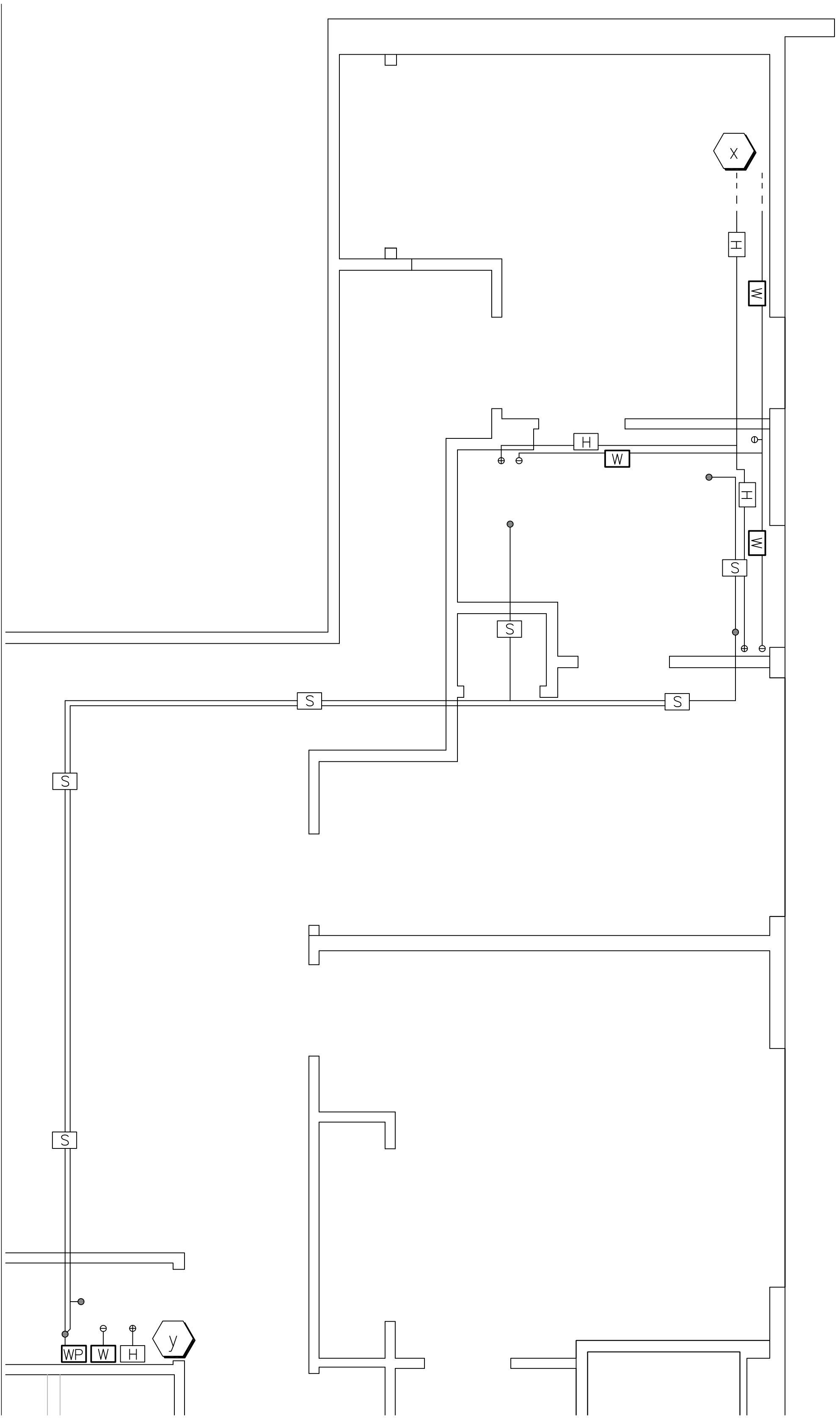
2nd Responses

7/01/2025

scale: as noted

electrical plan,
CalGreen, & energy
specifications

A7



Plumbing Plan (new work only)
Scale: 3/8" = 1'-0"



PLUMBING KEY

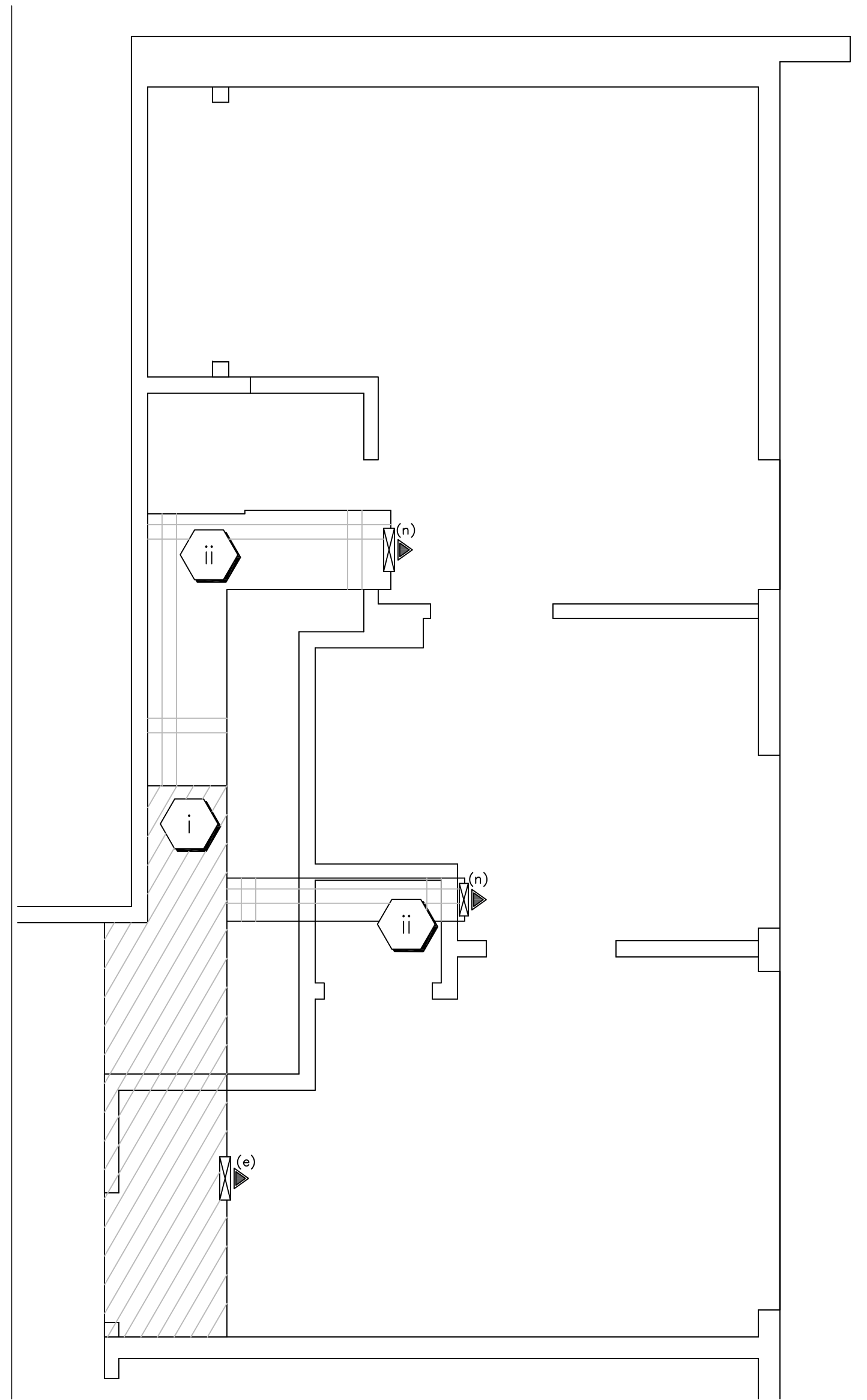
- Sewer collector line, 3 in.
- Potable water line, 3/4 in.
- Hot water line, 3/4 in.
- Sewer line, 2 1/2 in.
- Sewer inlet.
- Water line connection.
- Hot water line connection.
- Existing Wastewater Pump.

1106 Darlene Water Supply Fixture Unit (WSFU) Calculations & Min. Fixture Branch Pipe Sizes				
Appliance or Fixture	Count	Min. Pipe Size	Multiplier	Fixture Units
Combo bath/shower	0	1/2"	4	0
Shower Alone	6	1/2"	2	12
Clothes Washer	2	1/2"	4	8
Dishwasher	1	1/2"	1.5	1.5
Hose Bibb, First	1	1/2"	2.5	2.5
Hose Bibb, addtl	3	1/2"	1	3
Kitchen Sink	1	1/2"	1.5	1.5
Lavatory	9	1/2"	1	9
Water Closet	7	1/2"	2.5	17.5
Total Fixture Units:				55

Water Pressure, Measured on February 9, 2024:	85
Distance meter to most remote outlet:	105 Feet
Existing Water Meter Size:	3/4"
Existing Pipe Size:	1 1/4"
Minimum Water Meter Size (610.4 Table):	1"
Appropriate Pipe Size (610.4 Table):	1 1/4"

PLUMBING NOTES

- Contractor to coordinate with City of Santa Cruz Water Department to upgrade water meter from current size to at least a 1" meter.
 - In a prior configuration of the building, a 1/2 bath was located on the north-east corner of the 1st floor. Plumbing subcontractor is directed to investigate the potential use of legacy sewer plumbing so as to avoid, if possible, retrenching of a sewer connection to the waste water pump located under the stairway.
 - All plumbing fixtures in the building shall comply with Civil Code 1101.1 regardless of whether they are part of the scope of work or not. Provide that all fixtures in the building are upgraded to current plumbing fixture flow rate requirements if considered noncompliant. A noncompliant plumbing fixture is defined as (1) any toilet manufactured to use more than 1.6 gallons of water per flush; (2) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; and (3) any interior faucet that emits more than 2.2 gallons of water per minute. Please do not confuse this with the required flow rates for new fixtures, which includes 1.28 gallons/flush for toilets, 1.2 gallons per minute for the bathroom lavatory, 1.8 gallons per minute for kitchen sinks, or 1.8 gallons per minute for showerheads.
 - Provide insulation for all hot water pipes.
 - Showers and tub-showers shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection.
- Hot and cold water supply to be sourced from the kitchen lines located just above (vertically) where note is shown.
- Hot and cold water supply to be sourced from the adjacent existing bathroom on the south side of the common wall shown where note is located.



Mechanical Plan (new work only)
Scale: 3/8" = 1'-0"



HVAC KEY

- Existing Supply Trunk
- New Supply Trunk
- Supply Register

MECHANICAL NOTES

- No new heating capacity is required; project requires extending an existing trunk line that is framed in a first floor soffit to provide direct heating needs to north bedroom and new bathroom.
- Existing trunk ensconced within 1st floor soffit.
- Duct service to new north bedroom and new bath. Mechanical subcontractor to size duct service to provide 10" Wide by 4" supply to each new room.

CONTACT

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brad@meridiem.org
post.meridiem.org



1106 Darlene Drive
Santa Cruz, CA
95062

drawn:
b. angell

job #: 23PAI

date: 7/01/2025

1st Responses

8/12/2024

2nd Responses

7/01/2025

scale: as noted

mechanical and
plumbing plans

A8

EXHIBIT D

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C-35918

Bradley E. Angell

B. Angell

Licensed Architect

State of California

Exp. 3/31/2027

1106 Darlene Drive

Santa Cruz, CA

95062

drawn:

b. angell

job #: 23PAI

date: 7/01/2025

1st Responses

8/12/2024

2nd Responses

7/01/2025

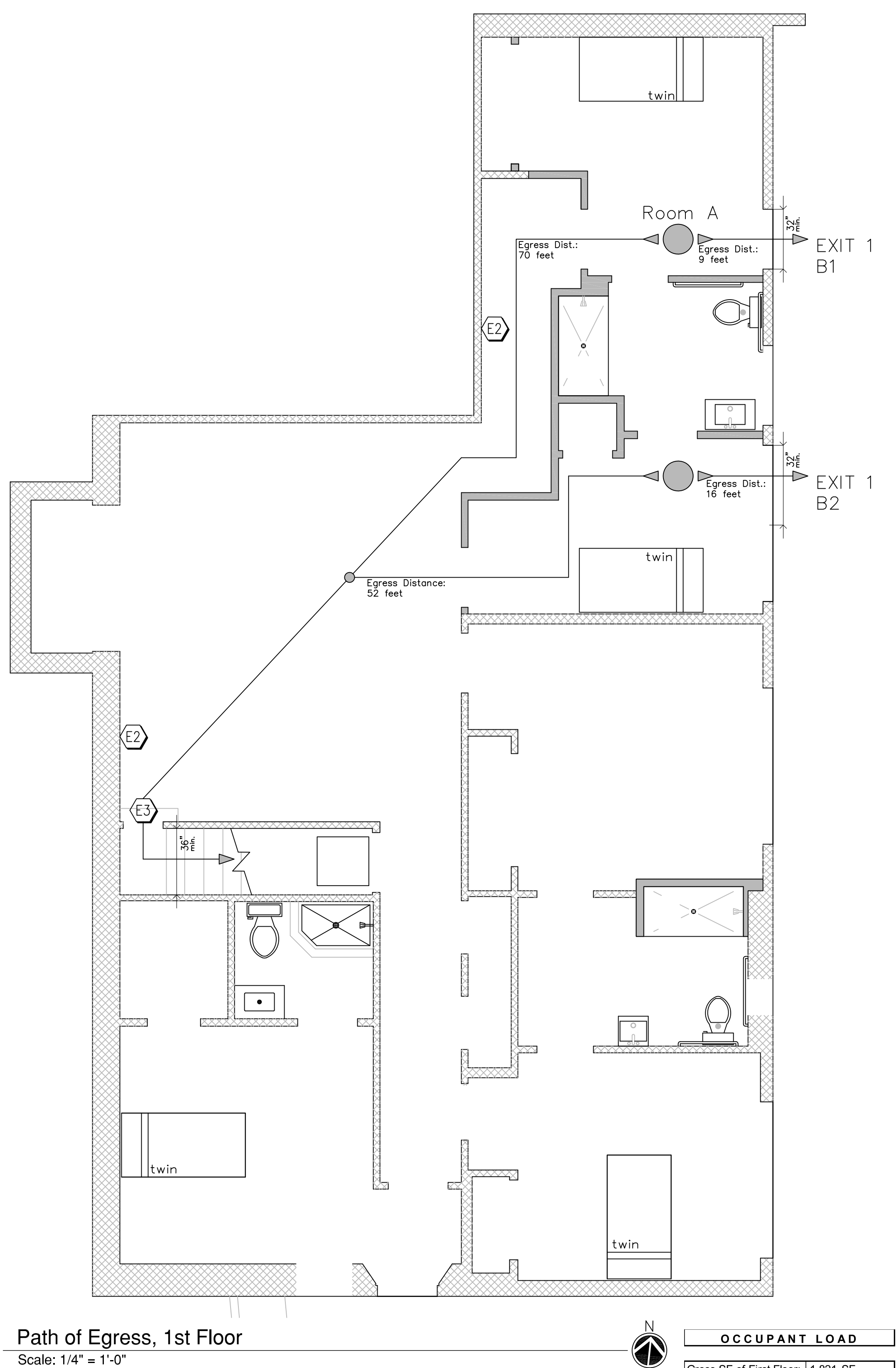
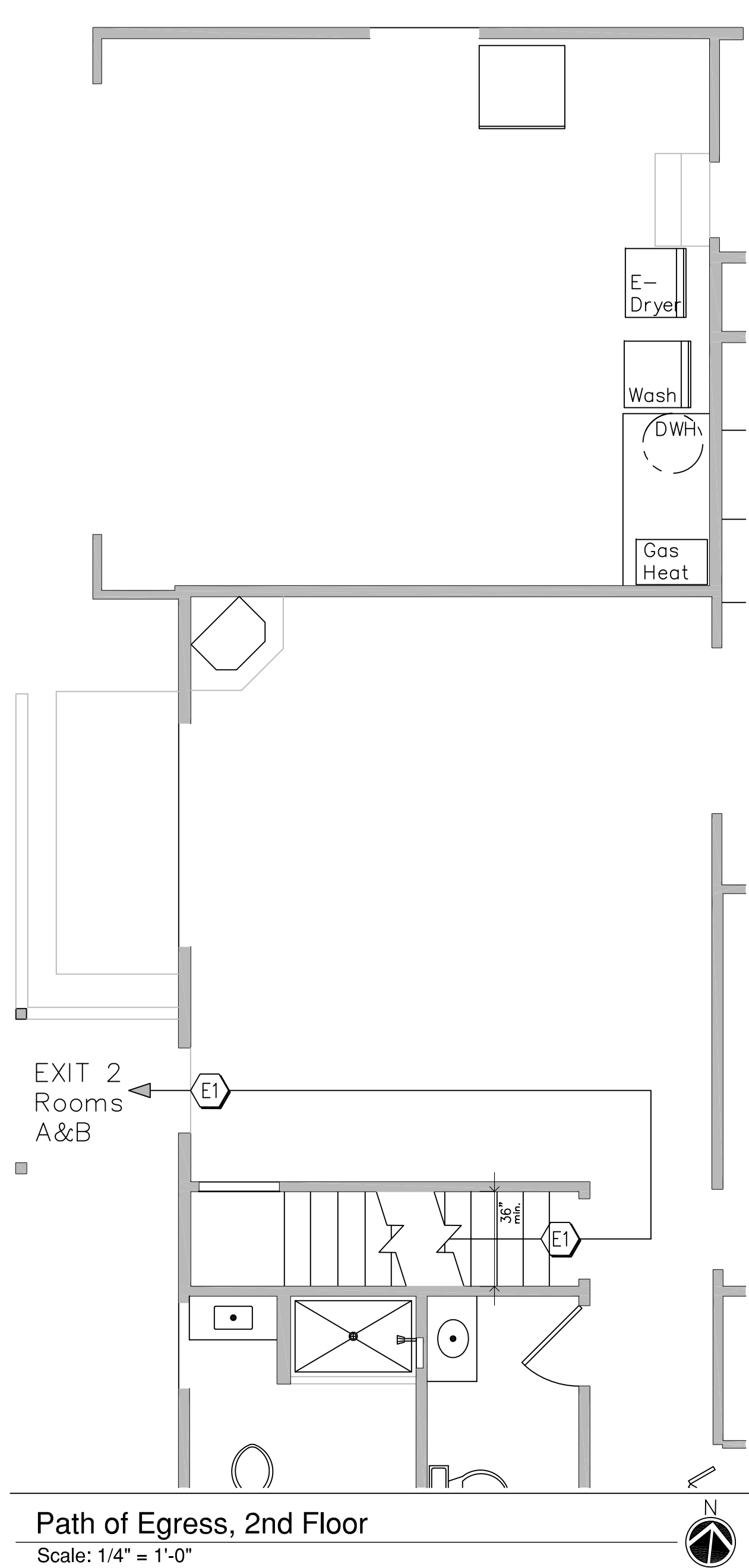
scale: as noted

R-4 occupancy

notes &

specifications

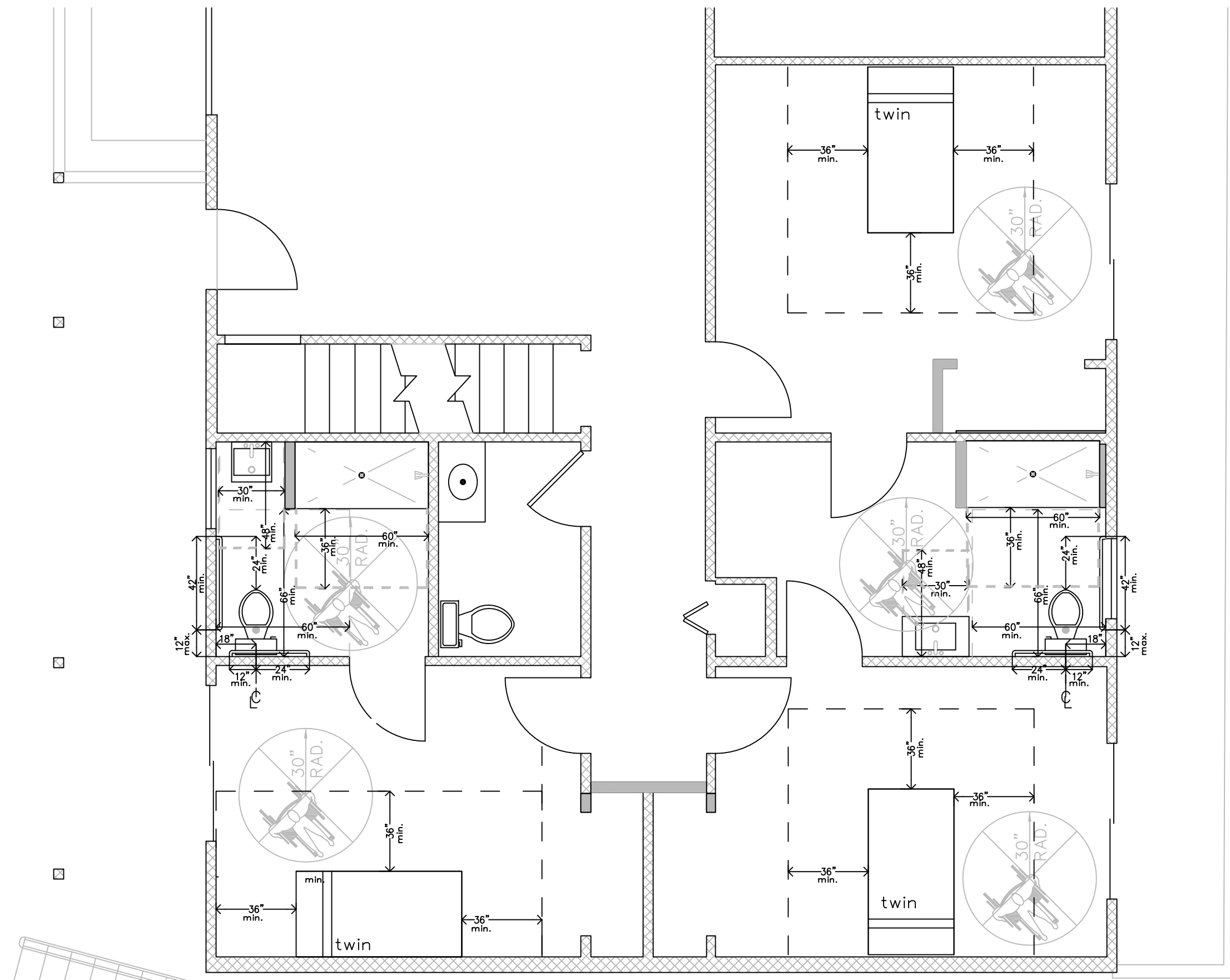
A9



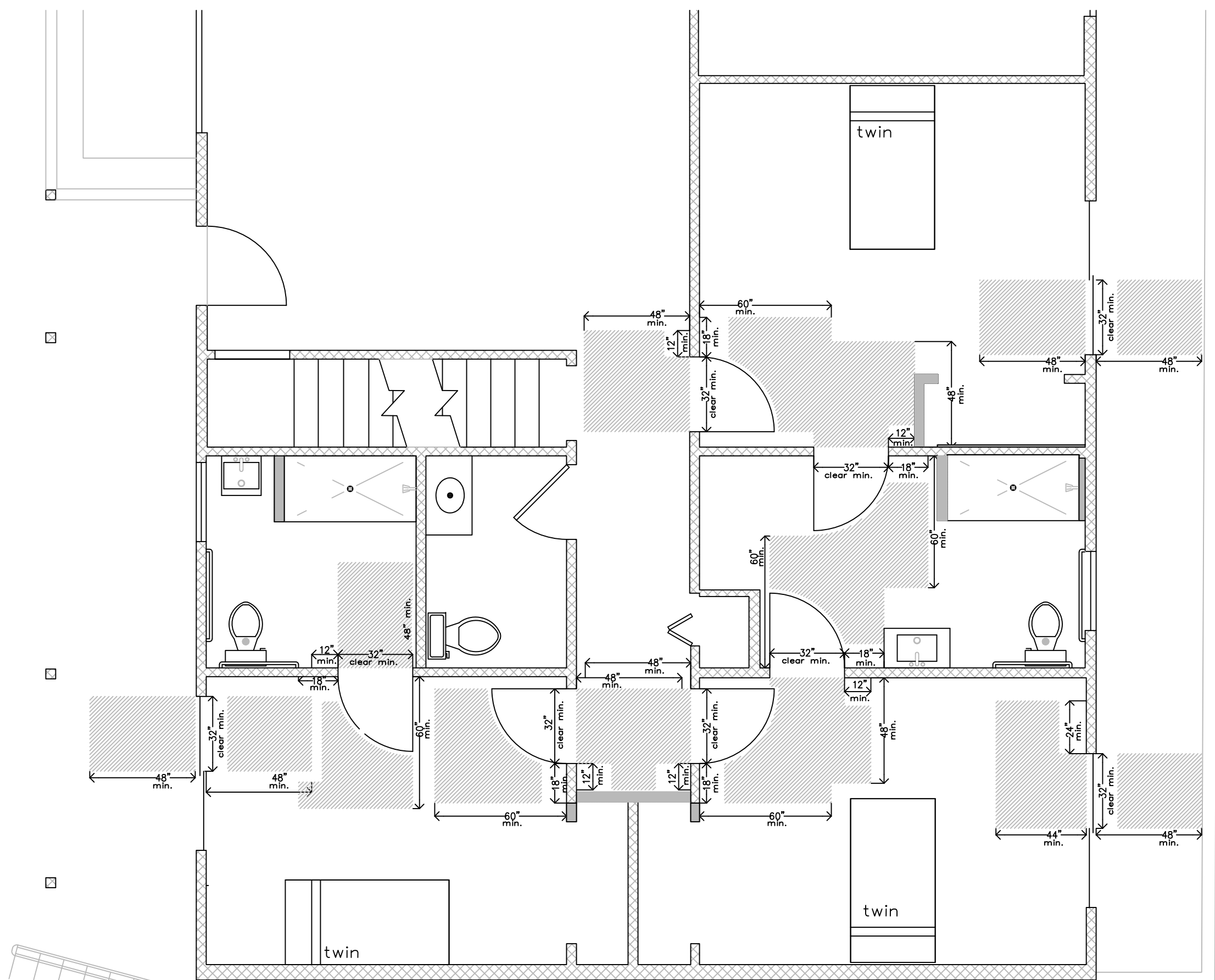
Group R-4 Occupancy Notes & Specifications

- Per CBC 435.3.3 & 435.3.4, all new residential rooms to be constructed of not less than one hour fire resistance rated construction.
- Per CBC 435.7.3, smoke alarms are required in all residential rooms; shown on SHEET A5 Electrical Plan.
- Per CBC 435.8, occupancies shall have a minimum of two exits that do not egress through adjoining dwelling units or intervening rooms.
- Per CBC 435.8.4, corridors are servicing an occupant load of 10 or less and shall not be less than 36" in width.
- Per CBC 1008.1, means of egress illumination serving rooms or spaces shall be illuminated at all times, except sleeping rooms.
- Per CBC 1008.3, 1008.3.1, and 1008.3.4, power supply for means of egress illumination shall be provided by the premises electrical supply; in the event of power supply failure in rooms or spaces that require two exits, emergency electrical system shall automatically illuminate aisles, corridors, and exit stairways. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator.
- Per CBC 1009.3.2, stairway clear minimum width between handrails is 36" as the residential facility is equipped throughout with an automatic sprinkler system.
- Per CBC 1010.1.1, provide a minimum clear opening width of 32 inches for each door opening in the path of egress. The clear opening width of doorways with swinging doors shall be measured between the face of the door and, the stop, with the door open 90 degrees.
- Per CBC 1010.1.1.1, projections into the required cleared opening width lower than 34 inches above the floor, or projections into the clear opening width between 34 inches and 80 inches above the floor, shall not exceed 4 inches.
- Per CBC 1010.1.4 & 1010.1.5, Provide a landing on each side of each door, at the same elevation on each side of the door. Landings shall be level; exterior landings are permitted to have a slope not to exceed a 2% slope. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Landings shall have a length measured in the direction of travel of not less than 44 inches.
- Per CBC 1010.1.6, thresholds at doorways shall not exceed 3/4 inch in height above the finished floor or landing for sliding doors serving dwelling units or 1/2 inch above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1/4 inch at doorways shall be beveled with a slope not greater than a 50% slope.
- Per CBC 1010.2, egress doors shall be readily openable from the egress side without the use of a key, special knowledge or effort.
- Per CBC 1013.1, as necessary, exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.

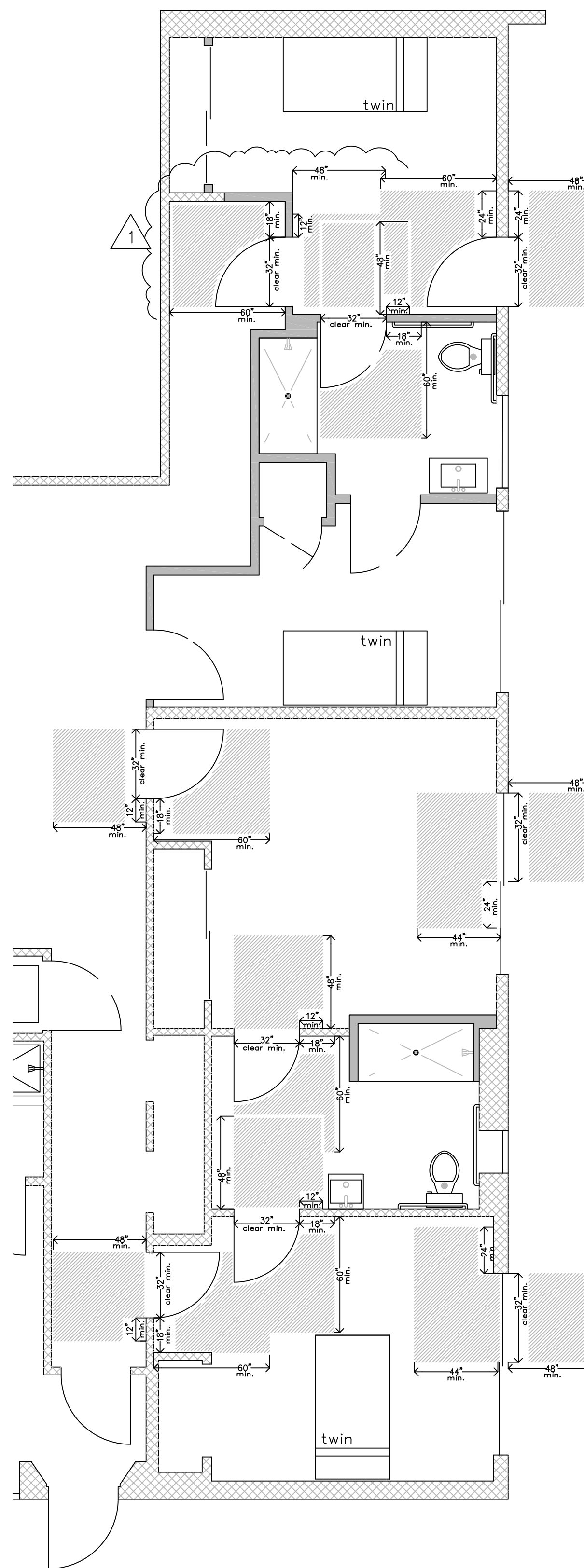
EXHIBIT D



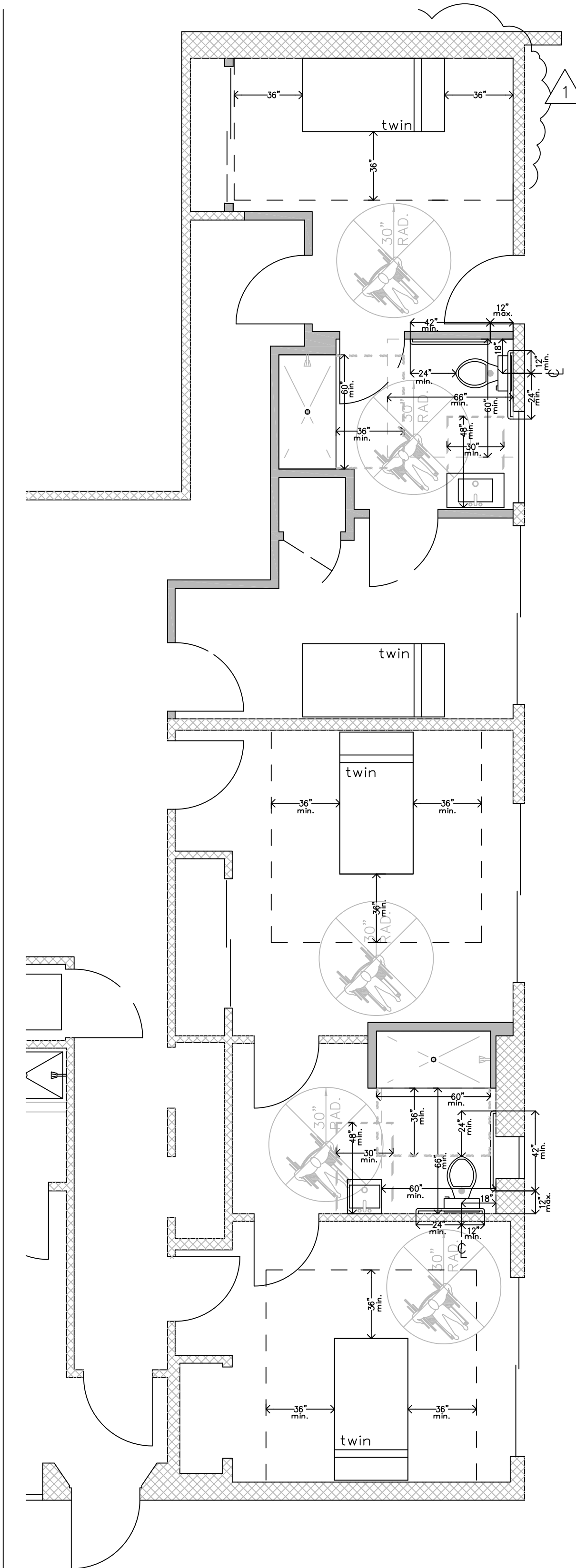
2nd Floor Plan: Bath & Bedroom Clearances
Scale: 1/4" = 1'-0"



2nd Floor Plan: Doorway Clearances
Scale: 1/4" = 1'-0"



1st Floor Plan: Doorway Clearances
Scale: 1/4" = 1'-0"



1st Floor Plan: Bath & Bedroom Clearances
Scale: 1/4" = 1'-0"

EXHIBIT D

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drawn:
b. angell

job #: 23PAI

date: 7/01/2025

1st Responses
8/12/2024
2nd Responses
7/01/2025

scale: as noted

ADA bath, bed &
doorway clearances

A10

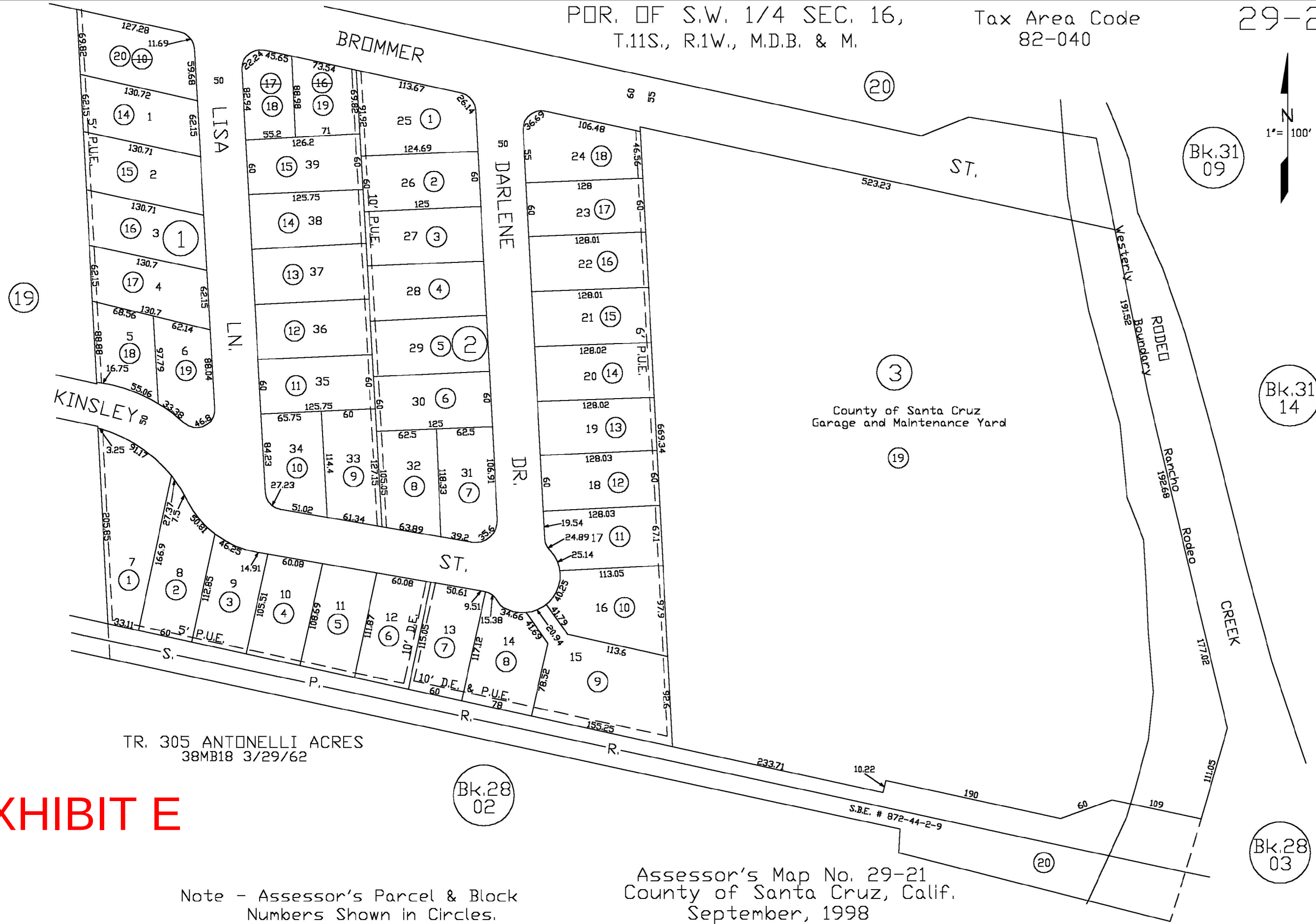
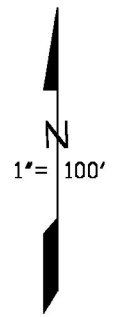
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Electronically Redrawn 9/3/98 r.w
Rev. 4/9/01 mvm (changed page refs.)

POR. OF S.W. 1/4 SEC. 16,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

29-21



TR. 305 ANTONELLI ACRES
38MB18 3/29/62

EXHIBIT E

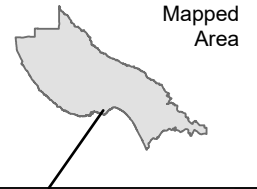
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 29-21
County of Santa Cruz, Calif.
September, 1998



Santa Cruz County Planning Department

Parcel Location Map

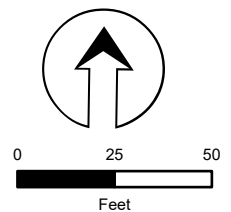


Parcel: 02921310

☐ Subject Parcel

EXHIBIT E

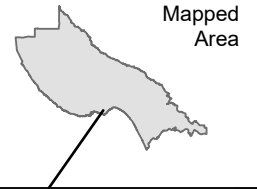
Map printed: 6 Oct. 2025





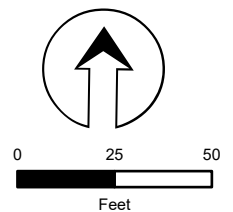
Santa Cruz County Planning Department

Parcel General Plan Map



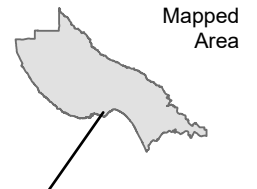
 Subject Parcel

EXHIBIT E



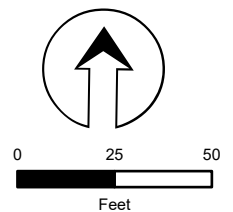


Parcel Zoning Map



 Subject Parcel

EXHIBIT E



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Santa Cruz
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Parcel Information

Parcel Size: 9,670.32 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Darlene Drive
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-Family Residential-6,000 square feet per dwelling)

Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

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: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site