



# Staff Report to the Zoning Administrator

Application Number: **251208**

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**Applicant:** Kel Marchbank  
**Owner:** Jeff & Kristen Terlizzi  
**APN:** 043-105-22  
**Site Address:** 437 Beach Drive, Aptos, CA 95003

**Agenda Date:** March 06, 2026  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to remodel an existing three-story single-family dwelling to include a 130 square-foot addition to the third story, a new 325 square-foot rear yard deck, and additional windows on the western side.

**Location:** Property is located on the northern side of Beach Drive (437 Beach Drive), approximately 0.6 miles southeast of the intersection of Beach Drive and Rio Del Mar Boulevard in Aptos.

**Permits Required:** Coastal Development Permit; Variance to increase the floor area from 2,077 square-feet to 2,207 square-feet, and reduce the required 20 foot front yard setback to five feet for the proposed addition.

**Supervisory District:** 2nd District (District Supervisor: Kimberly De Serpa)

## Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251208, based on the attached findings and conditions.

## Project Description & Setting

The subject property is approximately 3,267 square-feet in size and developed with a three-story single-family dwelling originally constructed in 1963. The applicant proposes to construct exterior improvements to the existing dwelling, including new windows on the western side, a 325 square-foot deck at the rear, and 130 square feet of addition to the existing third story.

The existing dwelling includes second and third story decks which were constructed in 1973 pursuant to variance application 4780-U; a variance was required because the dwelling is nonconforming to the front-yard setback. The applicant proposes enclosing a portion of the third-story deck to construct a 100-square-foot addition to the living room. The applicant also proposes removing a recessed window on the western side to add 30 square feet to the dining room area.

The proposed exterior improvements require approval of a Coastal Development Permit because

projects located within the appealable area of the Coastal Zone are not exempt or excluded pursuant to County Code 13.20.061 and 13.20.071. A Variance is also required to increase the Floor Area from 2,077 square feet to 2,207 square feet. As noted in the project description, this increases the floor area by 130 square feet overall.

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

The subject property is a 3,267 square foot lot, located in the R-1-8 (Single-Family Residential - 8,000 square-foot minimum) zone district, 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-UL (Urban Low Density Residential) General Plan designation.

### **Coastal Development Permit Compliance**

The subject property is located within the mapped Coastal Zone Appeal Jurisdiction, and the improvements are proposed to an existing single-family dwelling located on a beach. Santa Cruz County Code 13.20.061(B) requires a Coastal Development Permit for exterior improvements to single-family dwellings located on a beach and within a mapped scenic area.

Santa Cruz County Code 13.20.130 establishes design criteria for all development requiring a Coastal Development Permit. This section outlines standards related to visual compatibility, site disturbance, ridgeline and blufftop development, landscaping, and the protection of rural scenic resources.

As proposed, the exterior improvements would not alter the silhouette of the existing dwelling. This work results in enclosure of an existing outdoor deck area, resulting in an addition of 100 square feet to the living room. The applicant also proposes removing a recessed window on the western side to add 30 square feet to the dining room area. The bulk of the addition is located on the bluff side of the dwelling and therefore is not visible from the beach. Therefore, the proposed additions would minimize site disturbance and views from the beach, while maintaining visual compatibility with surrounding development. In addition, beach access is located across the road at Rio Del Mar Beach; therefore, the proposed improvements would not adversely impact scenic resources or public access to nearby beaches.

### **Geologic Hazards Ordinance Compliance**

Santa Cruz County Code (SCCC) 16.10 sets forth regulations and review procedures for development and construction activities within mapped geologic hazard areas and areas of special flood hazard. The project site is located within the mapped VE Flood Zone and, therefore, subject to the regulations in SCCC 16.10. To determine whether the project would be considered 'development' under SCCC 16.10, the project was evaluated for 'development' and 'substantial improvement'. If the proposed work exceeds the allowed thresholds for each evaluation, the structure is required to comply with the Geologic Hazards Ordinance which may require a permit amendment or project redesign.

Due to the parcel's location within the geologic hazard area adjacent to an actively eroding coastal bluff, a modification worksheet is required to evaluate whether 65% or more of the major structural components are proposed to be replaced. Structural modifications are evaluated based on four

major structural components (roof framing, exterior wall framing, floor framing, and foundation); each component is given a weighted value that was established by a policy adopted by the County Board of Supervisors. The proposed exterior improvements would result in approximately six percent (6%) modification of major structural components; therefore, it is not considered “development” and is exempt from the geologic hazards ordinance.

The Geologic Hazards Ordinance also requires a ‘Substantial Improvement’ evaluation for all proposed modifications to structures in mapped special flood hazard zone. County Code section 16.10.040 provides a definition of “substantial improvement”, which means any repair, reconstruction, rehabilitation, addition, alteration, or improvement to a structure, the cost of which equals or exceeds 50% of the market value of the structure is considered a substantial improvement.

If a proposed project results in a substantial improvement, as defined, it must be brought into compliance with the County’s flood damage protection regulations. To evaluate whether the structure would be considered substantially improved, a cost breakdown form was prepared by a licensed contractor. The total cost of the proposed improvements is approximately 33% of the market value of the property, less than 50% of the market value. Thus, the proposed project is not considered to be a substantial improvement under SCCC 16.10 and therefore not subject to additional Geological Hazard Ordinance regulations related to FEMA V-Zone Flood Standards.

The proposed exterior improvements would not constitute ‘reconstruction’ or result in ‘substantial improvement’ pursuant to County Code 16.10.040; therefore, the proposed project is not subject to additional Geologic Hazard Ordinance requirements. Additionally, the project is not proposing to add any additional bedrooms, therefore, the project would not increase the number of people exposed to geologic hazards affecting the project site.

#### Local Coastal Program Consistency

The proposed improvements to the existing single-family dwelling are 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 style. The proposed improvements would not result in any appreciable changes to height, lot coverage, or the overall bulk and mass of the dwelling. Although the project site is located between the shoreline and the first public road, it 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.

#### Variance Approval

Variance approvals are discretionary authorizations of exceptions to the zoning district site and development standards for a property. The existing single-family dwelling is nonconforming with respect to the current required 20-foot front yard setback and the maximum floor area ratio for the R-1-8 zone district. Although the proposed 130 square-foot addition would be constructed within the required 20-foot front-yard setback, the addition would align with the originally approved setback authorized by the prior variance. This variance, 4780-U, was approved November 23, 1973, and allowed the construction of two decks to an existing nonconforming single-family

dwelling, including a reduction of the front yard setback to allow the unenclosed second- and third-story decks to be constructed within five feet of the front property line. The second- and third-story decks were constructed pursuant to the variance approval.

The subject parcel is also nonconforming with respect to minimum lot size for the zone district. The R-1-8 zone district requires a minimum land area of 8,000 square feet per dwelling unit. The subject parcel contains 3,267 square feet. As defined by SCCC 13.10.700, "Site area, gross" means the total horizontal area included within the property lines of a site. Gross site area is used in calculations of floor area ratio and density for urban parcels.

For the purposes of calculating floor area ratio, pursuant to SCCC 13.10.510(E), the maximum allowable floor area (in square feet) is calculated by multiplying the maximum allowed FAR (percentage) by gross site area (square feet), excluding coastal bluffs, beaches and land seaward of the mean high tide line of Monterey Bay. Because the entire parcel is located on a beach or constitutes a coastal bluff and is also within the FEMA VE zone (wave run-up area), the site has no gross site area for purposes of calculating floor area ratio. An addition of 130 square feet would therefore increase the existing nonconformity related to floor area ratio, and a variance is required.

Notwithstanding the absence of gross site area, when evaluated relative to the existing lot size of 3,267 square feet, the site remains substantially below the required lot size, at approximately 40% of the required 8,000 square foot minimum. This existing site condition creates a special circumstance, which is a required finding for approval of a variance. Further, if the lot area were considered gross site area, the existing development on the site would have a Floor Area Ratio (FAR) of approximately 0.64 (64 percent) where 0.50 (50 percent) is allowed under the R-1-8 zone district standard. Similarly, the proposed 130 square foot addition would increase the floor area, resulting in a FAR of approximately 0.68 (68 percent), exceeding the allowed 50 percent FAR by 18 percent.

Because there is no gross site area associated with this site under the definition of "site area, gross," a reasonable approach - supported by the design review regulations and enumerated in SCCC 13.11 - would be to evaluate the appropriate FAR based on neighborhood compatibility, in addition to reviewing the developed square footage of surrounding dwellings. This would allow a relative comparison of the properties subject to similar circumstances, ensuring that the structural building area associated with this property and surrounding properties is compatible in size and massing.

When evaluated relative to the design review ordinance, the proposed addition may be determined to be compatible with surrounding dwellings and a variance to allow an additional 130 square feet would fit the character of surrounding development as other homes are of similar size, and would, thus, not be a grant of special privilege. The existing 2,077 square foot dwelling size and proposed 2,207 square footage dwelling size is consistent with the range of dwelling sizes in the surrounding area. Adjacent dwellings along Beach Drive range in size between approximately 1,400 square feet and 2,800 square feet.

Furthermore, the proposed addition would convert approximately 100 square feet of the existing third-story deck area into living room space. The converted area would align with the existing front and side walls of the structure and would not increase the building's footprint or exterior envelope. The proposal also includes removing a recessed window on the northwestern side, resulting in 30 square feet of additional dining room space. As proposed, the proposed improvements provide an

approximately 5.5 feet setback to the front property line. A setback variance is supported because the improvements are in line with the existing building setback line and do not further intrude into the front yard setback area.

Although the existing development is nonconforming, a variance to FAR can be supported because the parcel is nonconforming, which creates a special circumstance that would otherwise prevent the property owner from constructing minor additions. Furthermore, a variance would not result in a grant of special privilege given the size of the proposed dwelling relative to surrounding structures.

### **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 **251208**, 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](http://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: 251208  
Assessor Parcel Number: 043-105-22  
Project Location: 437 Beach Drive, Aptos, CA 95003

**Project Description: Proposal to remodel an existing three-story single-family dwelling to include a 130 square-foot addition to the third story, a new 325 square-foot rear yard deck, and additional windows on the western side. Requires a Coastal Development Permit, Variance to increase the floor area from 2,077 square feet to 2,207 square feet (approximately 68 percent FAR), and reduce the required 20-foot front yard to 5.5 feet to the proposed addition.**

**Person or Agency Proposing Project: Kel Marchbank**

**Contact Phone Number: (408) 639-0897**

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

Specify type: Class 1 - Existing Facilities (Section 15301)

**F. Reasons why the project is exempt:**

Exterior improvements to an existing single-family dwelling in an area designated for residential uses.

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

\_\_\_\_\_  
Michael Lam, Project Planner

Date: \_\_\_\_\_

## 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-1-8 (Single-Family Residential - 8,000 square-foot minimum), 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-UL (Urban Low 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 development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and although the development site is located on a beach, the proposed improvements will not increase the size or shape of the existing structure.

- (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 at Rio Del Mar Beach, across Beach Drive.

- (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 uses in the R-1-8 (Single-Family Residential - 8,000 square-foot minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the exterior improvements proposed are consistent with the pattern of development within the surrounding neighborhood.

- (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 exterior improvements will not interfere with public access

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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 single-family dwelling 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-1-8 (Single-Family Residential - 8,000 square-foot minimum) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district, with the exception of Floor Area and front setback standards, for which a Variance can be supported.

- (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 proposed residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low 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 to an existing single-family dwelling will

not add any additional residential units to the existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase beyond the existing 1 peak trip per day (1 peak trip per dwelling unit). The proposed improvements 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 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, in 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 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 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 type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

## Variance Findings

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

This finding can be made, in that the subject parcel is nonconforming with respect to minimum lot size for the zone district. The R-1-8 zone district requires a minimum land area of 8,000 square feet per dwelling unit. The subject parcel contains 3,267 square feet, which is approximately 40% of the minimum lot size required by the zone district. This creates a special circumstance, as the development standards of the R-1-8 zone district are more restrictive than those of a zone district which most closely aligns with the subject parcel.

The proposed addition would convert approximately 100 square feet of the existing third-story deck area into living room space. The converted area would align with the existing front and side walls of the structure and would not increase the building's footprint or exterior envelope. The proposal also includes removing a recessed window on the northwestern side, resulting in 30 square feet of additional dining room space. Notwithstanding, the proposed improvements would be located within the required 20-foot front yard, approximately 5.5 feet from the property line. A setback variance is supported because the improvements are in line with the existing building setback line and do not further intrude into the front yard setback area.

Relative to existing lot size, rather than gross lot size, the existing development is nonconforming with respect to the Floor Area Ratio; the site has a Floor Area Ratio (FAR) of approximately 0.64 (64 percent) where 0.50 (50 percent) is allowed when calculated relative to the R-1-8 zone district standard. The proposed 130 square foot addition would increase the floor area, resulting in a FAR of approximately 0.68 (68 percent), exceeding the allowed 50 percent FAR by 18 percent. When evaluated relative to the design review ordinance, the proposed addition is compatible with surrounding dwelling sizes and a variance to allow an additional 130 square feet fits the character of surrounding development and would, thus, not be a grant of special privilege. Although the existing development is nonconforming, a variance to FAR can be supported because the parcel is nonconforming, which creates a special circumstance that would otherwise prevent the property owner from constructing minor additions.

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

This finding can be made, in that single-family dwellings are a principally permitted use within the R-1-8 zone district. Authorizing exceptions to the site standards to allow for minor improvements to be constructed is in harmony with the general intent of the residential zoning objectives. Enclosing existing outdoor areas for the purpose of creating additional living room space would not be materially detrimental to properties or improvements in the vicinity.

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

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This finding can be made, in that the approval of a variance is a discretionary process available to all residentially zoned parcels, provided the findings can be made. Many properties along Beach Drive contend with similar size constraints and are subject to the same zoning district development standards. The existing second- and third- story decks were constructed with the benefit of a Variance approval. Granting of a variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity.

## Conditions of Approval

Exhibit D: Project plans, prepared by DeMattei Construction, dated 10/13/2025.

- I. This permit authorizes the construction of exterior improvements including new windows, a 325 square-foot deck at the rear, and a 130-square-foot addition to the third story as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
    3. 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.
  - F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
  - G. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource

or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

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

#### V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation

or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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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

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

PROJECT INFORMATION

**INTERIOR DESIGNER:**  
**REATH DESIGN**  
 1691 BEVERLY BLVD  
 LOS ANGELES, CA 90026  
 T: 323.426.9955

**CONTRACTOR:**  
**De MATTEI CONSTRUCTION**  
 1794 THE ALAMEDA  
 SAN JOSE, CA 95126  
 T: 408.350.4200  
 LICENSE #: B-478455

**SCOPE OF WORK:**  
 INTERIOR REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE WITH A PROPOSED 130 SQ.FT. TOTAL ADDITION AND NEW DECK INTO THE REAR YARD AT THE UPPER LEVEL FLOOR.

**PROJECT ADDRESS:**  
 437 BEACH DRIVE  
 APTOS, CA 95003

**OWNERS:**  
 JEFF & KRISTEN TERLIZZI  
 15551 TOYON DR  
 LOS GATOS, CA 95030  
 T: 516.658.8020  
 TERLIZZI@ICLOUD.COM

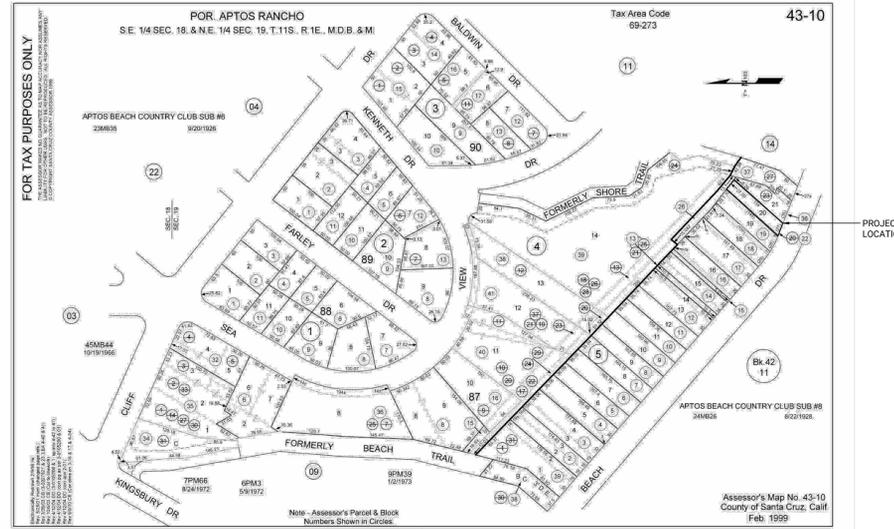
**PROJECT SUMMARY:**  
 SQFT: 2,077    STORIES: 3-STORY

**PROJECT DATA:**

APN	04310522
ZONING	R-1-8
OCCUPANCY TYPE	R-3
BUILDING TYPE	V-B(NON-SPRINKLERED)
LOT AREA	3,267SF
FLOOR AREA (3 STORIES):	
MAX ALLOWABLE FAR (50%)	1,638SF
(E) FLOOR AREA	2,077SF
(E) FAR	64%
(N) ADDITIONS	130SF
(N) FLOOR AREA	2,207SF
(N) FAR	68%
LAND COVERED BY STRUCTURES:	1,117 SQFT
LANDSCAPING:	1,850 SQFT
PAVED SURFACES:	300 SQFT
PARKING SPACES:	2-COV., 1-UNCOV.

ALL EXISTING GRADE TO REMAIN

PARCEL MAP

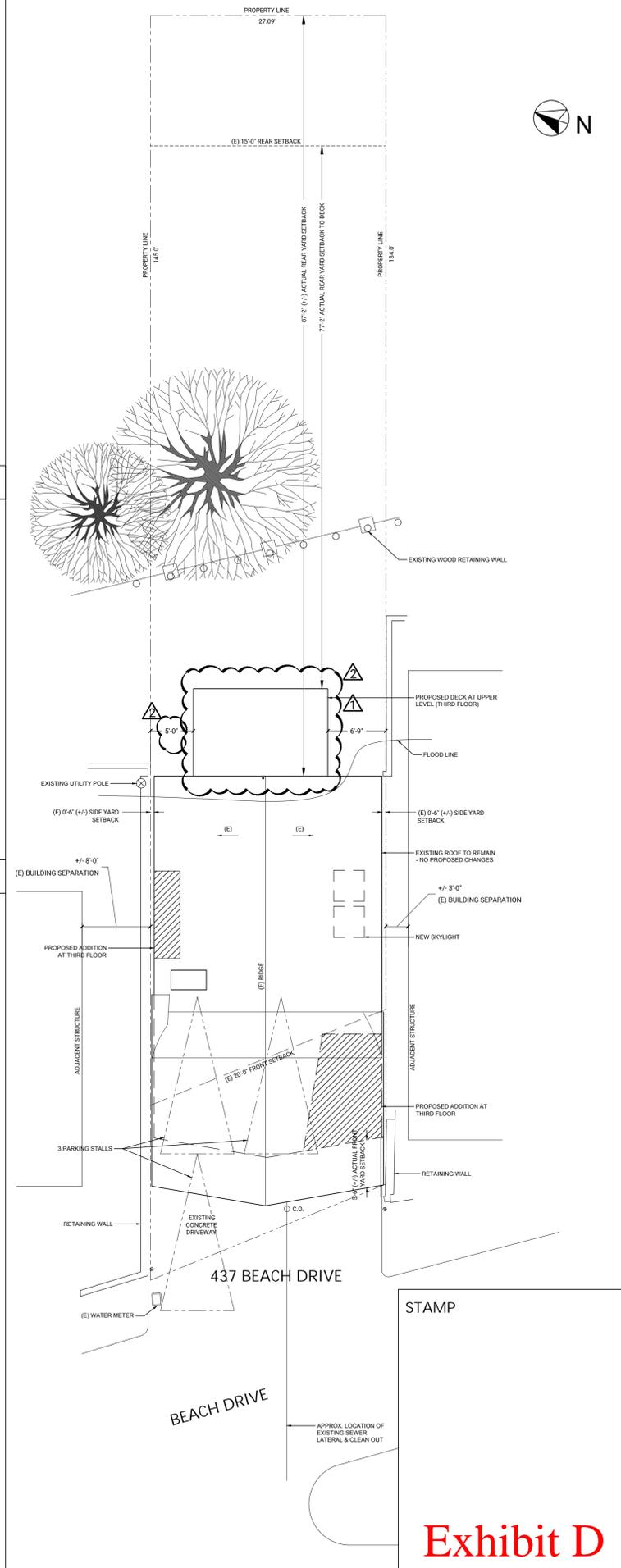


VICINITY MAP



SITE/ROOF PLAN

SCALE: 1/8" = 1'-0"



DRAWING INDEX

A0.01	COVER SHEET
A0.02	GENERAL NOTES
A2.01-A2.02	DEMOLITION PLANS
A3.01-A3.02	PROPOSED PLANS
A3.03-A3.04	EXISTING EXTERIOR ELEVATIONS
A3.05-A3.06	PROPOSED EXTERIOR ELEVATIONS
A3.07	EXTERIOR COLORS & MATERIALS
A4.01-A4.02	REFLECTED CEILING PLANS
A5.01-5.02	ROOF PLANS

ABBREVIATIONS

A.C.	AIR CONDITIONING	INT.	INTERIOR
ADJ.	ADJACENT	MAX.	MAXIMUM
ADD'L	ADDITIONAL	M.B.	MACHINE BOLT
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
A.H.	AIR HANDLER	MIN.	MINIMUM
ALT.	ALTERNATING	MTL.	METAL
ALUM.	ALUMINUM	(N)	NEW
BD.	BOARD	N/A	NOT APPLICABLE
BLD'G	BUILDING	N.I.C	NOT IN CONTRACT
BLK'G	BLOCKING CALCS.	N.T.S.	NOT TO SCALE.
CALCS.	CALCULATIONS	O.C.	ON CENTER
CL.	CENTERLINE	PNT.	PAINT
CLG.	CEILING	P.T.	PRESSURE TREATED
CONC.	CONCRETE	REQ'D	REFERENCE REQUIRED
CONT.	CONTINUOUS	RM.	ROOM
CORP.	CORRUGATED	S.S.	STAINLESS STEEL
CNTR.	CENTER	SIM.	SIMILAR
DET.	DETAIL	STL.	STEEL
DIA.	DIAMETER	STLS.	STAINLESS
DIM.	DIMENSION	STRUCT.	STRUCTURE(AL)
DWGS.	DRAWINGS	STOR.	STORAGE
(E)	EXISTING	SUSP.	SUSPENDED
EA.	EACH	T.B.D.	TO BE DETERMINED
ELEC.	ELECTRICAL	THK.	THICK
EQ.	EQUAL	T.O.W.	TOP OF WALL
EX.	EXISTING	TYP.	TYPICAL
EXPAND.	EXPANDED	U.N.O.	UNLESS NOTED OTHERWISE
EXT.	EXTERIOR	V.I.F.	VERIFY IN FIELD
F.C.	FINISH CEILING	V.S.	VENT SHAFT
F.F.	FINISH FLOOR	W/	WITH
FLR.	FLOOR	W.C.	WATER CLOSET
F.S.	FINISH SURFACE	WD.	WOOD
GA.	GAUGE	W.H.	WATER HEATER
GALV.	GALVANIZED	W.P.	WATERPROOFING MEMBRANE
G.L.	GRID LINE		
GYP. BD.	GYPSUM BOARD		
HT.	HEIGHT		
H.V.A.C.	HEATING / VENTILATION / AIR CONDITIONING		

DRAWING SYMBOLS AND LEGENDS

<b>SYMBOL LEGEND</b>	<b>WALL LEGEND</b>	<b>RECESSED DOWNLIGHT</b>
REVISION TAG AND BUBBLE	EXISTING WALL	RECESSED WET-RATED DOWNLIGHT
INTERIOR ELEVATION SECTION TAG	NEW WALL	
MATCH LINE	DEMO	UNDER CABINET LIGHTING
WINDOW SYMBOL (SEE SCHEDULE)	<b>SWITCHES</b>	TRACK LIGHTING
DOOR SYMBOL (SEE SCHEDULE)	SWITCH	LIGHT STRIP
ELEVATION SYMBOL	THREE-WAY SWITCH	RECESSED PUCK LIGHT
DETAIL SECTION SYMBOL	FOUR-WAY SWITCH	BOOKCASE / WALL MOUNTED ART LIGHT
DETAIL SYMBOL	DIMMER SWITCH	VENTILATION FAN
SECTION SYMBOL	DOOR SWITCH	VENTILATION FAN/LIGHT COMBO
OBJECTS TO ALIGN	<b>OUTLETS</b>	CEILING FAN
CUT LINE		<b>ACCESSORIES</b>
INTERIOR ELEVATION MARKER	EXISTING DUPLEX RECEPTACLE	TELEPHONE JACK
CENTER LINE	GFCI RECEPTACLE	CABLE JACK
ELEVATION DATUM		SPEAKER
	APPLIANCE RECEPTACLE (SEE SCHEDULE)	GARAGE DOOR OPENER
		DOORBELL
	FLOOR RECEPTACLE	SMOKE ALARM SYSTEM
	QUAD FLOOR RECEPTACLE	CARBON MONOXIDE ALARM SYSTEM
	<b>LIGHTING</b>	REMOTE DRAPERY CONTROLS
	CEILING MOUNTED EXTERIOR FIXTURE	THERMOSTAT
	CEILING MOUNTED FIXTURE	MAIN BREAKER PANEL
	WALL MOUNTED FIXTURE	GAS HOOKUP
	WALL MOUNTED EXTERIOR FIXTURE	
	CEILING MOUNTED FIXTURE TO BE REMOVED AND PATCH	
	WALL MOUNTED FIXTURE TO BE REMOVED AND PATCHED	
	RECESSED WALL WASHER DOWNLIGHT	
	EXISTING RECESSED WALL WASHER DOWNLIGHT	
	FLUORESCENT/UTILITY FIXTURE	

**REATH**

**TERLIZZI**  
 437 BEACH DRIVE  
 APTOS, CALIFORNIA 95003

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION
2	10/13/25	REVISION

DRAWING:  
**COVER SHEET**

SHEET NO.  
**A0.01**

THESE DRAWINGS ARE FOR INTERIOR DESIGN PURPOSES ONLY. THEY ARE NOT INTENDED FOR CONSTRUCTION. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

**Exhibit D**

# GENERAL NOTES

## ARCHITECTURAL

**WALL AND FLOOR FLASHING:** ALL FLASHING AT WALLS, FLOORS, AND ROOF JUNCTURES TO VERTICAL SURFACES SHALL BE 26 GA. G.I. UNLESS NOTED OTHERWISE ON PLANS. FORM FABRICATE AND INSTALL FLASHING AS SHOWN ON DETAILS. SET ALL FLASHING IN PLASTIC CEMENT AND SET JOINTS IN BUTYL MASTIC. FLASHING SECTIONS SHALL HAVE AN END LAP OF 4" MIN.

**DOORS:** ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL FRENCH DOORS SHALL BE PAINT GRADE WOOD WITH TEMPERED, DOUBLE GLASS PANELS ARRANGED AS SHOWN ON PLANS AND DOOR SCHEDULE.

**WINDOWS:** ALL WINDOWS SHALL BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS AND AAMA STANDARDS. ALL WINDOWS ARE TO BE WOOD OR VINYL FRAMED, DOUBLE GLAZED WITH PANES AS SHOWN ON PLANS AND WINDOW SCHEDULE AND A MAXIMUM U-VALUE AS SET FORTH IN THE T-24 ENERGY CALCULATIONS.

**GLAZING:** ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND THE CALIFORNIA RESIDENTIAL CODE. GLAZING IN HAZARDOUS LOCATIONS SHALL BE FULLY TEMPERED GLASS, TESTED AND PERMANENTLY LABELED BY THE MANUFACTURER AS SAFETY GLAZING PER CRC REQUIREMENTS.

**BATH COUNTER TOPS:** ALL BATH COUNTERTOPS AND SPLASHES SHALL BE CERAMIC TILE AS SELECTED BY OWNER UNLESS NOTED OTHERWISE ON THE PLANS. USE GRANITE OR MARBLE TILES OR SLAB WHERE NOTED ON PLANS AND INTERIOR ELEVATIONS.

**WEATHER BARRIER:** ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED WITH AN UNDERLAYMENT OF (2) LAYERS GRADE "D" BUILDING PAPER OVER PLYWOOD WALL SHEATHING. UNDERLAYMENT SHALL BE APPLIED SINGLE FASHION WITH MIN. 2" LAP AT HORIZONTAL JOINTS AND MIN. 6" LAP AT VERTICAL JOINTS. UNDERLAYMENT SHALL BE FREE OF HOLES AND BREAKS OTHER THAN THOSE FROM NAILING TO PLYWOOD SHEATHING OR WALL STUDS.

**INSULATION:** FIBERGLASS BATT INSULATION SHALL BE INSTALLED ACCORDING TO THE T-24 REPORT. SEE T-24 REPORT FOR INSULATION VALUES.

**CAULKING:** ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILING AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND SEALED.

**TUBS & SHOWERS:** SHOWERS SHALL BE A MIN. SIZE OF 1024 SQ.IN AND ACCOMMODATE AT 30" CIRCLE. BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTIOUS BACKER UNITS. GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN. HEIGHT OF 72" ABOVE THE FLOOR. SHOWER WALLS SHALL BE FINISHED WITH CERAMIC TILE OF OTHER SMOOTH, HARD NON-ABSORBENT COVERING. ALL TUB AND SHOWER GLAZING SHALL BE MADE OF SHATTER-RESISTANT TEMPERED GLASS. SWING DOORS SHALL OPEN OUTWARD WITH A MIN. OPENING CLEARANCE OF 22".

**PRE-FABRICATED FIREPLACES:** PRE-FABRICATED METAL FIREPLACES SHALL BE INSTALLED WITH INSULATED CHIMNEY FLUE. SPARK ARRESTOR AND ACCESSORIES ACCORDING TO MANUFACTURERS SPECIFICATIONS. FIREPLACE OPENING SHALL BE EQUIPPED WITH A TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR. FIREPLACE SHALL HAVE A FLUE DAMPER AND AN OUTSIDE AIR INTAKE WITH DAMPER. ONLY GAS APPLIANCE FIREPLACES ARE TO BE USED.

**MECHANICAL ROOM DOORS:** ACCESS DOORS OF THE MECHANICAL ROOM SHALL BE SOLID CORE WITH MINIMUM 100 SQ. IN. LOUVERED VENT AT TOP OF DOORS AND MINIMUM 100 SQ. IN. LOUVERED VENT AT BOTTOM OF DOORS.

**GYPSUM WALLBOARD:** ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS:  
1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED  
NAIL OR 4d "DRYWITE" NAIL AT 7" O.C.  
5/8" TYPE "X" WALLBOARD 6d "COOLER" NAILS AT 7" O.C.

**ROOF VENTILATION:** THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE OR 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

- IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
- AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EA VE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT, NON-COMBUSTIBLE. METAL MESH WITH MESH OPENINGS OF AT LEAST 1/16" AND A MAXIMUM OF 1/8" DIMENSION. VENTS SHALL BE LOCATED SO AS TO PROVIDE CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE AND SHALL PROTECT AGAINST THE ENTRANCE OF RAIN AND SNOW.

**STAIR HANDRAILS:** EVERY STAIRWAY OF 4 OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL AND EVERY OPEN SIDE OF A STAIRWAY SHALL HAVE A GUARDRAIL. HANDRAILS MOUNTED ON A WALL SHALL HAVE A MIN. 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL. THE HANDGRIP PORTION OF HANDRAILS SHALL BE BETWEEN 1-1/4" AND 2" CROSS SECTION DIMENSION AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ALL HANDRAILS ARE TO BE PLACED 34" AND 38" ABOVE TREAD NOSING AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

**GUARDRAILS:** GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO THE APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO ONE SQUARE FOOT, INCLUDING OPENING AND SPACE BETWEEN RAILS. OPEN GUARDRAIL AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS, BALUSTERS, PICKETS, ETC., ARRANGED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH THE OPENINGS.

## ARCHITECTURAL (CONT.)

**SKYLIGHTS:** ALL SKYLIGHTS ARE TO BE PRE-MANUFACTURED, ANODIZED ALUMINUM FRAMES MOUNTED ON WOOD CURBS OR DIRECTLY TO ROOF DECK. FRAME COLOR IS TO MATCH OR BE SIMILAR TO THE ROOF COLOR. CURB HEIGHT ABOVE THE ADJACENT ROOF SURFACE IS TO BE 4" MINIMUM. SKYLIGHT UNITS SHALL MEET TITLE 24 REQUIREMENTS. SKYLIGHTS WITH INSTALLED GLAZING 12" ABOVE THE WALKING SURFACE SHALL BE CONSTRUCTED OF LAMINATED GLASS WITH A POLYVINY. BUTYRAL INTERLAYER AND A MINIMUM THICKNESS OF 0.030 INCHES (.76 mm)

**EXTERIOR PLASTER LATH:** EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYMENT WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYMENT SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.

**EXTERIOR PLASTER:** EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.

**APPLIANCES:** THE CONTRACTOR SHALL PROVIDE RESIDENTIAL EQUIPMENT WHICH IS U.L. LABELED. PROVIDE, TO THE OWNER, ALL MANUFACTURER'S STANDARD WRITTEN WARRANTIES, OWNER'S MANUALS, AND STANDARD ACCESSORIES. CONTRACTOR SHALL INSTALL THE APPLIANCES WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY ALL CODES AND LISTINGS. APPLIANCE TYPES, STYLES, COLORS, ETC., SHALL BE SELECTED BY OWNER.

**EMERGENCY EGRESS ESCAPE AND RESCUE WINDOWS:** BASEMENTS OF DWELLING UNITS AND EVERY BEDROOM BELOW THE 4TH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE AND RESCUE DIRECTLY TO EXTERIOR. THE UNITS SHALL BE OPERABLE TO PROVIDE FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS AND HAVE A NET CLEAR OPENING OF NO LESS THAN 5.7 SQUARE FEET, THE NET CLEAR OPENING HEIGHT SHALL BE A MINIMUM OF 24" AND THE WIDTH SHALL BE A MINIMUM OF 20" WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER WHERE SUCH OPENING ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. WHERE SUCH WINDOW OPENINGS DO NOT COMPLY, WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS THAT COMPLY WITH ASTM F 2090, SHALL BE PROVIDED.

**STREET ADDRESS:** NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.

**SPARK ARRESTORS:** SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACES.

**GARAGE:** 1-HR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6. 20 MINUTE, 1-3/4" SOLID WOOD FIRE RATED DOOR WITH SELF CLOSING AND SELF LATCHING DEVICES PER CRC SECTION R302.5

**DIMENSIONS:** ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

## ELECTRICAL

**CODES:** ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS.

**LISTINGS:** ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

**RECESSED FIXTURES:** PROVIDE RECESSED FIXTURE CLEARANCE PER CODE. RECESSED FIXTURES IN INSULATED CEILINGS SHALL BE "IC" APPROVED FIXTURES.

**DRYER LOADS:** CLOTHES DRYER LOADS SHALL BE DETERMINED ON A LOAD OF 5000 WATTS PER APPLIANCE OR BY NAMEPLATE RATING.

**ELECTRICAL BOXES:** ELECTRIC SWITCH AND OUTLET BOXES ON EXTERIOR WALLS SHALL HAVE RUBBER GASKETS FOR MEDIUM INFILTRATION CONTROL.

**KITCHEN AND BATH FIXTURES:** ALL GENERAL LIGHTING FIXTURES AND BULBS IN KITCHEN AND BATH AREAS SHALL HAVE AN EFFICACY RATING OF 40 LUMENS PER WATT OR GREATER. FLUORESCENT FIXTURES WITH PLUG-IN (NOT SCREW-IN) FLUORESCENT LAMPS SHALL BE USED.

**CLOSET LIGHTS:** LIGHT FIXTURES IN CLOSETS/WARDROBES SHALL HAVE A MIN. 18" HORIZONTAL CLEARANCE TO SHELVES.

**TUB/SHOWER LIGHTS:** LIGHT FIXTURES MOUNTED WITHIN 5' OF A SPA/TUB SHALL BE MOUNTED AT LEAST 76" ABOVE THE MAXIMUM WATER LEVEL OF THE SPA/TUB AND SHALL BE GFCI PROTECTED.

**DRYER/COOKING UNIT OUTLETS:** CLOTHES DRYERS AND COOKING UNITS SHALL HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET.

**OUTDOOR OUTLETS:** PROVIDE OUTSIDE RECEPCTACLES AT THE FRONT AND REAR OF THE HOME WITHIN 6'-6" OF GRADE WHICH ARE WATERPROOF AND GFCI PROTECTED. SEE PLAN FOR LOCATIONS.

**KITCHEN BRANCH CIRCUITS:** SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS. PROVIDE (2) SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS. THESE OUTLETS CANNOT SERVE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES. ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS (INCLUDING REFRIGERATOR).

**BATHROOM OUTLET CIRCUITS:** REQUIRED BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WHICH CANNOT SERVE ANY OTHER RECEPCTACLES, LIGHTS, FANS, ETC.

**TAMPER-RESISTANT RECEPCTACLES IN DWELLING UNITS:** ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPCTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPCTACLES. DWELLING UNITS, INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS TO DWELLING UNITS, AND COMMON AREAS OF MULTIFAMILY DWELLINGS. CEC 406.12

**ARC-FAULT (AFCI) AND GROUND FAULT (GFCI) OUTLETS:** ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION MUST BE PROVIDED IN ACCORDANCE WITH CEC 210.12(A), (B) AND (C). AFCI DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATIONS: (A) WHERE REQUIRED. ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, CABINETRY OR BEING DEDICATED TO APPLIANCES DOES NOT EXEMPT REQUIREMENT. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS; COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.

## MECHANICAL

**CODES:** ALL HVAC EQUIPMENT, DUCT WORK AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CURRENT MECHANICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND MANUFACTURER'S SPECIFICATIONS. ALL PLUMBING WORK SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE.

**LISTINGS:** ALL HVAC EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

**EXHAUST FANS:** ALL INTERIOR EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR OR MORE. EXHAUST FANS AND FAN SYSTEMS SHALL HAVE BACK-DRAFT DAMPER CONTROLS.

**1 HOUR WALLS:** HVAC DUCTS PENETRATING ONE HOUR WALLS (GARAGE/HOUSE WALL) SHALL BE MINIMUM 26 GAUGE GALVANIZED STEEL. 1 HOUR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6.

**GAS PIPING:** GAS PIPING SHALL NOT BE IMBEDDED IN OR BELOW CONCRETE SLABS

**SEWER PIPING:** PLASTIC OR PVC SEWER LINE SHALL BE PLACED WITH MIN. 6" OF SAND BASE AND COVER.

**FORCED AIR UNIT:** FORCED AIR UNIT(S) SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND THOSE OF THE STRUCTURAL ENGINEER WHEN INSTALLED IN AN ATTIC SPACE.

**GAS APPLIANCES:** ALL GAS APPLIANCES AND EQUIPMENT SHALL HAVE INTERMITTENT IGNITION DEVICES WITH NO CONTINUOUS BURNING PILOTS, ALL APPLIANCES SHALL COMPLY WITH THE CURRENT CALIFORNIA MECHANICAL CODE.

**WATER HEATERS:** WATER HEATERS SHALL BE INSULATED WITH EXTERNAL BLANKETS OF R-12 OF GREATER. INSULATE HOT WATER INLET AND OUTLET PIPES (FIRST FIVE FEET IN UNCONDITIONED SPACES) WITH EXTERNAL WRAPPING OF R-4 OR GREATER. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF ITS VERTICAL DIMENSIONS; AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. WATER HEATERS LOCATED IN NON-LIVING SPACES SHALL BE INSTALLED ON A PLATFORM SUCH THAT BURNERS-AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN EIGHTEEN INCHES ABOVE THE FINISHED FLOOR.

**TANKLESS WATER HEATERS:** TANKLESS WATER HEATER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. PROVIDE A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE WITH 120 VOLT, 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT WITHIN 3' OF THE APPLIANCE WITH NO OBSTRUCTIONS. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED AS "SPARE" AND BE ELECTRICALLY ISOLATED. A SINGLE POLE CIRCUIT BREAKER SHALL BE PROVIDED AT THE PANEL AND BE LABELED "FUTURE 240V USE".

**DRYER VENT:** CLOTHES DRYERS SHALL VENT TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MAXIMUM 14' IN LENGTH WITH TWO FEET REDUCTION FOR EACH 90 DEGREE ELBOW OVER TWO.

**PLUMBING VENTS:** ALL PLUMBING VENTS SHALL BE MINIMUM 10 FEET FROM OPERABLE SKYLIGHTS.

**THERMOSTATS:** ONLY "SETBACK" THERMOSTATS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION SHALL BE USED.

**HOSE BIBS:** HOSE BIBS AND WATER OUTLETS WITH HOSE ATTACHMENTS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

**FORCED AIR UNIT CLEARANCES:** LISTED FURNACES SHALL BE INSTALLED IN CONFORMANCE WITH THE CONDITIONS OF THEIR LISTING. THE FURNACE INSTALLER SHALL LEAVE THE MANUFACTURER'S INSTALLATION AND OPERATING INSTRUCTIONS ATTACHED TO THE APPLIANCE. CLEARANCES OF LISTED FURNACES FROM COMBUSTIBLES SHALL BE AS SPECIFIED IN THE LISTING OR ON THE FURNACE RATING PLATE. UNLISTED FURNACES SHALL HAVE THE FOLLOWING CLEARANCES FROM COMBUSTIBLES:  
ABOVE TOP OF CASING OR FURNACE 6"  
FROM TOP AND SIDES OF WARM-AIR BONNET OR PLENUM 6"  
FROM FRONT (UNLESS ACCESS REQUIREMENTS GREATER 18"  
FROM BACK OF FURNACE 6"  
FROM SIDES OF FURNACE 6"  
**DISHWASHERS:** DISHWASHING MACHINES CONNECTED DIRECTLY TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSAL SHALL HAVE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK/RAIN BOARD, WHICH EVER IS HIGHER.

**TUB AND SHOWER VALVES:** TUB AND SHOWER VALVES SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

**QUICK ACTING VALVES:** ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED (SUCH AS DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE APPROVED WITH DEVICES AS CLOSE TO QUICK ACTING VALVES AS POSSIBLE TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

**DUCT TERMINATIONS:** ALL ENVIRONMENTAL AIR DUCT TERMINATIONS SHALL BE A MINIMUM OF (3) FEET FROM PROPERTY LINES AND/OR ANY OPENINGS INTO THE BUILDING.

**KITCHEN RANGE HOODS:** RANGE HOODS SHALL PROVIDE A MINIMUM 100 CFM VENTILATION AT A RATING OF 3 SONES OR LESS (UNLESS MULTI-SPEED W/LOW SETTING LESS THAN 400 CFM). RANGE HOODS SHALL BE LISTED IN THE HVI CERTIFIED HOME VENTILATION PRODUCTS DIRECTORY AND HAVE BEEN HVI-CERTIFIED. VERIFICATION SHALL BE PROVIDED BY THE HERS RATER.

## CALGREEN:

**JOINTS AND OPENINGS:** ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE shall be recycled, reused on the project, or salvaged for later use or sale. CGCB 4.408.1, CRC R334.1. THIS IS ACHIEVED EITHER BY USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPARTMENT.

**HEATING AND AIR CONDITIONING SYSTEM DESIGN** SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:  
HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS  
HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.  
SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD.

**DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS** SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.

**ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINTS** SHALL COMPLY WITH VOC AND OTHER CONTENT LIMITS, SPECIFIED IN SECTION 4.504 OF THE CGBSC. ALL PRODUCT CONTAINERS SHALL REMAIN ON SITE FOR FIELD VERIFICATION. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR MUST BE PROVIDED TO THE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION, AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504

**FINISHES:**  
USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GRAMS PER LETTER (GPL) VOCs REGARDLESS OF SHEEN) CGBSC 4.504.2.2  
USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113 (CGBSC 4.504.2.3)  
DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC FINISH MATERIALS HAVE BEEN USED PER CGBSC 4.504.2.4

80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOORSCORE PROGRAM.

**PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD** USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH TABLE 4.504.5.

**VAPOR RETARDER AND CAPILLARY BREAK** IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.

**PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT IN ACCORDANCE WITH CGBSC SECTION 4.505.3**

**ALL PLUMBING FIXTURES AND FITTINGS** SHALL MEET THE STANDARDS REFERENCED IN CA CIVIL CODE SECTIONS 1101.01-1101.8.

**ALL EXISTING TO REMAIN PLUMBING FIXTURES** SHALL CONFORM TO THE FOLLOWING:  
TOILETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF SHALL BE REPLACED WITH TOILETS WITH A MAXIMUM OF 1.28 GPF.  
SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM SHALL BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD.  
LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM SHALL BE REPLACED WITH A FAUCET WITH A MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

**AN OPERATION AND MAINTENANCE MANUAL** SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

**HVAC SYSTEMS INSTALLERS** SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

**SPECIAL INSPECTORS** EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE THE DISCIPLINE THEY ARE INSPECTING.

**DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE** SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

STAMP

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS

DRAWING:  
GENERAL NOTES

SHEET NO.

A0.02

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Exhibit D

TERLIZZI  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003

REATH

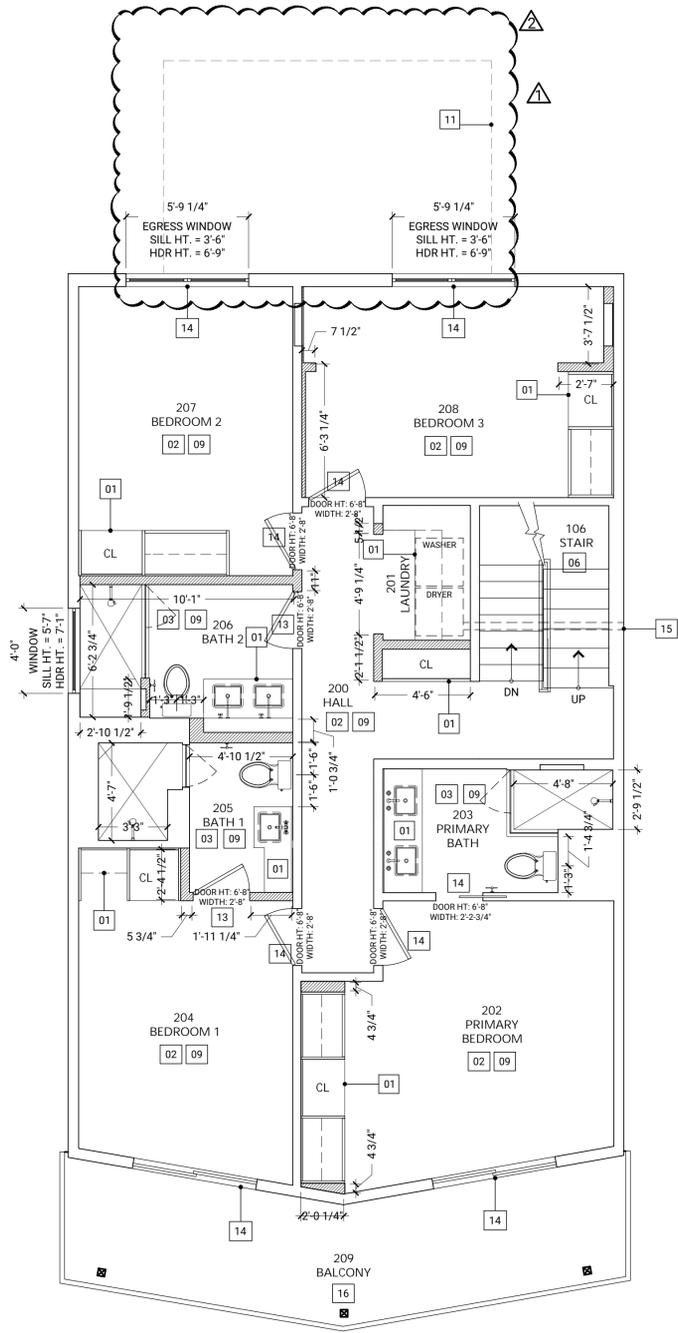




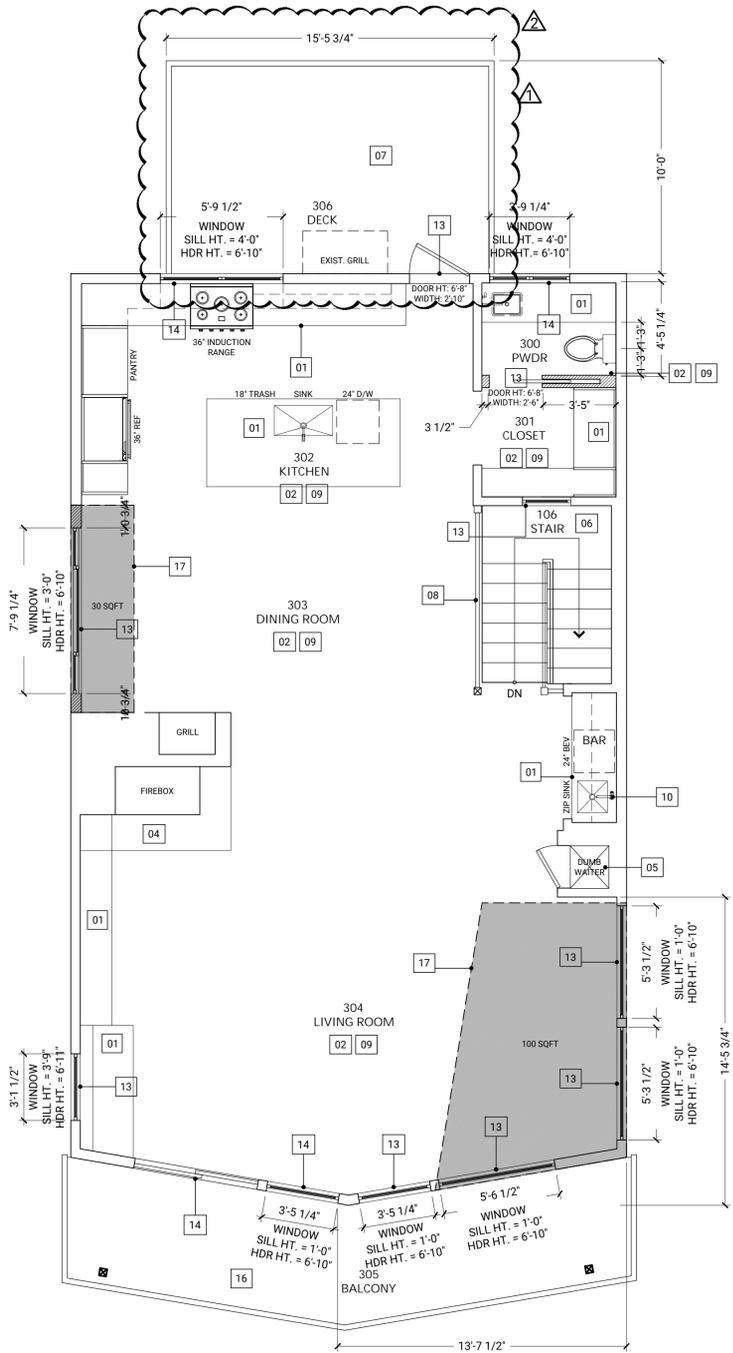


TYPICAL NOTES

- LAUNDRY/BATHROOM VENTILATION:**  
 FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW:  
 - PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.  
 - USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA.  
 - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).  
 - EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL, AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- PLUMBING:**  
 - ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.  
 - ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.  
 - ALL NEW SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.  
 - MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.  
 - ALL NEW KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- BATHROOM:**  
 - WATER CLOSETS SHALL BE LOCATED IN SPACES NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT.  
 - WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR AREAS SUBJECT TO HIGH HUMIDITY. CRC 702.3.7.1  
 - BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS TO A MIN HEIGHT OF 72" ABOVE THE FLOOR.  
 - USE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT WATER CLOSET SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO CENTER OF THE BACKING SUITABLE FOR THE ADDITION OF GRAB BARS.  
 - DOORS AND PANELS OF TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC.  
 - SHOWER COMPARTMENTS SHALL HAVE MIN INTERIOR FLOOR AREA OF 1024 SQ IN AND ABLE TO CONTAIN A 30" DIA. CIRCLE.  
 - SHOWER AND TUB SHOWER COMBINATION IN ALL BUILDING SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- KITCHEN VENTILATION/RANGE HOOD:**  
 - WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNER TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN).  
 - RANGE HOODS SHALL PROVIDE A MINIMUM 100 CFM VENTILATION AT A RATING OF 3 SONES OR LESS (UNLESS MULTI-SPEED W/LOW SETTING LESS THAN 400 CFM). RANGE HOODS SHALL BE LISTED IN THE HVI CERTIFIED HOME VENTILATION PRODUCTS DIRECTORY AND HAVE BEEN - HVI-CERTIFIED. VERIFICATION SHALL BE PROVIDED BY THE HERS RATER. ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A



1 PROPOSED PLAN  
 SCALE: 1/4" = 1'-0" SECOND FLOOR



2 PROPOSED PLAN  
 SCALE: 1/4" = 1'-0" THIRD FLOOR

GENERAL NOTES

- VERIFY ALL DIMENSIONS ON SITE.
- NOTIFY DESIGNERS OF DISCREPANCIES BETWEEN SITE AND PLANS.
- GC TO PROVIDE BLOCKING BEHIND ALL MIRRORS, WALL ACCESSORIES, AND ART LOCATIONS.

KEYNOTES

- 01 NEW STAIN GRADE MILLWORK
- 02 NEW MARMOLEUM FLOORING
- 03 NEW TILE FLOORING
- 04 TILE EXISTING WOOD BURNING FIREPLACE
- 05 REPAIR AND REFURBISH EXISTING
- 06 NEW OPEN TREAD STAIRS IN EXISTING LOCATION
- 07 NEW WOOD DECK AND RAILING IN NEW LOCATION
- 08 NEW DECORATIVE RAILING AT 42" HEIGHT
- 09 HYDRONIC RADIANT FLOOR SYSTEM BELOW. RADIANT SPEC PER CONTRACTOR.
- 10 RELOCATE EXISTING ZIP WATER FAUCET AND UNIT

- 11 DASHED LINE INDICATES BALCONY/DECK ABOVE
- 12 REPAIR AND RESTAIN WOOD SCREEN GATES AND DOORS
- 13 NEW WINDOW OR DOOR IN NEW LOCATION
- 14 NEW WINDOW OR DOOR IN EXISTING LOCATION
- 15 DRYER VENT PATH
- 16 BALCONY TILE ON PEDESTAL SYSTEM. PEDESTAL SPEC PER CONTRACTOR.
- 17 SHADED AREA INDICATES LOCATION OF THE PROPOSED ADDITION

LEGEND

- EXISTING WALL
- NEW WALL
- PANEL BREAKER PANEL

STAMP

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION
2	10/13/25	REVISION

DRAWING:  
 PROPOSED PLAN  
 2ND & 3RD FLR

SHEET NO.  
**A3.02**

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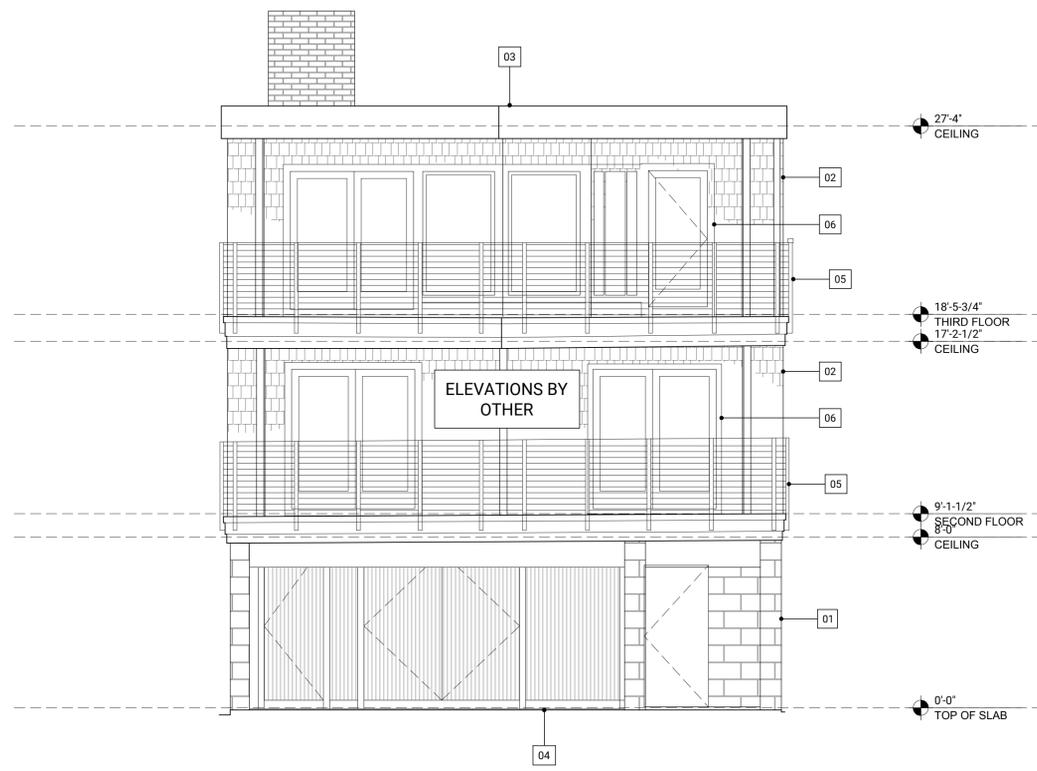
TERLIZZI  
 437 BEACH DRIVE  
 APTOS, CALIFORNIA 95003

REATH

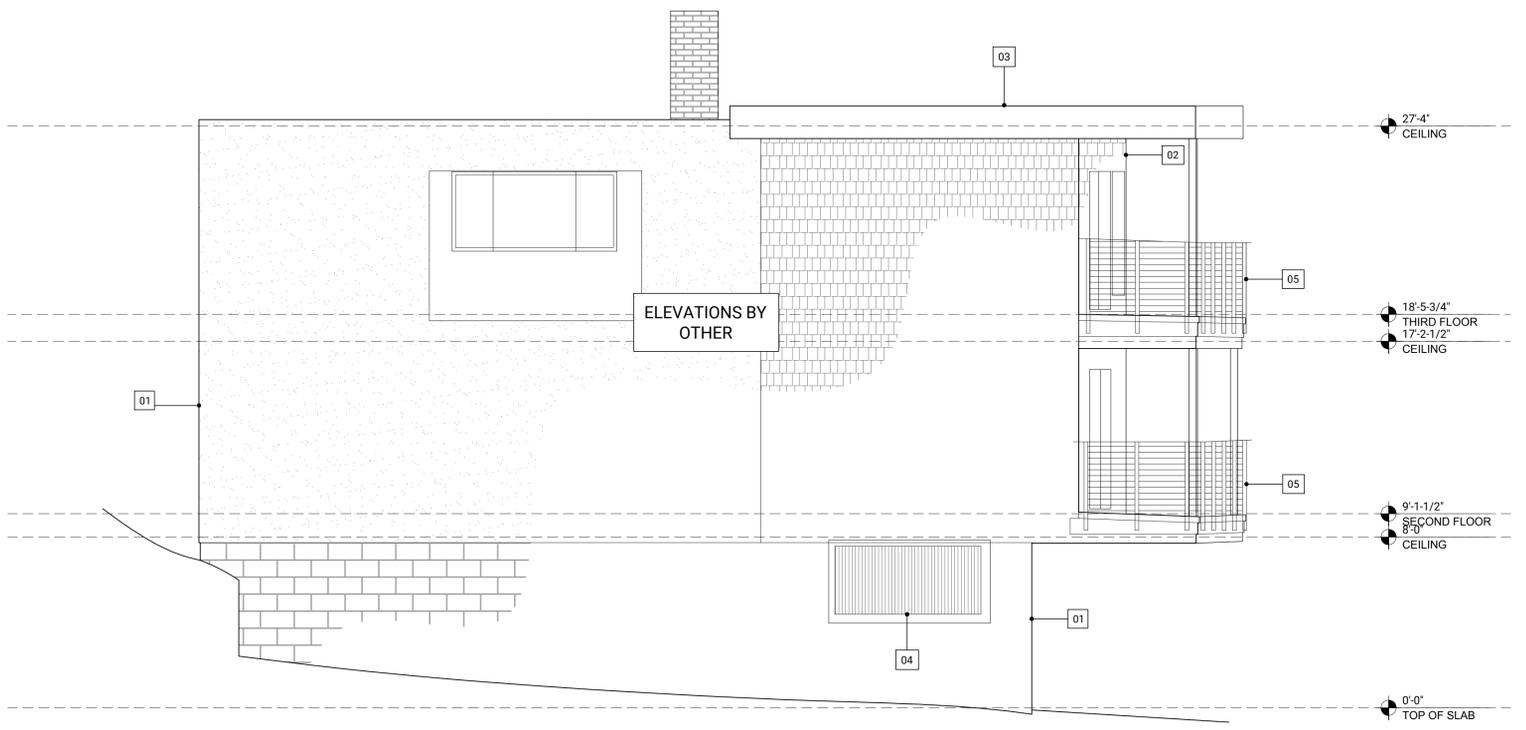
Exhibit D

# REATH

TERLIZZI  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003



**A** EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**B** EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 01 CMU AND CEMENT PLASTER, BENJAMIN MOORE WHITE SAND 964
- 02 STAIN GRADE WOOD SHAKE SHINGLES
- 03 BUILT-UP TPO MEMBRANE ROOF
- 04 STAIN GRADE WOOD BARRIER AND GATES
- 05 METAL BALCONY RAILING
- 06 PAINTED WOOD DOOR AND WINDOW CASING, BENJAMIN MOORE CHANTILLY LACE 2121-70

**LEGEND**

BM WHITE SAND 964      BM CHANTILLY LACE 2121-70

STAMP

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION

DRAWING:  
EXISTING EXT.  
ELEVATIONS

SHEET NO.  
**A3.03**

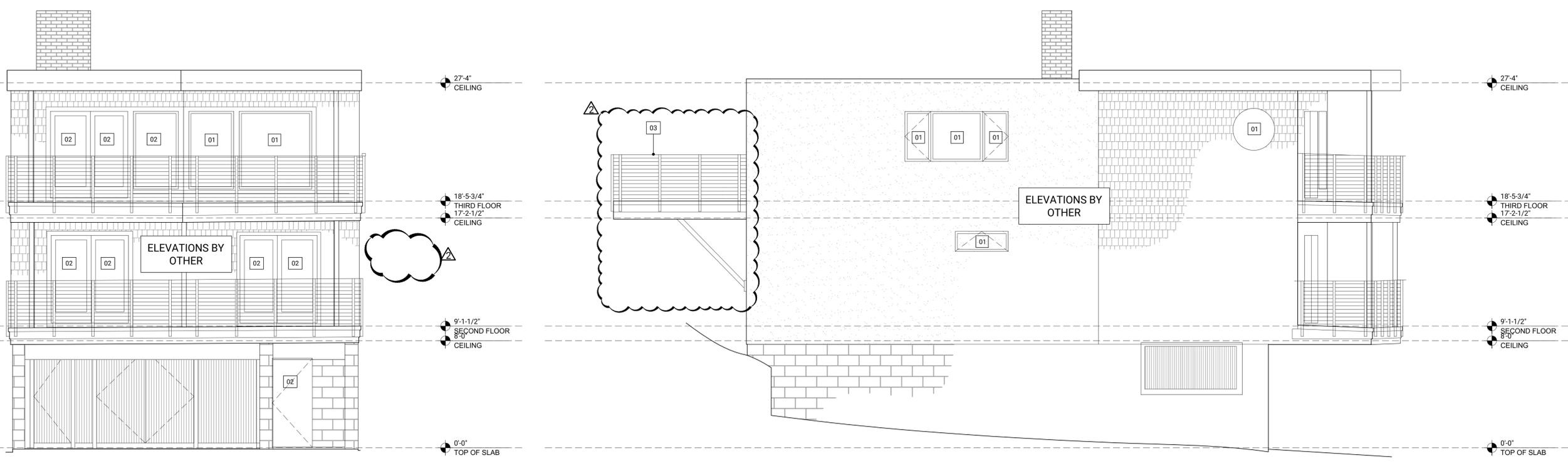
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**Exhibit D**



# REATH

TERLIZZI  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003

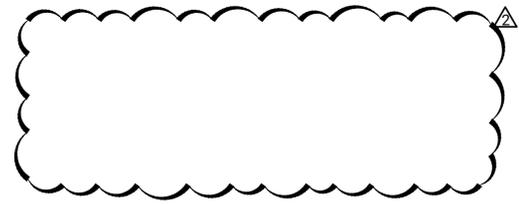


**A** PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**B** PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 01 NEW WINDOW OR DOOR IN NEW LOCATION. ANDERSEN E SERIES ALUMINUM EXTERIOR.
- 02 NEW WINDOW OR DOOR IN EXISTING LOCATION. ANDERSEN E SERIES ALUMINUM EXTERIOR.
- 03 NEW IPE WOOD DECK AND METAL RAILING (TO MATCH EXISTING) IN NEW LOCATION.



**LEGEND**

STAMP

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION
2	10/13/25	REVISION

DRAWING:  
**PROPOSED EXT. ELEVATIONS**

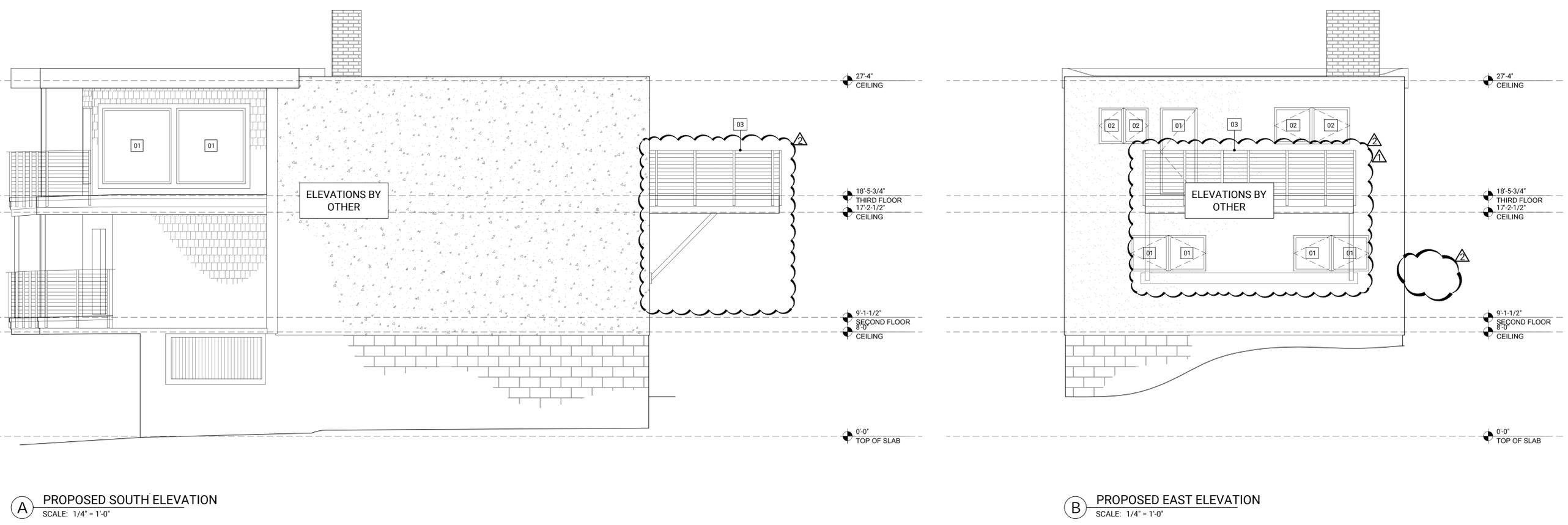
SHEET NO.  
**A3.05**

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**Exhibit D**

# REATH

TERLIZZI  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003



**A** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**B** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

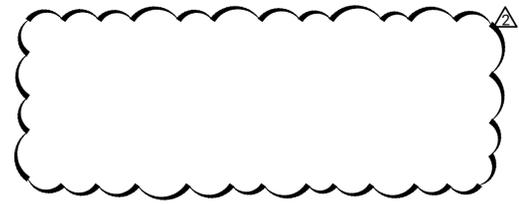
SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION
2	10/13/25	REVISION

KEYNOTES

- 01 NEW WINDOW OR DOOR IN NEW LOCATION. ANDERSEN E SERIES ALUMINUM EXTERIOR.
- 02 NEW WINDOW OR DOOR IN EXISTING LOCATION. ANDERSEN E SERIES ALUMINUM EXTERIOR.
- 03 NEW IPE WOOD DECK AND METAL RAILING (TO MATCH EXISTING) IN NEW LOCATION.



LEGEND

STAMP

DRAWING:  
PROPOSED EXT.  
ELEVATIONS

SHEET NO.  
**A3.06**

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**Exhibit D**



**A** PROPOSED SOUTH WEST RENDERING  
SCALE: NTS

**COLORS & MATERIALS**

- EXTERIOR SIDING: EXISTING SHINGLES PAINTED BENJAMIN MOORE VERDIGRIS 685
- EXTERIOR WINDOW AND DOOR TRIM: BENJAMIN MOORE VERDIGRIS 685
- EAVES: EXISTING STUCCO PAINTED BENJAMIN MOORE VERDIGRIS 685
- WINDOWS AND DOORS: ANDERSEN E SERIES ALUMINUM EXTERIOR IN DARK BRONZE ANODIZED

NEW IPE WOOD DECK AND METAL RAILING (TO MATCH EXISTING) IN NEW LOCATION

**REATH**

**TERLIZZI**  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
2	10/13/25	REVISION

STAMP

DRAWING:  
**EXTERIOR COLORS  
& MATERIALS**

SHEET NO. **A3.07**

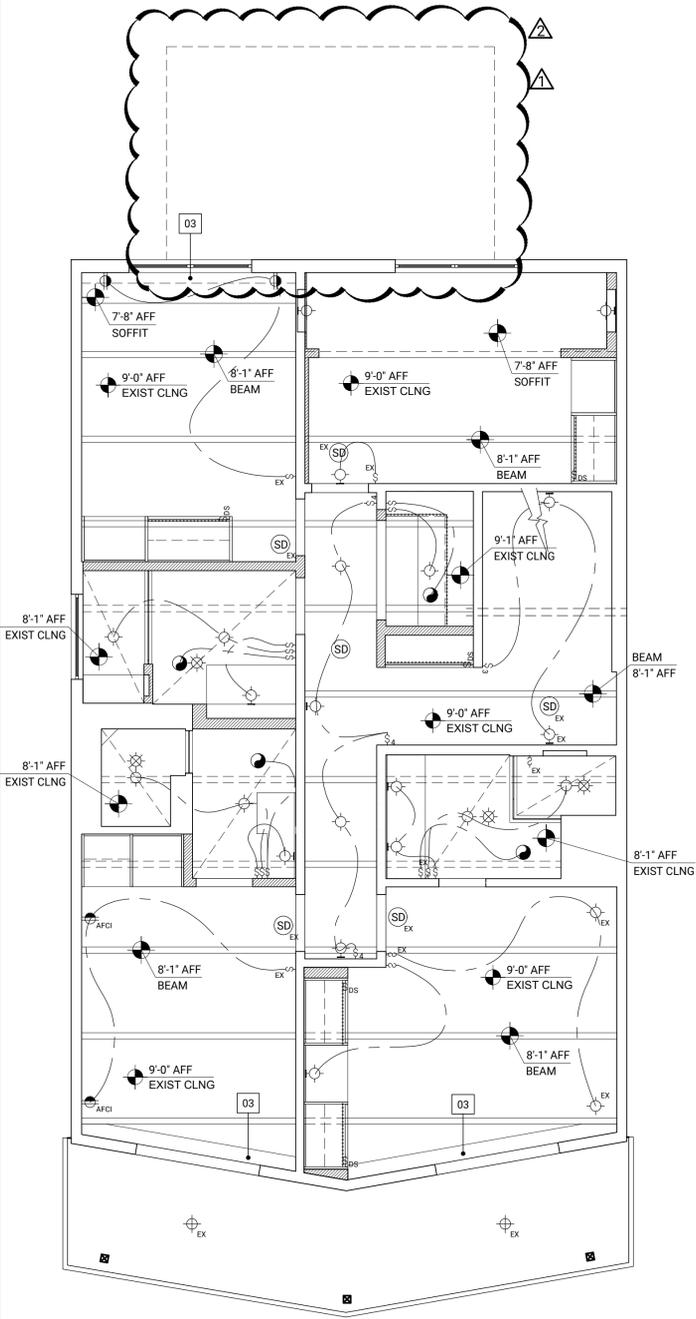
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**Exhibit D**

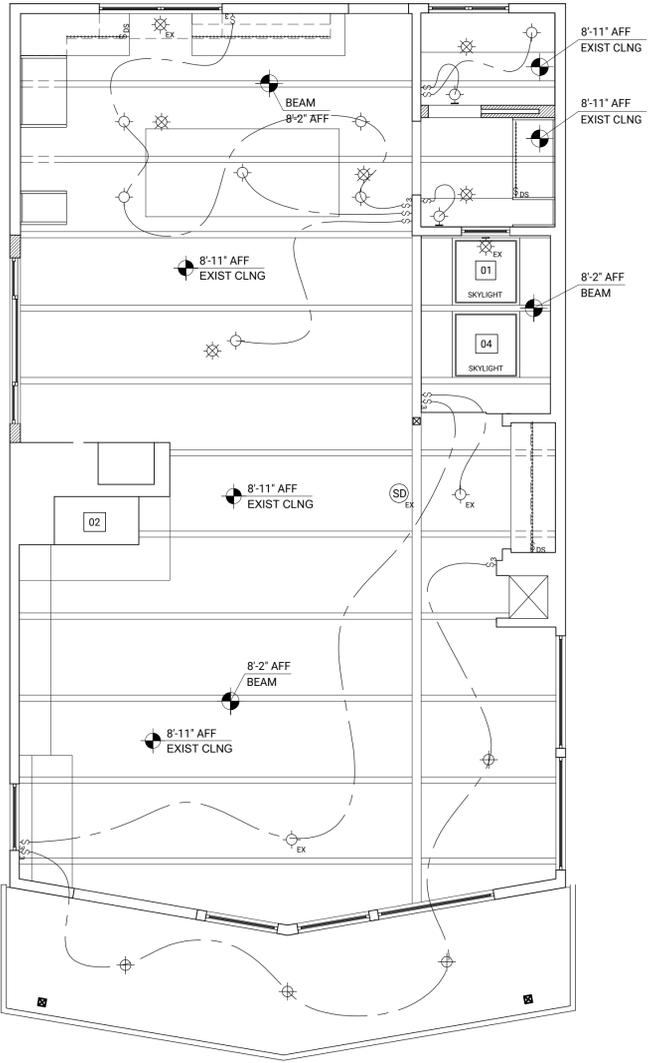


**TYPICAL NOTES**

- BATHROOM ELECTRICAL:**
- PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED).
  - ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT (AFCI) & GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
- KITCHEN ELECTRICAL:**
- ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
  - PROVIDE AFCI AND GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS.
  - AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12", LOCATE A RECEPTACLE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE. COUNTERTOP RECEPTACLES REQUIRED WITHIN 24" EACH SIDE OF A BREAK IN THE CONTINUOUS COUNTERTOP SURFACE (SINKS-STOVES).
  - RECI RECEPTACLES MOUNTED ON THE SIDES OF CABINETS SHALL BE A MAXIMUM OF 12" BELOW THE COUNTERTOP SURFACE WITH A MAXIMUM OF 6" COUNTERTOP OVERHANG.
  - PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS FOR COUNTER RECEPTACLES.
- LAUNDRY ELECTRICAL:**
- ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT (AFCI) CIRCUIT INTERRUPTER AND GROUND FAULT (GFCI) CIRCUIT INTERRUPTER.
  - PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
  - MINIMUM 30 AMP DEDICATED CIRCUIT FOR DRYER PER CEC 220.54.
- LAUNDRY/BATHROOM VENTILATION:**
- FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW:
- PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.
  - USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA.
  - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
  - EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL, AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- HIGH EFFICACY LIGHTING:**
- ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A.
  - ALL PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES SHALL CONTAIN SCREW-BASED J48 (JOINT APPENDIX 8) COMPLIANT LAMPS AND BE MARKED AS J48. CEC 150.00(6)
  - ALL J48 COMPLIANT LIGHT FIXTURES INSTALLED IN CEILING RECESSED DOWNLIGHTS, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS, AND G24 BASED LED LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
  - AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, CLOSET, OR UTILITY ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR.
  - ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS (EXCEPT FOR KITCHEN EXHAUST HOODS).
  - ALL UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - HIGH EFFICACY LIGHTING IS NOT REQUIRED IN CLOSETS OF LESS THAN 70 SF.
  - OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING SHALL BE HIGH EFFICACY AND CONTROLLED WITH A MANUAL ON/OFF SWITCH AND BY PHOTO CONTROL AND A MOTION SENSOR. PER ENERGY 110.9.
- SMOKE ALARMS:**
- SMOKE ALARM SYSTEMS SHALL BE HARD WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPPED WITH BATTERY BACKUP.
  - INSTALL ALARMS IN EACH BEDROOM, AT EACH CORRIDOR/AREA NEXT TO THE BEDROOM, AT THE TOP OF STAIRS AND EACH STORY AND BASEMENT.
  - MULTIPLE SMOKE ALARMS ARE REQUIRED WHEN CEILING LEVELS/ELEVATIONS CHANGE OR ARE INTERRUPTED BY ARCHITECTURAL ELEMENTS (CASED OPENINGS, ARCHWAYS, SKYLIGHT WELLS, ETC.).
  - SMOKE ALARMS SHALL BE TESTED AND COMPLY WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.
- CARBON MONOXIDE ALARMS:**
- CARBON MONOXIDE ALARMS REQUIRED BY SECTION 420.6.2 SHALL BE INSTALLED AND MAINTAINED IN THE FOLLOWING LOCATIONS:
- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
  - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
  - IN GROUP R-1 OCCUPANCIES, ON THE CEILING OF EVERY SLEEPING UNIT OR OTHER LOCATIONS WITHIN THE SLEEPING UNIT IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
  - WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
  - CARBON MONOXIDE ALARMS SHALL BE LISTED AND COMPLY WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.
- PLUMBING:**
- ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.
  - ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.
  - ALL NEW SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
  - MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
  - ALL NEW KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
  - KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- BATHROOM:**
- WATER CLOSETS SHALL BE LOCATED IN SPACES NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT.
  - WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR AREAS SUBJECT TO HIGH HUMIDITY. CRC 702.3.7.1
  - BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS TO A MIN HEIGHT OF 72" ABOVE THE FLOOR.
  - USE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT WATER CLOSET SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO CENTER OF THE BACKING SUITABLE FOR THE ADDITION OF GRAB BARS.
  - DOORS AND PANELS OF TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
  - SHOWER COMPARTMENTS SHALL HAVE MIN INTERIOR FLOOR AREA OF 1024 SQ IN AND ABLE TO CONTAIN A 30" DIA. CIRCLE.
  - SHOWER AND TUB SHOWER COMBINATION IN ALL BUILDING SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- KITCHEN VENTILATION/RANGE HOOD:**
- WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN).
  - RANGE HOODS SHALL PROVIDE A MINIMUM 100 CFM VENTILATION AT A RATING OF 3 SONES OR LESS (UNLESS MULTI-SPEED W/LOW SETTING LESS THAN 400 CFM). RANGE HOODS SHALL BE LISTED IN THE HVI CERTIFIED HOME VENTILATION PRODUCTS DIRECTORY AND HAVE BEEN - HVI-CERTIFIED. VERIFICATION SHALL BE PROVIDED BY THE HERS RATER ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A



1 REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0" SECOND FLOOR



2 REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0" THIRD FLOOR

**GENERAL NOTES**

- NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN SITE AND PLANS.
- ALL SWITCHES TO BE DIMMABLE.
- REPLACE ALL SWITCH AND COVER PLATES. SEE LIGHTING SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL NEW AND EXISTING FIXTURE AND SWITCH LOCATIONS TO BE VERIFIED BY DESIGNER ON SITE.
- ALL FIRE SAFETY EQUIPMENT LOCATIONS TO BE VERIFIED BY DESIGNER ON SITE.
- REFINISH ALL EXISTING WOOD CEILINGS AND BEAMS.
- ALL NEW BATHROOM/W.C. EXHAUST FANS TO BE LOCATED OVER TOILET. SEE LIGHTING SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL DECORATIVE LIGHT FIXTURES BY OWNER. GC TO PROVIDE INSTALLATION. SEE LIGHTING SCHEDULE FOR SPECIFICATIONS.
- EXISTING LIGHTING TO REMAIN AND TO BE VERIFIED IN FIELD U.O.N.

**KEYNOTES**

- 01 EXISTING SKYLIGHT IN EXISTING LOCATION
- 02 EXISTING WOOD BURNING FIREPLACE
- 03 WOOD VALANCE FOR WINDOW TREATMENT. WINDOW TREATMENTS PER DESIGNER.
- 04 NEW SKYLIGHT IN NEW LOCATION

**LEGEND**

	CEILING MOUNTED EXTERIOR FIXTURE		SD/CO COMBINATION SMOKE & MON. ALARM
	EXISTING WALL		VENTILATION FAN
	CEILING MOUNTED FIXTURE	STAMP	
	NEW WALL		
	MAIN BREAKER PANEL		
	SWITCH		
	THREE-WAY SWITCH		
	RECESSED WET-RATED DOWNLIGHT		
	RECESSED DOWNLIGHT (6" DIAMETER)		
	CEILING MOUNTED FIXTURE		
	CEILING MOUNTED EXTERIOR FIXTURE		
	WALL MOUNTED FIXTURE		
	WALL MOUNTED EXTERIOR FIXTURE		
	CEILING MOUNTED FIXTURE TO BE REMOVED AND PATCHED		
	WALL MOUNTED FIXTURE TO BE REMOVED AND PATCHED		
	LIGHT STRIP		

**Exhibit D**

**REATH**

**TERLIZZI**  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION
2	10/13/25	REVISION

DRAWING:  
RCP  
2ND & 3RD FLR

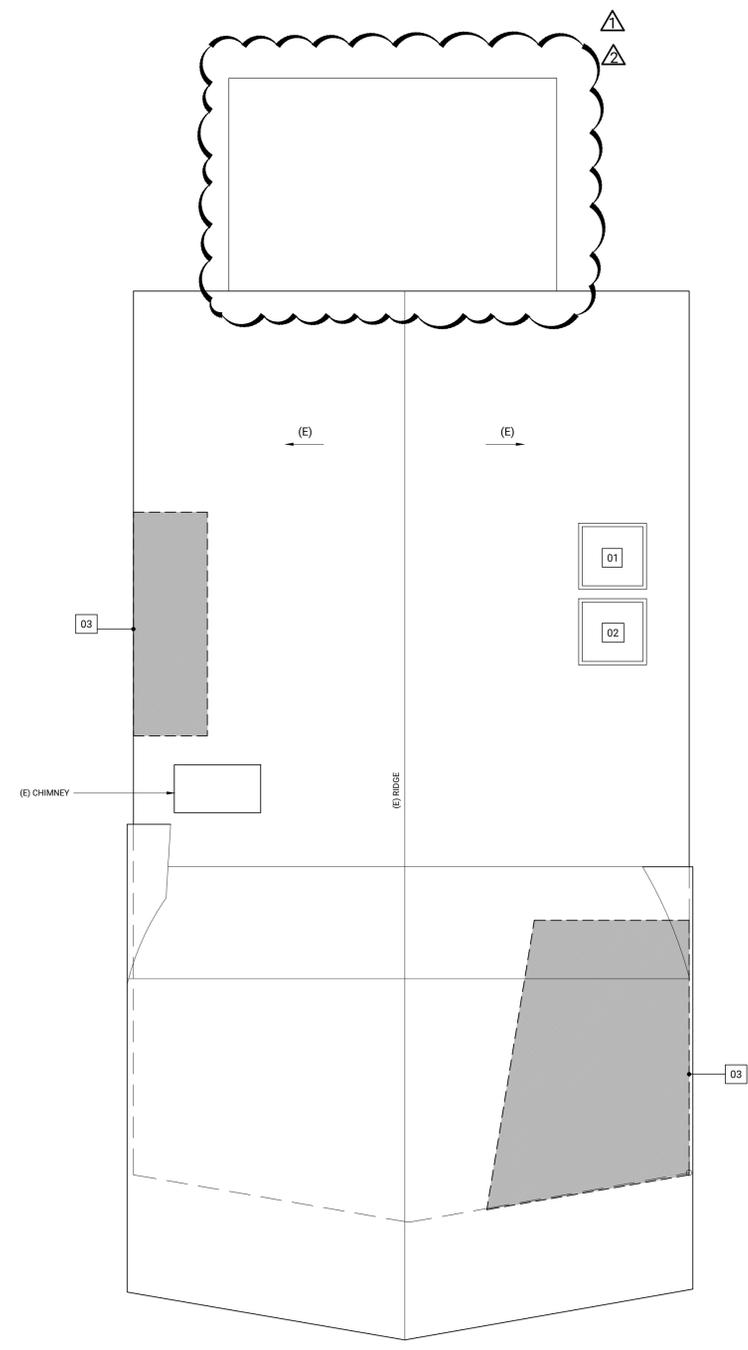
SHEET NO.  
**A4.02**

THESE DRAWINGS ARE FOR INTERIOR DESIGN PURPOSES ONLY. THEY ARE NOT INTENDED FOR CONSTRUCTION. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.



# REATH

TERLIZZI  
437 BEACH DRIVE  
APTOS, CALIFORNIA 95003



1 ROOF PLAN - PROPOSED  
SCALE: 1/4" = 1'-0" N

GENERAL NOTES

KEYNOTES

LEGEND

- 01 EXISTING SKYLIGHT IN EXISTING LOCATION
- 02 NEW SKYLIGHT IN NEW LOCATION
- 03 SHADED AREA INDICATES PROPOSED ADDITION AT UPPER LEVEL

STAMP

SCALE: AS NOTED

ISSUE DATE: 5/20/25

NO.	DATE	REVISIONS
1	07/25/25	REVISION
2	10/13/25	REVISION

DRAWING:  
ROOF  
PROPOSED PLAN

SHEET NO.  
**A5.02**

THESE DRAWINGS ARE FOR INTERIOR DESIGN PURPOSES ONLY. THEY ARE NOT INTENDED FOR CONSTRUCTION. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

**Exhibit D**

FOR TAX PURPOSES ONLY

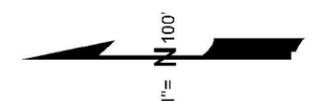
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POR. APTOS RANCHO

S.E. 1/4 SEC. 18, & N.E. 1/4 SEC. 19, T.11S., R.1E., M.D.B. & M.

Tax Area Code 69-273

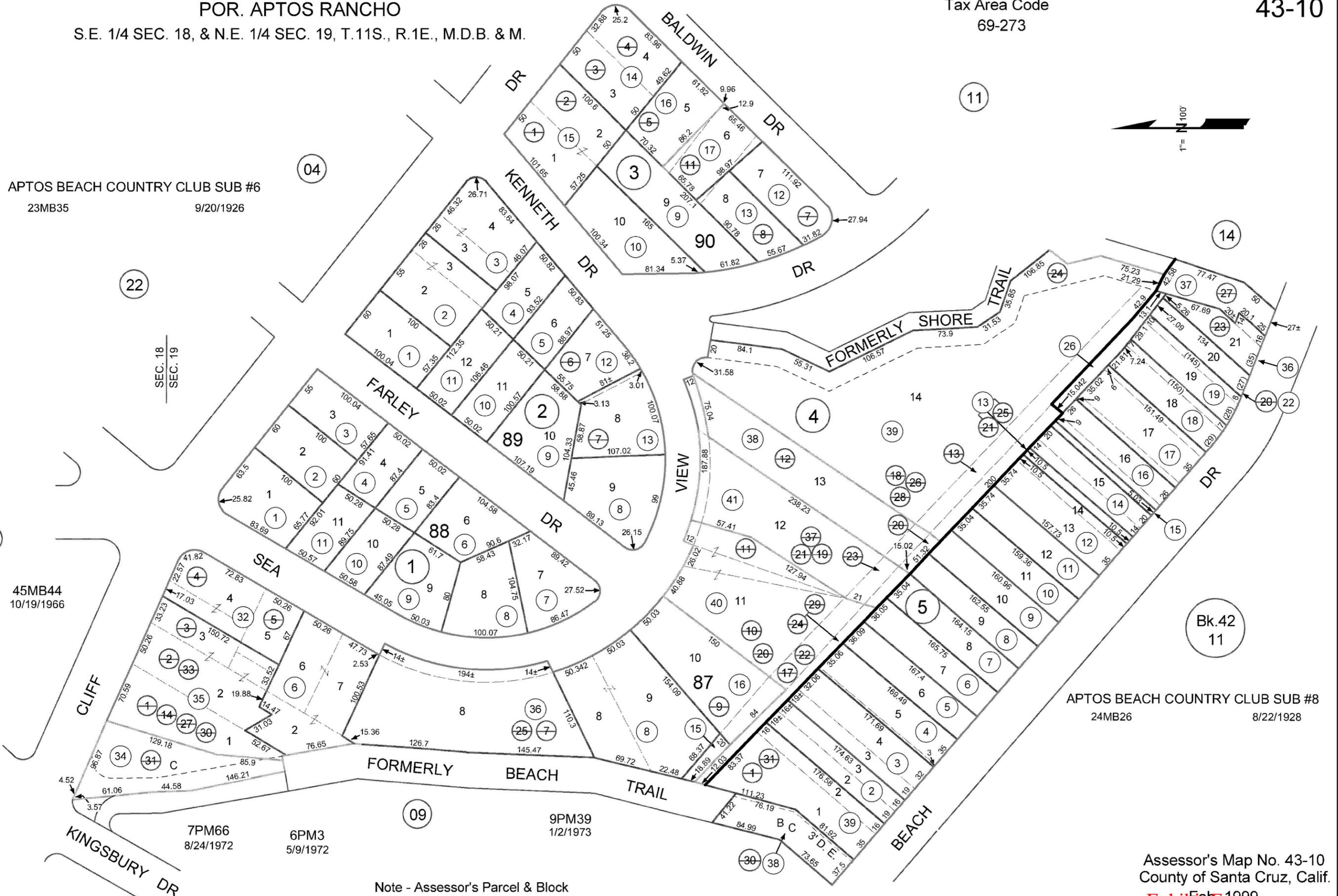
43-10



APTOS BEACH COUNTRY CLUB SUB #6  
23MB35 9/20/1926

45MB44  
10/19/1966

APTOS BEACH COUNTRY CLUB SUB #8  
24MB26 8/22/1928



Electronically Redrawn 2/9/99 rw  
Rev. 5/25/01 mvm (changed page refs.)  
Rev 3/26/03 CB (3-0027621 & 23, LBA 4-40 & 41)  
Rev 10/6/03 CB (Cor to linework)  
Rev 4/12/04 DD (3-0105200 & 1, sp into 4-42 to 47)  
Rev 4/12/04 DD (corr pg as per 3-0105200 & 01)  
Rev 4/12/04 DD (corr app 2-01)  
Rev 9/9/10 CB (Cor dims on 3-16 & 17 & 4-34)

7PM66 8/24/1972  
6PM3 5/9/1972

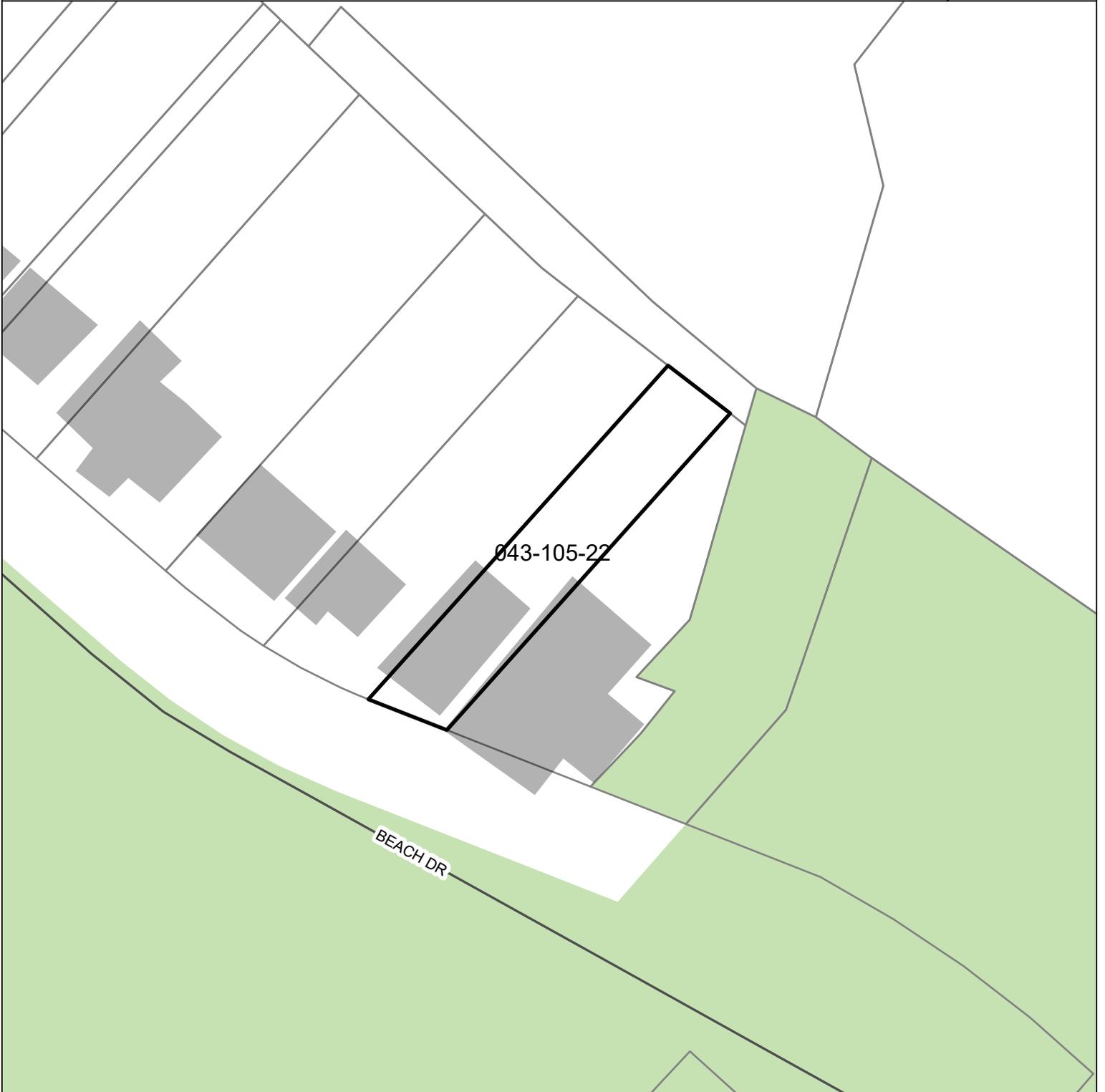
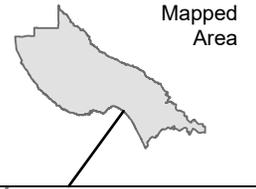
9PM39 1/2/1973

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

Assessor's Map No. 43-10  
County of Santa Cruz, Calif.  
Feb 1999  
**Exhibit E**

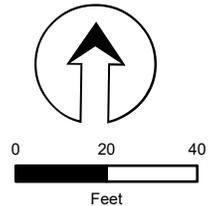


# Parcel Location Map



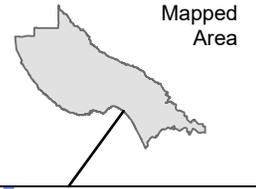
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 Subject Parcel

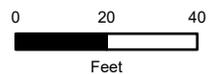
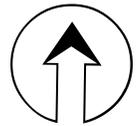




# Parcel General Plan Map



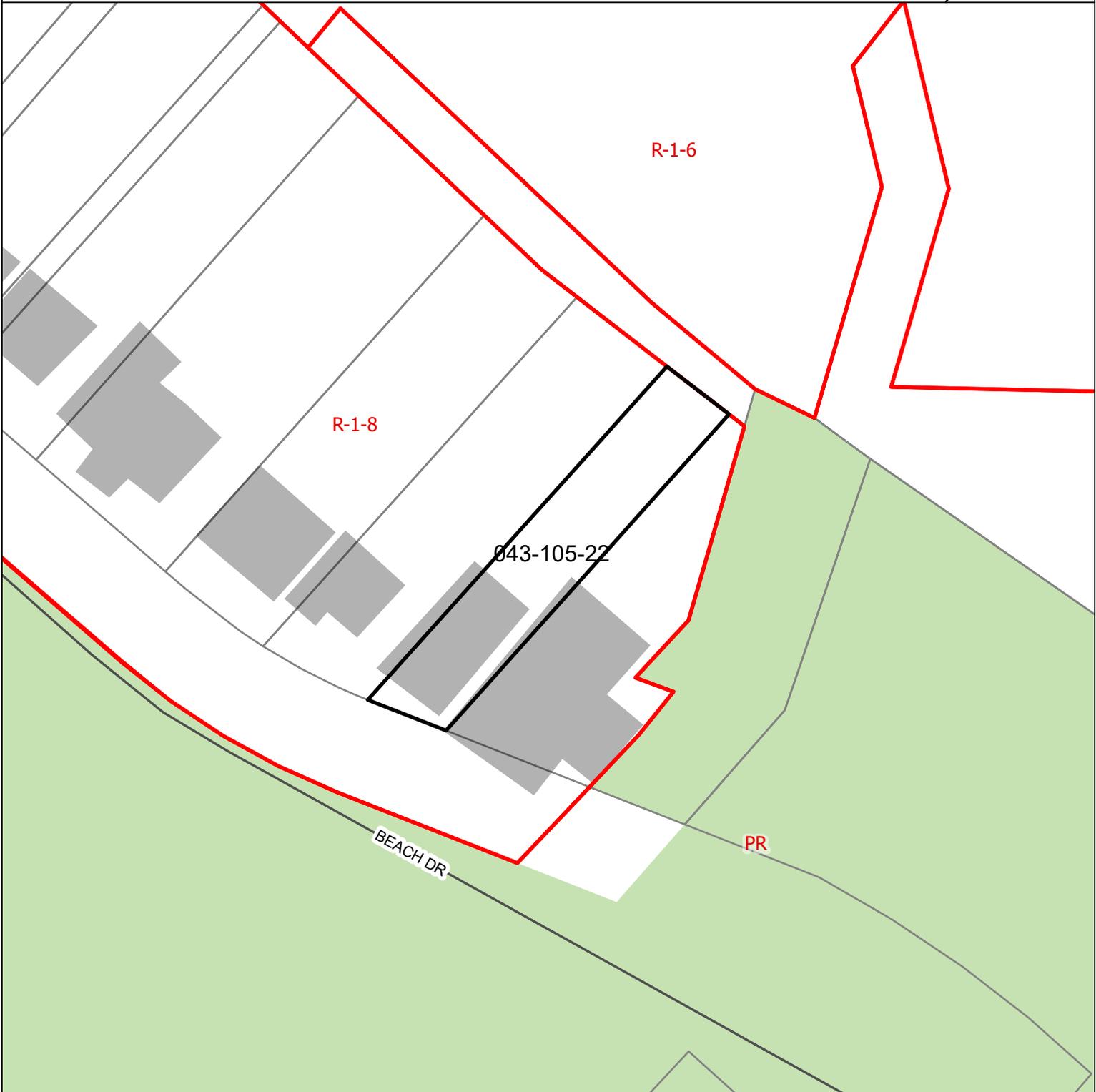
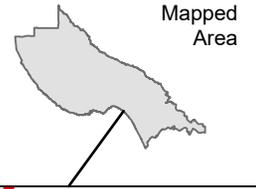
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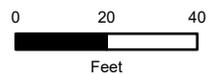
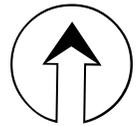
**Exhibit E**



# Parcel Zoning Map



 Subject Parcel



**Exhibit E**

## Parcel Information

### Services Information

Urban Services Line:  Inside  Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Flood Control Zone 6

### Parcel Information

Parcel Size: 3,267.00 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential; Parks, Recreation & Open Space  
Project Access: Beach Drive  
Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-8 (Single-Family Residential - 8,000 square-foot minimum)  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.:  Yes  No

**Technical Reviews:** none

### Environmental Information

Geologic Hazards: Yes  
Fire Hazard: Not a mapped constraint  
Slopes: 0% - 50+%  
Env. Sen. Habitat: Not mapped  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Yes  
Archeology: Not mapped