Staff Report to the Zoning Administrator

Application Number: 251501

Applicant: Matson Britton Architects
Owner: Sandy and Kevin Huber
APN: 043-152-54
Site Address: 625 Beach Drive, Aptos

Agenda Date: 8/7/26
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to convert a 2,568 square foot single-family dwelling into an accessory dwelling unit (ADU) and to construct a new, 2,909 square foot primary dwelling on a vacant portion of the parcel. The proposed dwelling would be constructed over a 2,130 square foot non-habitable understory with a 271 square foot garage and 294 square foot storage area.

Location: Project site is located approximately 0.2 miles south of the private gate at the south end of Beach Drive (625 Beach Drive).

Permits Required: Coastal Development Permit, Site Development Permit, Variance

Supervisorial District: 2nd District (District Supervisor: De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251501, based on the attached findings and conditions.

Project Description & Setting

The subject property is an approximately 23,357 square foot property, spanning from the shoreline of Monterey Bay to the coastal bluff located inland of Beach Drive. The 40-foot right-of-way bisects the property, resulting in an approximately 6,000 square foot inland portion of the property and approximately 18,000 square foot seaward portion. About half of the inland portion is comprised of coastal bluff, and the remainder is developed with a 2,578 square foot, two-story single-family dwelling. The vacant, seaward portion of the site is primarily sandy beach with about 4,500 square feet of land between the sandy beach and the Beach Drive right-of-way.

Development in the vicinity is similar to the existing development; about a third of the homes are built at the toe of the bluff and two-thirds are built seaward of the right-of-way. The subject property is unique in this regard as the one of two properties spans from the sandy beach onto the bluff face. Up to 2023, when 535 Beach Drive was destroyed in a storm, the vacant portion of the subject parcel was the only undeveloped area on the seaward side of Beach Drive.

The proposed project consists of the development of a new, 2,909 square foot dwelling on the seaward portion of the project site, between 624 and 626 Beach Drive, and renaming the existing primary dwelling to a "conversion ADU", with no alteration to the structure. The proposed dwelling would be developed over a non-habitable ground floor comprised of underfloor/storage, an enclosed one-car garage, and three tuck under parking spaces. The second level living area includes two bedrooms, an interior courtyard, kitchen, living room, family room, and dining room. A flat roof deck is proposed above the second level, which also provides access to roof-mounted mechanical equipment.

The proposal requires Coastal Development Permit, a Site Development Permit, and Variances to exceed development standards for building height, number of stories, garage setback, floor area ratio (FAR), and lot coverage.

Project Background

The concept of the proposed project was considered previously under application 241334, utilizing provisions of California Senate Bill 9 (SB9) regulations and requiring a Coastal Development Permit. 241334 was denied by CDI Planning for noncompliance with objective development standards, General Plan policies, and density limitations. The project was unsuccessfully appealed to the Planning Commission (PC) and Board of Supervisors (BOS) at July 23, 2025, and the September 30, 2025meetings. However, members of both the PC and BOS expressed support of that proposed project and the decisions to deny the project and to decline jurisdiction were not unanimous.

Zoning & General Plan Consistency

The subject property is a 22,357 square foot lot, located in the RB (Ocean Beach Residential) zone district, a designation which allows residential uses. Single-family dwellings are a principally permitted use within the RB zone district, and the zoning is consistent with the R-UL (Urban Low Density Residential) General Plan designation. RB zoning is *not* consistent with the site's O-R (Parks, Recreation, and Open Space) General Plan designation, which generally encompasses the sandy beach portions of the parcel. As discussed in the project findings (Exhibit B), the O-R General Plan designation does not preclude development, provided that the use is compatible with the scenic values and natural setting of the County.

The proposed project has resolved previous compliance issues cited in the recommendation for denial of application 241334, in that this revised proposal utilizes a portion of an existing building site, rather than creating a new site, and in that the development configure of primary dwelling and ADU would not conflict with density limitations for the the site. Where the project does not comply with development standards, a variance approval is requested in accordance with SCCC 13.10.230.

<u>FEMA Flood Zone and Coastal High Hazard Area (SCCC 16.10)</u>
The project site is mapped in the 'VE' FEMA-designated Special Flood Hazard Area, indicating an area with a 1% or greater chance of flooding and with additional hazards generated from storm wave inundation. The project plans indicate base flood elevation (BFE) established for the site is 22 feet above sea level, or about 5.5-feet above existing grade. The proposed project design maintains one foot of freeboard above BFE, which is compliant with the minimum allowed by California Building Code.

The 'VE' FEMA mapping also corresponds to 'Coastal high hazard areas' defined under SCCC 16.10, requiring specific criteria for all development. These criteria include 100-year hazard mitigation, flood elevation and structural design requirements, and recordation of hazard acknowledgments. The project has been designed in accordance with the criteria, utilizing a project design that elevates the living area about 8-feet above grade (above BFE) and a structural design that incorporates breakaway walls below the BFE which will allow stormwater and wave energy to dissipate beneath the ground level without displacement or structural damage below the first floor.

Development Standards of the RB Zone District (SCCC 13.10)

The proposed development is not entirely consistent with the development standards established for the RB zone district, as described in SCCC 13.10.323. The table below provides a Site Development Standards table, providing a comparison between the required site standard and proposed variance request, and the following discussions provide analysis made in consideration of the requested variances.

Site Development Standards		
Development Standard	**RB Zone District Allowed/Required**	**Proposed**
Maximum Building Height	17 feet	22.5 feet
Maximum Number of Stories	1 story	2 stories
Maximum Floor Area Ratio (FAR)	50%	See discussion
Maximum Lot Coverage	40%	See discussion
Minimum Garage/carport Setback	20 feet	10 feet

Building Height

The RB zone district prescribes a maximum height of 17 feet for the beach side homes along Beach Drive, and the proposed home is just over 22 feet. The requirement to elevate the structure for compliance with County and FEMA regulations contributes to the additional height beyond the 17-foot maximum. However, the project also includes 12-foot ceilings and a rooftop deck above the second level.

An alternative project design could likely reduce the overall height of the structure (through flattening the roof pitch, for example) but such a reduction could compromise project design. As discussed in the Design Review section below, the proposed project includes design elements consistent with the Coastal Zone design criteria encouraging an interesting built environment. The proposed design would also be several feet shorter than the 28-foot maximum typically allowed in single-family zone district, and the additional five feet in height isn't expected to contribute significantly to bulk or mass of the structure.

Stories

SCCC 13.10.700-S defines a story as "*that portion of a building included between the upper surface of any floor and the lower surface of the floor or ceiling above. Attic, basement, mezzanine, and underfloor areas do not count as stories".* As indicated in the project plans (Exhibit D), garage and storage areas would be developed beneath the two bedrooms at the second level and therefore, by definition, the proposed project is a two-story structure.

The 2,130 square foot area labeled "underfloor" on the ground level is contiguous with the storage and garage areas, separated only by interior doorways, finished with a nonstructural 4-inch concrete slab, and wired with outlets and overhead lighting. Although this area is visually and functionally similar to the storage areas, the space is defined as “underfloor" which is as noted in the definition above is not considered a story. This distinction matters because second story rooftop decks and landings are not permitted pursuant to SCCC 13.10.323(F), and the project includes a 450 square foot rooftop deck above the main level with lighting, water, and gas hookups. The deck floor sits approximately 18 feet above grade with a 42-inch parapet wall, elevations typically associated with second-floor roof heights. Since the underfloor area is not a story, by definition, the deck above it is not a "second story rooftop deck" and is therefore not prohibited by County Code. Therefore, the deck is a permitted feature by code.

A variance to exceed the one-story limit for the ground level garage and storage areas is supported, in that garages are a feature typical for single-family development and other properties along Beach Drive are developed with garages of varying size. Additionally, the areas proposed for parking, storage, and underfloor at the ground level are created through the regulatory circumstances and design requirements to elevate the first floor living space above base flood elevation. Whether these spaces are open, enclosed, or wired for electricity has no bearing on the size or height of the structure at the upper levels and no change in the configuration of the ground floor to more closely align with County definitions for ‘story’ would result in a lower or less-bulky structure.

Floor Area Ratio (FAR)

Pursuant to SCCC 13.10.323(C) (Development Standards in Residential Districts), the maximum lot coverage allowed in the RB district is 40% and the maximum FAR is 50%.

FAR calculated under County definitions reflects the total covered and enclosed space in a development. SCCC 13.10.510(E) establishes the formula for calculating the maximum floor area allowed for a site: *“multiply maximum allowed FAR (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.”* Because the subject parcel has no area that is not considered bluff or beach, it has effectively zero land area that can be used for calculating maximum floor area ratio; IE any new floor area at the site exceeds the maximum.

The existing single-family dwelling converted to an ADU would contribute 2,568 square feet to FAR with 800 square feet exempted under ADU regulations. The proposed structure includes 2,517 square feet of habitable living space, 294 square feet of storage, and a 271 square foot of garage, which would contribute 2,857 square feet of new floor area to the site. Despite being covered and enclosed, the 2,130 square foot area at the ground level is designated as an “underfloor” and therefore does not contribute to floor area calculations. The total proposed floor area of the site is 4,625 square feet.

Deduction of the sandy beach and bluff areas from the portions of the site which have been historically developed or used for residential use nets approximately 9,700 square feet of site area. Even though the project’s added floor area exceeds the maximum allowed, by SCCC 13.10.510(E), the 4,625 square feet of new floor area is commensurate with the anticipated FAR associated with a single-family residential development on a site of comparable size, in a district not encumbered by beach and bluff constraints.

Lot Coverage

Similar constraints affect the lot coverage allowance at the site; the addition of new lot coverage at the site conflicts with SCCC 13.10.510(F) (Maximum Allowed Lot Coverage), which allows a maximum of 40% lot coverage in the zone district. Because the subject parcel has no area that is not considered bluff or beach, it has effectively zero land area that can be used for calculating maximum lot coverage. The plans would increase the coverage from 1,357 square feet to 4,104 square feet (with 800 square feet of ADU square footage exempt from calculations), which is about 16% of the gross site area or 42% of the areas of the site not occupied by sandy beach and bluff face. The extent of lot coverage is commensurate with the anticipated FAR associated with a single-family residential development on a site of comparable size, in a district not encumbered by beach and bluff constraints.

Garage/Carport Setback

In addition to the requirement for a 10-foot front yard setback required by SCCC 13.10.323, a 20-foot setback is required for the garage/carport entrance, measured at the edge of the right-of-way. The proposed design meets the 10-foot setback for structures, but the garage door and tuck under parking entrance areas are designed 10 feet from the Beach Drive right-of-way.

This pattern of development is typical for homes along Beach Drive, where home sites are sandwiched between the right-of-way and the sandy beach. Since this portion of Beach Drive is private with lower vehicle speeds and traffic volumes, backing out movements are not expected to affect traffic flow or pedestrian safety that the setback is intended to address.

Accessory Dwelling Unit (ADU)

The County's ADU regulations (SCCC 13.10.681), which are developed to reflect State law and certified by the HCD, permit two pathways for creating an ADU: new construction and conversion of an accessory structure or "any portion of an existing single-family dwelling." To facilitate the construction of the proposed dwelling on the vacant portion of the site, the existing house is proposed to be re-established as a conversion ADU.

Design Review

The proposed single-family dwelling substantially complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. A wide palette of materials is proposed for the project, including ceramic and porcelain tiles, stone masonry veneer, copper flashing, and wood trim. In particular, the northwest elevation incorporates façade articulation, inset windows, variations in roof pitch, and differentiation in window size to provide a unique and attractive structure that complies with the criteria listed in SCCC 13.11 within the overarching design goals in Chapter 2 of the Santa Cruz County Design Guidelines. Similarly, the southwest and northeast elevations are designed with variations in material, modulation, and unique roof designs which demonstrate compatibility with the building design goals of the Design Guidelines.

The southeast elevation does not achieve the same level of compliance as the remainder of the structure. The wall plane at this elevation extends from the property line vertically 22 feet from grade and spans nearly the entire width of the building area, 75-feet in total. The wall does not include wall plane variation, roofline variation, building modulation, or façade articulation that

could help reduce impacts on existing adjacent development.

The applicant and project architect have provided staff with opinion on the design consistency, correctly identifying that development standards in the RB zone district permit development at the property line, and that mitigating features for this elevation are constrained by requirements to comply with FEMA and fire requirements. However, the ability to develop with a zero-lot line condition does not mandate such a design, and the portions of the structure that exceed the 17-foot district height limit and require a Variance are entirely subject to discretionary review, including review for neighborhood compatibility.

Staff have considered the proposed design and the supporting documentation provided by the applicant team, which note that the pattern of development along Beach Drive includes zero lot line development between newer (taller) structures and older homes. Given that the district standards anticipate development up to seventeen feet tall at the lot line, Staff focused the evaluation on the additional five feet of building height proposed and determined that this element of the project would not substantially degrade compromise privacy, light, air, or open space for the adjacent property. Furthermore, the project design, as a whole, is determined to substantially compliant with the Design Review regulations.

Most of the homes on the ocean side of Beach Drive are developed with older single-story homes that generally comply with the RB district's 17-foot height and one-story limits. However, several homes along the street are designed with upper and lower levels, including 531, 533, and 539 Beach Drive, so the proposed structure would read as visually compatible with the range of architecture in the vicinity.

Local Coastal Program Consistency

The proposed single-family dwelling is substantially 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 and immediately adjacent to the project site contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

The project site is located between the shoreline and the first public road and but 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.

Conclusion

The proposed project is recommended for approval by CDI staff considering site-specific circumstances and the development patterns of the surrounding properties. The proposed dwelling would be constructed between similarly developed sites in accordance with the requisite design and engineering standards to sufficiently mitigate known hazards at the site. The granting of the requested variances is based on the evaluation that the project site is unique among properties in the vicinity and that the proposed improvements, including building mass and scale, are visually compatible with the range of architecture in the vicinity.
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 **251501,** based on the attached findings and conditions.

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

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

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Acceptance letter for Combined Geologic and Geotechnical Report REV251196

Application #: 251501
APN: 043-152-54
Owner: Sandy and Kevin Huber

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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

Application Number: 251501
Assessor Parcel Number: 043-152-54
Project Location: 625 Beach Drive, Aptos

Project Description: Proposal to convert a 2,568 square foot single-family dwelling into an accessory dwelling unit (ADU) and to construct a new, 2,909 square foot primary dwelling on a vacant portion of the parcel.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: 831-425-0544

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

E. X Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301), Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

The proposed project would repurpose an existing dwelling as an ADU, and construct a new single-family dwelling on a vacant portion of a site zoned for single-family residential use. The conversion to an ADU does not require any physical changes at the project site.

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

_____ Date:_____
Evan Ditmars, Project Planner

EXHIBIT A

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 RB (Ocean Beach Residential), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district. The RB zoning designation is consistent with the R-UL (Urban Low Density) General Plan designation but is not consistent with the O-R (Residential, Parks, Recreation, Open Space) designation which crosses the proposed building site.

Objective PPF-1.2 of the County General Plan identifies that the O-R designation allows uses "that are compatible with the scenic values and natural setting of the County, including open space, parks, and commercial recreation." The proposed single-family dwelling would be developed on a vacant portion of a private parcel which does not provide public access to the shoreline. The building site is located between two single-family dwellings and in a row of parcels developed with single-family development, so the additional dwelling would not compromise the scenic value of the area. Furthermore, the project does not propose development on the publicly accessible sandy beach portions of the site.

(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.

The proposed single-family dwelling has been determined to substantially comply with the Design Criteria for the Coastal Zone, in that the project incorporates site and architectural design features that reduce the visual impact of the development on surrounding land uses and the natural landscape. Although the structure exceeds the height and story limitations typical of the RB zone district, the design is compatible with, and complementary to, the range of development found along Beach Drive, where homes of varying scale, height, and architectural character are similarly situated between the sandy beach and the coastal bluff.

The building incorporates a wide palette of materials, including ceramic and porcelain tile, stone masonry veneer, copper flashing, and wood trim, which together provide visual richness and distinguish the structure's various building planes. In particular, the northwest elevation achieves façade articulation through inset windows, variation in roof pitch and design, and differentiation in window size, resulting in a unique and attractive structure.

The structure will be highly visible from the shoreline, but the project design does not loom over or adversely affect the public viewshed.

(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 north of the project site at Rio Del Mar State Beach.

(E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the RB district, as well as the R-UL General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

The proposed project would develop a single-family dwelling on an existing single-family zoned parcel, where an existing dwelling will be converted to an ADU. The resulting site configuration (single-family dwelling) does not exceed the density allowed for the zone district. The structure is elevated to exceed the minimum base flood elevation, sufficiently mitigating the known wave-action hazard at the site.

The project complies with Policy 6.2.15 (New Development on Existing Lots of Record) of the Public Safety Element of the General Plan, which allows new development on existing lots of record provided that hazards at the site are mitigated and that hazard acknowledgments are recorded on the deed. The project has been designed to exceed the base flood elevation and the structure engineered to withstand floodwater and wave action, as expected in the coastal high hazard zone. A condition of approval for the project will require deed recordation prior to finalization of the building permit. The elevation of the structure also complies with the requirements of Policy 6.4.3 (Development on or Adjacent to Coastal Bluffs and Beaches) and Policy 6.4.8 (Elevation of Residential Structures)

(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 although the project site is located between the shoreline and the first public road, this portion of Beach Drive is a private street, and public access is not afforded through the project site. Consequently, the proposed dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that there are no conflicts among the required Coastal 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. The proposed structure is designed to exceed the base flood elevation, mitigating the known flood hazard present at the project site.

(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 RB zone district is designated for single-family residential use. The proposed project conforms with the intent of the zone district but deviates from the development standards prescribed for the RB zone district (to accommodate single family dwellings on existing lots of record) and requires variance approval to exceed the standards for building height, stories, floor area ratio (FAR), lot coverage, and setbacks for the garages and carport. County Code Section 13.10.320 authorizes deviation from standards with variance approval, provided that the appropriate findings have been made. As discussed in the variance findings, staff have determined the requested variances are based on special circumstances affecting the property and the resulting design will be consistent with the general intent of the zoning.

The proposal to convert the existing dwelling to an ADU would conflict with the County ADU ordinance (SCCC 13.10.681), which allows “conversion of any portion of a legal accessory structure, or any portion of a single-family dwelling” The code does not define "portion" or clarify whether the entirety of a dwelling may be converted. However, County Code does not expressly prohibit conversion of an entire structure, and staff have not received clarification from HCD on this point.

(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) and O-R (Parks, Recreation, and Open Space) General Plan designations.

About half of the proposed dwelling would be constructed on a portion of the site with an O-R

designation. Objective PPF-1.2 of the County General Plan identifies that the O-R designation allows uses "that are compatible with the scenic values and natural setting of the County, including open space, parks, and commercial recreation." Development would occur on a vacant portion of a private parcel which does not provide public access to the shoreline. The building site is located between two single-family dwellings and in a row of parcels developed with single-family development, and maximum height would be 22 feet, so the development would not compromise the scenic value of the area. Furthermore, the project does not propose development on the publicly accessible sandy beach portions of the site.

The project complies with Policy 6.2.15 (New Development on Existing Lots of Record) of the Public Safety Element of the General Plan, which allows new development on existing lots of record provided that hazards at the site are mitigated and that hazard acknowledgments are recorded on the deed. The project has been designed to exceed the base flood elevation and the structure engineered to withstand floodwater and wave action, as expected in the coastal high hazard zone. A condition of approval for the project will require deed recordation prior to finalization of the building permit. The elevation of the structure also complies with the requirements of Policy 6.4.3 (Development on or Adjacent to Coastal Bluffs and Beaches) and Policy 6.4.8 (Elevation of Residential Structures)

The project is also consistent with Goal H-1 (Facilitate development of new housing, primarily in infill areas) of Chapter 4 of the 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 single-family dwelling will add one residential unit on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. Such an increase 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 dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The proposed building site is located on a vacant portion of an existing parcel. Parcels on either side of the subject property are developed with single-family dwellings, and the portion of Beach Drive south of the private gate contains around fifty single-family dwellings, with the majority of those homes developed on the ocean side of the street.

Most of the homes on the ocean side of Beach Drive are developed with older single-story homes that generally comply with the RB district's 17-foot height and one-story limits. However, several homes along the street are designed with upper and lower levels, including 531, 533, and 539 Beach Drive, so the proposed structure would read as visually compatible with the range of architecture in the vicinity.

(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. As previously discussed, the south end of Beach Drive is developed with a range of architectural styles and development patterns, including zero lot line development, one to three story structures, and a wide spectrum of structure sizes.

(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. The project incorporates site and architectural design features that reduce the visual impact of the development on surrounding land uses and the natural landscape. Although the structure exceeds the height and story limitations typical of the RB zone district, the design is compatible with, and complementary to, the range of development found along Beach Drive, where homes of varying scale, height, and architectural character are similarly situated between the sandy beach and the coastal bluff.

The building incorporates a wide palette of materials, including ceramic and porcelain tile, stone masonry veneer, copper flashing, and wood trim, which together provide visual richness and distinguish the structure's various building planes. The northwest elevation in particular achieves façade articulation through inset windows, variation in roof pitch and design, and differentiation in window size, resulting in a unique and attractive structure.

The structure will be highly visible from the shoreline, but the project design does not loom over or adversely affect the public viewshed.

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;

The subject property is located in FEMA floodplain and development is required to mitigate hazards at the site, requiring elevation of the structure outside of the floodplain. Strict compliance with the development standards for height and number of stories would render the project non-compliant with the FEMA and Coastal High Hazard Area regulations and could present a safety risk to occupants of the structure. A similar sized parcel which was not in the floodplain would not be subject to the same requirement to maintain a non-habitable ground floor and would be permitted to construct to maximum height of 28 feet rather than limited to 17 feet. The site standards are also affected by the fact that County regulations do not allow the areas of beach or bluff to be utilized in calculations for floor area and lot coverage, requiring the project to be evaluated for compliance under a different standard than that of a lot located on a conventional, single-family zoned lot.

Constraints notwithstanding, nearly every lot in the vicinity is developed with single-family dwellings in nearly identical location as the proposed project. The proposed building site is one of two undeveloped areas on the ocean side of Beach Drive, where the second site is only vacant due to storm damage requiring the structure to be demolished.

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

The purpose of the RB zone district is for single-family residential development on existing lots

of record. The applicant proposes conversion of the existing structure to an ADU under the provisions of the County ADU ordinance and development of a new primary dwelling on a vacant portion of the lot. The resulting development would be consistent with the development intensity and density permitted on single-family lots in the County.

The variance to standards requested through the application are largely generated by project design elements that are incorporated to mitigate flood hazards present at the site. The project is designed in compliance with FEMA flood regulations, including structural design that allows ground floor perimeter walls to break away to accommodate flood waters while ensuring that the remainder of the structure can withstand forces associated with flood waters and wave action. These design elements protect public safety and improvements in the vicinity.

The additional height, floor area, lot coverage, and reduced setbacks have been evaluated to have marginal impacts on adjacent development. RB district regulations specific a 17-foot height limit and zero lot line, and the additional five feet of height requested by the application would not substantially degrade the light, air, open space, or privacy of the adjacent development to the degree that additional mitigation or design changes would be required.

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

This finding can be made in that variance approvals are common and often necessary for development in areas where known hazards exist, such as the Coastal High Hazard Areas, floodplains, or where geologic hazards exist. Similar variance approvals as those proposed through this project are typical of development for homes along Beach Drive and Las Olas Drive.

Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 10/1/25.

I. This permit authorizes the conversion of the entirety of an existing single-family dwelling to an accessory dwelling unit (ADU) and the construction of a new 2,909 square foot primary dwelling with a 2,130 square foot underfloor, 294 square foot storage area, and 271 square foot garage on a vacant portion of the parcel, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

C. Obtain a Grading Permit from the Santa Cruz County Building Official.

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. Project plans shall include floor plans and a site plan for the conversion ADU.

3. 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.

4. Grading, drainage, and erosion control plans.

5. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 23 feet.

6. Details showing compliance with fire department requirements.

B. Meet all requirements of the County Department of Public Works, Stormwater Management.

1. Drainage fees will be assessed on the net increase in impervious area.

2. The application submittal shall adhere to the County Design Criteria (CDC).

3. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.

C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.

D. Meet all requirements of the Santa Cruz County Sanitation District.

1. Sheet A1.0 shows the private sewer lateral connecting to a water main and water service line connecting to a public sewer main. Sheet C-1 shows a more accurate alignment.

2. Sewer connection fees shall be owed based on the most recent approved sewer connection fee resolution at the time of building permit application.

3. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, latest edition.
https://cdi.santacruzcountyca.gov/Portals/35/CDI/PublicWorks/Transportation/2024DesignCriteria.pdf

E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.

1. Prior to issuance of the building permit a preliminary elevation certificate shall be submitted demonstrating compliance with Chapter 16.10.070(H)(5)(c), which requires elevation of all structures on pilings and columns so that the bottom of the lowest portion of the lowest structural member of the lower floor (excluding the pilings or columns) and elements that function as part of the structure, such as furnace, hot water heater, etc., are elevated to or above the base flood level.

2. The applicant/owner shall record a Declaration of Geologic Hazards for the proposed project prior to issuance of the building permit.

3. After plans are prepared that are acceptable to all reviewing agencies, a completed Consultant Plan Review Form (PLG-300) prepared by the project Geotechnical Engineer and Geologist shall be submitted to Environmental Planning. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

4. Final plans shall refer to and incorporate all recommendations of the Engineering Geologic and Geotechnical reports prepared for this project, with respect to the construction and other improvements on the site. All pertinent reports shall be included in the supplemental documents submitted to the County for a Building Permit review.

F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

H. Pay the current fees for Parks mitigation. Currently, these fees are $7.20 per square foot for single-family dwellings.

I. Pay the current fees Child Care mitigation. Currently, these fees are $0.88 per square foot for single-family dwellings.

J. Pay the current fees for Roadside and Transportation improvements for a new single-family dwelling. Currently these fees are $3,000 each.

K. Pay the current Affordable Housing Impact Fee. The fees are based on square footage and the current fee for a dwelling up to 4,000 square feet is $10 per square foot and $2 per square foot for an accessory dwelling unit.

foot.

L. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is $2 per square foot.

M. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

N. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

O. Complete and record a Declaration of Restriction to construct a 294 square foot storage area and 2,130 square foot understory. **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to Santa Cruz County Planning.

P. Complete and record a Declaration of Geologic Hazards with the County Recorder. The declaration shall include a description of the hazards on the parcel and the level of geologic and/or geotechnical investigation conducted. **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to Santa Cruz County Planning.

III. Prior to the start of construction, the applicant/owner must meet the following conditions:

A. Prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site with the grading contractor supervisor, construction supervisor, project geologist, project geotechnical engineer, project civil engineer, Santa Cruz County Resource Planner, and any other Environmental Planning staff involved in the review of the project.

IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports.

D. Erosion shall be controlled at all times. Erosion control measures shall be monitored, maintained and replaced as needed. No turbid runoff shall be allowed to leave the immediate construction site.

E. Prior to sub-floor building inspection, a construction elevation certificate shall be submitted to the Resource Planner to demonstrate compliance with the elevation requirement prior to proceeding with construction. The construction elevation certificate shall be certified by a licensed surveyor. Failure to submit the elevation certificate may be cause to issue a stop work notice for the project.

F. Final V-zone certificate signed and stamped by the project civil engineer shall be submitted prior to finalization of the project.

G. A Final Elevation Certificate signed and stamped by a registered professional surveyor shall be submitted to the project resource planner.

H. A final sign-off form (PLG-305) shall be prepared by both the project geotechnical engineer and geologist verifying that all construction has been performed according to the recommendations of the accepted geologic and soils reports. The form(s) shall be submitted to the project resource planner.

I. Schedule an inspection by CDI Planning to verify design and finishes for ground level storage and underfloor areas.

J. 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.

V. Operational Conditions

A. Modifications to the approved building permit shall be routed to Environmental Planning section for review of conformance with Chapter 16.10.

B. Construction equipment and material staging shall not obstruct the Beach Drive right-of-way.

C. Contact information for a construction manager shall be posted on-site.

D. 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.

VI. Indemnification

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

A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site

preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____
Deputy Zoning Administrator

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

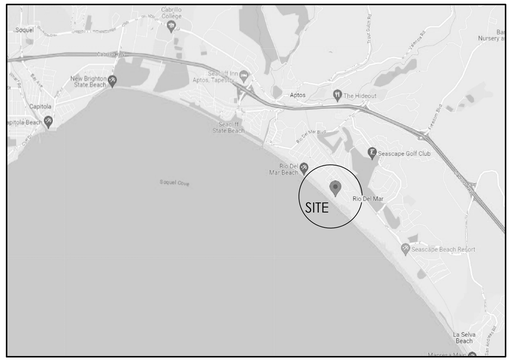
HUBER RESIDENCE
APN# 043-152-54

ABBREVIATIONS

&	AND
L, A	ANGLE
@	AT
°	DEGREE
A.B.	ANCHOR BOLT
(A)	ABOVE
A.C.I.	AMERICAN CONCRETE INSTITUE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
A.I.S.C.	AMERICAN INSTITUE OF STEEL CONSTRUCTION
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS
(B)	BELOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT., BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
C.B.	CEILING BEAM
C.J.	CEILING JOIST
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOS
CTR.	CENTER
CL	CENTERLINE
Db	BAR DIAMETER
DBL.	DOUBLE
DEG.	DEGREE
DEMO.	DEMOLISH
DET., DTL.	DETAIL
D.W.	DISHWASHER
DWG.	DRAWING
DWN., DN.	DOWN
(E)	EXISTING
EA.	EACH
E.N.	EDGE NAILING
EL., ELEV.	ELEVATION
ELEV.	ELEVATOR
ENG.	ENGINEER
EQ.	EQUAL
EXT.	EXTERIOR
E.W.	EACH WAY
F.B.	FLOOR BEAM
F.F.	FINISHED FLOOR
FIN.	FINISH(ED)
F.J.	FLOOR JOIST
FL.	FLUSH
FLR.	FLOOR
F.N.	FIELD NAILING
FND.	FOUNDATION
F.O.	FACE OF
FP.	FIREPLACE
F.R.	FIRE RATED
FT.	FOOT OR FEET
FTG.	FOOTING
FZR.	FREEZER
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
GLB.	GLU-LAM BEAM
GYP. BD., G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIB
HDR.	HEADER
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HT., H.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCH(ES)
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
K.P.	KING POST
L.	LENGTH
LIN.	LINEAR
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
MW.	MICROWAVE
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OV.	OVEN
N.I.C.	NOT IN CONTRACT
PL.	PLATE
PLYWD.	PLYWOOD
PKG.	PARKING
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
QTY.	QUANTITY
RAD.	RADIUS
R.B.	ROOF BEAM
RCP.	REFLECTED CEILING PLAN
RE:	REFERENCE
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
SCHED.	SCHEDULE
SF., SQ. FT.	SQUARE FOOT
SHTG.	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SL.	SLOPED
SPKL.	SPRINKLER
SQ.	SQUARE
STAGG.	STAGGER
STD.	STANDARD
STL.	STEEL
STR., STRUCT.	STRUCTURAL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THK.	THICK
T.O.	TOP OF
T.P.	TOILET PAPER
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
VERT.	VERTICAL
W.	WIDTH
WD.	WOOD
WH.	WATER HEATER

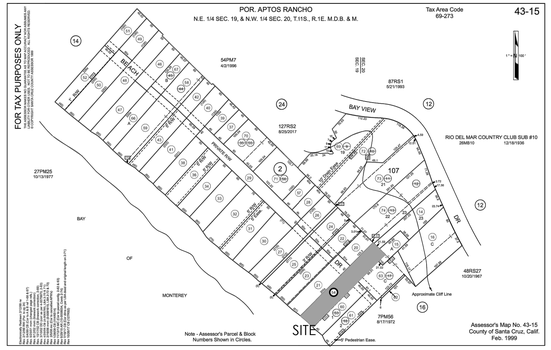
H U B E R

NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-54



VICINITY MAP

N



PARCEL MAP

N

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DEFERRED SUBMITTALS

- CONCRETE STAIRS, RAILS, GUARDS, FABRICATION DETAILS, ETC. WILL BE SUBMITTED SEPARATELY AS A DEFERRED SUBMITTAL.
- SOLAR PV SYSTEM WILL BE APPLIED FOR UNDER A SEPARATE PERMIT.
- RADIANT HEATING WILL BE SUBMITTED AS A DEFERRED ITEM.
- WINDOWS AND EXTERIOR DOORS ARE DEFERRED CUSTOM MANUFACTURED AND WILL COMPLY WITH AAMA STANDARDS PER CRC 609.3, SAFETY GLAZING TESTING AND LABELING PER CRC 308.1 & 308.4, AND ENERGY TESTING & CERTIFICATION PER CEnC 110.6 (AND ENERGY SHEETS EN1 & EN2)

HERS REQUIRED

NOTE: HERS CERTIFICATION IS REQUIRED FOR IAQ AND QII FOR RESIDENCE.
PIPE INSULATION and ALL LINES.
HERS CERTIFICATION IS ALSO REQUIRED FOR THE KITCHEN RANGE HOOD.

FIRE NOTES

1. THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
3. THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
4. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
5. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 200' FROM BUILDING.
8. ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

PROJECT INFORMATION

OWNER:	SANDY AND KEVIN HUBER 625 BEACH DRIVE APTOS, CA 95003
A. P. N.:	043-152-54
ZONING:	RB
OCCUPANCY GROUP:	R-3 & U (PER 2022 CRC)
CONSTRUCTION TYPE:	VB (SPRINKLERED)

PROJECT DESCRIPTION:
A PROPOSED 2,517 SF PRIMARY RESIDENCE ADDED TO BEACH SIDE OF THE PROPERTY INCLUDING A 271SF GARAGE/PARKING PORT BELOW. AN EXISTING 2,568 SF RESIDENCE TO REMAIN AND CONVERTED TO AN ADU.

THIS PROJECT CONSISTS OF THE FOLLOWING:
A NEW PRIMARY RESIDENCE WITH A MAIN LIVING LEVEL ACCESSING A SEPARATE DECK OFF THE LIVING ROOM, A MASTER BEDROOM SUITE AND BEDROOM BOTH ACCESSING AN OPEN CENTRAL COURTYARD OVER A LOWER UNDER- FLOOR STORAGE (LESS THAN 7'-0" IN HEIGHT), AND PARKING LEVEL (GARAGE, STORAGE AND PARKING PORTS 7'-6" MAX IN HEIGHT) WITH ACCESS TO THE MAIN FLOOR LEVEL VIA STAIRS AND ELEVATOR. AN OPEN ROOFTOP DECK IS ACCESSED BY STAIRS FROM THE OPEN COURTYARD.

CONSULTANTS

ARCHITECTS:
MATSON BRITTON ARCHITECTS
728 N. BRANCIFORTE
SANTA CRUZ, CA 95062
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FAX: 831-425-4795

SURVEYING:
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3350 SCOTT BLVD, BLDG 2
SANTA CLARA, CA 95054
PHONE:408-727-6665
FAX: 408-727-5641

ENGINEERING:
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303 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522

GEOLOGICAL:
PACIFIC CREST ENGINEERING, INC
444 AIRPORT BLVD
WATSONVILLE, CA 95076
PHONE: 831-722-9446
ERIC ZINN

GEOTECHNICAL:
PACIFIC CREST ENGINEERING, INC
444 AIRPORT BLVD
WATSONVILLE, CA 95076
PHONE: 831-722-9446
FAX: 831-722-9158

NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEnC)
SANTA CRUZ COUNTY AMENDMENTS

PROJECT CALCULATIONS

TOTAL LOT SIZE: 22,357 SQ. FT. (0.51 ACRE) NET	
RIGHT OF WAY (ROW): 1,900 SQ. FT.	
NET SITE AREA: (22,357 S.F. - 1900 S.F. OF ROW) = 20,457 SQ. FT. (0.47 ACRE)	
MAX LOT COVERAGE ALLOWED (20,457 S.F. x 40%):	8,182.8 S.F.
EXISTING RESIDENCE FOOTPRINT:	1,357.0 S.F.
PROPOSED RESIDENCE FOOTPRINT: GARAGE (271 - 225 CREDIT) + STORAGE (294) + COVERED ENTRY STAIRS (98) + PARTIALLY COVERED CARPORT (290, COUNT AS 140) + EXT STAIR (39) + UNDERFLOOR AREA (2,130) =	2,747.0 S.F.
NEW TOTAL PROPOSED FOOTPRINT: (1,357 + 2,793.5)	4,104.0 S.F.
PROPOSED LOT COVERAGE: (4,104 S.F. / 20,457 S.F.) =	4,810.5 S.F. 20.0%
FAR	
(E) RESIDENCE (CONVERTING TO AN ADU) 2,568 S.F. - 800 S.F. CREDIT:	1,768 S.F.
PROPOSED NEW RESIDENCE + COVERED ENTRY + STORAGE: (2,517 + 98 + 294) =	2,909 S.F.
PROPOSED GARAGE (271 - 225 CREDIT):	46 S.F.
TOTAL PROPOSED FAR (1,768 + 2,517 + 46) 4,723 S.F. / 20,457 S.F. =	4,723 S.F. 23.09 %

ONE (1) PARKING COVERED; THREE (3) UNCOVERED

Exhibit D
Project Plans
Application No. 251501

MATSON BRITTON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

NOTICE

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REVISIONS
01/22/25 PLNG REV
04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

TITLE SHEET

LICENSED ARCHITECT COVE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

DATE 10 / 1 / 25
DRAWN FK
JOB HUBER
SHEET A0.1

HUBER RES.dwg
11/18/2025 12:34 PM
Frank

DIVISION 9
FINISHES:

9.1 DRYWALL NAILING SHALL BE ACCORDING TO APPLICABLE BUILDING CODE REQUIREMENTS FOR THE TYPES AND THICKNESSES BEING USED (SEE DIVISION 7).

9.2 ALL DRYWALL APPLICATIONS TO BE INSPECTED AND APPROVED PRIOR TO TAPING.

9.3 NOT ISSUED.

9.4 DRYWALL TO BE "U.S. GYPSUM" SHEETROCK OR EQUAL.

9.5 ALL DRYWALL TO BE INSTALLED IN ACCORDANCE TO MANUFACTURERS' RECOMMENDATIONS.

9.6 ONE-HOUR FIRE WALLS TO HAVE 5/8" SHEETROCK TYPE X (SEE DIVISION 7).

9.7 ALL TILE MUST BE SET BY A FIRST-CLASS TILE SETTER.

9.8 ALL TILE SHALL BE FIRMLY SECURED IN PLACE WITH FILLED JOINTS AT LEAST 1/16" WIDE.

9.9 LINES SHALL BE KEPT STRAIGHT AND TRUE AND ALL FINISH SURFACES BROUGHT TO LEVEL PLANES.

9.10 TILE WORK SHALL BE "CERAMIC TILE" (AS SELECTED BY ARCHITECT) AND CEMENT MOTAR PER SPECIFICATIONS OF "CERAMIC TILE INSTITUTE."

9.11 SEE CABINET DETAILS FOR LOCATION OF TILE COUNTER TOPS AND SEE FLOOR PLANS FOR TUB AND SHOWERS.

9.12 ALL PAINT SHALL BE DUNN EDWARDS OR EQUAL, READY MIXED PAINT.

9.13 PAINTING CONTRACTOR SHALL APPROVE CONDITION OF PLASTER AND ANY SURFACES PAINTED AND TO SEAL ALL SURFACES.

9.14 ALL COLORS SHALL BE SELECTED BY ARCHITECT.

9.15 PROTECT ALL ADJACENT SURFACES AGAINST PAINT SPLATTERING.

9.16 PAINT-GRADE DOORS SHALL RECEIVE 2-COATS ENAMEL (SEMI-GLOSS).

9.17 INTERIOR WOODWORK TO RECEIVE 2-COATS ENAMEL (SEMI-GLOSS), IF NOT STAINED.

9.18 ALL BUILT-IN CABINETS SHALL RECEIVE 2-COATS ENAMEL, IF NOT STAINED.

9.19 EXTERIOR WOODWORK SHALL RECEIVE 3-COATS EXTERIOR PAINT EXCEPT FOT NATURAL FINISH. U.N.O.

9.20 EXTERIOR TRIM SHALL RECEIVE 2-COATS OLYMPIC SEMI-TRANSPARENT STAIN. U.N.O.

9.21 NOT ISSUED.

9.22 ALUMINUM SASH SHALL NOT BE PAINTED.

9.23 PUTTY ALL NAIL HOLES AFTER FIRST COAT.

9.24 EXTERIOR STUCCO OR PLASTER SHALL HAVE A COLOR COAT FINISH AS SELECTED BY ARCHITECT, U.N.O.

9.25 REMOVE ALL PAINT SPOTS AND LEAVE IN A CLEAN AND ACCEPTABLE MANNER, READY FOR OCCUPANCY.

9.26 PAINTER TO SUBMIT A COLOR SAMPLE OF AREA TO BE PAINTED FOR OWNER'S APPROVAL.

9.27 PAINTER TO RETURN AFTER ALL TRADES HAVE COMPLETED WORK AND TOUCH UP ALL PAINTED AREAS AS REQUIRED.

DIVISION 15
MECHANICAL:

15.1 FRESH AIR COMBUSTION IN GAS-BURNING APPLIANCES SHALL BE MINIMUM 100 SQUARE INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 BTU INPUT, PLUS AN ADDITIONAL ONE SQUARE INCH FOR EACH 1,000 BTU IN EXCESS OF 100,000.

15.2 EQUIPMENT SHALL BEAR A PERMANENT AND LEGIBLE NAME PLATE ON WHICH SHALL APPEAR THE MANUFACTURER'S NAME AND RATING OF THE APPLIANCE; A MODEL DESIGNATION; INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE; AND A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY.

15.3 EACH UNIT SHALL BEAR A METAL NAME PLATE SECURELY FIXED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, IDENTIFYING THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN OWNER.

15.4 ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH CHAPTERS 8 AND 9 OF THE C.M.C. 2022 EDITION. WHEN COMBUSTION AIR IS SUPPLIED FROM THE ATTIC SPACE, THE ATTIC SPACE SHALL BE VENTILATED BY FRESH AIR OPENINGS ON A VERTICAL WALL ON AT LEAST TWO DIFFERENT ELEVATIONS.

15.5 VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8" ABOVE ROOF SURFACE.

15.6 CHECK FRAMING FOR ALL DUCTS, ETC., INTERFERING WITH STRUCTURAL MEMBERS.

15.7 INSTALL, CONNECT, AND INSPECT FORCED AIR UNIT WITH DUCTS AND VENTS (AND CONDENSER UNIT ON A PLATFORM OPTION) PER MANUFACTURER'S SPECIFICATIONS.

15.8 THE AIR CIRCULATION SYSTEM SHALL INCORPORATE AN AIR FILTRATION SYSTEM.

15.9 ALL HEATING AND COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED, BE INSULATED WITH A MINIMUM OF 1" THICK (0.6 POUNDS PER CUBIC FT.) FIBEROUS INSULATION.

15.10 HEATING AND AIR CONDITIONING CONTRACTOR TO INSTALL THERMOSTAT FOR HVAC SYSTEM USING THERMOSTAT WORE PRE-INSTALLED BY ELECTRICIAN.

15.11 NO PIPES, CONDUIT OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS OR FOOTINGS UNLESS SO SHOWN ON PLANS OR APPROVED BY ENGINEER.

15.12 ALL PLUMBING VENTS SHALL GO THROUGH ROOF A MINIMUM OF 10'-0" FROM ANY PROPERTY LINE .

15.13 MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH A UNIT PASSES THROUGH A PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCTS.

15.15 NO TUB ACCESS PANELS SHALL BE REQUIRED. PROVIDE RIGID JOINT CONNECTIONS.

15.16 PROVIDE AN OUTSIDE SHUT-OFF, CONSPICUOSLY MARKED.

15.17 ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATION DOMESTIC OR BEARING HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

15.18 ALL GAS APPLIANCES, EXCEPT WATER HEATERS AND RANGE TOP BURNERS, SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.

15.19 PROVIDE BACK DRAFT DAMPERS ON ALL EXHAUST FIRE SYSTEMS.

15.20 NOT ISSUED.

15.21 ALL SPECIFICATIONS TO BE CHECKED AND VERIFIED WITH GENERAL CONTRACTOR.

15.22 PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES AT TUB/SHOWER (120 F MAXIMUM). VERIFY AT ROUGH PLUMBING INSPECTION.

15.23 MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

15.24 ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED SHALL BE PROVIDED W/ DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

15.25 PROVIDE 1" GAS LINE FROM METER TO F.A.U./ WATER HEATER LOCATION

15.26 PROVIDE 1" WATER LINE FROM METER TO HEATER LOCATION

15.27 COMBUSTION AIR REQUIREMENTS FOR F.A.U./ WATER HEATER REQUIRE DUCT OPENINGS, EACH HAVING 1 SQ. IN. PER 5,000 BTU/H INPUT.

15.28 GAS APPLIANCES ARE TO BE RAISED 18" ABOVE GARAGE FLOOR.

15.29 GAS PIPE SYSTEMS SHALL BE BONDED AT THE HOUSE SIDE OF THE GAS METER. PER CEC 250.104(B)

7.11 ENERGY INSULATION REQUIREMENTS:
A. ALL EXTERIOR WALLS SHALL BE INSULATED WITH BLANKET-TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-I-521E WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 13.
B. ALL ROOF-CEILING ASSEMBLIES SHALL BE INSULATED WITH EITHER:
1. BLANKET-TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-I-521E, OR
2. BROWN OR POURED MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-I-1030A WITH THERMAL RESISTANCE (R) OF NOT LESS THAN 30.
C. ALL FLOOR ASSEMBLIES OVER UNINSULATED SPACES SHALL BE INSULATED WITH BLANKET-TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-I-521E WITH A THERMAL RESISTANCE OF NOT LESS THAN 19.
D. ALL HEATING OR COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE JOINTS AND SEAMS SEALED AND SHALL BE INSULATED WITH A MINIMUM OF 1" THICK FIBEROUS INSULATION.
E. SEE DIVISION 8 AND DIVISION 15 FOR ADDITIONAL ENERGY REQUIREMENTS.
F. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING OR PIPE DUCT PENETRATES A FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.
G. NOT USED

7.12 ENERGY REQUIREMENTS:
A. DUAL GLAZING AT ALL WINDOWS, GLASS DOORS, AND SKYLIGHTS (AS SHOWN ON WINDOW SCHEDULE). SHADING DEVICES AS REQUIRED BY ENERGY CALCULATIONS.

7.13 WALL/CEILING FINISHES:
A. ALL INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD EACH SIDE, SCREWED WITH 1 5/8" PHILIPS BUGLE-HEAD SCREWS AT 6" o.c. UNLESS NOTED ON PLANS, (UNBLOCKED).
B. PROVIDE ONE-HOUR FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE AND UNDER ENCLOSED STAIRWAYS WITH 5/8" GYPSUM BOARD EACH SIDE OF WALLS AND ON CEILINGS. PROVIDE 5/8" GYPSUM BOARD THROUGHOUT GARAGE AND FINISH PER INTERIOR FINISH SCHEDULE. USE TYPE "X" GYPSUM BOARD.
C. INSPECTION IS REQUIRED PRIOR TO TAPING AND FINISHING (ALL JOINTS) WALLBOARDS.
D. INSPECTION IS REQUIRED PRIOR FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND WALLBOARD BEFORE ANY PLASTERING IS APPLIED.
E. PROVIDE 26 GAUGE GALVANIZED IRON FOUNDATION WEEP SCREED ON ALL STUCCO WALLS AT INTERSECTION OF MUDSILL AND CONCRETE.
F. STUCCO USE 7/8" PORTLAND CEMENT PLASTER WITH WOVEN OR WELDED WIRE LATH WITH No. 11 GAUGE 1½" LONG WITH 7/16" DIAMETER HEAD NAIL OR 16 GAUGE STAPLES X 7/8" LONG LEGS AT 16" o.c. ATTACHED TO TOP PLATE AND SILL. PROVIDE 3.4 METAL LATH AND BACKING AT ALL SOFFIT EL 831.724.2612TS.

7.14 BATHROOM FLOOR SHALL HAVE NON-ABSORBENT FLOOR COVERING BONDED TO SUBFLOOR.

7.15 ROOFING-BUILT-UP:
A. THREE LAYERS OF 15# FELT (1 BASE PLY, 2 FELTS) BONDED TOGETHER WITH NOT LESS THAN 50 POUNDS OF BITUMINOUS BONDING AGENT AND NOT LESS THAN 300 POUNDS PER 100 SQ. FT. OF SLAG OR NOT LESS THAN 400 POUNDS PER 100 SQ. FT. OF GRAVEL (MATERIAL NOT TO EXCEED 5/8") EMBEDDED INTO NOT LESS THAN 60 POUNDS/100 SQ. FT. OF HOT SURFACING ASPHALT (BITUMINIUOS BONDING AGENT). THE LAYERS OF FELT SHALL BE SECURED TO THE ROOF STRUCTURE AS SPECIFIED FOR UNDERLAY, ALL NAIL HEADS SHALL BE COVERED BY ONE LAYER OF FELT. PROVIDE OVERFLOW DRAINS OR SCUPPERS- OR SPEC: 2" MAXIMUM HEIGHT FROM ROOF TO TOP OF EXTERIOR WALL (i.e. 2" HIGH PARAPET MAX.).

7.16 ALL METAL TRIM PIECES SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS AS " FRY-REGLET" BRAND SERIES.

7.17 NOT ISSUED.

7.18 SLOPING ROOF COVERINGS (CLASS A OR B: i.e., TREATED WOOD SHAKES OR SHINGLES, ASPHALT OR FIBERGLASS TILES, METAL ROOFING, OR CONCRETE TILES) TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OVER #15 WATERPROOF FELT AND 3/4" PLYWOOD SHEATHING. U.N.O.

7.19 DUCT CONNECTIONS TO BE WRAPPED WITH LISTED UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:
A. ATTACH THE INNER CORE TO THE COLLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH AN APPROVED CLAMP.
B. PULL JACKET AND INSULATION BACK OVER THE CORE AND USE TWO WRAPS OF APPROVED TAPE OR AN APPROVED CLAMP.

7.20 CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE AND INSTALLATION CERTIFICATE.

DIVISION 8
DOOR AND WINDOWS:

8.1 ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT.
8.2 ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE SHALL BE TEMPERED.
8.3 TITLE 24 REQUIREMENTS: (REF: PART 6 OF TITLE 24 FOR THE 2022 CALIFORNIA ENERGY CODE)
A. CLIMATE ZONE
B. PROVIDE AIR INFILTRATION REDUCTION SYSTEM.
C. WEATHERSTRIP ATTIC AND FURNACE CABINET DOOR.
D. PROVIDE WATERFLOW RESTRICTIONS ON ALL FAUCETS.
E. USE A/C CONDENSER WITH RATING OF 8.9 FOR GLAZING LESS THAN 18%; OTHERWISE USE 10.1 OR BETTER. USE 75% EFFICIENCY GAS-FIRED FURNACE.
F. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF ALL RELEVANT CHAPTERS OF TITLE 24, PART 2.
G. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATED MATERIAL.
H. MANUFACTURED DOORS AND WINDOWS SHALL NOT ALLOW INFILTRATION.
I. PROVIDE MINIMUM R-3 INSULATION OR WATER HEATER INLET/OUTLET PIPES FIRST 5 FEET INTO UNCONDITIONED SPACE.
J. CAULK ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO BUILDING ENVELOPE.
K. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOOR BETWEEN EXTERIOR WALL PANELS.
L. MASONRY AND FACTORY-BUILT FIREPLACES SHALL HAVE: 1) TIGHT-FITTING METAL OR GLASS DOORS COVERING ENTIRE OPENING OF FIREBOX; 2) A COMBUSTION AIR INTAKE TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX WHICH IS AT LEAST 6 SQUARE INCHES IN AREA, AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT-FITTING DAMPER; 3) TIGHT-FITTING FLUE DAMPER WITH READILY ACCESSIBLE CONTROLS; 4) CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED.
M. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO CHAPTER 6 OF THE 2022 C.M.C. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
N. STORAGE-TYPE WATER HEATERS AND SOLAR-HEATED WATER TANKS SHALL BE EXTERNALLY WRAPPED WITH INSULATION R-12 OR GREATER, IF NOT SO INTERNALLY WRAPPED (IF APPLICABLE).
O. INSULATE RE-CIRCULATING HOT WATER PIPING IN UNHEATED SPACES.
P. GAS-FIRED HEATING AND COOLING APPLIANCES, SHOWER HEADS, AND FAUCETS TO COMPLY WITH EFFICIENCY STANDARDS.
Q. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE EFFICACY OF 25 LUMENS/WATTS.
R. THERMOSTATS SHALL BE PROVIDED WITH A CLOCK MECHANISM WHICH CAN BE MANUALLY PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 4 PERIODS IN 24 HOURS.
S. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
8.4 ENERGY INSULATION STANDARDS:
A. SWINGING DOORS OR WINDOWS TO THE EXTERIOR OR IN UNCONDITIONED SPACES SUCH AS GARAGES SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR FILTRATION.
B. ALL SLIDING GLASS DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW CONFORMANCE WITH AIR FILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE WHEN TESTED IN ACCORDANCE WITH ASTM 283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQ. FT.
C. REQUIRED TINTED GLAZING SHALL BE PERMANENTLY TINTED OR PERMANENTLY SURFACE COATED BY THE MANUFACTURER OF THE GLAZING MATERIAL AND SHALL PROVIDE A MAXIMUM TINTING COEFFICIENT OF 0.75.
8.5 SECURITY NOTES:
A. SWINGING DOORS:
1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
2. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM ½" DIAMETER STEEL JAMB STUD WITH ¼" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
3. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN THE WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2½" IN LENGTH.
4. DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
5. STRAIT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
6. A HOOK-SHAPED OR EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
7. WOOD FLUSH TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION.
8. FOLLOW CORE DOORS OR DOORS LESS THAN 1 3/8" IN THICKNESS SHALL BE COVERED ON THE INSIDE FACE WITH 26 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" o.c. AROUND THE PERIMETER OR EQUIVALENT.
9. GLASS DOORS SHALL BE FULLY TEMPERED GLASS.
B. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEREVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
C. NOT ISSUED.
D. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL OF THE CLOSED OR PARTIALLY OPEN POSITION.
E. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
F. OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
G. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8" OF A UTILITY POLE OR SIMILAR STRUCTURE.
H. GLAZED OPENING WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS WITH OPENINGS HAVING A MAXIMUM OPENING OF 2". THIS SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
I. LOCKS SHALL OPEN FROM INTERIOR WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
J. GARAGE DOORS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES, SUCH AS GLIDE BARS, BOLTS, CROSS BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES, AND BOLTED, HARDENED STEEL HASPS.
K. PROVIDE APPROVED GARAGE DOOR SPRINGS AND ANCHORAGE. GARAGE DOOR SPRINGS AND CONTAINMENT DEVICES SHALL BE LABELED.

8.6 NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL INSULATION.

CONNECTION CONTD'	NAILING CONTD'
20. 1"(25 mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" (25 mm x 208 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" (25 mmx203 mm) SHEATHING TO EACH BEARING,FACE NAIL	3-8d
23. BUILT-UP, CORNER STUDS	20d AT 24" (610 mm) o. c.
24. BUILT-UP GIRDER AND BEAMS	16d AT 32" (813 mm)o.c. AT TOP AND BOTTOM AND STAGGERED 2 30d AT ENDS & AT EACH SPLICE
25. 2" 51 mm) PLANKS	
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD:(2) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING); (1 INCH-25.4 mm)	
1/2" AND LESS	16d (3)
" - 3/4"	8d (4) 0R 6d (3)
" -1"	8d (3)
1 1/8" - 1/14"	10d (4) OR 8d (3)
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING); (1 INCH-25.4 mm)	
3/4" AND LESS	6d (3)
7/8" - 1"	8d (3)
1 1/8" - 1 1/4"	10d (4) OR 8d (3)
27. PANEL SIDING (TO FRAMING):	
1/2" (13 mm) OR LESS	6d (4)
5/8" (16 mm)	8d (4)
28. FIBERBOARD SHEATHING: (7)	
1/2" (13 mm)	No. 11 ga. (8)
	6d (4)
	No. 16 ga. (9)
25/32" (20 mm)	No. 11 ga. (8)
	8d (4)
	No. 16 ga. (9)
29. INTERIOR PANELING	
1/4" (6.4 mm)	4d (10)
3/8" (905 mm)	6d (11)

(1) COMMON OR BOX NAILS MAY BE USED, EXCEPT WHERE OTHERWISE STATED.
(2) NAILS SPACED AT 6 INCHES (152 MM) ON CENTER AT EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219 MM) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEER WALLS, REFER TO SECTION 2314.3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX, OR CASING.
(3) COMMON OR DEFORMED SHANK.
(4) COMMON.
(5) DEFORMED SHANK.
(6) CORROSION-RESISTENT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.
(7) FASTENERS SPACED 3 INCHES (76 MM) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 MM) ON CENTER AT INTERMEDIATE SUPPORTS.
(8) CORROSION-RESISTENT ROOFING NAILS WITH 7/16-INCH DIAMETER (11 MM) HEAD AND 1 1/2-INCH (38 MM) LENGTH FOR 1/2-INCH (13 MM) SHEATHING AND 1 1/2-INCH (38 MM) LENGTH FOR 25/32-INCH (20 MM) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.
(9) CORROSION-RESISTENT STAPLES WITH NOMINAL 7/16-INCH (11 MM) CROWN AND 1 1/8-INCH (29 MM) LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH (38 MM) LENGTH FOR 25/32-INCH (20 MM) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.
(10) PANEL SUPPORTS AT 16 INCHES (406 MM) [20 INCHES (508 MM) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152 MM) ON PANEL EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS.
(11) PANEL SUPPORTS AT 24 INCHES (610 MM). CASING OR FINISH NAILS SPACED 6 INCHES (152 MM) ON PANEL EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS.

6.4 PLYWOOD NAIL SPACING: FLOOR AND ROOF: 4" o.c. AT BOUNDARY, 6" o.c. AT EDGES, 10" o.c. AT INTERMEDIATE SUPPORTS. EXCEPT 6" o.c. AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. WALL SHEATHING OR SIDING; 6" o.c. EDGES, 12" o.c. INTERMEDIATE, UNLESS OTHERWISE NOTED.

6.5 THE STRUCTURAL DRAWINGS ONLY SHOW THE BASIC STRUCTURAL FRAME, REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS. DURING CONSTRUCTION OF THE STRUCTURAL FRAME, DIMENSIONS OF THE OPENING ARE FOR REFERENCE ONLY-VERIFY WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

6.6 THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING THE FRAMING PHASE UNTIL PERMANENT LATERAL BRACING IS COMPLETED.

6.7 NO PIPES OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS UNLESS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

6.8 NAILING OF FLOOR, ROOF, AND WALL SHEATHING SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO COVERING. (SEE DIVISION 7 FOR ROOFING NOTES).

6.9 NOT ISSUED.

6.10 ALL PLYWOOD SHALL BE T&G MATERIAL GLUED AND NAILED WITH SCREW TYPE NAILS OF THE SIZES DESCRIBED ABOVE. NO BLOCKING REQUIRED FOR FLOORS AND ROOFS (BLOCK ONLY AS CALLED FOR ON CONSTRUCTION DOCUMENTS AT SHEAR WALL SCHEDULE OR AT JOINTS 2X14 OR DEEPER). PROVIDE (2) JOISTS OR DOUBLE BLOCKING UNDER BEARING WALLS AND AT HANDRAILS AS REQUIRED. PLYWOOD SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR PRIOR TO COVERING WITH FLOOR OR ROOF MATERIAL.

6.11 WALL FRAMING SHALL BE 2x4 STUDS AT 16" o.c.. PROVIDE DOUBLE 2x4 PLATE WITH MINIMUM 48" LAP SPLICE, UNLESS OTHERWISE NOTED.

6.12 NOT USED

6.13 ALL EXPOSED NAILS SHALL BE CORROSION RESISTANT.

6.14 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS WITH 6'-0" WIDE OR GREATER.

6.15 PROVIDE FIRESTOPPING IN STUD SPACES WITH 2x WOOD BLOCKS IN THE CENTER OF ALL STUD SPACES OVER 10' APART.

6.16 ALL POST TO BEAM CONNECTIONS SHALL BE "SIMPSON STRONG TIE," UNLESS OTHERWISE NOTED.

6.17 ALL EXTERIOR FINISHING MATERIAL SHALL BE SHALL BE APPLIED OVER ON LAYER 15# ASPHALT SATURATED FELT.

6.18 METAL CONNECTORS SHOWN ON STRUCTURAL DRAWINGS TO BE "SIMPSON STRONG TIE," UNLESS OTHERWISE NOTED.

6.19 BEARING WALLS SUPPORTING LOADS FROM 2 STORIES ABOVE OR OVER 14'-0" IN HEIGHT SHALL BE 3x4 OR 2x6 AT 16" o.c..

6.20 ALL STUDS ARE 2x4 AT 16" o.c., UNLESS OTHERWISE NOTED.

6.21 THE CONSTRUCTION OF SCAFFOLDINGS OR FALSEWORK MORE THAN THREE STORIES OR 36'-0" IN HEIGHT REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY.

6.22 CUTTING AND NOTCHING: (PRE-DRILL PRIOR TO NOTCHING)
A. EXTERIOR AND BEARING PARTITIONS: ANY WOOD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% THE WIDTH OF THE STUD.
B. NON-BEARING PARTITIONS: ANY WOOD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 45% OF THE WIDTH OF THE STUD.

6.23 BORED HOLES: A HOLE NOT GREATER THAN 40% OF THE STUD MAY BE BORED IN ANY WOOD STUD. A HOLE NOT GREATER THAN 60% OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS OR IN ANY WALL WHERE EACH STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED ARE SO BORED. IN NO CASE SHALL BE NEARER THAN 5/8" TO THE EDGE OF STUDS NOT LOCATED AT THE SAME SECTION OF STUD AS CUT OR NOTCH.

6.24 CUTTING AND NOTCHING:
A. ANY WOOD JOIST BEAM OR GIRDER MAY BE CUT OR NOTCHED ON THE TOP EDGE, PROVIDED THE CUT DOES NOT EXCEED EITHER 1/5 OR THE DEPTH OF THE MEMBER OF 2" AND DOES NOT EXTEND INTO THE CENTER HALF OF THE LENGTH OF THE MEMBER.
B. HOLE SPACES AT LEAST 6" APART AND NOT LARGER THAN 2" IN DIAMETER MAY BE BORED, IF THE HOLES ARE NOT NEARER THAN 1" TO THE EDGE OF THE JOIST.
C. HOLE SPACES AT LEAST 6" APART AND NOT LARGER THAN 1" IN DIAMETER MAY BE BORED THROUGH ANY WOOD BEAM JOIST OR GIRDER IF THE EDGE OF THE HOLE IS NOT NEARER THAN 1" TO THE EDGE OF THE MEMBER.

6.25 ALL BREAKS FOR VENTS, DUCTS, PLUMBING SHALL BE STRAPPED WITH 1 ½"x⅛" STEEL STRAPS WITH 4-16d NAILS AT EACH SIDE.

6.26 GLUED LAMINATED MEMBERS:
A. MANUFACTURE IN ACCORDANCE WITH US COMMERCIAL STD C5-253, LATEST EDITION.
B. DOUGLAS FIR, COAST REGION LUMBER.
C. COMBINATION 24F STRESS GRADE. (fb=2400 psi) (fb=2000 VET).
D. ARCHITECTURAL APPEARANCE GRADE.
E. WATERPROOF GLUE: PHENOL RESORCINOL GLUE. MIL-A-397B.
F. MOISTURE CONTENT, 12% MAXIMUM/4%MAXIMUM VARIATION IN BEAM.
G. INSPECTION: AITC CERTIFICATE.

DIVISION 7
THERMAL AND MOISTURE PROTECTION:

7.1 ALL SHEET METAL TO BE 26 GAUGE GALVANIZED IRON, UNLESS OTHERWISE NOTED.

7.2 FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS.

7.3 G.I. FLASH AND CAULK WOOD BEAMS, OUTLOOKER PROJECTING FROM EXTERIOR WALL, OR ROOF SURFACES.

7.4 FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTENT TO 3" UNDER THE BUILDING PAPER BEHIND THE WALL COVERING.

7.5 SHOWER WALLS SHALL BE APPROVED NON-ABSORBENT WATERPROOF MATERIAL TO A HEIGHT OF 6' ABOVE THE FLOOR MINIMUM.

7.6 ALL RANGE VENTS TO BE 48" SQ. THROUGH CEILING AND 36" SQ. THROUGH ROOF OR WALL.

7.7 ALL VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND TO A MINIMUM OF 8" ABOVE THE ROOF SURFACE.

7.8 PROVIDE FLASHING AT THE TOP OF ALL PARAPETS AND WALLS.

7.9 PROVIDE GUTTERS, DOWNSPOUTS, AND SCUPPERS AS SET FORTH ON ROOF PLANS.

7.10 PROVIDE EXHAUST DUCTS AS REQUIRED FOR WATER HEATER(S), RANGE HOOD AND VENTILATION FANS.

DIVISION 4
MASONRY:

4.1 MASONRY TO BE CONFORMED TO DIVISION 24, CALIFORNIA BUILDING CODE FOR REINFORCED GROUTED MASONRY.

4.2 CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90 GRADE N, 1500 PSI, UNLESS NOTED OTHERWISE. CONTINUOUS INSPECTION REQUIRED. (CONTRACTOR TO USE STANDARD 8"x8"x16" [NOMINAL] BLOCK [GREY PRECISION] WITH CONCAVE JOINTS, UNLESS NOTED OTHERWISE ON PLANS.)

4.3 MORTAR OR GROUT TO BE TYPE "S" MORTAR, 1 PART CEMENT, 1/4 MAXIMUM HYDRATED LIME OR PLASTIC CEMENT, 4 PARTS SAND, 1500 PSI.

4.4 GROUT: 1:3 WITH 2 PARTS PEA GRAVEL.

4.5 MORTAR AND GROUT SHALL HAVE A 28-DAY COMPREHENSIVE STRENGTH EQUAL TO 2000 PSI, MINIMUM.

4.6 DRYPACK SHALL BE A 1:2 MIX PLUS ENOUGH WATER FOR A STIFF MIX.

4.7 CONSTRUCTION:
1. BED JOISTS TO BE FULLY BEDDED IN MORTAR. HEAD JOISTS TO BE SOLIDLY FILLED AT LEAST 1½" FROM EACH FACE.
2. GROUT POUR SHALL BE LIMITED TO 4'-0". AT WORK STOPPAGES, HORIZONTAL CONTRACTION JOISTS SHALL BE FORMED BY STOPPING GROUT 1½" BELOW TOP OF MASONRY.
3. GROUT SHALL BE TAMPED TO ASSURE FILLING OF ALL VOIDS.
4. PROVIDE TWO #5 FOR CONCRETE BLOCK, TWO #4 FOR BRICK, REINFORCING AT ENDS OF ALL WALLS AND AROUND ALL OPENINGS WITH 24" LAP.

4.8 SOLID GROUT AT ALL CELLS.

4.9 BLOCK UNITS SHALL BE SUFFICIENTLY MOIST AT TIME OF LAYING TO PREVENT DEHYDRATION OF MORTAR AND GROUT.

4.10 BLOCK UNITS SHALL BE FREE OF ALL SUBSTANCES WHICH MIGHT IMPAIR THE BOND OF THE BLOCK TO MORTAR AND GROUT.

4.11 CONCRETE BLOCK WALLS TO RECIEVE STUCCO FINISH AS PER SITE PLAN AND DIVISION 9. U.N.O.

4.12 REINFORCING STEEL REQUIREMENTS:

DIVISION 5
METALS:

5.1 ALL REINFORCING STEEL SHALL BE NEW STOCK AS FOLLOWS:
A. #4 BARS AND SMALLER-INTERMEDIATE GRADE. SEE STRUCTURAL.
B. #5 BARS AND LARGER-HARD GRADE. SEE STRUCTURAL.
C. ALL MASONRY WALL REINFORCING, INCLUDING MASONRY WALL FOOTINGS, SHALL BE INTERMEDIATE. SEE STRUCTURAL.
D. ALL BARS EXCEPT #2 SHALL BE DEFORMED AS PER ASTM A-3.
E. WIRE MESH SHALL CONFORM TO ASTM A-185.

5.2 ALL BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND.

5.3 ALL BONDS SHALL BE MADE COLD.

5.4 SPLICING OF BARS SHALL HAVE LAPPING OF 36 DIA. OR 2'-0" MINIMUM IN ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND CONCRETE WALLS, AND 40 BAR DIA. OR 2'-0" MINIMUM IN MASONRY WALLS. (BOND BARS AROUND CORNERS AND INTERSECTIONS, BAR LAPS SHALL BE MADE AWAY FROM POINTS OF MAXIMUM STRESS.)

5.5 ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE OR APPLYING MORTAR OF GROUT.

5.6 WELDING OF REINFORCING STEELS SHALL BE PERFORMED BY THE ELECTRIC ARC PROCESS AND PERFORMED BY WELDERS.

5.7 ALL FIELD WELDING TO BE DONE UNDER THE CONTINUOUS INSPECTION PERFORMED BY A CERTIFIED THIRD PARTY INSPECTOR FROM A SPECIAL INSPECTION AGENCY THAT IS APPROVED BY THE LOCAL BUILDING OFFICIAL.

5.8 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.

5.9 ALL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE "B."

5.10 ALL TUBE COLUMNS SHALL CONFORM TO ASTM 501.

5.11 ALL FABRICATION SHALL BE DONE BY WELDERS USING THE ELECTRIC ARC PROCESS AND E-70 ELECTRODES.

5.12 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING.

5.13 BOLTS SHALL CONFORM TO ASTM A-307.

5.14 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT CONTRACTOR'S OWN RISK.

5.15 ALL FABRICATION SHALL BE DONE IN THE SHOP OF A FABRICATOR CERTIFIED BY A RECOGNIZED AGENCY THAT IS ACCEPTED AND APPROVED BY THE BUILDING OFFICIAL. IN SHOP INSPECTION IF REQUIRED IS TO BE PERFORMED BY A THIRD PARTY INSPECTION AGENCY.

5.16 STRUCTURAL STEEL ROLLED SECTIONS AND PLATES USED IN THE WORK SHALL CONFORM TO ASTM A-36. PIPE COLUMNS SHALL BE WELDED SEAMLESS PIPE CONFORMING TO ASTM A-53 FOR GRADE "B" PIPE. SQUARE OR RECTANGULAR TUBES SHALL BE WELDED SEAMLESS SECTIONS MADE OF STEEL CONFORMING TO ASTM A-36.

5.17 ALL STRUCTURAL STEEL, EXCEPT THE PORTION TO BE EMBEDDED IN CONCRETE OR TO RECEIVE SPRAYED-ON FIREPROOFING, SHALL RECEIVE ONE TOP COAT OF PAINT AS DESCRIBED BY A MANUFACTURER'S SPECIFICATIONS.

5.18 CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

DIVISION 6
CARPENTRY:

6.1 ALL LUMBER SHALL BE GRADE MARKED AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES (#) OF THE WEST COAST LUMBER INSPECTION BUREAU.
A. ALL LUMBER TO BE WEST COAST DOUGLAS FIR.
B. VERTICAL MEMBERS TO BE STUD GRADE OR BETTER.
C. ALL HORIZONTAL FRAMING LUMBER, 2X JOISTS SHALL BE #2 DOUGLAS FIR OR BETTER UNLESS NOTED OTHERWISE. ALL STRINGERS, POSTS AND 4X BMS OR LARGER SHALL BE GRADE #1 DOUGLAS FIR. MUDSILLS OR ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR.
D. NAILS: COMMON WIRE NAILS.
E. BOLTS IN TIMBER TO HAVE STANDARD CUT WASHERS, UNLESS NOTED AND UNLESS USED WITH STEEL PLATE OR ANGLES. HOLES FOR BOLTS TO BE NOT MORE THAN 1/16" LARGER THAN BOLT DIAMETER. CONFORM TO ASTM A-307, (ALSO SEE BOLTS FOR STRUCTURAL STEEL).
F. PLYWOOD SHEATHING SHALL BE PLYWOOD COMPLYING WITH CALIFORNIA BUILDING CODE STANDARD 23-2. ALL HORIZONTAL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND WITH STAGGERED JOINTS. 3/4" AND 5/8" THICK PLYWOOD FLOOR SHEATHING SHALL HAVE A PANEL INDEX OF 48/24. 5/8" THICK PLYWOOD ROOF SHEATHING SHALL HAVE A PANEL INDEX OF 32/16.
G. ALL FLUSH FRAMED JOISTS SHALL SEAT IN SIMPSON HANGER BEAMS; BEAMS LAMINATED OF TWO JOISTS SHALL BE SPIKED WITH 16D @ 12" O.C. STAGGERED IF 10" OR MORE IN DEPTH. REFERENCE STRUCTURAL DETAILS FOR EXCEPTIONS.
H. POSTS MAY BEAR ON STEEL PLATES, UNLESS OTHERWISE DETAILED.
I. LAG SCREWS SHALL BE TURNED AND NOT DRIVEN INTO PREDRILLED HOLES OF 2/3 SHANK DIAMETERS.
J. STUD BOLTING: STUD ADJACENT TO CONCRETE OR MASONRY WALLS SHALL BE BOLTED THERETO WITH ½" DIAMETER x 8" BOLTS AT TOP, BOTTOM, AND MID-HEIGHT.
K. FLOOR SHEATHING: ALL PLYWOOD FLOOR SHEETS SHALL BE ATTACHED WITH ½" DIA. THROUGH BOLTS AND 18" O.C. STAGGERED.

6.2 ALL LUMBER TO BE WEST COAST DOUGLAS FIR, AS SHOWN BELOW, UNLESS NOTED OTHERWISE ON PLANS:

A.	JOISTS AND RAFTERS	#2 GRADE
B.	4 x BEAMS	#1 GRADE
C.	4 X BEAMS (WHERE NOTED ON PLANS)	SEL. STRUC.
D.	6 x BEAMS	#1 GRADE
E.	6 x BEAMS (WHERE NOTED ON PLANS)	SEL. STRUC.
F.	STUDS	STANDARD OR BETTER, D.F.

6.3 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS.
A. ALL NAILING SHALL CONFORM TO TABLE BELOW. NAILING SCHEDULE TABLE (BASED ON DOUGLAS FIR FRAMING LUMBER USING COMMON OR BOX NAILS, UNLESS OTHERWISE NOTED).

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" (25 mm x 152 mm) SUBLESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" (25 mm x 152 mm) SUB FLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" (51 mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL.	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406 mm) o.c.

Exhibit D
Project Plans
Application No. 251501

DIVISION 1
GENERAL REQUIREMENTS:

1.1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THOSE GENERAL NOTES, UNLESS OTHERWISE NOTED, ON PLANS OR SPECIFICATIONS.
B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
C. COMPLY WITH THE 2022 C.B.C., 2022 C.M.C., 2022 C.P.C. & 2022 C.E.C.
D. SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING, AND AIR CONDITIONING SHALL BE SUBMITTED TO THE RESPECTIVE DEPARTMENT FOR APPROVAL AND PERMIT.

1.2 ON-SITE VERIFICATION OF ALL CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL AND SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. ARCHITECT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCIES OR QUESTIONS ARISE PERTAINING TO THE WORKING DRAWINGS BEFORE PROCEEDING WITH WORK.

1.3 THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR:
A. ALL CONTRACT DOCUMENTS, GENERAL NOTES, AND ALL ATTACHED OR REFERENCED REPORTS.
B. OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS.
C. ALL DIMENSIONS AND CONDITIONS AT THE SITE. (DIMENSIONS TAKE PRECEDENT OVER SCALE).
D. ANY CONDITION WHICH IN HIS/HER OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE.
E. ENSURING PROPER ALIGNMENT AND TEMPORARY BACKING AND SHORING TO PROVIDE STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
F. SECURING FINAL CERTIFICATE OF OCCUPANCY.
G. SECURING MISCELLANEOUS SUBCONTRACTS AS REQUIRED FOR COMPLETION OF JOB.

1.4 SOIL REPORT BY: PACIFIC CREST ENGINEERING, INC. 444 AIRPORT BLVD, WATSONVILLE, CA 95076

1.5 STRUCTURAL ENGINEERING BY: R.I. ENGINEERING, INC. 303 POTRERO STREET, SANTA CRUZ, CA 95060

1.6 CIVIL ENGINEERING BY: R.I. ENGINEERING, INC. 303 POTRERO STREET, SANTA CRUZ, CA 95060

1.7 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK, I.E., STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY AND CAL/OSHA, ETC., AND CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK. ASTM DESIGNATIONS SHALL BE AMENDED TO DATE.

DIVISION 2
SITE WORK:

2.1 FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOIL. SEE STRUCTURAL PLANS BY R.I. ENGINEERING FOR MORE INFORMATION.

2.2 N/A

2.3 NO TRENCHES OR EXCAVATIONS OVER 5'-0" IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE CONSTRUCTED WITHOUT A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

2.4 PARKING:

2.5 MAXIMUM DRIVEWAY SLOPE 20% GRADE DETAILS REQUIRED WHERE SLOPE EXCEEDS 12.5%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.

2.6 TEMPORARY SHORING IS REQUIRED FOR EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING. EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

2.7 CONTRACTOR SHALL GIVE DUE LEGAL NOTICE TO ADJACENT PROPERTY OWNERS REGARDING THE PROTECTION OF STRUCTURES NECESSITATED BY EXCAVATION AND CONSTRUCTION INDICATED ON THESE DRAWINGS, IN DUE TIME, PRIOR TO THE START OF EXCAVATION. SHORING SHALL PROVIDE NECESSARY SUPPORT FOR ANY ADJOINING STRUCTURES OR PROPERTY.

2.8 FOUNDATION TRENCHES SHALL NOT BE EXCAVATED UNTIL GRADING CERTIFICATE IS APPROVED.

2.9 UNDERPINNING OF EXISTING STRUCTURES SHALL BE PERFORMED IN CONJUNCTION WITH OTHER WORK ON THE PROJECT IN A MANNER THAT WILL NOT ENDANGER THE SAFETY OF THE STRUCTURES BEING SUPPORTED.

2.10 PER THE SOILS REPORT, ANY EXISTING FILL, PEATY SOILS, AND ANY OTHER DELETERIOUS SUBSTANCES SHALL BE COMPLETELY REMOVED FROM BUILDING AREA. ALL FILL SHOULD BE EXCAVATED TO NATIVE SOIL. THE FILL REMOVAL AND RECOMPACTED AREAS MUST EXTEND 5 FEET HORIZONTALLY BEYOND ALL SLABS, GRADE BEAMS, AND PAVEMENT AREAS. THE EXISTING FILL ON-SITE SHALL BE INSPECTED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

2.11 AN IMAGINARY LINE 45 DEGREES TO THE HORIZONTAL EXTENDED DOWNWARD FROM THE BOTTOM CORNER OF ANY BUILDING SHALL NOT INTERSECT AND PART AN EXCAVATION FOR GAS, SEWER, OR DRAINAGE PURPOSES.

2.12 THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING THIS PHASE OF CONSTRUCTION.

DIVISION 3
FOUNDATIONS AND CONCRETE:

3.1 ENGINEERING BY R.I. ENGINEERING, INC. IS PART OF THESE PLANS..

3.2 ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY.

3.3 ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY SOILS ENGINEER PRIOR TO POURING FOOTINGS AND CASSIONS.

3.4 ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.

3.5 NOT ISSUED.

3.6 ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C33. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150.

3.7 CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, I.N.O.I.:

A.	CONCRETE AGAINST EARTH (UNFORMED)	3"
B.	CONCRETE AGAINST EARTH (FORMED)	2"
C.	CONCRETE BEAMS AND COLUMNS (STRUCTURAL)	1"
D.	CONCRETE SLABS (STRUCTURAL)	1"
E.	CONCRETE RAILS INTERIOR FACE	1"
	CONCRETE RAILS EXTERIOR FACE	1.5"
F.	CONCRETE BELOW GRADE (FORMED)	2"
G.	CONCRETE BELOW GRADE (POURED)	3"

3.8 BEFORE CONCRETE IS PLACED THE CONTRACTOR SHALL COORDINATE AND CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, INSERTS, CURBS, DEPRESSIONS, ETC., RELATING TO THE WORK, AS REQUIRED BY THE DRAWINGS. ANY CHANGE OR DISCREPANCY SHALL BE APPROVED BY THE STRUCTURAL ENGINEER AND THE LOCAL BUILDING AGENCY PRIOR TO PLACING OF CONCRETE.

3.9 ALL CONCRETE WITH A COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI AT 28 DAYS INSPECTION SHALL BE PERFORMED BY A CERTIFIED THIRD PARTY INSPECTOR FROM A SPECIAL INSPECTION AGENCY THAT IS APPROVED BY THE LOCAL BUILDING OFFICIAL.

3.10 PLACEMENT DRAWINGS FOR REINFORCING STEEL SHALL BE PROVIDED AT THE JOB SITE A MINIMUM OF ONE WORKING DAY PRIOR TO PLACING OF REINFORCED STEEL.

3.11 CONCRETE EQUALITY: INSPECTION AND TESTS SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR CONCRETE DESIGNED BY ULTIMATE STRENGTH METHOD.

3.12 ALL CONCRETE MIXES SHALL CONFORM TO THE PROPORTIONS ESTABLISHED BY CODE FOR THE VARIOUS CONCRETE STRENGTHS REQUIRED FOR WORK. CONTRACTOR SHALL ENGAGE A CERTIFIED INDEPENDENT TESTING LABORATORY TO PREPARE MIX DESIGNS FOR THE WORK. COPIES OF SUCH MIX DESIGN, AS WELL AS 7-DAY AND 28-DAY CYLINDER TEST RESULTS, SHALL BE SENT TO THE STRUCTURAL ENGINEER AND THE LOCAL BUILDING OFFICE AND OBTAIN APPROVAL PRIOR TO ITS USE IN THE WORK.

3.13 REMOVAL OF FORMAL SUPPORTING VERTICAL SURFACE- 2-DAY MINIMUM. SUPPORTING BEAMS AND GIRDERS- 15-DAY MINIMUM.

3.14 CONSTRUCTION JOINTS SHALL BE PREPARED BY WIRE BRUSHING AND CLEANING AND BRUSHING IN A PASTE OF NEAT CEMENT MORTAR IMMEDIATELY PRIOR TO CONCRETING. LOCATION FOR CONSTRUCTION JOINTS SHALL BE APPROVED BY STRUCTURAL ENGINEER.

3.15 ALL REINFORCING SHALL BE INSPECTED PRIOR TO THE POURING OF ANY CONCRETE BY THE BUILDING INSPECTOR.

3.16 NO PIPES OR SLEEVES SHALL BE PLACED IN CONCRETE FOOTINGS UNLESS SPECIALLY DETAILED BY THE ENGINEER.

3.17 CONCRETE USED IN THE WORK SHALL HAVE ULTIMATE COMPRESSIVE STRENGTH SHOWN IN THE SOIL REPORT.

3.18 SLOT CUTTING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE FOUNDATION INVESTIGATION AND/OR AS SHOWN ON THE SITE PLAN.

3.19 SILL BOLTING AT EXTERIOR AND INTERIOR FOOTING WALLS:
A. 5/8" DIA. ANCHOR BOLTS WITH 7" (MINIMUM) PENETRATION AT 4'-0" O.C. AND 12" FROM EACH END, (UNLESS NOTED OTHERWISE ON FOUNDATION PLAN).

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544

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MATSON BRITTON ARCHITECTS, A CALIFORNIA CORPORATION

REVISIONS
1 01/22/25 PLNG REV
2 04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

GENERAL NOTES

LICENSED ARCHITECT
COVE BRITTON
NO. C-23616
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 10 / 1 / 25
DRAWN: FK
JOB: HUBER
SHEET: A0.2

HUBER RES.dwg
11/18/2025 12:34 PM
Frank

SECTION	SECTION TITLE	REQUIREMENTS (PROJECT IS TO MEET THE FOLLOWING 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN) REQUIREMENTS AND ALL OTHER APPLICABLE 2022 CALGREEN CODES)
CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES		
DIVISION 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT - SECTION 4.106)		
4.106.2	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION	PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE. 1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE. 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY. 3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.
4.106.3	GRADING AND PAVING	CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: 1. SWALES 2. WATER COLLECTION AND DISPOSAL SYSTEMS 3. FRENCH DRAINS 4. WATER RETENTION GARDENS 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.
DIVISION 4.2 - ENERGY EFFICIENCY		
4.201.1	SCOPE	STANDARDS FOR RESIDENTIAL BUILDINGS DO NOT REQUIRE COMPLIANCE WITH LEVELS OF MINIMUM ENERGY EFFICIENCY BEYOND THOSE REQUIRED BY THE 2022 CALIFORNIA ENERGY CODE [CODE REFERENCE DATE UPDATED FROM 2013 TO 2022].
4.201.1.2	NEW APPLIANCES	ALL NEW APPLIANCES INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES.
DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE - SECTION 4.303)		
4.303.1	WATER CONSERVING PLUMBING FIXTURES AND FITTINGS	PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING: 4.303.1.1 WATERS CLOSETS: ≤ 1.28 GAL/FLUSH (NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH) 4.303.1.2 URINALS: ≤ 0.5 GAL/FLUSH 4.303.1.3.1 SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI 4.303.1.3.2 MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME (NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD) 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS: MAX. FLOW RATE ≤ 1.2 GPM @ 60 PSI. MIN. FLOW RATE ≥ 0.8 GPM @ 20 PSI 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: ≤ 0.5 GPM @ 60 PSI 4.303.1.4.3 METERING FAUCETS: ≤ 0.25 GALLONS PER CYCLE 4.303.1.4.4 KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE NOT TO EXCEED 2.2 GPM @ 60 PSI ALLOWED, BUT SHALL DEFAULT TO MAX. 1.8 GPM @ 60 PSI
4.303.3.2	STANDARDS FOR PLUMBING FIXTURES AND FITTINGS	ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2022 CALIFORNIA PLUMBING CODE.
DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE - SECTION 4.304)		
4.304.1	IRRIGATION CONTROLLERS	AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING: 1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. 2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
DIVISION 4.4 - MATERIALS CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY AND REDUCED MAINTENANCE - SECTION 4.406)		
4.406.1	RODENT PROOFING	ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
DIVISION 4.4 - MATERIALS CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL, & RECYCLING - SECTION 4.408)		
4.408.1	CONSTRUCTION WASTE MANAGEMENT	RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. EXCEPTIONS: 1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS. 2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE. 3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY
4.408.2	CONSTRUCTION WASTE MANAGEMENT PLAN	SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN MEETING ITEMS 1 THROUGH 5. PLANS SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE FOR EXAMINATION DURING CONSTRUCTION 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM). 3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN. 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED. 5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH
4.408.3	WASTE MANAGEMENT COMPANY	UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.
4.408.4 4.408.4.1	WASTE STREAM REDUCTION ALTERNATIVE	4408.4 (LOW-RISE) PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED FOUR (4) LBS./SQ. FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 50 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1. 4408.4.1 (HIGH-RISE) PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED TWO (2) LBS./SQ. FT. OF THE BUILDING AREA, SHALL MEET THE MINIMUM 50-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
4.408.5	DOCUMENTATION	DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4
DIVISION 4.4 - MATERIALS CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION - SECTION 4.410)		
4.410.1	OPERATION AND MAINTENANCE MANUAL	AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES THE 10 REQUIREMENTS SPECIFIED IN CALGREEN SECTION 4.410 SHALL BE PLACED IN THE BUILDING.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (FIREPLACES - SECTION 4.503)		
4.503.1	GENERAL	ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL - SECTION 4.504)		
4.504.1	CONVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION	AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM
4.504.2.1	ADHESIVES, SEALANTS AND CAULKS	ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY: 1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW. 2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

SECTION	SECTION TITLE	REQUIREMENTS (PROJECT IS TO MEET THE FOLLOWING 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN) REQUIREMENTS AND ALL OTHER APPLICABLE 2022 CALGREEN CODES)
DIVISION 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL - SECTION 4.504)		
4.504.2.2	PAINTS AND COATINGS	ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURES AS SHOWN IN TABLE 4.504.3 UNLESS THE MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMITS FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37, OF THE CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN 4.504.3 SHALL APPLY.
4.504.2.3	AEROSOL PAINTS AND COATINGS	AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.
4.504.2.4	VERIFICATION	VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING: 1. MANUFACTURER'S PRODUCT SPECIFICATION. 2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
4.504.3	CARPET SYSTEMS	ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM. 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.) 3. NSF/ANSI 140 AT THE GOLD LEVEL. 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.
4.504.3.1	CARPET CUSHION	ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.
4.504.3.2	CARPET ADHESIVES	ALL CARPET ADHESIVES SHALL MEET REQUIREMENTS OF TABLE 4.504.1.
4.504.4	RESILIENT FLOORING SYSTEMS	WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: 1. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE. 2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM. 3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. 4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
4.504.5	COMPOSITE WOOD PRODUCTS	HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. DEFINITION OF COMPOSITE WOOD PRODUCTS: COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD. "COMPOSITE WOOD PRODUCTS" DO NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, OR FINGER-JOINTED LUMBER, ALL AS SPECIFIED IN CCR, TITLE 17, SECTION 93120.1(a).
DIVISION 4.5 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL - SECTION 4.505)		
4.505.2	CONCRETE SLAB FOUNDATIONS	CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.
4.505.2.1	CAPILLARY BREAK	A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING: 1. A 4-INCH-THICK (101.6 MM) BASE OF ½ INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06. 2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY. 3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
4.505.3	MOISTURE CONTENT OF BUILDING MATERIALS	BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: 1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE. 2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED. 3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY AND EXHAUST - SECTION 4.506)		
4.506.1	BATHROOM EXHAUST FANS	EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENTBETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN). NOTES: 1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION. 2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT - SECTION 4.507)		
4.507.2	HEATING AND AIR CONDITIONING SYSTEM DESIGN	HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (SECTION 702 - QUALIFICATIONS, SECTION 703 - VERIFICATIONS)		
702.1	INSTALLER TRAINING	HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: 1. STATE CERTIFIED APPRENTICESHIP PROGRAMS. 2. PUBLIC UTILITY TRAINING PROGRAMS. 3. TRAINING PROGRAMS SPONSORED BY TRADE LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS. 4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. 5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.
702.2	SPECIAL INSPECTION	WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. (SEE CALGREEN SECTION 702 FOR ADDITIONAL SPECIFIC SPECIAL INSPECTION REQUIREMENTS)
703.1	DOCUMENTATION	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.

Exhibit D
Project Plans
Application No. 251501

MATSON BRITTON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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REVISIONS
01/22/25 PLNG REV
04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

CALGREEN RESIDENTIAL MANDATORY CHECKLIST

LICENSED ARCHITECT COVE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

DATE 10 / 1 / 25
DRAWN FK
JOB HUBER
SHEET A0.3

TABLE 4.504.1 ADHESIVE VOC LIMIT[1,2] LESS WATER & LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIALS (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 SEALNT VOC LIMIT LESS WATER & LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL NONPOROUS	250
ARCHITECTURAL POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[3,4,5] LESS WATER & LESS EXEMPT COMPOUNDS IN GRAMS PER LITER		
COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2011
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
SPECIALTY COATING		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BITUMINOUS ROOF PRIMERS	350	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS[3]	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATED WASH PRIMERS	420	
PRIMERS, SEALERS, AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTIVE COATINGS	400	250
SHELLACS - CLEAR	730	
SHELLACS - OPAQUE	550	
SPECIALTY PRIMERS, SEALERS & UNDERCOATS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

1. GRAMS OF VOC PER LITER OF COATING, INCLUDE WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8 MM).

Exhibit D
Project Plans
Application No. 251501

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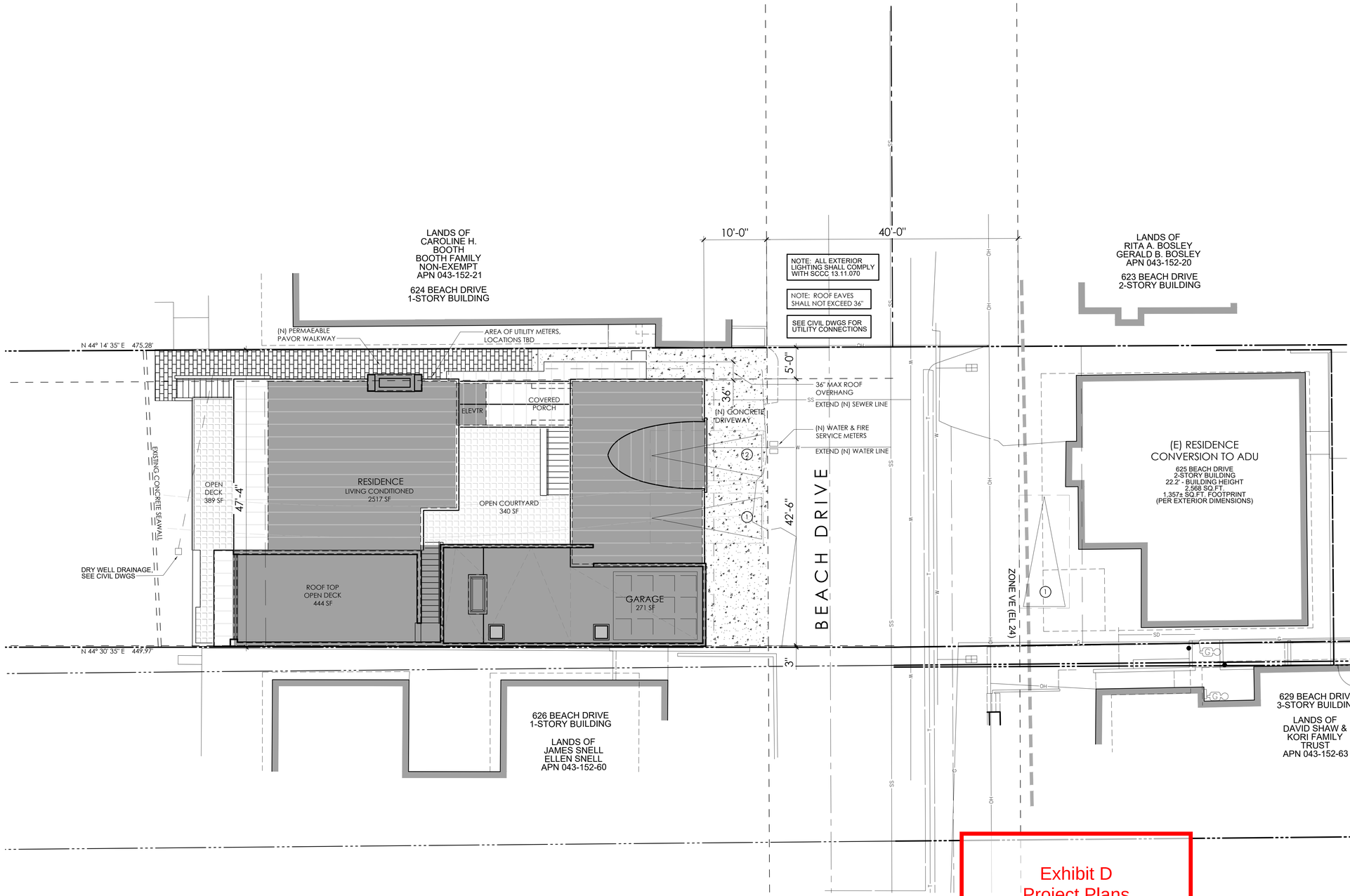
HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

CALGREEN RESIDENTIAL
VOC LIMIT TABLE

LICENSED ARCHITECT CLOVE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

DATE 10 / 1 / 25
DRAWN FK
JOB HUBER
SHEET A0.4

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SITE PLAN

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

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING — EXISTING RESIDENCE
- (N) BLDG — PROPOSED WORKSHOP / ACCESSORY STRUCTURE
- LINE OF EXISTING WOOD FENCE
- LINE OF EXISTING IRON FENCE AND GATES
- (E) TREES — EXISTING TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS
- NEW PERMEABLE PAVERS WALKWAY
- EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS
- NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES

1. PROJECT REQUIRES MINIMAL GRADING.
2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
5. NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
6. ALL EXISTING TREES, LANDSCAPE AND HARDSCAPE TO REMAIN. ALL EXISTING SITE WALLS AND GATES TO REMAIN. NO NEW, OR DEMOLITION OF LANDSCAPE AND HARDSCAPE, OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.
7. SEE CIVIL DRAWINGS FOR UTILITY CONNECTIONS.

DRAINAGE NOTES

1. DOWNSPOUTS TO DRAINS PER CIVIL DWGS.
2. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.
3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.

Exhibit D
Project Plans
Application No. 251501

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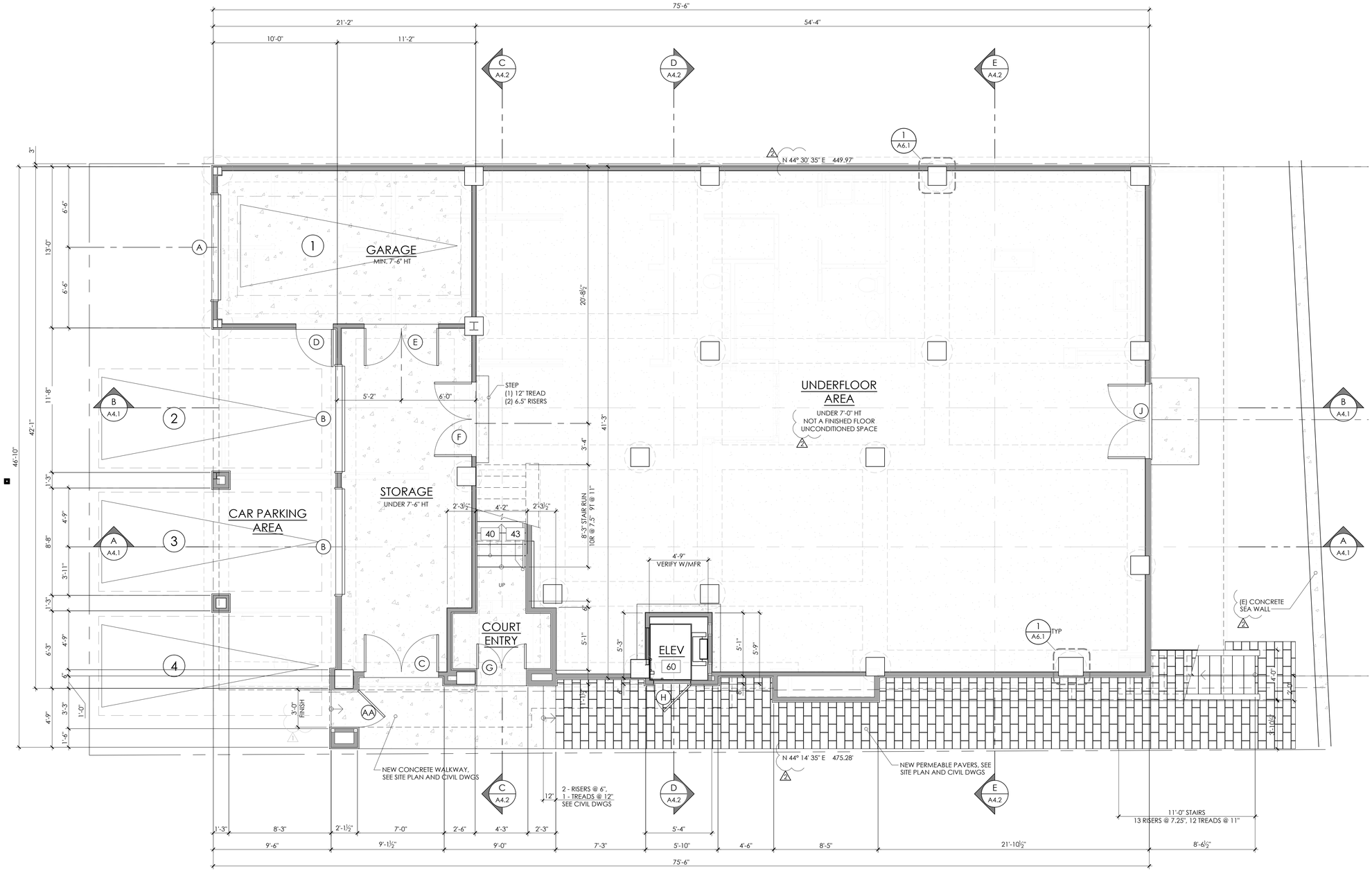
HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
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APN: 043-152-54

SITE PLAN

LICENSED ARCHITECT
JOHN BRITTON
NO. C-23616
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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PARKING LEVEL PLAN

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

Exhibit D
Project Plans
Application No. 251501

WALL LEGEND

NOTE: ALL LOWER FLOOR EXTERIOR WALLS SHALL BE 2 x 4 WOOD STUD WALLS AS BREAKAWAY CONSTRUCTION IS REQUIRED.

- 2x4 WOOD STUD WALL
- I STEEL COLUMN, STRUCT DWGS

FLOOR PLAN LEGEND

1. 36" HIGH QUARTZ SLAB COUNTERTOP WITH BACK SPLASH, DRAWERS AND CABINETS BELOW. VERIFY DESIGN(S) WITH OWNER.
2. UPPER CABINETS 18" FROM TOP OF COUNTER BELOW.
3. 36" x 95" ISLAND CABINET WITH 14" KNEE SPACE BELOW AND GRANITE SLAB TOP.
4. 42" STAINLESS STEEL SINGLE SINK WITH BUILT-IN DRAINBOARD AND GARBAGE DISPOSAL.
5. DISHWASHER.
6. STAINLESS STEEL SINK AND GARBAGE DISPOSAL.
7. 60" COMMERCIAL GAS COOKTOP. CUSTOM HOOD & VENT FAN ABOVE. SEGMENTED ARCH OPENING ABOVE. SEE COOKTOP MFR. SPECS FOR HOOD.
8. UNDER CABINET BEVERAGE COOLER.
9. 54" WIDE BUILT-IN REFRIGERATOR SPACE. PROVIDE INSET WATER BOX FOR SUPPLY-ICE.
10. UNDER CABINET WINE COOLER.
11. FULL HEIGHT BAR, SEE INTERIOR DESIGNER.
12. FULL HEIGHT HUTCH.
13. BUILT IN PANTRY CABINET.
14. COFFEE BAR, SEE INTERIOR DESIGNER.
18. BAR SINK.
20. WALL MOUNTED TOILET. 15" MIN. FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION AND 24" MIN CLEAR IN FRONT OF A TOILET OR BIDET. CPC 402.5
21. LAV SINK(S) W/ VANITY COUNTERTOP & BACKSPLASH. CABINETS BELOW & OPTIONAL ELECTRIC MIRROR ABOVE. SEE INTERIOR DESIGNER.
22. CURBLESS SHOWER OVER WATERPROOF MEMBRANE, SURROUND TO BE NON- PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 36" (22" MIN) WIDE TEMPERED DUAL SWING GLASS. PROVIDE LINEAR BLADE SHOWER DRAIN AT BACK OF SHOWER (SLOPE SHOWER FLOOR TO DRAIN), WITH TILED BENCH - VERIFY WITH INT DESIGNER.
23. FREE-STANDING SPA TUB. SEE OWNER FOR MANUFACTURER, MODEL AND FIXTURE PLACEMENT.
24. CURBLESS SHOWER OVER WATERPROOF MEMBRANE, SURROUND TO BE NON-PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 22" MIN WIDE TEMP DUAL-SWING GLASS DOOR. INSET SHELF.
25. CLOSET SHELF WITH ROD AND SUPPORT BRACKETS. ALTERNATE: DESIGNER CLOSET SYSTEM, VERIFY WITH OWNER.
26. LINEN CLOSET, SEE INT DESIGNER.
27. UPPER & LOWER LAUNDRY CABS, INT DESIGNER.

*****

SEE SHEET A0.3 FOR CALGREEN RESIDENTIAL MANDATORY CHECKLIST, WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, SECTION 4.303.1

******

30. LINE OF FLOOR ABOVE, LINE OF CEILING CHANGE ABOVE OR SUPPORT FRAMING ABOVE, SEE STRUCT DWGS WHERE OCCURS.
31. WASHER & ELECTRIC DRYER SPACE. PROVIDE OVERFLOW PAN/DRAIN, ELECTRICAL, WATER, AND VENT FAN, SEE ELECTRICAL DRAWINGS.

****

37. ELECTRIC FIREPLACE. STYLE AND SIZE, TBD. INSTALL PER MFR SPECIFICATIONS.
38. DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY PANORAMA, MODEL: P36E-NG SEE APPLIANCE NOTES, SHT M2.1, VENT TO OUTSIDE
39. DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY NEW YORK, MODEL: CV60E-1-920-548 SEE APPLIANCE NOTES, SHT M2.1, VENT TO OUTSIDE. STONE VENEER AT FIREPLACE INTERIOR, VERIFY DIMS.

****

40. EXTERIOR WATERPROOFED STAIRS W/ 13 RISERS @ 7 ¼"±, 12 TREADS @ 11" (± 7'-10½" TOTAL VERT. RISE) VERIFY IN FIELD. SLOPE TO DRAIN ⅛" PER FOOT, APPLY PER MFR., WESTCOAT ALX SYSTEM WITH FINAL COAT COLOR - SEE SHT A6.3.
41. EXTERIOR WOOD (OR CONCRETE) STAIRS W/ 16 RISERS @ 7 ⅜"±, 15 TREADS @ 11" (± 10'-4" TOTAL VERT. RISE) VERIFY IN FIELD.
42. EXTERIOR WOOD STAIRS W/ 13 RISERS @ 7 ¼"±, 12 TREADS @ 11" (± 7'-10¼" TOTAL VERT. RISE) VERIFY IN FIELD. 42
43. 1¼" - 2" RECTANGULAR GRIP HANDRAILS @ 1½" CLEARANCE TO WALL, 34" - 38" ABOVE NOSING, PER CRC R311.7.8.5 OPTIONAL TYPE I OR TYPE II
44. 18" HIGH CLEAR GLASS GUARD PANELS - LOW REFLECTION GLASS; MOUNTED ON STAINLESS STEEL CLEATS ON 24" HIGH SOLID WALL (42" ABOVE F.F.)
45. DECK GLASS GUARD, SEE EXTERIOR ELEVATONS, 42" ABOVE F.F. ATTACHED OVER STAINLESS STEEL FACADE - LOW REFLECTION GLASS.

****

NOTE: 42" HIGH GUARD WITH SPACED OPENINGS: GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAM SPHERE, CRC R312.1.3

****

46. BUILT-IN SHELVES OR BOOKSHELVES, SEE OWNER.
47. BUILT-IN DESIGN CABINETS, SEE OWNER.
48. SKYLIGHT ABOVE. FINISH WELL W/ 1x6 T&G WOOD, OR GYP.BD., PER ARCHITECT.
49. UNDERSTAIR OPEN TO HALL. PROVIDE ⅝" TYPE 'X' GYP BD AT ENCLOSED UNDERSTAIR AREAS.
50. EXTERIOR DECK PAVING OVER BISON PEDESTAL STSTEM, OVER CONCRETE STRUTURAL PAN DECK, SLOPE TO DRAIN ⅛" to ¼" PER FOOT .
55. 42" HIGH COURT/STAIR WALL. WOOD FRAMED WITH EXTERIOR FINISHES.
60. ELEVATOR, NATIONWIDE LIFTS. SEE MECHANICAL, SHT M1.1
70. BREAKAWAY WALL FRAMING AND CONSTRUCTION MATERIALS PER BFE TO FE

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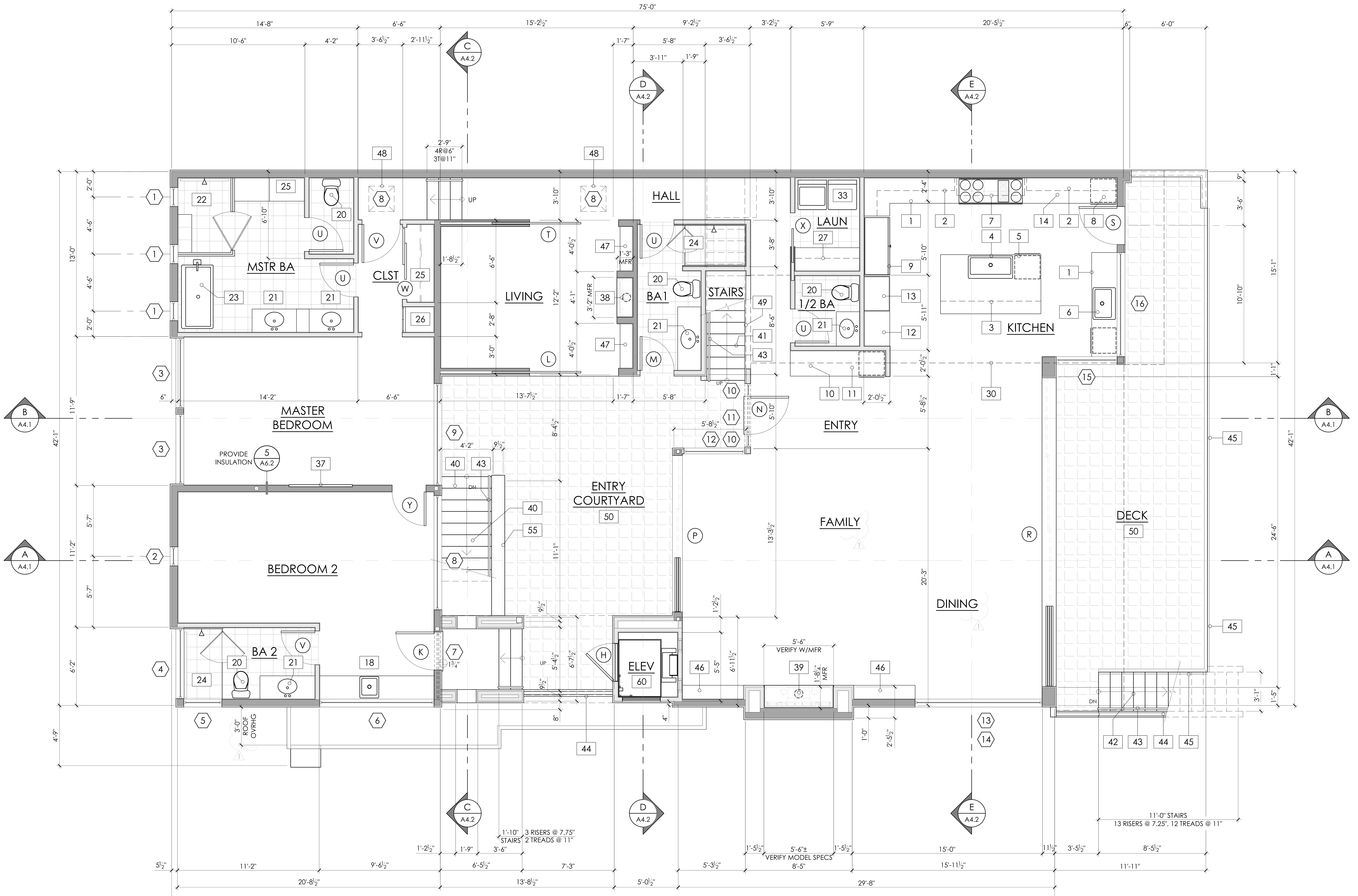
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PARKING LEVEL PLAN

LICENSED ARCHITECT CLOVE BRITTON NO. C-23616 8/31/23 RENEWAL STATE OF CALIFORNIA

DATE 10 / 1 / 25
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MAIN LEVEL FLOOR PLAN

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

Exhibit D
Project Plans
Application No. 251501

WALL LEGEND

NOTE: ALL LOWER FLOOR EXTERIOR WALLS SHALL BE 2 x 4 WOOD STUD WALLS AS BREAKAWAY CONSTRUCTION REQUIRED.

NOTE: ALL PERIMETER EXTERIOR WALLS SHALL BE 2 x 6 WOOD STUD WALLS, SEE STRUCT DWGS

- 2x4 WOOD STUD WALL
- 2 x 6 WOOD STUD WALL
- 42" HIGH 2x WOOD STUD WALL
- STEEL COLUMN, STRUCT DWGS

FLOOR PLAN LEGEND

1	36" HIGH QUARTZ SLAB COUNTERTOP WITH BACK SPLASH. DRAWERS AND CABINETS BELOW. VERIFY DESIGN(S) WITH OWNER.
2	UPPER CABINETS 18" FROM TOP OF COUNTER BELOW.
3	36" x 95" ISLAND CABINET WITH 14" KNEE SPACE BELOW AND GRANITE SLAB TOP.
4	42" STAINLESS STEEL SINGLE SINK WITH BUILT-IN DRAINBOARD AND GARBAGE DISPOSAL.
5	DISHWASHER.
6	STAINLESS STEEL SINK AND GARBAGE DISPOSAL.
7	60" COMMERCIAL GAS COOKTOP. CUSTOM HOOD & VENT FAN ABOVE. SEGMENTED ARCH OPENING ABOVE. SEE COOKTOP MFR. SPECS FOR HOOD.
8	UNDER CABINET BEVERAGE COOLER.
9	54" WIDE BUILT-IN REFRIGERATOR SPACE. PROVIDE INSET WATER BOX FOR SUPPLY-ICE.
10	UNDER CABINET WINE COOLER.
11	FULL HEIGHT BAR, SEE INTERIOR DESIGNER.
12	FULL HEIGHT HUTCH.
13	BUILT IN PANTRY CABINET.
14	COFFEE BAR, SEE INTERIOR DESIGNER.
18	BAR SINK.
20	WALL MOUNTED TOILET. 15" MIN. FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION AND 24" MIN CLEAR IN FRONT OF A TOILET OR BIDET. CPC 402.5
21	LAV SINK(S) W/ VANITY COUNTERTOP & BACKSPLASH. CABINETS BELOW & OPTIONAL ELECTRIC MIRROR ABOVE. SEE INTERIOR DESIGNER.
22	CURBLESS SHOWER OVER WATERPROOF MEMBRANE. SURROUND TO BE NON- PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 36" (22" MIN) WIDE TEMPERED DUAL SWING GLASS. PROVIDE LINEAR BLADE SHOWER DRAIN AT BACK OF SHOWER (SLOPE SHOWER FLOOR TO DRAIN), WITH TILED BENCH - VERIFY WITH INT DESIGNER.
23	FREE-STANDING SPA TUB. SEE OWNER FOR MANUFACTURER, MODEL AND FIXTURE PLACEMENT.
24	CURBLESS SHOWER OVER WATERPROOF MEMBRANE. SURROUND TO BE NON-PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 22" MIN WIDE TEMP DUAL-SWING GLASS DOOR. INSET SHELF.
25	CLOSET SHELF WITH ROD AND SUPPORT BRACKETS. ALTERNATE: DESIGNER CLOSET SYSTEM, VERIFY WITH OWNER.
26	LINEN CLOSET, SEE INT DESIGNER.
27	UPPER & LOWER LAUNDRY CABS, INT DESIGNER.
	***** SEE SHEET A0.3 FOR CALGREEN RESIDENTIAL MANDATORY CHECKLIST, WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, SECTION 4.303.1 *****
30	LINE OF FLOOR ABOVE, LINE OF CEILING CHANGE ABOVE OR SUPPORT FRAMING ABOVE, SEE STRUCT DWGS WHERE OCCURS.
31	WASHER & ELECTRIC DRYER SPACE. PROVIDE OVERFLOW PAN/DRAIN, ELECTRICAL, WATER, AND VENT FAN, SEE ELECTRICAL DRAWINGS.
37	ELECTRIC FIREPLACE. STYLE AND SIZE, TBD. INSTALL PER MFR SPECIFICATIONS.
38	DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY PANORAMA, MODEL: P36E-NG SEE APPLIANCE NOTES, SHT M2.1, VENT TO OUTSIDE
39	DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY NEW YORK, MODEL: CV60E-1-920-548 SEE APPLIANCE NOTES, SHT M2.1, VENT TO OUTSIDE. STONE VENEER AT FIREPLACE INTERIOR, VERIFY DIMS.
40	EXTERIOR WATERPROOFED STAIRS W/ 13 RISERS @ 7 1/4"±, 12 TREADS @ 11" (± 7'-10 1/4" TOTAL VERT. RISE) VERIFY IN FIELD. SLOPE TO DRAIN 1/8" PER FOOT, APPLY PER MFR., WESTCOAT ALX SYSTEM WITH FINAL COAT COLOR - SEE SHT A6.3.
41	EXTERIOR WOOD (OR CONCRETE) STAIRS W/ 16 RISERS @ 7 3/4"±, 15 TREADS @ 11" (± 10'-4" TOTAL VERT. RISE) VERIFY IN FIELD.
42	EXTERIOR WOOD STAIRS W/ 13 RISERS @ 7 1/4"±, 12 TREADS @ 11" (± 7'-10 1/4" TOTAL VERT. RISE) VERIFY IN FIELD. 42
43	1 1/4" - 2" RECTANGULAR GRIP HANDRAILS @ 1 1/2" CLEARANCE TO WALL, 34" - 38" ABOVE NOSING, PER CRC R311.7.8.5 OPTIONAL TYPE I OR TYPE II
44	18" HIGH CLEAR GLASS GUARD PANELS - LOW REFLECTION GLASS; MOUNTED ON STAINLESS STEEL CLEATS ON 24" HIGH SOLID WALL (42" ABOVE F.F.)
45	DECK GLASS GUARD, SEE EXTERIOR ELEVATONS. 42" ABOVE F.F. ATTACHED OVER STAINLESS STEEL FACADE - LOW REFLECTION GLASS.
	NOTE: 42" HIGH GUARD WITH SPACED OPENINGS: GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAM SPHERE, CRC R312.1.3
46	BUILT-IN SHELVES OR BOOKSHELVES, SEE OWNER.
47	BUILT-IN DESIGN CABINETS, SEE OWNER.
48	SKYLIGHT ABOVE. FINISH WELL W/ 1x6 T&G WOOD, OR GYP.BD., PER ARCHITECT.
49	UNDERSTAIR OPEN TO HALL. PROVIDE 5/8" TYPE 'X' GYP BD AT ENCLOSED UNDERSTAIR AREAS.
50	EXTERIOR DECK PAVING OVER BISON PEDESTAL STSTEM, OVER CONCRETE STRUTURAL PAN DECK, SLOPE TO DRAIN 1/8" to 1/4" PER FOOT .
55	42" HIGH COURT/STAIR WALL. WOOD FRAMED WITH EXTERIOR FINISHES.
60	ELEVATOR, NATIONWIDE LIFTS. SEE MECHANICAL, SHT M1.1
70	BREAKAWAY WALL FRAMING AND CONSTRUCTION MATERIALS PER BFE TO FE

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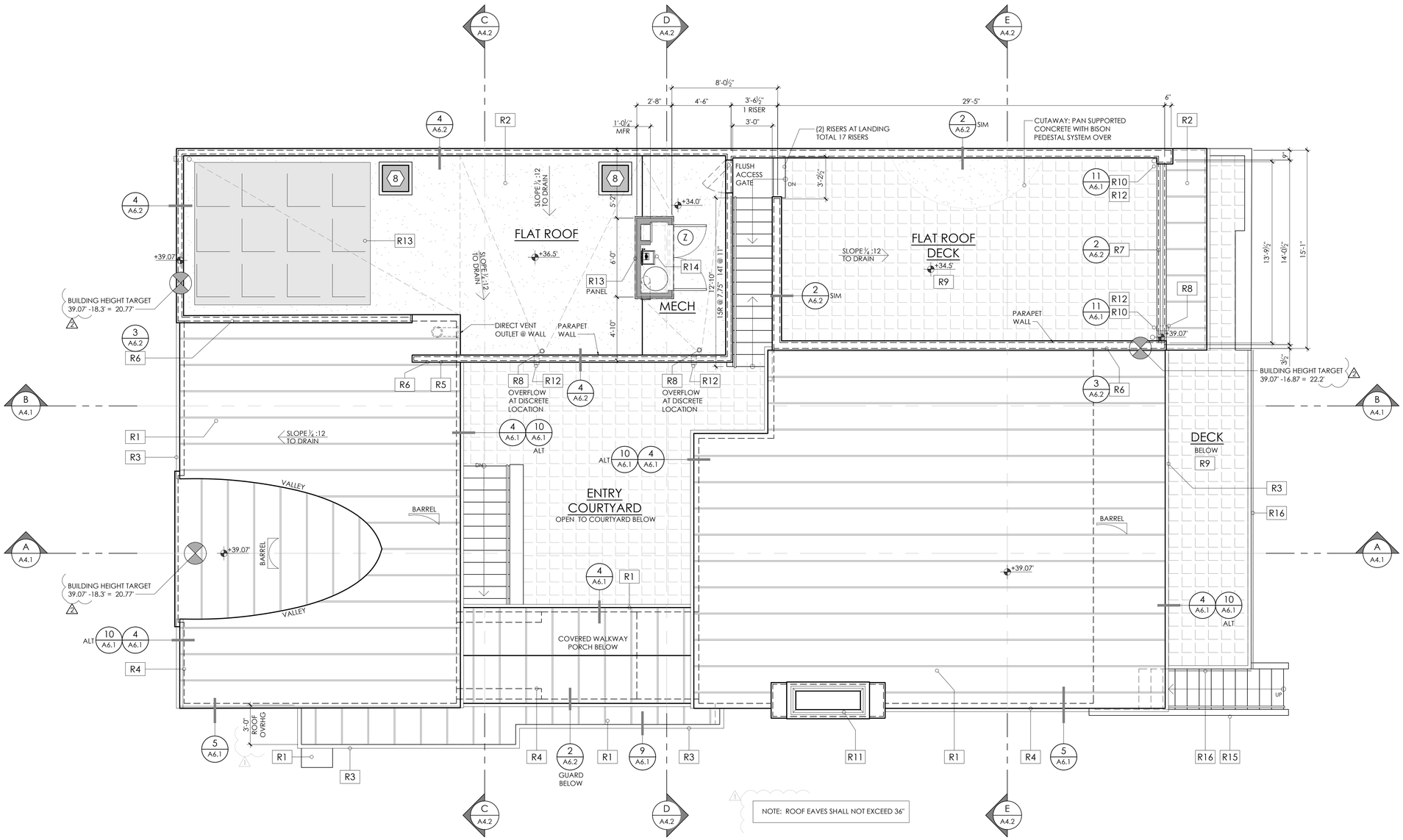
HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

MAIN LEVEL FLOOR PLAN

LICENSED ARCHITECT COVE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

DATE: 10 / 1 / 25
DRAWN: FK
JOB: HUBER
SHEET: A2.2

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ROOF PLAN LEGEND

R1	STANDING-SEAM METAL ROOF WITH KYNAR FINISH OVER 1-LAYER GRACE FIRE AND ICE SHIELD (OR PER MFR SPECS) OVER ½" CDX ROOF PLYWD OVER 2x ROOF FRAMING WITH CLOSED-CELL SPRAY FOAM INSULATION. CRC R905.10.1, R905.10.5, & TABLE R905.1.1(1)
R2	SPRAY-APPLIED ROOF / ELASTOMERIC COATING OVER POLYURETHANE (EPS) FOAM, SLOPE TO DRAIN, INSTALL PER MFR.
R3	5" COPPER GUTTER WITH LEAF GUARDS PER CRC 337.5.4 (DOWNSPOUTS NOT SHOWN; LOCATIONS TO BE DETERMINED BY ARCHITECT)
R4	LINE OF WALL BELOW
R5	PARAPET WALL. COPPER FLASHING AT ROOF TO PARAPET WALL, TYP.
R6	COPPER ROOF TO WALL FLASHING, PER DETAIL
R7	42" HIGH DECK GUARD. 24" HIGH WALL WITH 18" HIGH MARINE GRADE LAMINATED GLASS MOUNTED TO SS CAP
R8	SCUPPER DRAIN & OVERFLOW, SLOPE DECK TO DRAIN, ⅛":12" MINIMUM, VERIFY W/ MFR. PROVIDE ADDITIONAL OVERFLOWS WHERE INDICATED ON PLANS.
R9	EXTERIOR DECK PAVING OVER BISON PEDESTAL STSTEM, OVER CONCRETE STRUTURAL PAN DECK. SLOPE TO DRAIN ⅛" to ¼" PER FOOT
R10	ZURICH DECK DRAIN, SLOPE UNDER-DECK TO DRAIN, ⅛" TO ¼":12" MINIMUM, VERIFY W/ MFR. PROVIDE OVERFLOW FLASHED OPENING THROUGH DECK WALL 2" ABOVE DECK FLOOR.
R11	COPPER CHIMNEY SHROUD. DECORATIVE
R12	COPPER DOWNSPOUTS TO BELOW. DRAINAGE PER CIVIL DRAWINGS (NOT SHOWN; LOCATIONS TO BE DETERMINED BY ARCHITECT)
R13	SOLAR PANEL(S) BY LICENSED MFR CONTRACTOR. LOCATION TO BE DETERMINED. PROVIDE ELECTRICAL AND WATER PER MFR. DEFERRED ITEM.
R14	RADIANT HEATING AND ON-DEMAND WATER WITH CONDENSING BOILER; PANELS AS REQ'D PER MFR. SEE APPLIANCE NOTES, SHT E2.1 OPTIONAL: WATER SOFTENER.
R15	BREAK AWAY WOOD STAIRS, SEE STRUCT DWGS.
R16	56" HIGH CLEAR GLASS DECK GUARD PANELS (42" ABOVE F.F.) ATTACHED OVER STAINLESS STEEL FACADE, LOW REFLECTION GLASS, SEE DETAIL
X:12	ROOF SLOPE (DOWNWARD) AS INDICATED

ROOF PLAN NOTES

1. ROOFING TO BE MINIMUM FIRE RATED CLASS A PER 2022 C.B.C.
2. FLAT CANTILEVERED ROOF TO BE STANDING MECHANICALLY FIELD-SEAMED COPPER ROOFING IN ACCORDANCE WITH CRC R905.10.2 + CBC 1507.4. MINIMUM 2% SLOPE TO DRAIN.
3. ALL FLASHING, COUNTERFLASHING, AND COPING TO BE MINIMUM 26 GA. NON-CORROSIVE COPPER.
4. FLASH AND COUNTERFLASH AS REQUIRED.
5. GUTTERS TO BE TROUGH COPPER GUTTERS. DOWNSPOUTS LOCATIONS & NUMBERS ARE SCHEMATIC. FINAL LOCATION AND NUMBERS TO BE VERIFIED BY ARCHITECT PRIOR TO PLACEMENT. SEE CIVIL DRAWINGS FOR ROOF DRAINAGE.
6. ARROWS POINT TO DOWNSLOPE.
7. DASHED LINE INDICATES WALL BELOW.

BUILDING HEIGHT TARGET
VERTICAL DISTANCE OF BUILDING HEIGHT FROM NATURAL GRADE

ROOF / DECK LEVEL FLOOR PLAN

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

Exhibit D
Project Plans
Application No. 251501

N

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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REVISIONS
1 01/22/25 PLNG REV
2 04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

ROOF / DECK LEVEL
FLOOR PLAN

LICENSED ARCHITECT
COVE BRITTON
NO. C-23616
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

DATE
10 / 1 / 25
DRAWN
FK
JOB
HUBER
SHEET
A2.3

HUBER RES.dwg
11/18/2025 12:34 PM
Frank

ROOF	STONE	SIDING	PANEL SIDING
MATTE CHARCOAL GRAY	FIELD STONE VENEER TELLURIDE	HARDY BLANCO 9x47 PORCELAIN TILE SIDING	PORCELANOSA FACADES AUSTIN NATURAL

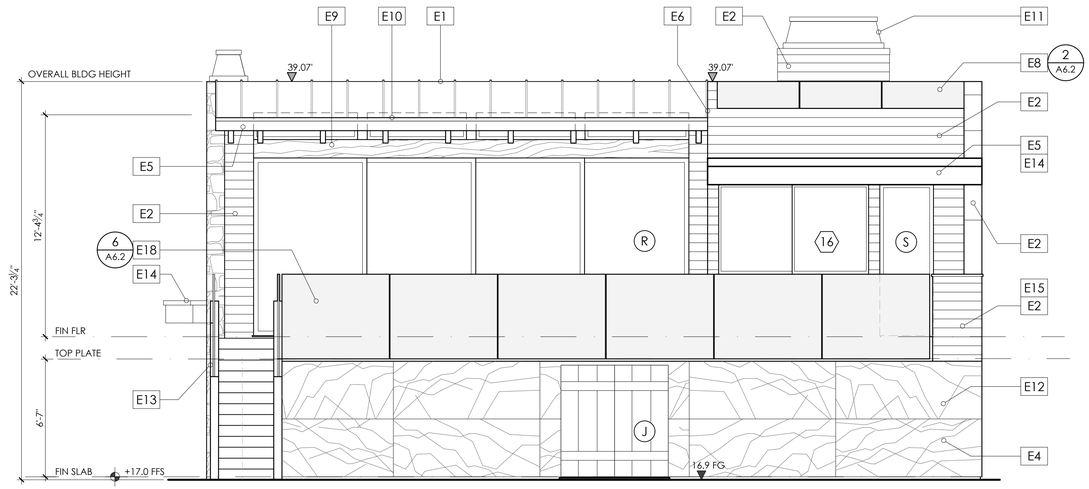
COLOR PALETTE

PROPOSED COLOR SCHEME - FINISH MATERIALS TO REFLECT WHAT IS SHOWN



RENDERING - SOUTH VIEW FROM BEACH

PROPOSED COLOR SCHEME - FINISH MATERIALS TO REFLECT WHAT IS SHOWN IN THIS RENDERING



SOUTHWEST ELEVATION

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

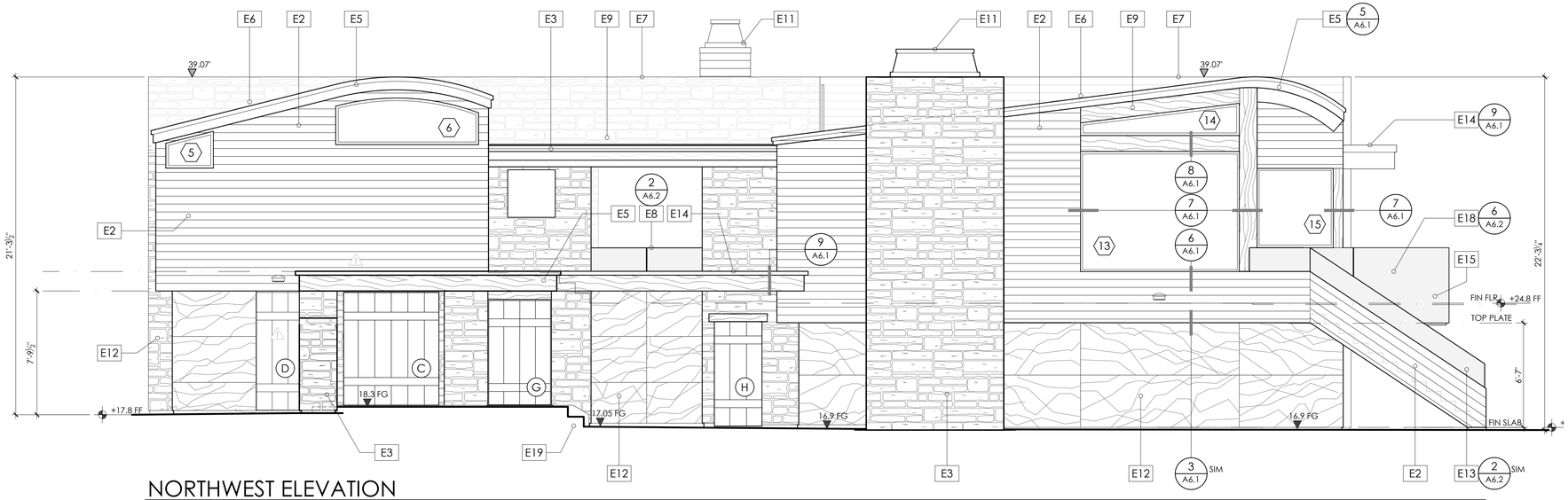
GENERAL NOTES

1. PROJECT IS TO COMPLY WITH ALL FEMA REQUIREMENTS.
2. ALL MECHANICAL EQUIPMENT TO BE INSTALLED ABOVE THE BASE FLOOD ELEVATION.
3. PROJECT SHALL HAVE 1'-0" OF FREEBOAD BETWEEN THE BASE FLOOD ELEVATION AND BOTTOM OF NEW FLOOR STRUCTURE.

ELEVATION LEGEND

SEE SHEET A0.4 FOR GENERAL PROJECT NOTES

E1	STANDING-SEAM METAL ROOF WITH KYNAR FINISH OVER 1-LAYER ROOFING FELT OVER ½" CDX ROOF PLYWD OVER 2x ROOF FRAMING WITH CLOSED-CELL SPRAY FOAM INSULATION. CRC R905.10.1, R905.10.5, & TABLE R905.1.1(1)
E2	SINTERCLAD PORCELAIN TILE
E3	ADHERED MFR'D LEDGE STONE MASONRY VENEER, INSTALL PER MFR SPECIFICATIONS.
E4	SINTERCLAD CERAMIC PANELS VENTILATED FACADE SYSTEM, INSTALLED PER MFR.
E5	COMPOUND 1 x IPE WOOD BARGE AT GABLE END AND RAKE CONDITIONS, SEE DETAIL.
E6	COPPER FLASHING AT ROOF TO WALL CONDITIONS, TYP, SEE DETAILS.
E7	COPPER FLASHING AT PARAPET WALL CAPS AND STONE VENEER ROOF CONDITIONS, TYP.
E8	42" HIGH DECK GUARD (24" HIGH WALL WITH 18" HIGH OBSCURE GLAZING) OPENINGS SPACED <4" BETWEEN MEMBERS. NOTE: AS CONDITIONS OCCUR, DECK GUARDS WITH SPACED OPENINGS: GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAM SPHERE, CRC R312.1.3
E9	IPE WOOD TRIM BETWEEN WINDOWS AND BETWEEN STACKED WINDOWS AS OCCURS.
E10	COPPER GUTTER (SQUARE OR HALF ROUND) AT IPE WOOD FASCIA WHERE OCCURS. DOWNSPOUTS TO BE LOCATED PER CIVIL ENG DWGS AND COORD W/ ARCHITECT.
E11	DECORATIVE COPPER METAL CHIMNEY CAP.
E12	BREAKAWAY WALLS (BREAKAWAY CONSTRUCTION AT GROUND FLOOR) PER BASE FLOOD ELEVATION.
E13	WOOD STAIRS & 42" HIGH BALCONY GUARD WITH 18" GLASS PANELS - LOW REFLECTION. GLASS IN HANDRAILS AND GUARDRAILS SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS, UNLESS THERE IS NO WALKING SURFACE BELOW OR THE WALKING SURFACE IS PERMANENTLY PROTECTED FROM THE RISK OF FALLING GLASS. (CBC 2407.1)
E14	CANTILEVERED FLAT ROOF.
E15	CANTILEVERED DECK.
E16	IPE PLANT-ON SHUTTERS AT WINDOWS AND OPENINGS, WHERE OCCURS.
E18	56" HIGH CLEAR GLASS DECK GUARD PANELS (42" ABOVE F.F.) ATTACHED OVER STAINLESS STEEL FACADE, LOW REFLECTION GLASS, SEE DETAIL
E19	PORCH SLAB AND STEPS - IMPERVIOUS FINISH.
E20	FINISH GRADE TO DRAIN 2% SLOPE, MIN. AWAY FROM BUILDING, CRC R401.3, SEE CIVIL ENG DWGS.



NORTHWEST ELEVATION

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

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Application No. 251501

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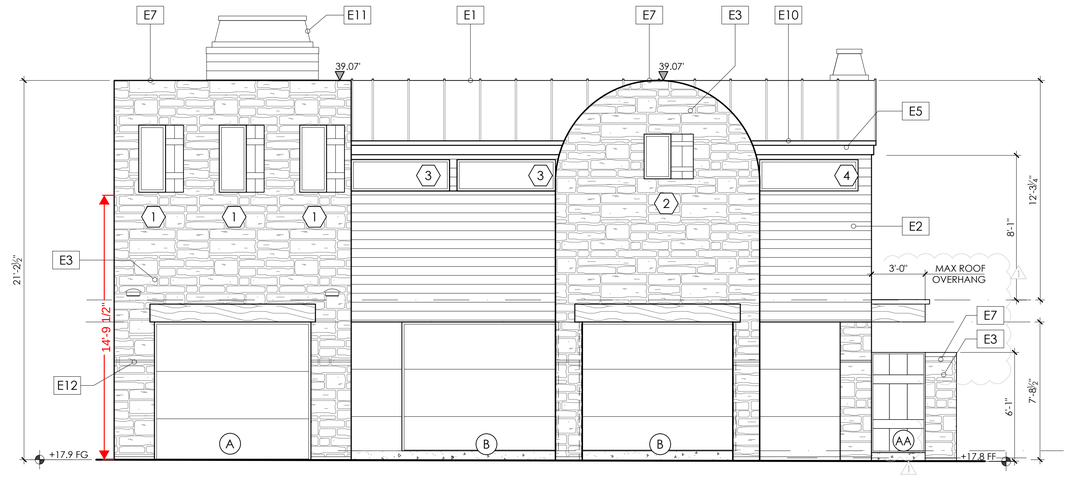
HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

EXTERIOR ELEVATIONS

LICENSED ARCHITECT COLE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

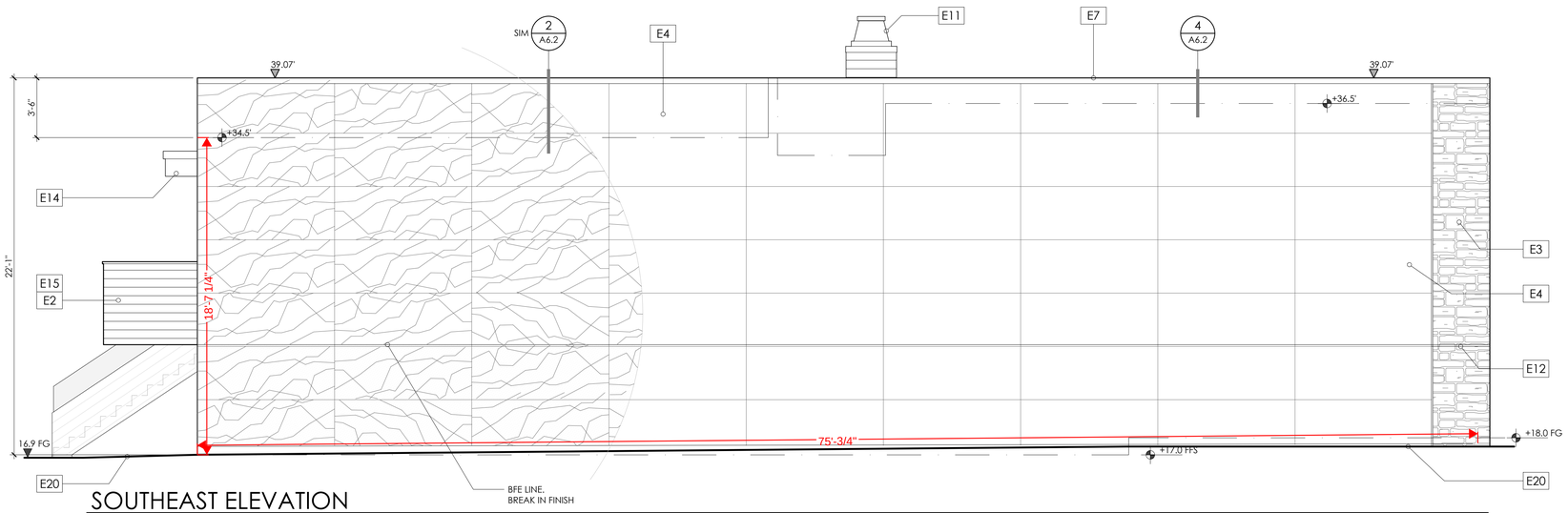
DATE
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DRAWN
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HUBER
SHEET
A3.1

HUBER RES.dwg
11/18/2025 12:34 PM
Frank



NORTHEAST ELEVATION

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



SOUTHEAST ELEVATION

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

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Exhibit D
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Application No. 251501

BRITTON MATSON ARCHITECTS
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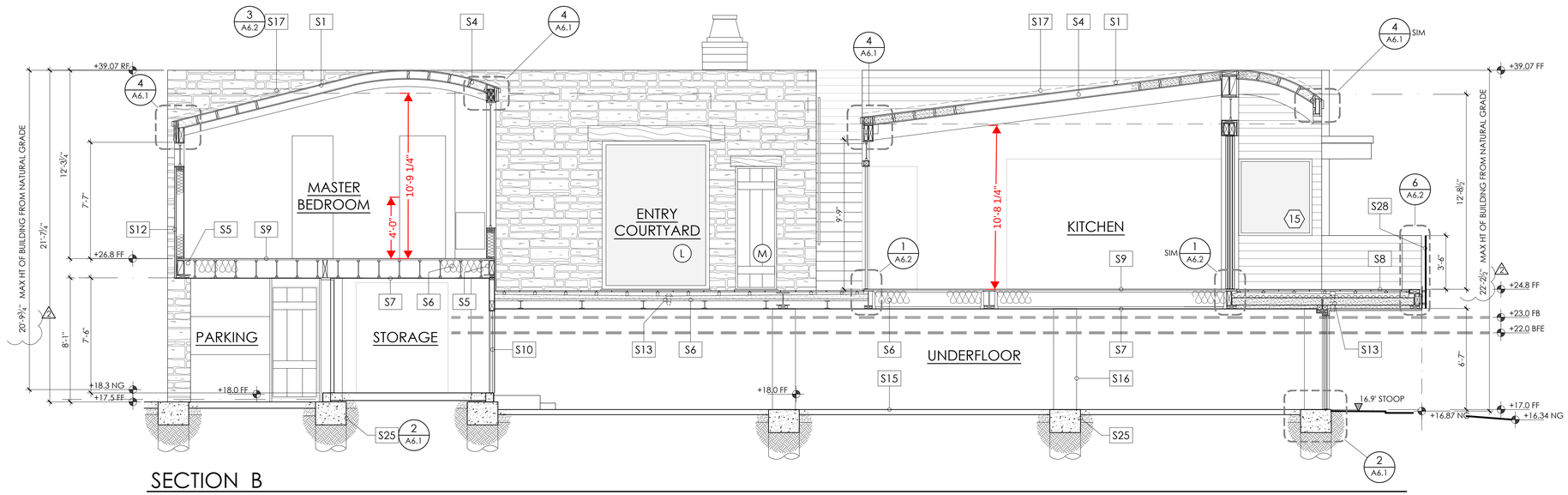
HUBER RESIDENCE
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APN: 043-152-54

EXTERIOR ELEVATIONS

LICENSED ARCHITECT COLBY BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

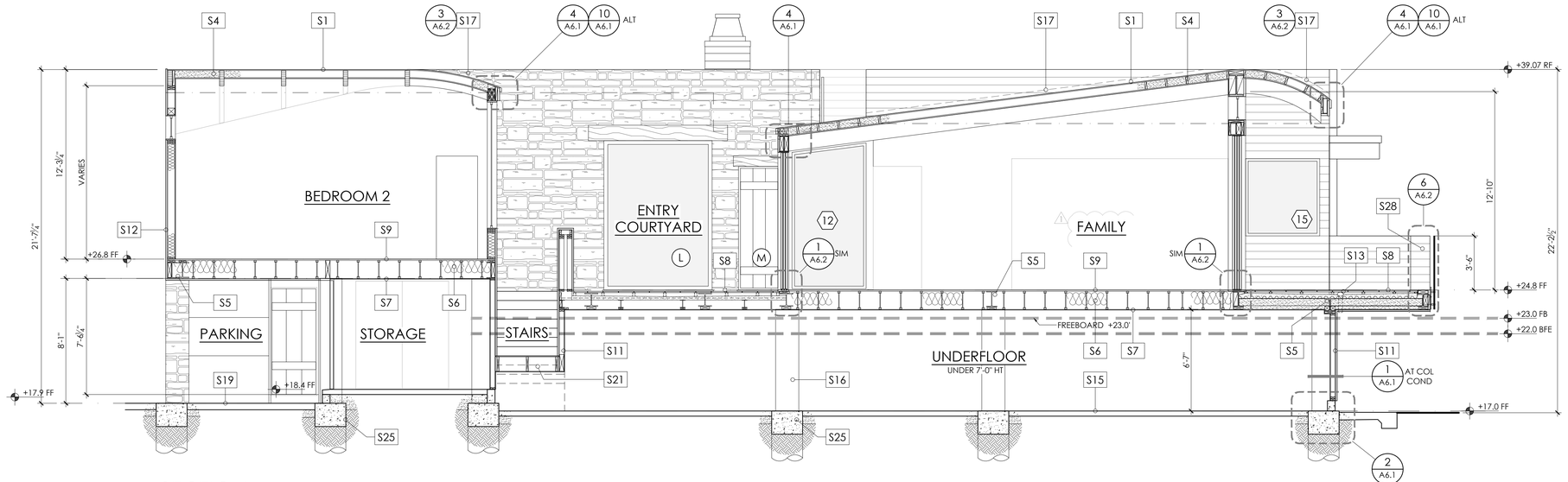
DATE
10 / 1 / 25
DRAWN
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JOB
HUBER
SHEET
A3.2

HUBER RES.dwg
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Frank



SECTION B

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



SECTION A

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

SECTION LEGEND

S1	STANDING SEAM COPPER ROOF
S2	SPRAY-APPLIED ROOF / ELASTOMERIC COATING OVER POLYURETHANE (EPS) FOAM, SLOPE TO DRAIN, INSTALL PER MFR
S3	ROOF RAFTERS, PER FRAMING PLAN. PROVIDE R-38 CLOSED-CELL INSULATION WITHOUT AIR SPACE.
S4	2 x 6 BLOCK FRAMING @ 16" OC BETWEEN CURVED GLU-LAM BEAMS WHERE REQ'D WITH 1x6 T&G WOOD BOARDS, OR ALTERNATE: GYP.BD.
S5	STEEL FRAMING, SEE STRUCT DWGS
S6	FLOOR JOISTS PER FRAMING PLANS, W/ BATT INSULATION, BATT @ LOWER FLOOR CEILING OVER GARAGE, STORAGE AND UNDER-FLOOR.
S7	PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE WALLS & CEILING ADJACENT TO LIVING SPACES, PER CRC R302.6.
S8	EXTERIOR DECK PAVING OVER BISON PEDESTAL STSTEM, OVER CONCRETE STRUTURAL PAN DECK, SLOPE TO DRAIN 1/8" to 1/4" PER FOOT .
S9	RADIANT HEATING SUBFLOOR.
S10	1-HOUR FIRE RATED ASSEMBLY @ BREAK-AWAY WALL W/ PTDF WD STUDS.
S11	MARINE GRADE STRUCTURAL PLY. @ EXTERIOR, LOWER FLOOR BREAK-AWAY WALLS, TYP. U.N.O.
S12	WALLS - WOOD STUDS @ 16" O.C., PROVIDE R-19 CLOSED-CELL INSULATION WITHOUT AIR SPACE @ EXTERIOR WALLS, SEE STRUCT DWGS.
S13	DRAIN & OVERFLOW, MIN 1/4":12 ROOF SLOPE TO DRAIN
S14	ELEVATOR:WINDING DRUM ELEVATOR MFR: NATIONWIDE LIFTS 54" x 44", ASME A17.1-2004 CERTIFIED
S15	CONCRETE SLAB FLOOR ON GRADE, SEE STRUCT DWGS.
S16	CONCRETE COLUMNS PER STRUCT DWGS. FINISHES WHERE OCCURS
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S20	18" HIGH CLEAR GLASS GUARD PANELS - LOW REFLECTION GLASS; MOUNTED ON STAINLESS STEEL CLEATS ON 24" HIGH SOLID WALL (42" ABOVE F.F.)
S21	BREAKAWAY WOOD STAIRS PER STRUCT DWGS. ENCLOSED: PROVIDE 1/2" GYP BD.
S22	5/8" GREEN BD. @ BATHS. FURR AS NECESSARY.
S24	DECK JOISTS PER FRAMING PLANS, WITH CLOSED CELL SPRAYFOAM INSULATION - NO VENTING REQUIRED
S25	PIER AND GRADE BEAM FOUNDATION, SEE FOUNDATION PLAN.
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S30	OPTIONAL ROOF ACCESS GATE, BLEND WITH FINISHES OF ADJ WALL.

INSULATION

CLOSED CELL SPRAY FOAM

A TWO-COMPONENT, CLOSED CELL, SPRAY-APPLIED POLYURETHANE FOAM PLASTIC (SPF) INSULATION IN WALLS AND CEILING/ROOF WITH VALUES OF 7.0 PER INCH, WILL PRODUCE TOTAL R-VALUES EQUAL OR GREATER THAN REQUIRED, PER SHT. EN1. AIR-IMPERMEABLE.

PRODUCT: JOHN MANVILLE JM CORBOND IV
IAPMO ES #0146.
SEE SPEC SHEET FOR NUMBER OF PASSES
PROVIDE INSULATION AS PER ENERGY CALCULATIONS:

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INSTALL INSULATION AFTER BUILDING IS WEATHER-TIGHT AND OUTSIDE OF RAINY SEASON.

Exhibit D
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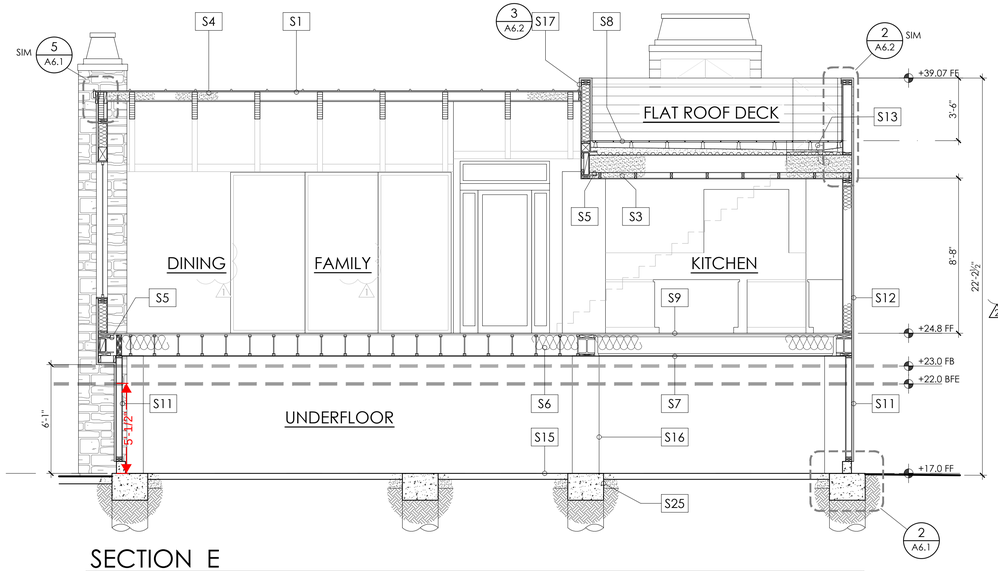
HUBER RESIDENCE
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SECTIONS A & B

LICENSED ARCHITECT JOSEPH BRITTON NO. C-23616 8/31/23 RENEWAL STATE OF CALIFORNIA

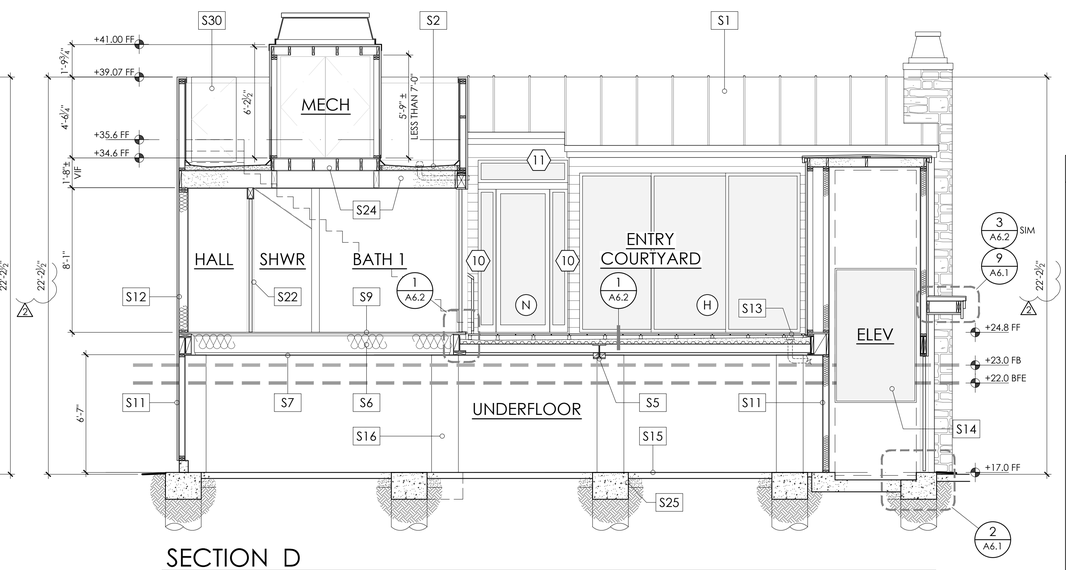
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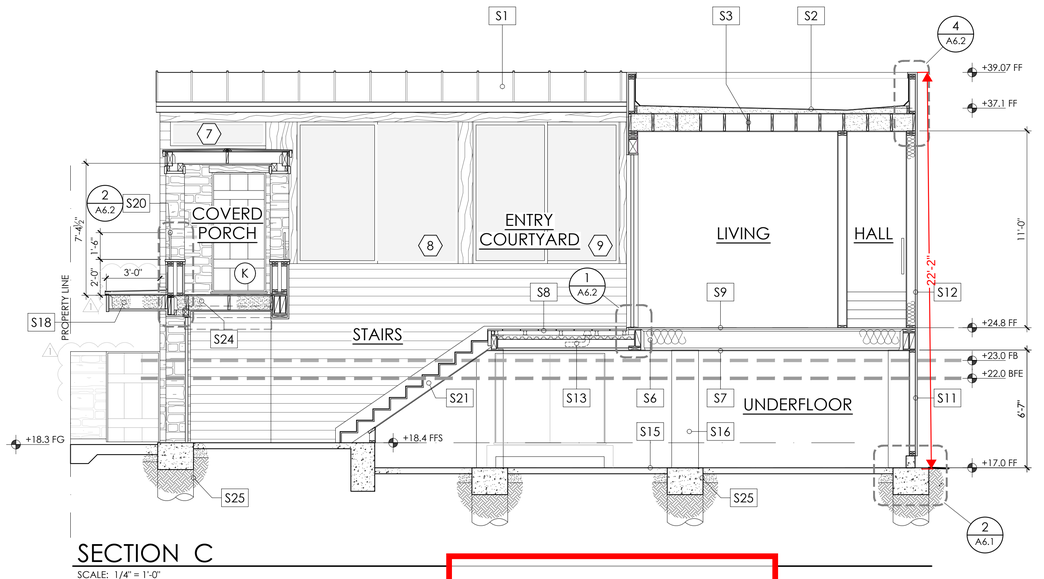
SECTION E

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



SECTION D

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



SECTION C

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SECTIONS C, D & E

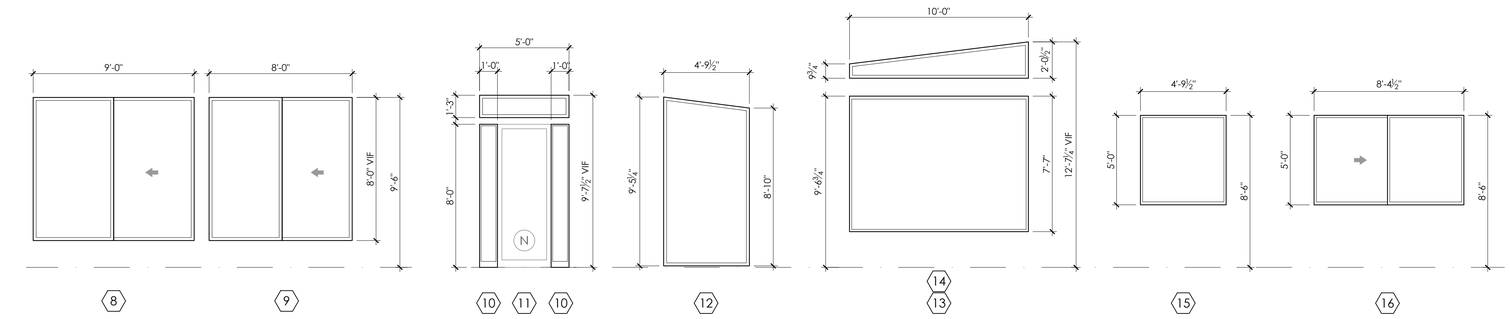
LICENSED ARCHITECT JOHN BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

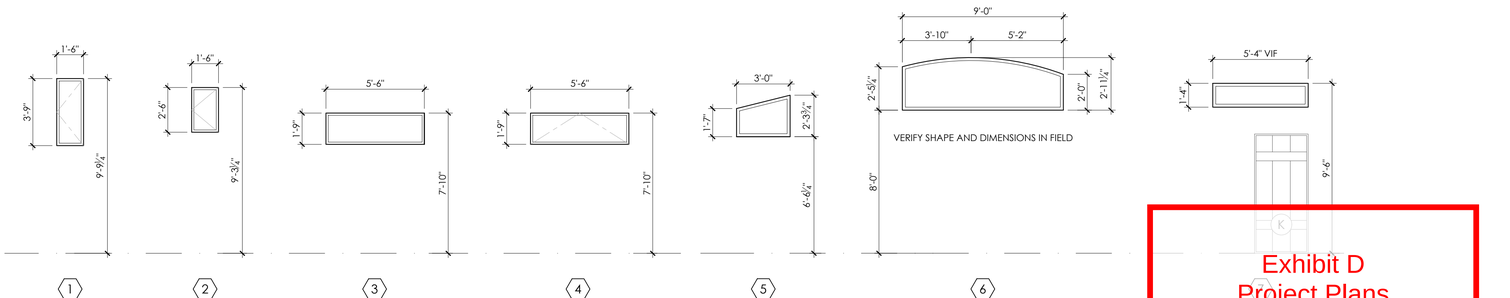
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11/18/2025 12:34 PM
Frank



17
SKYLIGHT





WINDOW ELEVATIONS

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

Exhibit D
Project Plans
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DOOR AND WINDOW NOTES

1. ALL WINDOWS & PATIO DOORS TO BE ALUMINUM CLAD WOOD, UNLESS NOTED OTHERWISE. VERIFY ENERGY COMPLIANCE, SHEET EN-1
2. ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EMERGENCY EGRESS WINDOW (OR DOOR) WITH A MIN. CLEAR OPENING OF 5.7 SQUARE FEET, WITH A 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, AND 44" MAXIMUM FROM FINISH FLOOR TO TOP OF FINISH SILL.
3. PROVIDE TEMPERED GLASS IN THE FOLLOWING AREAS AS REQUIRED PER CBC 2406.4:
   A. ALL INGRESS AND EGRESS DOORS.
   B. ALL SHOWERS AND BATHTUB ENCLOSURE DOORS AND WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
   C. GLAZING WITHIN 12" OF ANY DOOR'S VERTICAL EDGE WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
   D. ANY GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WHERE ONE OR MORE WALKING SURFACE IS WITHIN 36" HORIZONTAL
   E. GLAZING WITHIN A 24" ARC EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION.
   F. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ.OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
4. PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHER-STRIPPING. PROVIDE ALL EXTERIOR DOORS WITH METAL THRESHOLD.
5. UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS TO FACILITATE VENTILATION.
6. VERIFY ALL DOOR IN-, OUT-, RIGHT-HAND, LEFT-HAND SWINGS AND WINDOW OPERATIONS AT FLOOR PLANS AND BUILDING ELEVATIONS.
7. VERIFY ALL OUTSIDE FRAME AND ROUGH OPENING DIMENSIONS WITH MANUFACTURE'S SPECIFICATIONS.
8. SEE TITLE-24 REPORT FOR ADDITIONAL DOOR & WINDOW INFORMATION INCLUDING, BUT NOT LIMITED TO, SHADING COEFFICIENTS, U-FACTORS, ETC.
9. TEMPORARY LABEL MUST SHOW THE U-FACTOR AND SHGC, FOR EACH RATED WINDOW. THE LABEL MUST ALSO SHOW THAT THE WINDOW MEETS THE AIR INFILTRATION CRITERIA. THE TEMPORARY LABEL MUST NOT BE REMOVED BEFORE INSTALLATION & INSPECTION BY THE CITY INSPECTOR.
10. THE PERMANENT LABEL MUST (AS A MINIMUM) IDENTIFY THE CERTIFYING ORGANIZATION, AND HAVE A NUMBER OR A CODE TO ALLOW TRACKING BACK TO THE ORIGINAL INFORMATION ON FILE WITH THE CERTIFYING ORGANIZATION. THE PERMANENT LABEL CAN BE INSCRIBED ON THE SPACE, ETCHED ON THE GLASS, ENGRAVED ON FRAME, OR LOCATED SO AS NOT TO AFFECT AESTHETICS.
11. WINDOWS SHALL BE DOUBLE PANE, UNLESS NOTED ON THE WINDOW SCHEDULE.
12. WINDOWS SHALL BE FIXED OR OPERABLE AS NOTED ON THE WINDOW ELEVATIONS.
13. THE WINDOW FALL PROTECTION SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE (CRC R312.2 + CBC 1013.8).
14. ALL DOORS (WHERE APPLICABLE) SHALL HAVE - 1½ MIN PAIR OF HINGE-LESS BUTTS. SEE MFR CATALOG FOR SIZE AND NUMBER OF HINGES REQUIRED.
15. CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR DIMENSIONS WITH EXISTING AND PROPOSED FRAMING AND FRAMED ROUGH OPENINGS. VERIFY ACTUAL OPENINGS WITH WINDOW AND DOOR SIZES PRIOR TO ORDERING . SEE GENERALS NOTES, DIVISION 1.
16. ALL DOOR AND WINDOW JAMBS TO BE PAINT GRADE.
17. INTERIOR DOORS TO BE PAINT GRADE SHAKER STYLE SINGLE PANEL DOOR PER DOOR SCHEDULE. DOORS TO BE 8'-0", EXCEPT AT LAUNDRY OR WHERE NOTED AT DOOR ELEVATIONS/SCHEDULE.
18. ALL DOORS TO BE 1 ¾" THICK.
19. 2x6 WALL FRAMING TO ACCOMMODATE ALL POCKET DOORS.
20. ALL DOORS AND WINDOWS TO BE EQUIPPED WITH A PRE-SECURITY WIRELESS SYSTEM.
21. PROVIDE WINDOW SHADES HARDWIRED OR APP BASED.

WINDOW SCHEDULE

ALUMINUM CLAD WOOD

SYMBOL	GLAZING	WINDOW TYPE	REMARKS
1	DUAL	CASEMENT	
2	DUAL	CASEMENT	
3	DUAL	FIXED	
4	DUAL	AWNING	
5	DUAL	FIXED	
6	DUAL	FIXED	
7	DUAL	FIXED	CLERESTORY
8	DUAL	SLIDER	REQUIRES FALL PROTECTION PER CRC R312.2 + CBC 1013.8
9	DUAL	SLIDER	REQUIRES FALL PROTECTION PER CRC R312.2 + CBC 1013.8
10	DUAL TEMPERED	FIXED	INTEGRATED SIDE LITE WITH DOOR PER MFR.
11	DUAL	FIXED	TRANSOM
12	DUAL	FIXED	
13	DUAL TEMPERED	FIXED	
14	DUAL	FIXED	CLERESTORY
15	DUAL TEMPERED	FIXED	
16	DUAL TEMPERED	SLIDER	
17	DUAL TEMPERED	SKYLIGHT	VELUX CURB-MOUNTED VCE22222005

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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MATSON BRITTON ARCHITECTS, A CALIFORNIA CORPORATION

REVISIONS
1 01/22/25 PLNG REV
2 04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

WINDOW SCHEDULE

LICENSED ARCHITECT — CLOVE BRITTON — NO. C-23616 8/31/23 RENEWAL DATE — STATE OF CALIFORNIA

DATE
10 / 1 / 25
DRAWN
FK
JOB
HUBER
SHEET
A5.1

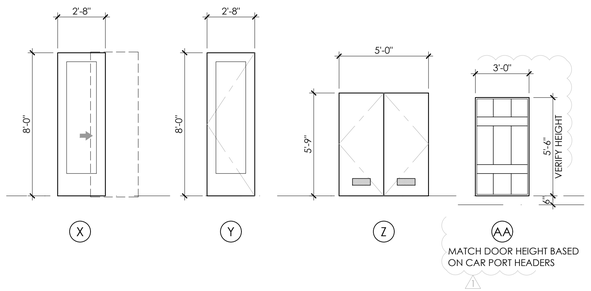
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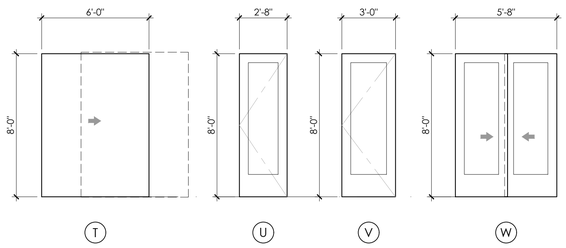
DOOR AND WINDOW NOTES

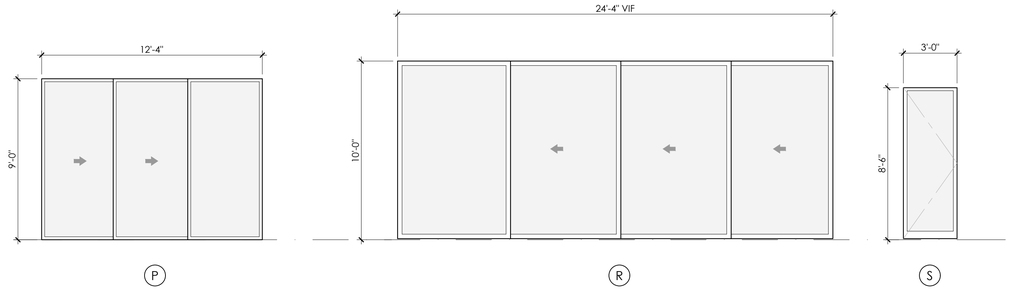
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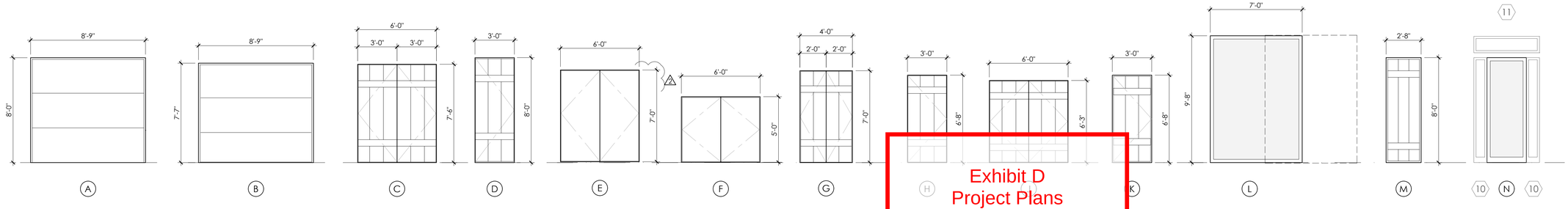
DOOR SCHEDULE

SYMBOL	LOCATION	TYPE	MATERIAL	CORE	GLAZING	THICKNESS	HARDWARE	REMARKS
A	EXTERIOR	OVERHEAD SECTIONAL	MFR	SOLID	-	MFR	SECURITY	GARAGE DOOR, VERIFY CLEARANCE
B	EXTERIOR	OVERHEAD SECTIONAL	MFR	SOLID	-	MFR	SECURITY	GARAGE DOOR TO STORAGE, VERIFY CLERANCE
C	EXTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	SECURITY	STORAGE
D	EXTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	SECURITY	GARAGE SERVICE DOOR
E	INTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	-	STORAGE
F	INTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	LOCK PER OWNER	UNDERFLOOR AREA ACCESS
G	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	MAIN ENTRY. PROVIDE SECURITY CAMERA SYSTEM
H	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	SECURITY AT MAIN LOWER LEVEL. PROVIDE ELEVATOR SECURITY SYSTEM PANEL. BY MFR
J	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	UNDERFLOOR ACCESS
K	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	BEDROOM 2 ENTRY. PROVIDE SEPARATE KEY LOCK
L	EXTERIOR	SLIDER/POCKET	ALUMINUM / GLASS	-	DUAL TEMPERED	MFR	SECURITY	LIVING ROOM, SEE MFR FOR SECURITY LOCKSET
M	EXTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	SECURITY	SECURITY LOCKSET AT BATHROOM ACCESS
N	EXTERIOR	FLUSH	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	MAIN FLOOR ENTRY
P	EXTERIOR	MULTI-SLIDER	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	TO FAMILY ROOM / COURTYARD
R	EXTERIOR	MULTI-SLIDER	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	TO FAMILY ROOM / VIEW DECK
S	EXTERIOR	FLUSH	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	TO KITCHEN / VIEW DECK
T	INTERIOR	POCKET/SLIDER	WOOD VENEER	SOLID	-	1 ¾"	-	LIVING ROOM
U	INTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	PRIVACY	BATHROOM
V	INTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	PRIVACY	PASSAGE. PROVIDE PRIVACY LOCK AT BEDROOM ENTRY DOOR
W	INTERIOR	CLOSET SLIDER	WOOD VENEER	SOLID	-	1 ¾"	-	WARDROBE CLOSET
X	INTERIOR	POCKET/SLIDER	WOOD VENEER	SOLID	-	1 ¾"	-	TO LAUNDRY ROOM
Y	INTERIOR	FLUSH	WOOD VENEER	SOLID		1 ¾"	TBD	FIRE RATED - 2 HOUR RATED. TIGHT-FITTING, WEATHER STRIPPING.
Z	EXTERIOR	FLUSH	WOOD	SOLID	-	1 ¾"	-	PROVIDE 100 SQ. IN. VENTILATION
AA	EXTERIOR	GATE	WOOD	SOLID	-	-	SECURITY	PROVIDE SECURITY SYSTEM ACCESS









DOOR ELEVATIONS

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

Exhibit D
Project Plans
Application No. 251501

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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REVISIONS
1 01/22/25 PLNG REV
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HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

DOOR SCHEDULE

LICENSED ARCHITECT CLOVE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

DATE 10 / 1 / 25
DRAWN FK
JOB HUBER
SHEET A5.2

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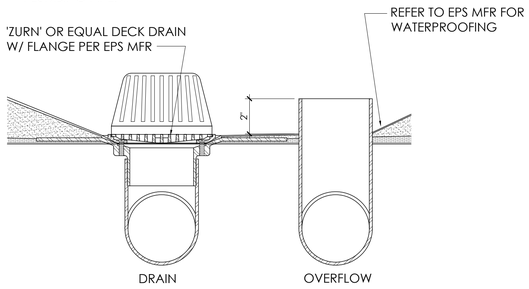
1. A SECONDARY DRAIN (OVERFLOW) SHALL BE THE SAME SIZE AS THE PRIMARY DRAIN WITH THE INLET FLOW LINE 2" ABOVE THE LOW POINT OF THE ROOF AND SHALL BE AN INDEPENDENT SYSTEM OR OVERFLOW SCUPPER(S) SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF AND THE SCUPPER OPENING A MIN. OF 4" HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE PRIMARY DRAIN. OVERFLOW DRAINS SHALL NOT BE CONNECTED TO THE PRIMARY DRAIN.CPC 1101.11.2.1,2

2. MIN. ¼" PER FOOT SLOPE TO DRAIN. CBC 1506.1

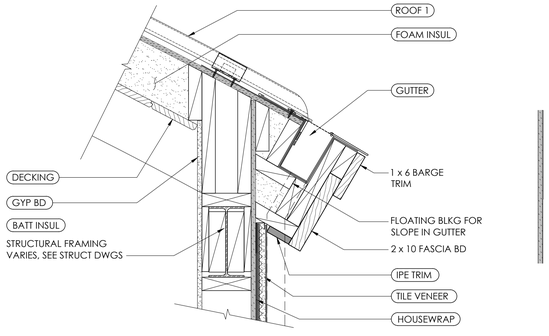
3. STRAINER(S) FOR FLAT DECK PRIMARY DRAIN(S) SHALL BE LEVEL WITH THE DECK, WITH THE INLET AREA NOT LESS THAN 2 TIMES THE AREA OF THE DRAIN PIPE. CPC 1105.3

4. STRAINER(S) FOR ALL FLAT ROOF SECONDARY DRAIN(S) SHALL BE A MIN. OF 4" ABOVE WITH THE INLET AREA, NOT LESS THAN 1-1/2 TIMES THE SIZE OF THE INLET PIPE. CPC 1105.3

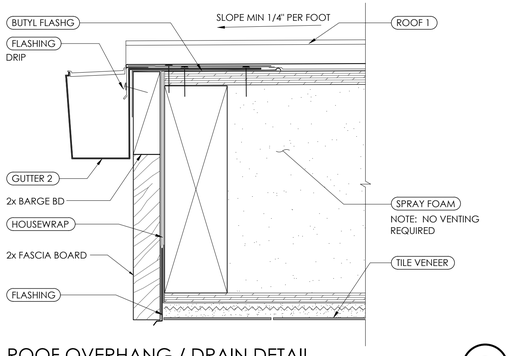
5. ROOF DRAINS THAT RUN THROUGH THE INTERIOR OF THE BUILDING SHALL BE IN PLUMBING PIPE.



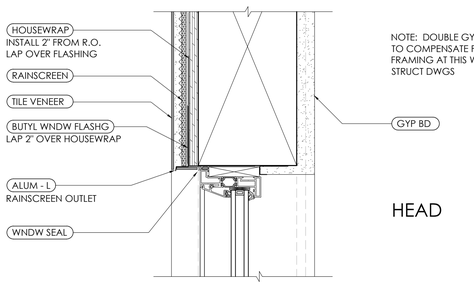
FLAT ROOF DRAIN AND OVERFLOW
3" = 1'-0" — 11



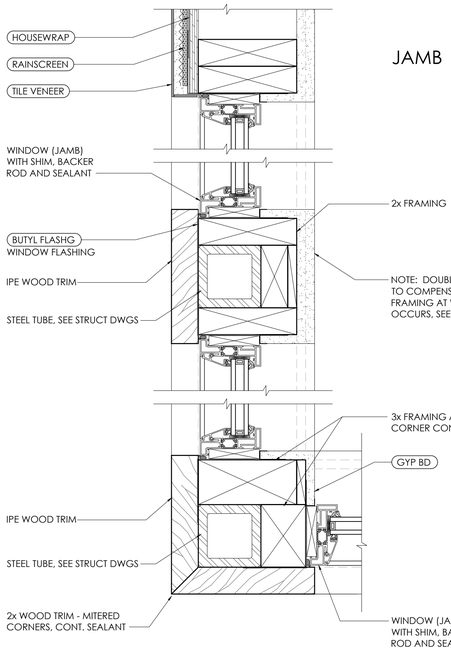
EAVE - INTEGRATED GUTTER
1 1/2" = 1'-0" — 10



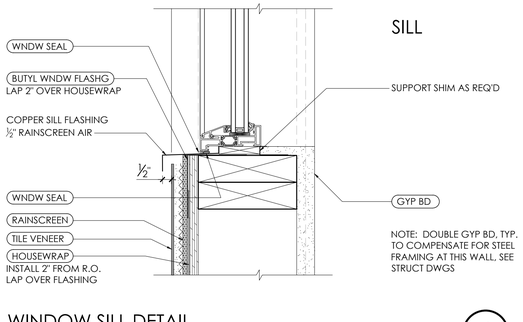
ROOF OVERHANG / DRAIN DETAIL
3" = 1'-0" — 9



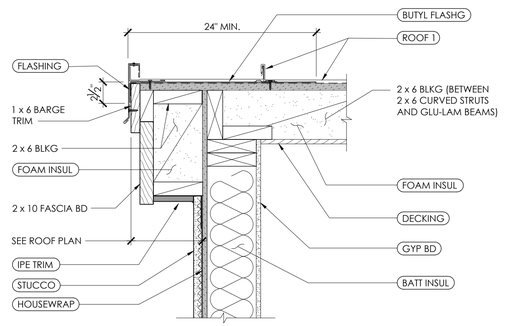
WINDOW HEAD DETAIL
3" = 1'-0" — 8



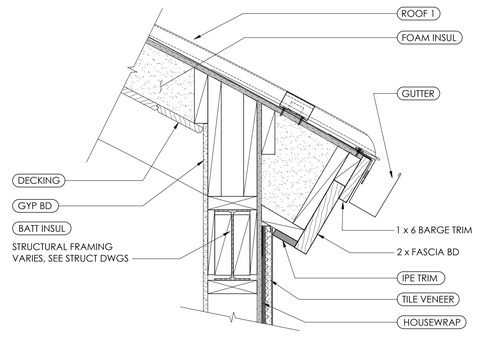
WINDOW JAMB DETAILS
3" = 1'-0" — 7



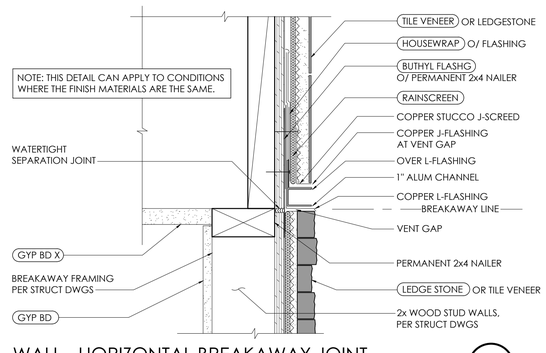
WINDOW SILL DETAIL
3" = 1'-0" — 6



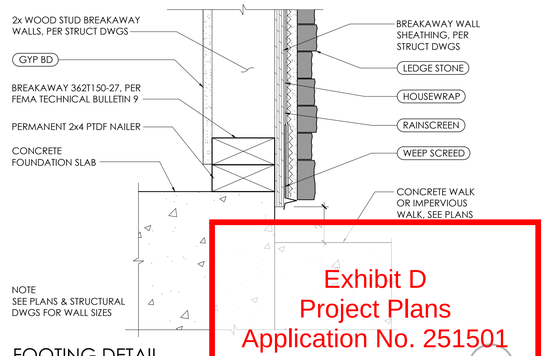
RAKE
1 1/2" = 1'-0" — 5



EAVE - GUTTER
1 1/2" = 1'-0" — 4

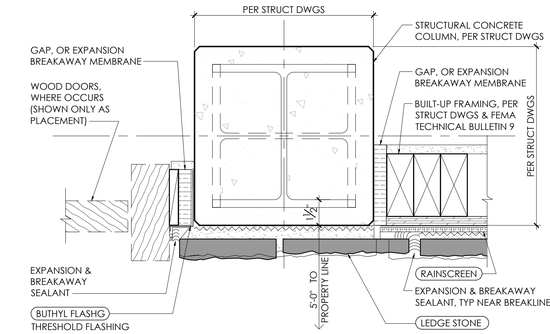


WALL - HORIZONTAL BREAKAWAY JOINT
3" = 1'-0" — 3



FOOTING DETAIL
3" = 1'-0" — 2

Exhibit D
Project Plans
Application No. 251501



NOTE: WINDOWS & DOORS SHOWN IN THIS DETAIL DO NOT NECESSARILY REPRESENT THE ACTUAL MFR USED

COLUMN TO WALL - BREAKAWAY INTERFACE
3" = 1'-0" TYPICAL AT SIDE YARD PERIMETER COLUMNS WITH 5'-0" SETBACKS TO PROPERTY LINE — 1

DETAIL NOTES:

1. ARCHITECTURAL DETAILS DO NOT NECESSARILY SHOW, INFER OR DESCRIBE STRUCTURAL HARDWARE. REFER TO STRUCTURAL DRAWINGS, DETAILS AND NOTES FOR ALL STRUCTURAL CONNECTIONS.
2. CONTRACTOR SHALL VERIFY ALL PROPOSED DIMENSIONS FOR THE FRAMING OF WINDOWS AND DOORS WHEN COORDINATING THESE DETAILS AS REFERENCED WITH THIS PROJECT.
3. MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS MUST BE ADHERED TO DURING CONSTRUCTION.
4. PROPRIETARY PRODUCTS INDICATED IN THESE DETAILS MAY BE SUBSTITUTED BY PRODUCTS WITH EQUAL OR GREATER SPECIFICATIONS, VALUES, ETC., U.N.O. SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT.
5. WATERPROOF BUILDING ENVELOPE AND SELF-ADHESIVE FLASHING SHALL BE HENRY BLUESKIN® PRODUCTS. SEE MFR FOR SEALANTS AND APPLICATION OF ALL PRODUCTS.

SPECIAL NOTE: ALL LOWER FLOOR CONNECTIONS TO BE VERIFIED WITH STRUCTURAL ENGINEER IN ACCORDANCE WITH FEMA REQUIREMENTS.

DETAIL REFERENCE LEGEND

REFER TO THESE NOTES AS REPRESENTED BY THE TAG SYMBOLS IN THE DETAILS ON THIS SHEET - U.N.O.

ROOF 1
STANDING SEAM COPPER METAL PANELS ON UNDERLAYMENT PER MFR, OVER ½" CDX ROOF PLY OVER RAFTERS WITH CLOSED CELL SPRAY FOAM INSULATION (NO VENTILATION REQUIRED). SLOPE 1/4" PER 12" MINIMUM TO (TROUGH) DRAIN. SEE MFR FOR APPLICATION INFO, SEE STRUCT DWGS FOR RAFTER SIZES AND SPACING. CRC R905.10.1, R905.10.5, & TABLE R905.1.1(1)

ROOF 2
FLAT ROOF SYSTEM ELASTOMERIC MEMBRANE DECK (HENRY®CM-100, OR EQUAL) OVER TAPERED EPS ROOF INSUL 1" MIN THICK (SLOPE 1/4" PER 12" MINIMUM TO DRAIN) OVER BLUESKIN RF200 PAPER OVER 3/4" CDX ROOF PLY SHEATHING, OVER RAFTERS WITH CLOSED CELL SPRAY FOAM INSULATION SEE MFR FOR APPLICATION INFO, SEE STRUCT DWGS FOR RAFTER SIZES AND SPACING. CRC R905.9.2, R905.9.3, R905.11 & TABLE R905.14.3

FOAM INSUL
CLOSED-CELL SPRAY FOAM INSULATION AT ROOF/CEILING AND EXTERIOR WALLS PER PLANS, SEE TITLE 24 CALCULATIONS.

FLASHING
26 GA COPPER FLASHING AND COUNTER-FLASHING WHERE REQUIRED/SHOWN OVER TRIM WITH BLUESKIN®VP100 OR FLEXIBLE BUTYL WHERE SHOWN, SEE MFR INSTRUCTIONS

ALUM - L
ALUMINUM "L", POWDER COATING TO MATCH WINDOW CLADDING

WNDW SEAL
CONTINUOUS BACKER ROD AND SEALANT ALL AROUND WINDOW

Z-FLASHING
COPPER Z-FLASHING OVER TRIM W/ BLUESKIN®VP100 LAPPED OVER FLANGE, SEE MFR INSTRUCTIONS

BUTYL FLASHG
1 LAYER OF SELF-HEALING, SELF-ADHESIVE WATERPROOF MEMBRANE, COATING, BLUESKIN®FLEXIBLE BUTYL FLASH, IN CONJUNCTION WITH 212 SEALANT & BLUESKIN VP100

HOUSEWRAP
1 LAYER OF BLUESKIN®VP100 SELF-ADHERED WATER RESISTIVE AIR BARRIER, INSTALL PER MFR

MTL CAP
26 GA COPPER METAL PARAPET CAP SECURED TO CLEATS AT 1x NAILERS BOTH SIDES

CONC 1
CONCRETE FOUNDATION SLAB & FOOTING, SEE STRUCT DWGS

RAINSCREEN
RAINSCREEN ASSEMBLY OVER HOUSEWRAP. MORTAIRVENT® OR EQUAL. INSTALL PER MFR. PROVIDE TERMINATION VENT / BUG SCREEN TOP AND BOTTOM OF DRAINAGE PLANE AS REQ'D. VENTED J-CHANNEL @ BOTTOM

RADIANT
HYDRONIC RADIANT FLOOR HEATING SYSTEM. 1 ½" THICK SUB-FLOOR. INSTALLATION PER MFR SPECIFICATIONS. ALL FLOOR FINISH MATERIALS TO HAVE EQUAL OR SIMILAR R-VALUES.

SIDING
FIBER CEMENT BOARD
½" FIBER CEMENT SIDING OVER OVER HOUSEWRAP, OVER ½" PLYWOOD, OVER WOOD STUD WALLS. HARDIE BOARD®OR EQUAL.

TILE VENEER
1/8" THICK SINTERCLAD "LEGNA - PECAN" APPLIED WITH MFR ADHESIVE PER MFR INSTRUCTS, OVER BROWN COAT AND SCRATCH COAT ON SELF FURRING MTL LATH ON 2 LAYERS GRADE "D" BUILDING PAPER LAP (OVER ANY JOINT CONTROL FLANGE - WHEN USED) ON BLUESKIN®VP100 (APPLY PER MFR), ON ½" PLYWD SHT'G ON 2x STUDS @ 16" O.C., SEE STRUCT FOR ATTACHMENT.

LEDGE STONE
EL DORADO STONE EUROPEAN LEDGE -BEIGE. COMPLIANCE WITH ASTM C1780 ADHERED MFR'D STONE MASONRY VENEER, OVER LIGHTLY RAKED, HORIZONTALLY-GROOVED ⅜"- ½" THK SCRATCH COAT, OVER AND EMBEDDING INTO METAL LATH, (WHERE APPLICABLE INSTALL FLASHING OR ANCHORS) OVER BLDG PAPER, OVER HOUSEWRAP, OVER WALL PLYWOOD SHTG, OVER WOOD STUDS @ 16" O.C. NOTE: AT EXTERIOR CONDITIONS, USE BARBED GALV NAILS @ 6" O.C., AT INTERIOR CONDITIONS, USE STEEL WIRE FUR'G NAILS @ 4" O.C. ALL NAILS TO PENETRATE 1" MIN INTO WOOD STUDS

WEEP SCREED
MIN. NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED, MIN. 4" ABOVE EARTH, 2" ABOVE PAVED AREAS, LAP HOUSEWRAP WALL BARRIER OVER MIN. 3 ½" ATTACHMENT FLANGE, TYP. CRC R703.7.2.1, NON-PROTECTED WOOD FRAMG MEMBERS TO BE MIN 8" FROM EXPOSED GROUND, CRC R317.1

SEALANT
212 SEALANT, TROWEL SEALANT UNTIL MEMBRANE EDGE IS FULLY COATED TO PROMOTE WATER SHEDDING

BUTYL WNDW FLASHG
1 LAYER OF SELF-HEALING, SELF-ADHESIVE WATERPROOF MEMBRANE, BLUESKIN®FLEXIBLE BUTYL FLASH, IN CONJUNCTION WITH 212 SEALANT & BLUESKIN® VP100, INSTALL PER MFR.

GYP BD
1/2" GYP BD WITH METAL CORNER BEADS, JOINT COMPOUND, TAPE, BLOCK & SKIM COAT PREPPED FOR FINISH, OVER WOOD STUD WALLS AT NON-ASSEMBLY WALLS AND CEILINGS. 5/8" MOISTURE-RESITANT GYP BD AT BATHROOM & LAUNDRY WALLS.

GYP BD X
5/8" TYPE 'X' GYP BD WITH METAL CORNER BEADS, JOINT COMPOUND, TAPE, BLOCK & SKIM COAT PREPPED FOR FINISH, OVER WOOD STUD WALLS OR CHANNELS AT ALL ASSEMBLY WALLS AND CEILINGS.

IPE TRIM
2 x 3 IPE WOOD TRIM INTERFACE BETWEEN VENEER FINISHES WITH L-FLASHING BEHIND. LAP WP-MEMBRANE OVER FLASHING.

ARCH TRIM
2 x 3 ON 2 x 10 SHAPED WOOD TRIM. APPLY SEALANT BETWEEN MEMBERS.

GLASS GUARD PANEL
59" HIGH x 9/16" THK MARINE GRADE LAMINATED SAFETY GLASS (LOW-REFLECTION), HELD WITH STAINLESS STEEL PLATE WITH L-CHANNEL BOLTED TO FASCIA BEAM, PER MFR SPECS.

GUARD GLASS
18" HIGH x ½" THK MARINE GRADE LAMINATED GLASS (LOW-REFLECTION), HELD IN 1" x 2" STAINLESS STEEL CHANNEL BASE WELDED TO STAINLESS STEEL C-CHANNEL CAP. GLASS SET IN APPROVED GLASS SEALANT ON SETTING BLOCK, PER MFR SPECS.

GUARDRAIL
24" HIGH GUARD WALL WITH 18" HIGH MOUNTED GLASS PANELS. TILE VENEER RAINSCREEN ASSEMBLY OVER 2x STUD WALL WITH ½" PLYWOOD.

DECK DRAIN
ZURN DECK CHANNEL DRAIN GANGED TO DOWNSPOUTS. INSTALL PER MFR INSTRUCTIONS FOR TILE DECK.

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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REVISIONS
1 01/22/25 PLNG REV
2 04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

ARCHITECTURAL DETAILS

LICENSED ARCHITECT — CLOVE BRITTON — NO. C-23616 — 8/31/25 RENEWAL DATE — STATE OF CALIFORNIA

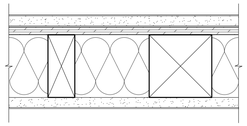
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JOB
HUBER
SHEET
A6.1

HUBER RES.dwg
11/18/2025 12:34 PM
Frank

USG FIRE-RESISTANT ASSEMBLIES LOAD BEARING PARTITIONS, WOOD FRAMED			
UL Des U344	PROPRIETARY*	1 HOUR FIRE	

GYPSUM WALLBOARD, WOOD STUDS

- ⅝" SHEETROCK FIRECODE CORE gypsum panels
- 2 x 4 wood studs @ 16" O.C. (min 24" O.C.)
- Joints finished
- Insulation (optional) where indicated on plans
- 7/16" Plywood sheathing as per structural dwgs
- ⅝" proprietary type X gypsum wallboard applied with screws spaced 12 O.C.



Studs and Posts where occurs

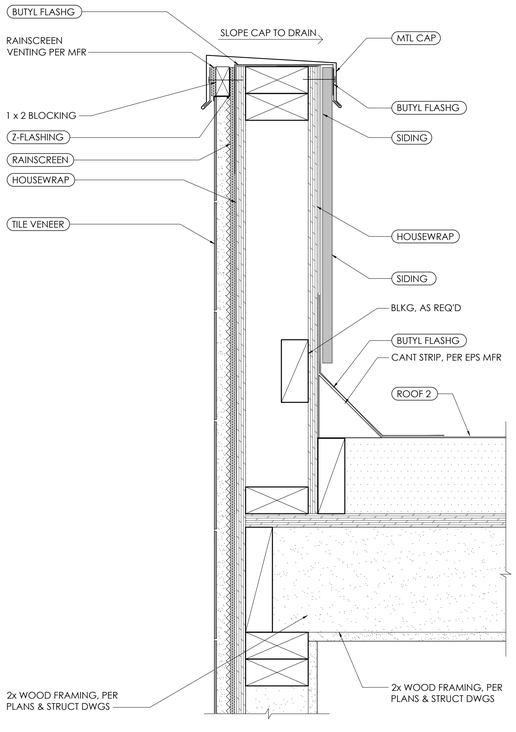
PROPRIETARY GYPSUM BOARD

United States Gypsum Company — ⅝" SHEETROCK® FIRECODE® CORE gypsum panels

NOTE: SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF SHEAR PANELS WHERE ASSOCIATED WITH ASSEMBLY CONDITIONS AT ADU AND RESIDENCE SEPARATION.

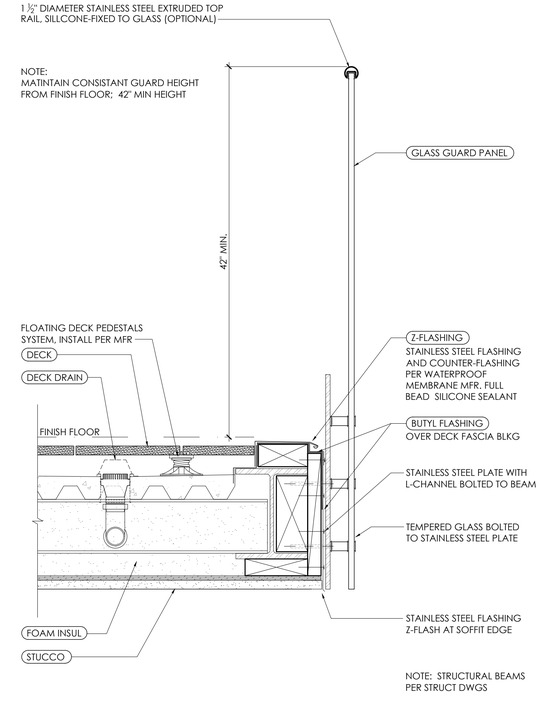
LOAD BEARING WALL ASSEMBLY - UL Des U344 — 5

3" = 1'-0"



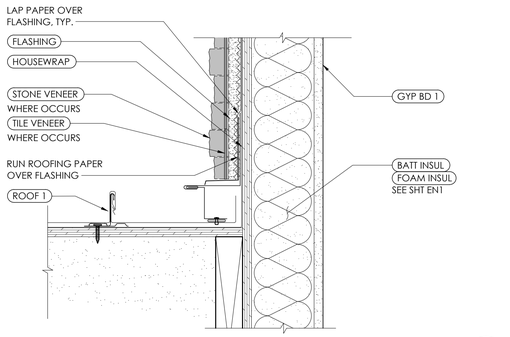
PARAPET AT ROOF — 4

3" = 1'-0"



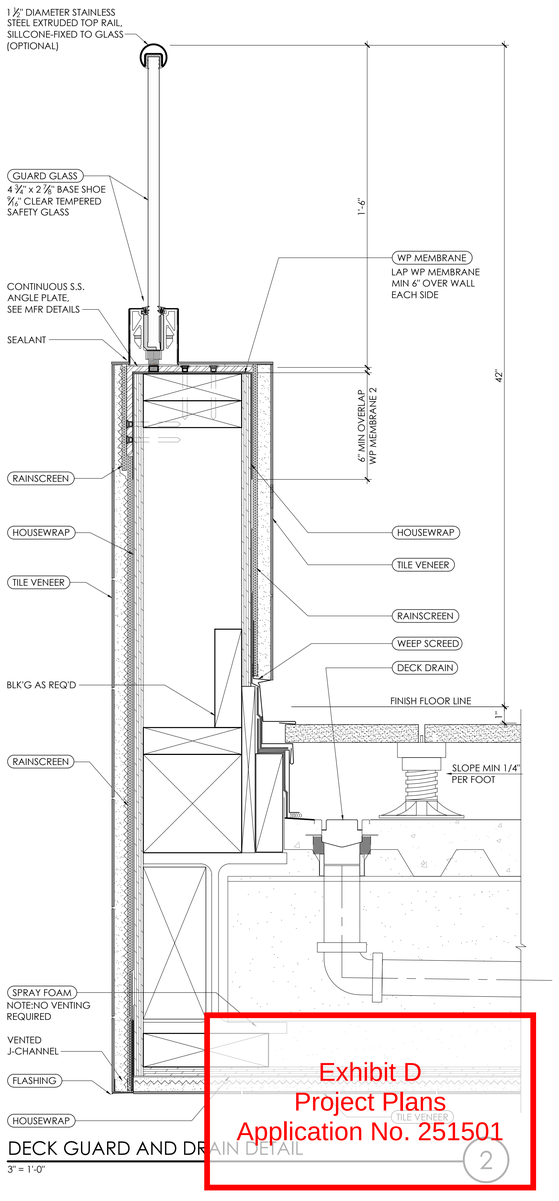
GLASS DECK GUARD - REAR DECK — 6

1 1/2" = 1'-0"



ROOF TO SIDEWALL FLASHING — 3

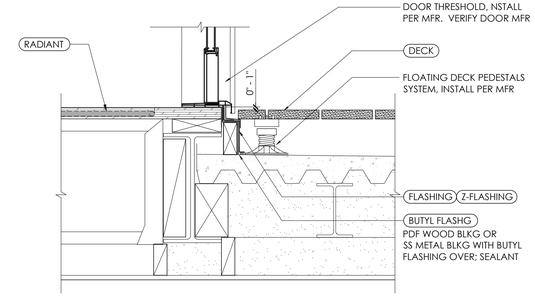
3" = 1'-0"



DECK GUARD AND DRAIN DETAIL — 2

3" = 1'-0"

Exhibit D
Project Plans
Application No. 251501



DOOR TRESHOLD AT DECK — 1

1 1/2" = 1'-0"

DETAIL NOTES:

1. ARCHITECTURAL DETAILS DO NOT NECESSARILY SHOW, INFER OR DESCRIBE STRUCTURAL HARDWARE. REFER TO STRUCTURAL DRAWINGS, DETAILS AND NOTES FOR ALL STRUCTURAL CONNECTIONS.
2. CONTRACTOR SHALL VERIFY ALL PROPOSED DIMENSIONS FOR THE FRAMING OF WINDOWS AND DOORS WHEN COORDINATING THESE DETAILS AS REFERENCED WITH THIS PROJECT.
3. MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS MUST BE ADHERED TO DURING CONSTRUCTION.
4. PROPRIETARY PRODUCTS INDICATED IN THESE DETAILS MAY BE SUBSTITUTED BY PRODUCTS WITH EQUAL OR GREATER SPECIFICATIONS, VALUES, ETC., U.N.O. SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT.
5. WATERPROOF BUILDING ENVELOPE AND SELF-ADHESIVE FLASHING SHALL BE HENRY BLUESKIN® PRODUCTS. SEE MFR FOR SEALANTS AND APPLICATION OF ALL PRODUCTS.

SPECIAL NOTE: ALL LOWER FLOOR CONNECTIONS TO BE VERIFIED WITH STRUCTURAL ENGINEER IN ACCORDANCE WITH FEMA REQUIREMENTS.

ROOF 1
STANDING SEAM COPPER METAL PANELS ON UNDERLAYMENT PER MFR, OVER ½" CDX ROOF PLY OVER RAFTERS WITH CLOSED CELL SPRAY FOAM INSULATION (NO VENTILATION REQUIRED). SLOPE 1/4" PER 12" MINIMUM TO (TROUGH) DRAIN. SEE MFR FOR APPLICATION INFO, SEE STRUCT DWGS FOR RAFTER SIZES AND SPACING. CRC R905.10.1, R905.10.5, & TABLE R905.1.1(1)

ROOF 2
FLAT ROOF SYSTEM ELASTOMERIC MEMBRANE DECK (HENRY®CM-100, OR EQUAL) OVER TAPERED EPS ROOF INSUL 1" MIN THICK (SLOPE 1/4" PER 12" MINIMUM TO DRAIN) OVER BLUESKIN RF200 PAPER OVER 3/4" CDX ROOF PLY SHEATHING. OVER RAFTERS WITH CLOSED CELL SPRAY FOAM INSULATION SEE MFR FOR APPLICATION INFO. SEE STRUCT DWGS FOR RAFTER SIZES AND SPACING. CRC R905.9.2, R905.9.3, R905.11 & TABLE R905.14.3

FOAM INSUL
CLOSED-CELL SPRAY FOAM INSULATION AT ROOF/CEILING AND EXTERIOR WALLS PER PLANS, SEE TITLE 24 CALCULATIONS.

FLASHING
26 GA COPPER FLASHING AND COUNTER-FLASHING WHERE REQUIRED/SHOWN OVER TRIM WITH BLUESKIN®VP100 OR FLEXIBLE BUTYL WHERE SHOWN, SEE MFR INSTRUCTIONS

ALUM - L
ALUMINUM "L", POWDER COATING TO MATCH WINDOW CLADDING

WNDW SEAL
CONTINUOUS BACKER ROD AND SEALANT ALL AROUND WINDOW

Z-FLASHING
COPPER Z-FLASHING OVER TRIM W/ BLUESKIN®VP100 LAPPED OVER FLANGE, SEE MFR INSTRUCTIONS

BUTYL FLASHG
1 LAYER OF SELF-HEALING, SELF-ADHESIVE WATERPROOF MEMBRANE, COATING, BLUESKIN@FLEXIBLE BUTYL FLASH, IN CONJUNCTION WITH 212 SEALANT & BLUESKIN VP100

HOUSEWRAP
1 LAYER OF BLUESKIN@VP100 SELF-ADHERED WATER RESISTIVE AIR BARRIER, INSTALL PER MFR

MTL CAP
26 GA COPPER METAL PARAPET CAP SECURED TO CLEATS AT 1x NAILERS BOTH SIDES

CONC 1
CONCRETE FOUNDATION SLAB & FOOTING, SEE STRUCT DWGS

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DECK DRAIN
ZURN DECK CHANNEL DRAIN GANGED TO DOWNSPOUTS. INSTALL PER MFR INSTRUCTIONS FOR TILE DECK.

DETAIL REFERENCE LEGEND

REFER TO THESE NOTES AS REPRESENTED BY THE TAG SYMBOLS IN THE DETAILS ON THIS SHEET - U.N.O.

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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REVISIONS
1 01/22/25 PLNG REV
2 04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

ARCHITECTURAL DETAILS

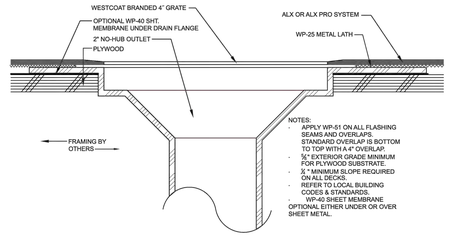
LICENSED ARCHITECT — CLOVE BRITTON — NO. C-23616 — 8/31/23 RENEWAL — STATE OF CALIFORNIA

DATE 10 / 1 / 25
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JOB HUBER
SHEET A6.2

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Frank

WESTCOAT WP-35 ALX DECK DRAIN FLASHING DETAIL (OVER PLYWOOD)

NOT TO SCALE



westcoat

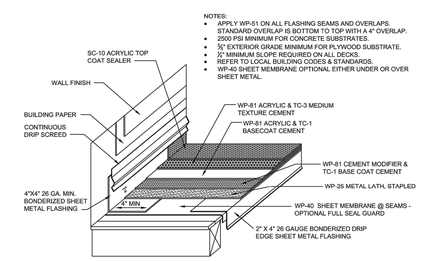
800-250-4519
www.westcoat.com

4007 Lockridge Street
San Diego, CA. 92102

WESTCOAT ALX DECK EDGE & WALL-TO-DECK DETAIL (OVER PLYWOOD)

NOT TO SCALE

NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STANDARD OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
- 2500 PSI MINIMUM FOR CONCRETE SUBSTRATES.
- ½" EXTERIOR GRADE MINIMUM FOR PLYWOOD SUBSTRATE.
- ¼" MINIMUM SLOPE REQUIRED ON ALL DECKS.
- REFER TO LOCAL BUILDING CODES & STANDARDS.
- WP-40 SHEET MEMBRANE OPTIONAL EITHER UNDER OR OVER SHEET METAL.



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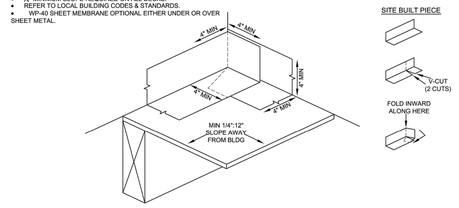
800-250-4519
770 GATEWAY CENTER DRIVE

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SAN DIEGO, CA. 92102

WESTCOAT ALX INSIDE CORNER FLASHING DETAIL (OVER PLYWOOD)

NOT TO SCALE

NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STANDARD OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
- 2500 PSI MINIMUM FOR CONCRETE SUBSTRATES..
- ½" EXTERIOR GRADE MINIMUM FOR PLYWOOD SUBSTRATE.
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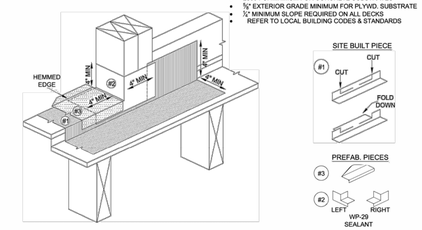
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SAN DIEGO, CA. 92102

WESTCOAT THRESHOLD FLASHING DETAIL

NOT TO SCALE

NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STD. OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
- 2500 PSI MINIMUM FOR CONCRETE SUBSTRATES
- ½" EXTERIOR GRADE MINIMUM FOR PLYWD. SUBSTRATE
- ¼" MINIMUM SLOPE REQUIRED ON ALL DECKS
- REFER TO LOCAL BUILDING CODES & STANDARDS



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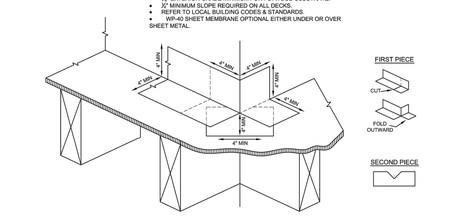
800-250-4519

www.westcoat.com

WESTCOAT ALX OUTSIDE CORNER FLASHING DECK WRAPAROUND DETAIL (OVER WOOD)

NOT TO SCALE

NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STANDARD OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
- 2500 PSI MINIMUM FOR CONCRETE SUBSTRATES.
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- ¼" MINIMUM SLOPE REQUIRED ON ALL DECKS.
- REFER TO LOCAL BUILDING CODES & STANDARDS.
- WP-40 SHEET MEMBRANE OPTIONAL EITHER UNDER OR OVER SHEET METAL.



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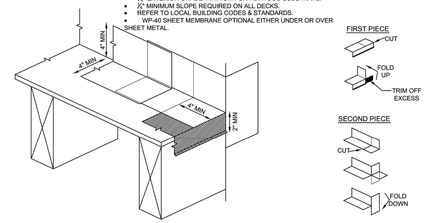
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WESTCOAT ALX OUTSIDE CORNER FLASHING DECK TERMINATION DETAIL (OVER WOOD)

NOT TO SCALE

NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STANDARD OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
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770 GATEWAY CENTER DRIVE

www.westcoat.com
SAN DIEGO, CA. 92102

Exhibit D
Project Plans
Application No. 251501

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

N O T I C E

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REVISIONS
1 01/22/25 PLNG REV
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HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

MANUFACTURER'S DETAILS
WESTCOAT ALX COATING SYSTEM

LICENSED ARCHITECT — COLE BRITTON — NO. C-23616 — 8/31/23 RENEWAL DATE — STATE OF CALIFORNIA

DATE
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DRAWN
FK
JOB
HUBER
SHEET
A6.3

HUBER RES.dwg
11/18/2025 12:34 PM
Frank

CRL ADJUSTABLE STANDOFF RAILING SYSTEM

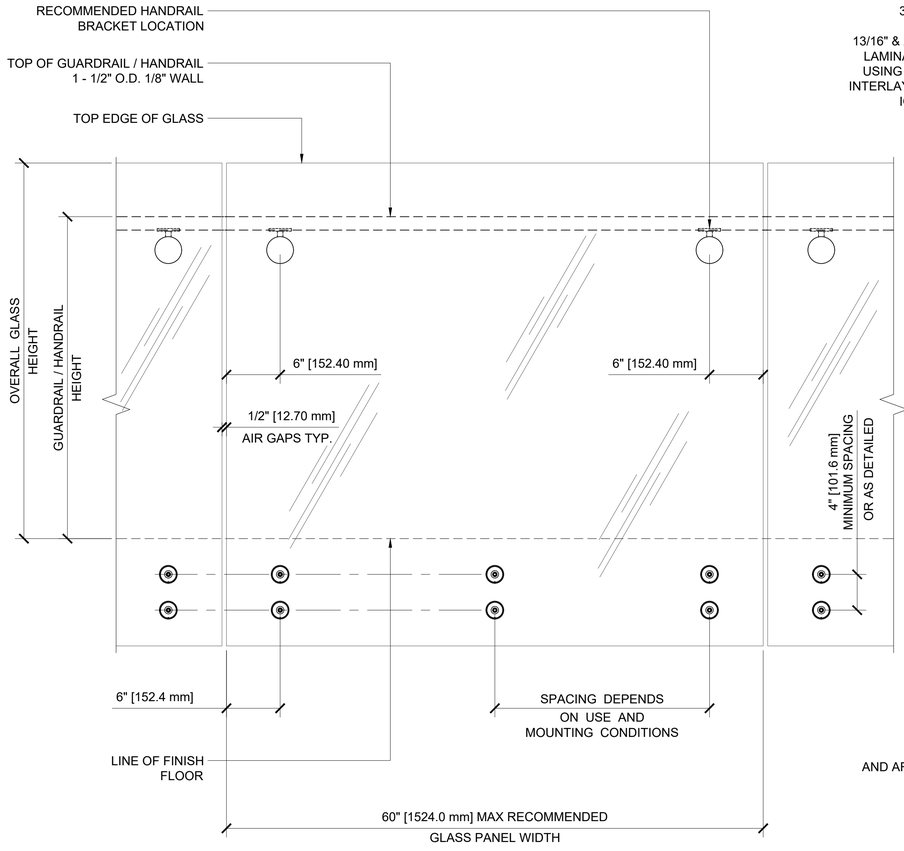
CRL GLASS RAIL STANDOFF FITTINGS RS0B2XBS, RS0B2XPS, RS0B2XMBL

THESE HEAVY DUTY RAILING STANDOFFS ARE DESIGNED FOR GLASS HANDRAIL OR GUARDRAIL APPLICATION STANDARDS. THE SINGLE STANDOFF FITTING HAS A 2" (51 mm) DIAMETER x 1-7/8" (48 mm) - 2-3/8" (61 mm) ADJUSTABLE PROJECTION FROM THE INSTALLED ATTACHMENT POINT.

* COMPACT DESIGN WITH BASE AND CAP FOR ADJUSTMENT AS NEEDED.
* FOR USE WITH 3/4" TO 27/32" (19.05 mm to 21.52 mm) GLASS

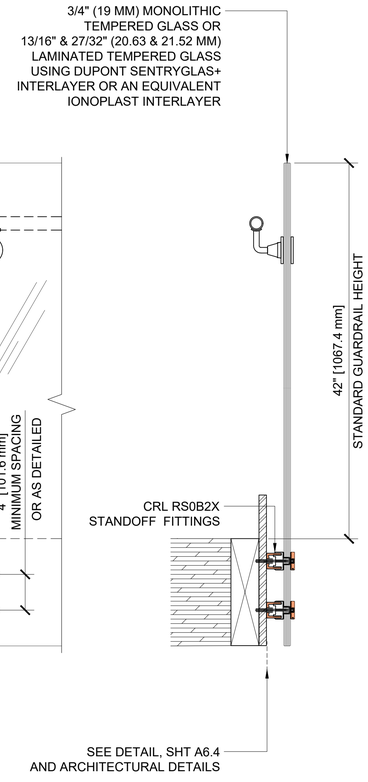
* MATTE BLACK OR BRUSHED/POLISHED 316 GRADE STAINLESS STELL FINISHES AVAILABLE

* DESIGNED TO ATTACH TO STEEL, WOOD, AND CONCRETE SUBSTRATES



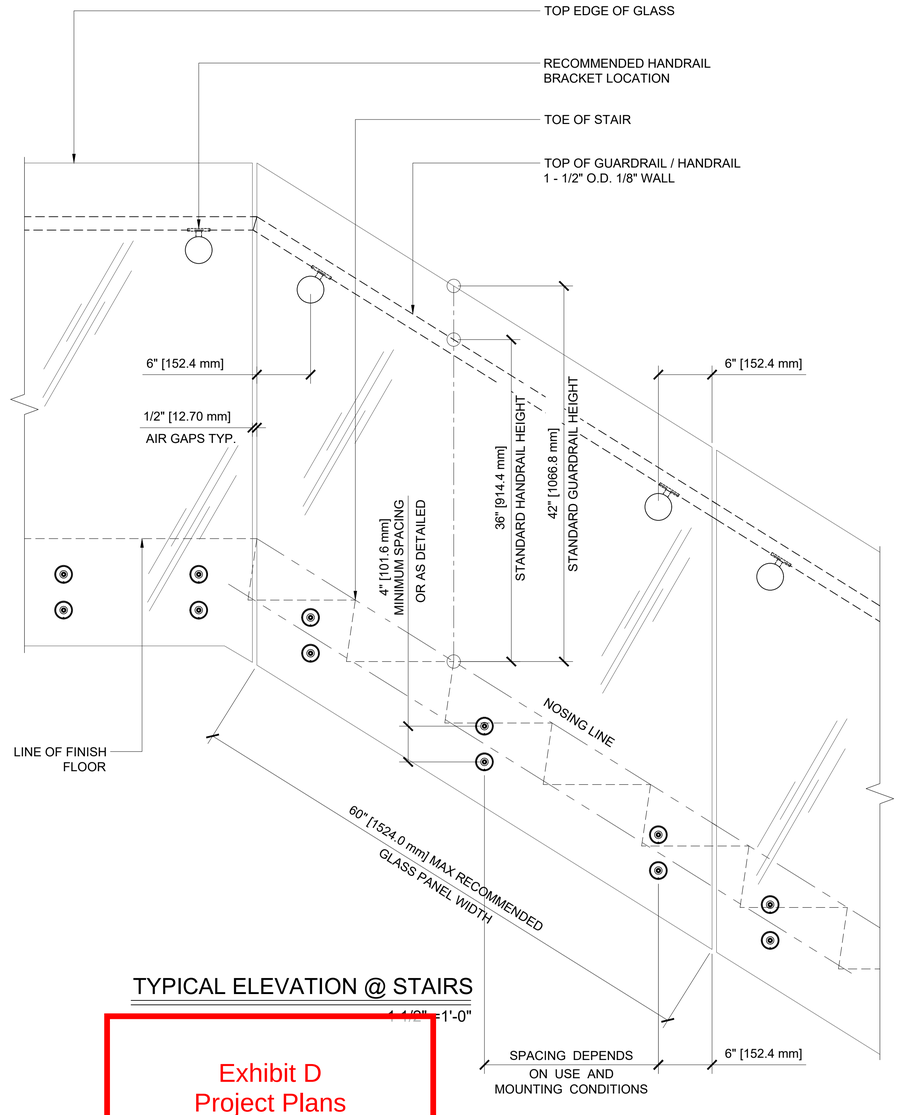
TYPICAL STANDOFF GLASS RAIL ELEVATION

STANDOFF FITTING RS0B2X 1 1/2" =1'-0"



TYPICAL SECTION

1 1/2" =1'-0"



TYPICAL ELEVATION @ STAIRS

1 1/2" =1'-0"

Exhibit D
Project Plans
Application No. 251501

Revisions By:

C.R.LAURENCE CO. ARCHITECTURAL PRODUCTS
2500 E. Vernon Avenue, Los Angeles, C.A 90058-1897
PH (800)-421-6144 FX: 800-387-7501 www. crlaurence.com

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

Description:
C. R. L.
ADJUSTABLE STANDOFF RAILING SYSTEM DRAWINGS

RAILING ELEVATIONS

Drawn By:	RPD \ MS
Date:	02/08/24
Scale:	AS NOTED
File Name:	ADJ Standoff.dwg

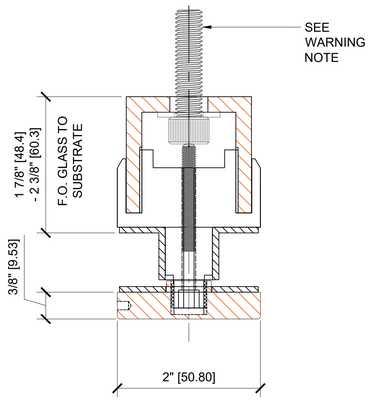
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A6.4

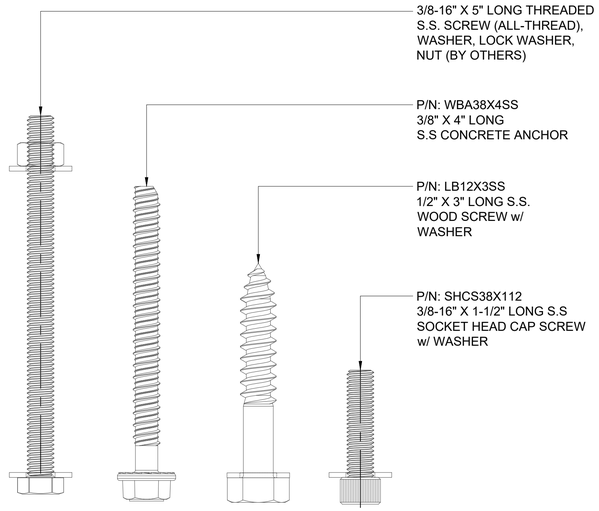
ADJUSTABLE STANDOFF RAILING SYSTEM

WARNING:

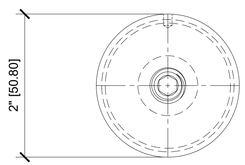
1. NOT RECOMMENDED FOR WOOD FASCIA ATTACHMENT EXCEPT FOR CASES WITH ENGINEER'S APPROVAL. FOR WOOD OR ALUMINUM FASCIA APPLICATIONS, ENGINEER TO SPECIFY MINIMUM HORIZONTAL & VERTICAL SPACING BETWEEN STANDOFF FITTINGS AND TYPE OF MOUNTING FASTENERS TO BE USED.



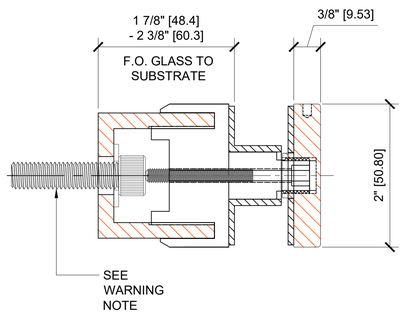
TOP VIEW



MOUNTING BOLT OPTIONS



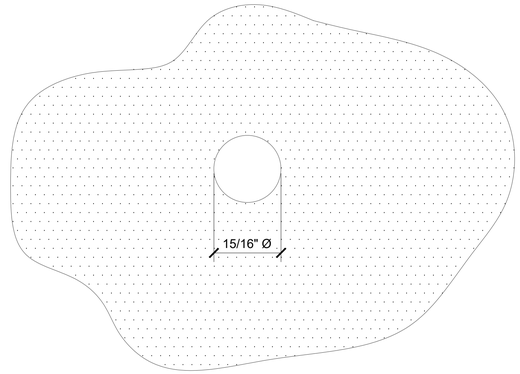
FRONT VIEW



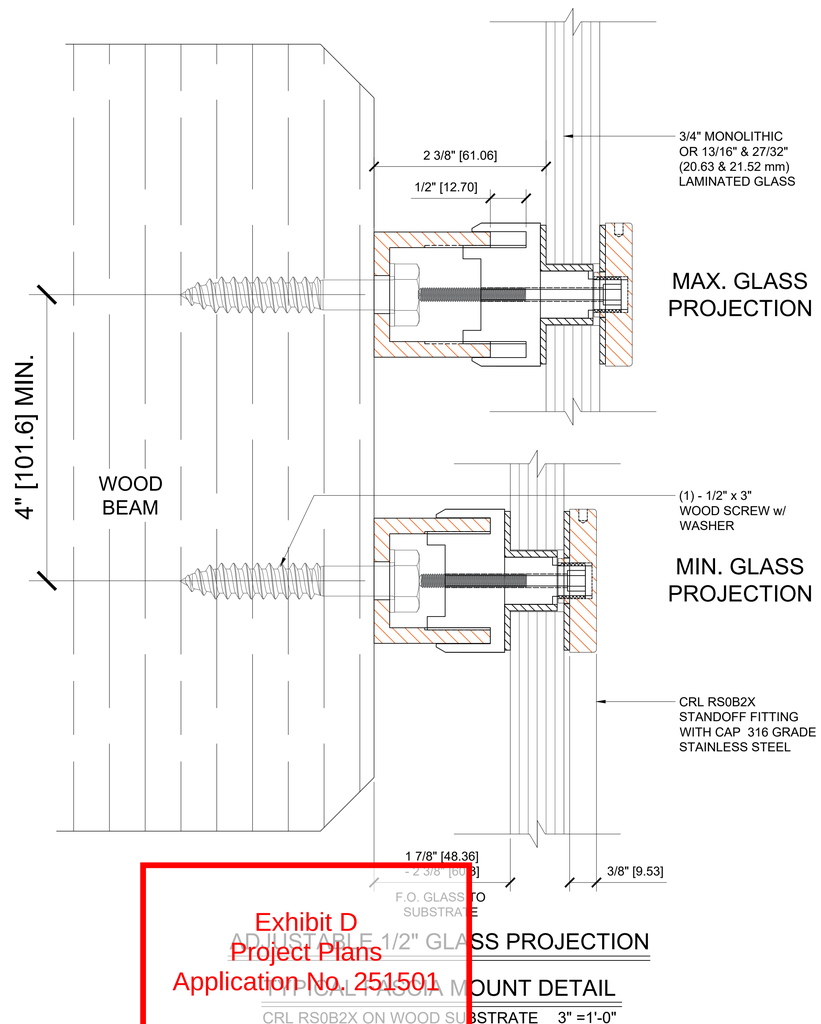
SIDE VIEW

RS0B2X STANDOFF FITTING

316 GRADE STAINLESS STEEL 1'-0" =1'-0"



GLASS HOLE SIZE



ADJUSTABLE 1/2" GLASS PROJECTION

TYPICAL FASCIA MOUNT DETAIL

CRL RS0B2X ON WOOD SUBSTRATE 3" =1'-0"

Exhibit D
Project Plans
Application No. 251501

Revisions By:

CRL
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C. R. L.
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SYSTEM DRAWINGS

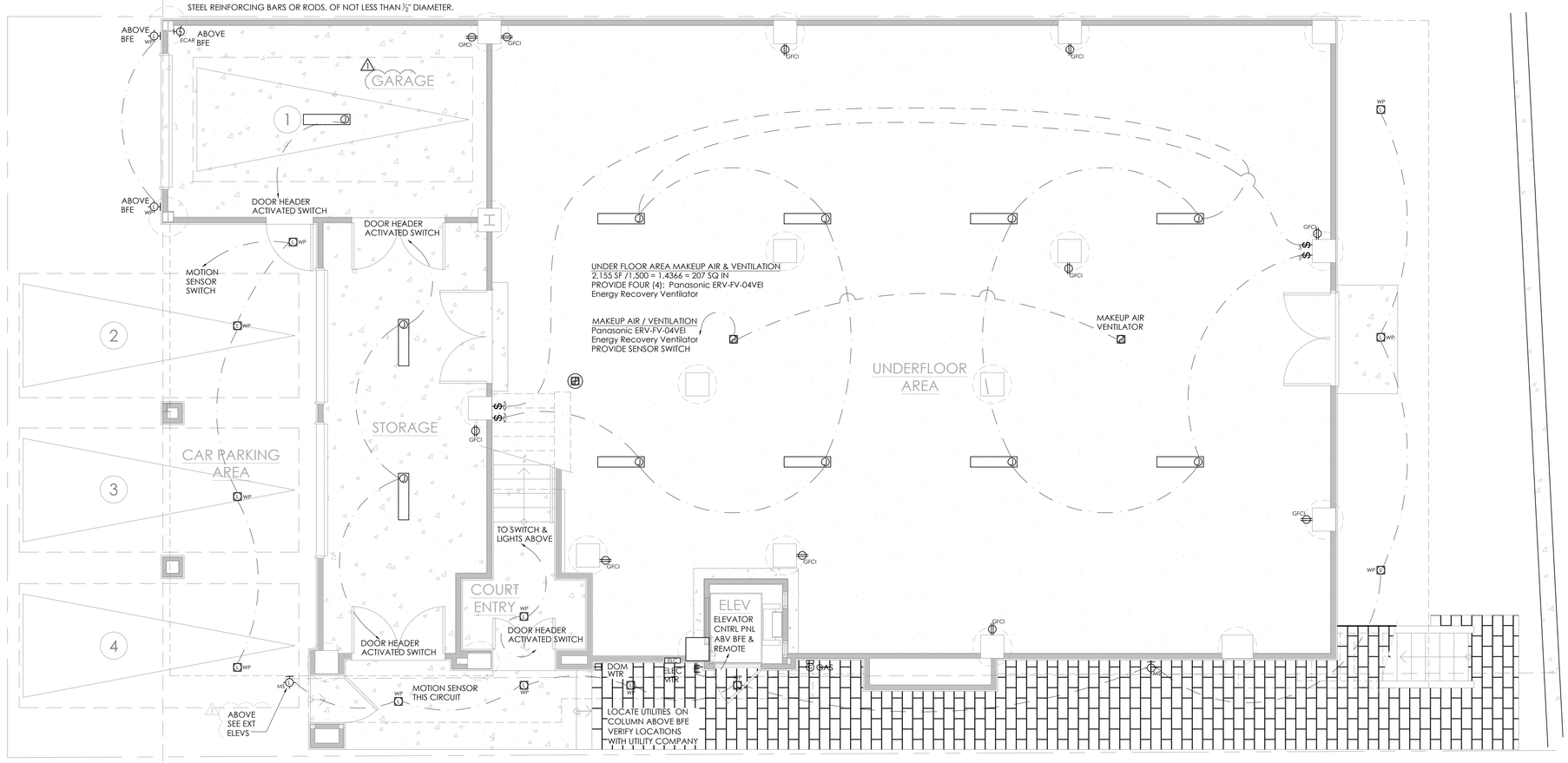
ATTACHMENT DETAILS

Drawn By:	RPD \ MS
Date:	02/08/24
Scale:	AS NOTED
File Name:	ADJ Standoff.dwg

Sheet

A6.5

PROVIDE GROUNDING ELECTRODE SYSTEM: AN ELECTRODE ENCASED BY AT LEAST TWO INCHES OF CONCRETE LOCATED WITHIN AND NEAR THE BOTTOM OF THE CONCRETE FOUNDATION OR FOOTING IN DIRECT CONTACT WITH EARTH. THE ELECTRODE SHALL BE 20' OF ONE OR MORE STEEL REINFORCING BARS OR RODS, OF NOT LESS THAN ½" DIAMETER.



NOTE: LIGHTS, SWITCHES AND OUTLETS LOCATED PER FEMA REQUIREMENTS.
LIGHTS MOUNTED ABOVE BREAKAWAY WALLS

PARKING LEVEL ELECTRICAL PLAN

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

N

Exhibit D
Project Plans
Application No. 251501

ELECTRICAL LEGEND

	DOUBLE ELECTRIC RECEPTACLE
GFCI	DOUBLE GFCI ELECTRIC RECEPTACLE
GA	DOUBLE GFCI AND AFCI ARC-FAULT CIRCUIT-INTERRUPTER ELECTRIC RECEPTACLE
4	QUAD (4) ELECTRIC RECEPTACLE
GFCI WP	WATERPROOF DBL GFCI ELECTRIC RECEPTACLE
220	220 VOLT ELECTRIC RECEPTACLE
	HIDDEN OUTLET ABOVE OR BELOW
1/2 GD 1/2	GARBAGE DISPOSAL ELECTRIC RECEPTACLE HALF-SWITCHED, GFCI AND AFCI
FLR GFCI	IN-FLOOR RECEPTACLE WITH COVER PLATE VERIFY LOCATION(S) W/ OWNER
$	SINGLE POLE SWITCH
$3	THREE WAY POLE SWITCH
$4	FOUR WAY POLE SWITCH
$VC	POLE SWITCH W/ VACANCY SENSOR
DX	DIMMER POLE SWITCH
DXVC	DIMMER POLE SWITCH W/ VACANCY SENSOR
$T	SINGLE POLE SWITCH W/ ADJUSTABLE TIMER
$W	SINGLE POLE SWITCH W/ WATER-PROOFED COVER (EXTERIOR CONDITIONS)
	WIRELESS REMOTE CONTROL LIGHT SWITCH
WL	WATER LINE
ICE	BUILT-IN ICE MAKER BOX WITH SHUT-OFF VALVE
HB	HOSE BIBB
FG	FUEL GAS
WPRD	WATER PRESSURE ABSORBING DEVICE , PER CPC SEC. 609.10
	MANUAL GAS SHUTOFF VALVE
TV	CABLE OUTLET
	DATA / CAT6 / HDMI
	COMBINATION WASHER & DRYER RECESSED HOOKUPS
	16 WATT LED SURFACE MOUNT FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE W/SMOKE DETECTOR
HEF	HIGH EFFICACY RECESSED LIGHT
LED	RECESSED L.E.D.
	WALL MOUNT J-BOX VANITY LIGHT
	CEILING MOUNTED LIGHT FIXTURE
HEF	HIGH EFFICACY CEILING MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE LOW VOLTAGE
WP	WATERPROOF RECESSED LED LIGHT FIXTURE
WP	WALL MOUNTED WATERPROOF LED LIGHT FIXTURE
MS	WALL MOUNTED LIGHT FIXTURE PHOTO CELL AND MOTION SENSOR (MS) WHEN INDICATED
	HIGH EFFICACY LED ROPE LIGHTING
	WALL SCONCE
	STAIR STEP LED LIGHT
	JUNCTION BOX
M	METER
	MAIN ELECTRICAL PANEL
SUB	SUB-PANEL
	RECESSED EXHAUST FAN W/ 4"Ø VTR & HUMIDITY CONTROL, MIN. 50 CFM
	KITCHEN EXHAUST FAN MIN. 100 CFM THE RANGE HOOD SHALL BE LABELED THAT IT MEETS HVI916 OR IS SOUND RATED TO MEET 7.2 OF ASRRAE6.2 (TO BE FIELD VERIFIED).
DV	DRYER VENT EXHAUST 14' MAX WITH (2) 90° ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION, CMC 504.4 DISCHARGE LOCATED MIN 36" FROM ANY OPENING INTO THE BUILDING, CMC 502.2
T	THERMOSTAT. VERIFY NUMBER OF ZONES & CONTROLLERS WITH T-24 ENERGY CALCS
DB	LOW VOLTAGE SECURITY DOOR BELL, VERIFY MFR WITH OWNER
	DOOR BELL CHIMES AND SECURITY SYSTEM, VERIFY MFR AND LOCATION W/ OWNER
ECAR	ELECTRIC CAR CHARGING OUTLET. INSTALL LISTED RACEWAY FOR DEDICATED 208/240V CIRCUIT WITH 50 AMP CAPACITY & NEMA 6-50 SOCKET. CGBSE 4.106.4.1 (CRC R309.8)
	DIRECTION OF CEILING SLOPE - DESCENDING

NOTE: ALL LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH THE 2022 CALIFORNIA ENERGY CODE, TABLE 150.0-A. SEE GENERAL ELECTRICAL NOTES

NOTE: ALL EXTERIOR LIGHTING SHALL COMPLY WITH SCCC 13.11.070

NOTE: NOT ALL SYMBOLS IN THIS LEGEND ARE REPRESENTED IN THIS PROJECT

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

N O T I C E

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2 04/6/26 PLNG REV

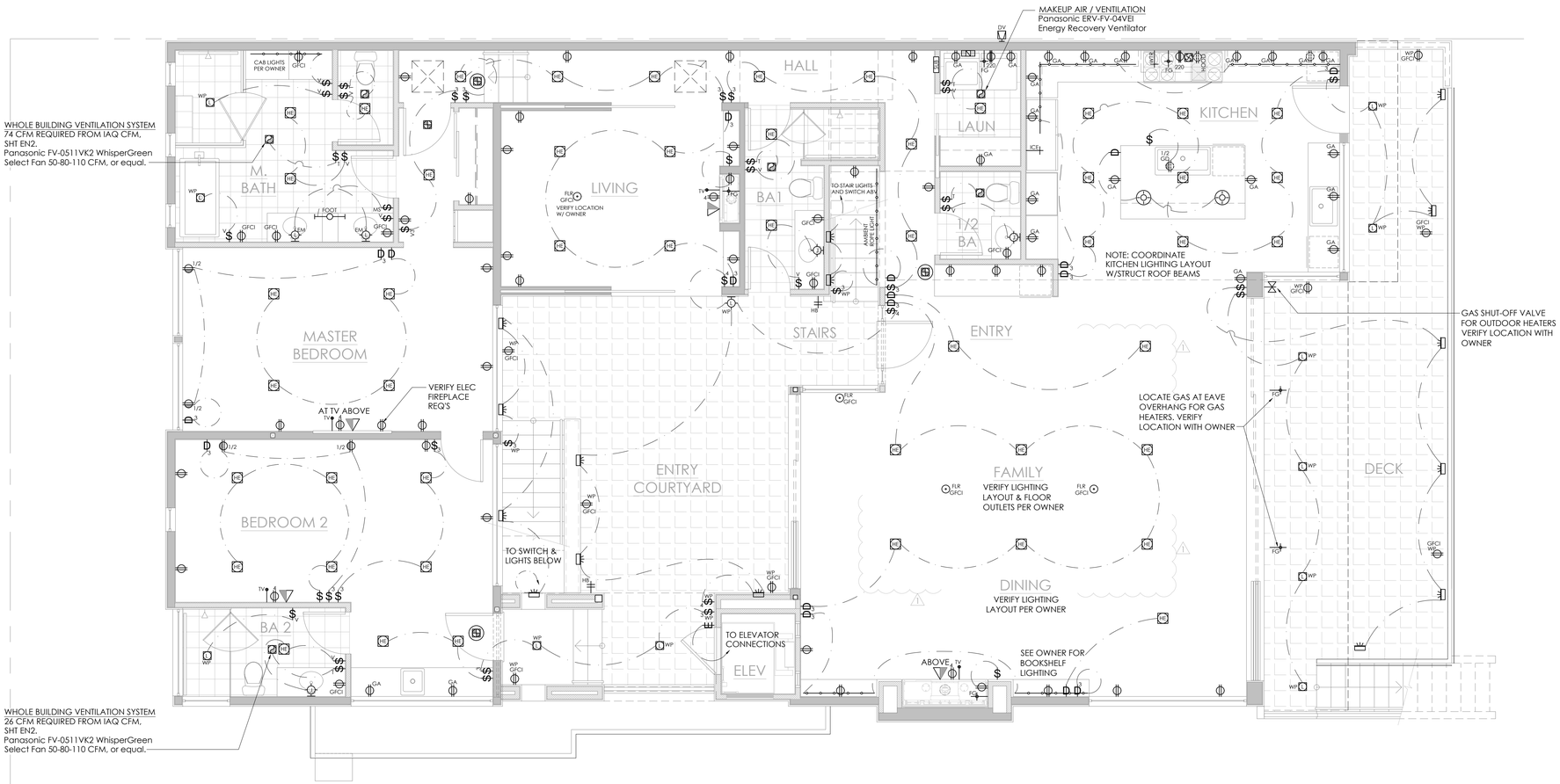
HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

PARKING LEVEL ELECTRICAL PLAN

LICENSED ARCHITECT CLOVE BRITTON NO. C-23616 8/31/23 RENEWAL STATE OF CALIFORNIA

DATE
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DRAWN
FK
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HUBER
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E2.1

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Frank



MAIN LEVEL FLOOR ELECTRICAL PLAN

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

Exhibit D
Project Plans
Application No. 251501

N

ELECTRICAL LEGEND

- DOUBLE ELECTRIC RECEPTACLE
- DOUBLE GFCI ELECTRIC RECEPTACLE
- DOUBLE GFCI AND AFCI ARC-FAULT CIRCUIT-INTERRUPTER ELECTRIC RECEPTACLE
- QUAD (4) ELECTRIC RECEPTACLE
- WATERPROOF DBL GFCI ELECTRIC RECEPTACLE
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- HIDDEN OUTLET ABOVE OR BELOW
- GARBAGE DISPOSAL ELECTRIC RECEPTACLE HALF-SWITCHED, GFCI AND AFCI
- IN-FLOOR RECEPTACLE WITH COVER PLATE VERIFY LOCATION(S) W/ OWNER
- SINGLE POLE SWITCH
- THREE WAY POLE SWITCH
- FOUR WAY POLE SWITCH
- POLE SWITCH W/ VACANCY SENSOR
- DIMMER POLE SWITCH
- DIMMER POLE SWITCH W/ VACANCY SENSOR
- SINGLE POLE SWITCH W/ ADJUSTABLE TIMER
- SINGLE POLE SWITCH W/ WATER-PROOFED COVER (EXTERIOR CONDITIONS)
- WIRELESS REMOTE CONTROL LIGHT SWITCH
- WATER LINE
- BUILT-IN ICE MAKER BOX WITH SHUT-OFF VALVE
- HOSE BIBB
- FUEL GAS
- WATER PRESSURE ABSORBING DEVICE , PER CPC SEC. 609.10
- MANUAL GAS SHUTOFF VALVE
- CABLE OUTLET
- DATA / CAT6 / HDMI
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- SMOKE DETECTOR
- CARBON MONOXIDE W/SMOKE DETECTOR
- HIGH EFFICACY RECESSED LIGHT
- RECESSED L.E.D.
- WALL MOUNT J-BOX VANITY LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- HIGH EFFICACY CEILING MOUNTED LIGHT FIXTURE
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- WALL MOUNTED WATERPROOF LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE PHOTO CELL AND MOTION SENSOR (MS) WHEN INDICATED
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- WALL SCONCE
- STAIR STEP LED LIGHT
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- MAIN ELECTRICAL PANEL
- SUB-PANEL
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- THERMOSTAT. VERIFY NUMBER OF ZONES & CONTROLLERS WITH T-24 ENERGY CALCS
- LOW VOLTAGE SECURITY DOOR BELL, VERIFY MFR WITH OWNER
- DOOR BELL CHIMES AND SECURITY SYSTEM, VERIFY MFR AND LOCATION W/ OWNER
- ELECTRIC CAR CHARGING OUTLET. INSTALL LISTED RACEWAY FOR DEDICATED 208/240V CIRCUIT WITH 50 AMP CAPACITY & NEMA 6-50 SOCKET. CGBSE 4.106.4.1 (CRC R309.8)
- DIRECTION OF CEILING SLOPE - DESCENDING

NOTE: ALL LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH THE 2022 CALIFORNIA ENERGY CODE, TABLE 150.0-A. SEE GENERAL ELECTRICAL NOTES

NOTE: ALL EXTERIOR LIGHTING SHALL COMPLY WITH SCCC 13.11.070

NOTE: NOT ALL SYMBOLS IN THIS LEGEND ARE REPRESENTED IN THIS PROJECT

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062
831-425-0544

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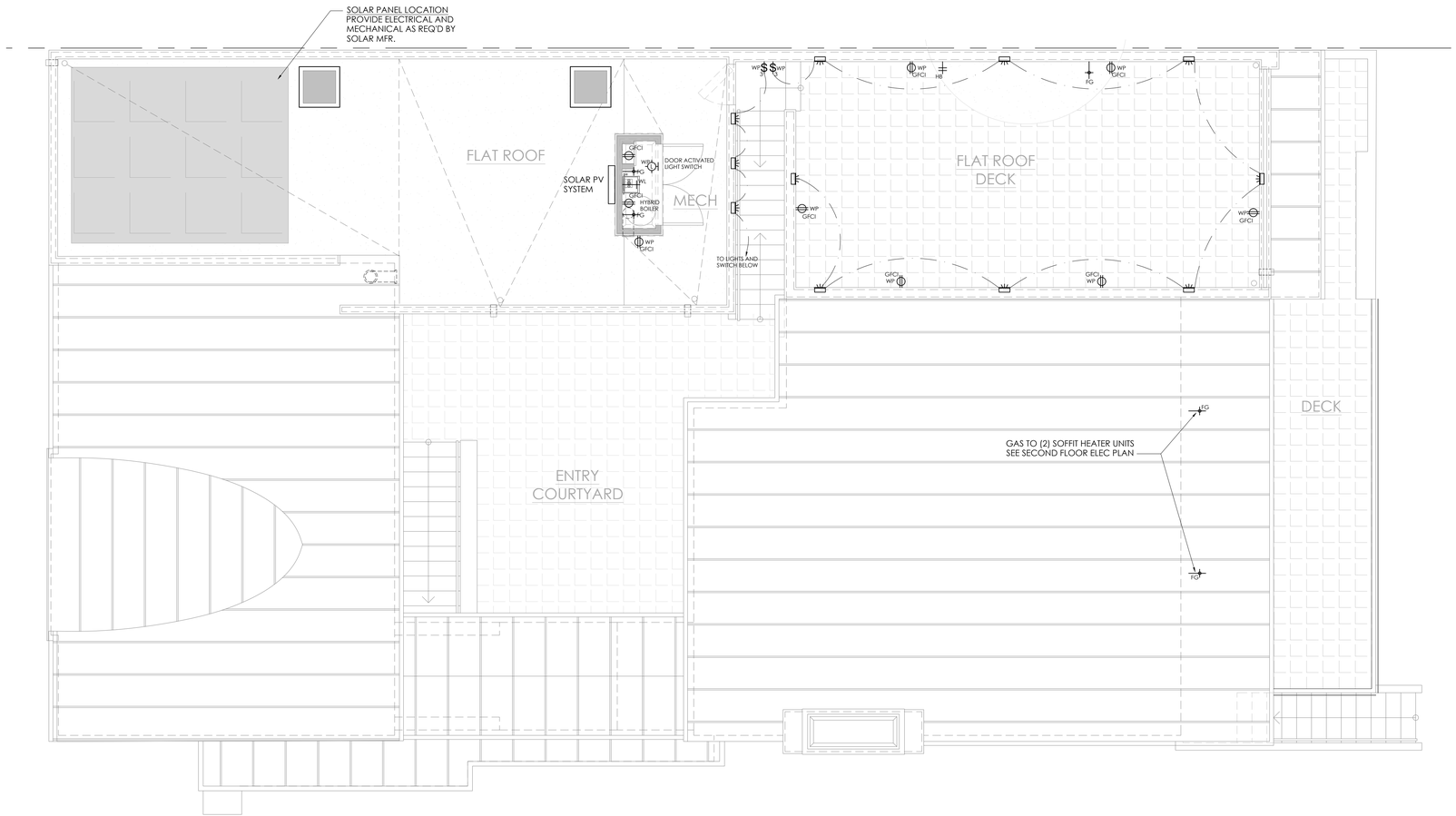
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APN: 043-152-54

MAIN LEVEL FLOOR ELECTRICAL PLAN

LICENSED ARCHITECT CLOVE BRITTON NO. C-23616 8/31/23 RENEWAL DATE STATE OF CALIFORNIA

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SHEET E2.2

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Frank



ROOF / DECK LEVEL FLOOR ELECTRICAL PLAN

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

Exhibit D
Project Plans
Application No. 251501

ELECTRICAL LEGEND

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- GFCI — DOUBLE GFCI ELECTRIC RECEPTACLE
- GA — DOUBLE GFCI AND AFCI ARC-FAULT CIRCUIT-INTERRUPTER ELECTRIC RECEPTACLE
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- GFCI WP — WATERPROOF DBL GFCI ELECTRIC RECEPTACLE
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- HIDDEN OUTLET ABOVE OR BELOW
- 1/2 GD 1/2 — GARBAGE DISPOSAL ELECTRIC RECEPTACLE HALF-SWITCHED, GFCI AND AFCI
- FLR GFCI — IN-FLOOR RECEPTACLE WITH COVER PLATE VERIFY LOCATION(S) W/ OWNER
- SINGLE POLE SWITCH
- 3 — THREE WAY POLE SWITCH
- 4 — FOUR WAY POLE SWITCH
- VC — POLE SWITCH W/ VACANCY SENSOR
- D — DIMMER POLE SWITCH
- D VC — DIMMER POLE SWITCH W/ VACANCY SENSOR
- T — SINGLE POLE SWITCH W/ ADJUSTABLE TIMER
- W — SINGLE POLE SWITCH W/ WATER-PROOFED COVER (EXTERIOR CONDITIONS)
- WIRELESS REMOTE CONTROL LIGHT SWITCH
- EWL — WATER LINE
- ICE — BUILT-IN ICE MAKER BOX WITH SHUT-OFF VALVE
- HB — HOSE BIBB
- FG — FUEL GAS
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- SMOKE DETECTOR
- CO — CARBON MONOXIDE W/SMOKE DETECTOR
- HE — HIGH EFFICACY RECESSED LIGHT
- LED — RECESSED L.E.D.
- WALL MOUNT J-BOX VANITY LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- HE — HIGH EFFICACY CEILING MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE LOW VOLTAGE
- WP — WATERPROOF RECESSED LED LIGHT FIXTURE
- WP — WALL MOUNTED WATERPROOF LED LIGHT FIXTURE
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ROOF / DECK LEVEL FLOOR
ELECTRICAL PLAN

LICENSED ARCHITECT — CODE BRITTON — NO. C-23616 8/31/25 RENEWAL DATE — STATE OF CALIFORNIA

DATE
10 / 1 / 25
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FK
JOB
HUBER
SHEET
E2.3

FLOOD RESISTANT MATERIAL SPECS

5.2 SPECIFIC MATERIALS REQULREMENTS FOR FLOOD HAZARD AREAS
5.2.1 METAL CONNECTORS AND FASTENERS METAL PLATES, CONNECTORS, SCREWS, BOLTS, NAILS, AND OTHER FASTENERS EXPOSED TO DIRECT CONTACT BY FLOOD WATER, PRECIPITATION, OR WIND-DRIVEN WATER SHALL BE STAINLESS STEEL OR EQUIVALENT CORROSION-RESISTANT MATERIAL, OR HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A 123/A 123M STANDARD SPECIFICATION FOR ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS, REF. [9]. ASTM A 153/A 153M STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP)ON IRON AND STEEL HARDWARE, REF. [IO]. ASTM A 653/A 653M STANDARD SPECIFICATION FOR STEEL SHEET, ZINC-COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVANIZED) BY THE HOT-DIP PROCESS, REF. [L I], OR ASTM A 924/ A 924M STANDARD PROCESS, REF. [12].SPECIFICATION FOR GENERAL REQUIREMENTS FOR STEEL SHEET, METALLIC-COATED BY !HE HOT-DIP P.S .2.2 STRUCTURAL STEEL: STEEL PILES SHALL CONFORM TO ASTM A 36/ A 36M STANDARD SPECIFICATION FOR CARBON STRUCTURAL STEEL, REF. [13]. ASTM A 572/A 572M STANDARD SPECIFICATION FOR HIGH-STRENGTH LOW-ALLOY COLUMBIUM-VANADIUM STRUCTURAL STEEL, REF. [14], OR ASTM A 690/A 690M STANDARD SPECIFICATION/OR HIGH-STRENGTH LOW-ALLOY STEEL H-PILES AND SHEET PILING/OR USE IN MARINE ENVIRONMENLS, REF. [15].

5.2.2. 1 CORROSIVE ENVIRONMENTS: STRUCTURAL STEEL EXPOSED TO DIRECT CONTACT WITH SALT WATER, SALT SPRAY, OR OTHER CORROSIVE AGENTS KNOWN TO BE PRESENT SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION. SECONDARY COMPONENTS SUCH AS ANGLES, BARS, STRAPS, AND ANCHORING DEVICES SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH SECTION 5.2. J. ASCE/SEJ 24-05

5.2.2.2 NONCORROSIVE ENVIRONMENTS; TN AREAS WHERE SALT SPRAY AND OTHER CORROSIVE AGENTS ARE KNOWN NOT TO BE PRESENT, EXPOSED STRUCTURAL STEEL EITHER SHALL MEET THE REQUIREMENTS OF SECTION 5.2.2.1 OR SHALL BE PRIMED, COATED, PLATED, OR OTHERWISE PROTECTED AGAINST CORROSION DUE TO DIRECT CONTACT WITH FLOODWATERS, PRECIPITATION, OR WIND-DRIVEN WATER. SECONDARY COMPONENTS SUCH AS ANGLES, BARS, STRAPS, AND ANCHORING DEVICES SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH SECTION 5.2.1. DAMAGE TO PROTECTIVE FINISHES AND COATINGS CAUSED BY HANDLING OR INSTALLATION SHALL BE REPAIRED USING PROCEDURES THAT RESULT IN PROTECTION EQUIVALENT TO THE REQUIREMENTS STATED ABOVE.

5 .2.3 CONCRETE: INGREDIENTS OF CONCRETE, INCLUDING ADMIXTURES AND REINFORCING STEEL; QUALITY OF CONCRETE: AND THE DESIGN AND CONSTRUCTION THEREOF SHALL COMPLY WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, REF. [4]. WITH SPECIAL CONSIDERATION FOR REQUIREMENTS CONCERNING DURABILITY, INCLUDING PROTECTION FROM CHLORIDES AND SULFATES FOUND IN A SALTWATER ENVIRONMENT.

5.2.4 MASONRY: MATERIALS USED IN MASONRY CONSTRUCTION, INCLUDING MASONRY UNITS, MORTAR, GROUT, REINFORCING STEEL AND ACCESSORIES; QUALITY OF MASONRY; AND THE DESIGN AND CONSTRUCTION THEREOF SHALL COMPLY WITH ACJ 530/ ASCE 51TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, REF. [2], AND ACI 530.L/ASCE 61TA1S 602 SPECIFICATION FOR MASONRY STRUCTURES, REF. [3].

5.2.5 WOOD AND TIMBER: WOOD AND TIMBER MEMBERS, EXPOSED OR ENCLOSED, SOLID OR BUILT-UP, SHALL BE NATURALLY DECAY RESISTANT OR PRESSURE TREATED WITH PRESERVATIVES TO RESIST DAMAGE, DETERIORATION, OR DECAY DUE TO INSECT INFESTATION, DECAY-PRODUCING FUNGI, OR, WHEN EXPOSED, MARINE BORERS; OR DIRECT AND PROLONGED WETTING FROM FLOODWATERS, PRECIPITATION, WIND DRIVEN WATER, MOISTURE, SALT SPRAY, OR OTHER CORROSIVE AGENTS KNOWN TO BE PRESENT. THE DESIGN AND CONSTRUCTION OF WOOD AND TIMBER SHALL COMPLY WITH NATIONAL DESIGN SPECIFICATION FOR WOODCONSTRUCTION, REF. [16].
5.2.6 FINISHES; LNTERIOR FINISHES AND TRIM SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.

ADDITIONAL ELECTRICAL NOTES

7.2.3 ELECTRICAL METERS: ELECTRIC METERS SHALL BE LOCATED ABOVE THE ELEVATION SPECIFIED IN TABLE 7-1 UNLESS THE CONNECTION BETWEEN THE METER AND THE ELECTRIC LINES EXTENDING VERTICALLY FROM THE METER IS WITHIN A WATERPROOF ENCLOSURE.

7.2.4 DISCONNECT SWITCHES + CIRCUIT BREAKERS: THE MAIN DISCONNECT SWITCH AND ALL CIRCUIT BREAKERS SHALL BE LOCATED ABOVE AND BE ACCESSIBLE FROM ABOVE THE ELEVATION SPECIFIED IN TABLE 7-1. SWITCHES + CIRCUIT BREAKERS SHALL BE LOCATED NO MORE THAN 5 FEET ABOVE THE FLOOR, OR A PLATFORM SHALL BE INSTALLED TO PROVIDE ACCESS.

7.25 ELECTRIC ELEMENTS INSTALLED BELOW MINIMUM ELEVATIONS: WHERE ELECTRICAL CONDUITS AND CABLES ARE LOCATED BELOW THE ELEVATION SPECIFIED IN TABLE 7-1, THEY SHALL BE INSTALLED SO AS TO DRAIN WATER AWAY FROM PANEL-BOARDS, CONTROLLERS, SWITCHES, OR OTHER ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NFPA 70 NATIONAL ELECTRICAL CODE. REF. (17).

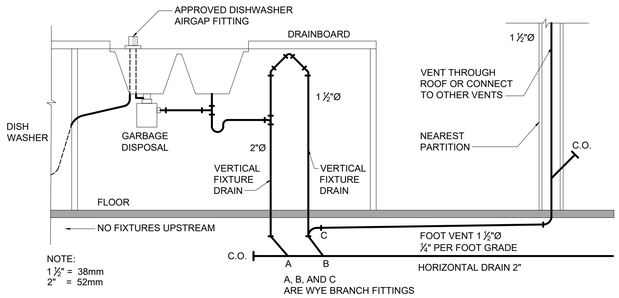
WHERE REQUIRED TO MEET LIFE SAFETY PROVISIONS OF THE CODE, A MINIMUM NUMBER OF LIGHTING CIRCUITS, SWITCHES, RECEPTACLES, AND LIGHTING FIXTURES OPERATING AT A MAXIMUM VOLTAGE OF 120 VOLTS TO GROUND SHALL BE PERMITTED BELOW THE ELEVATION SPECIFIED IN TABLE 7-1. ELECTRICAL WIRING SHALL BE SUITABLE FOR SUBMERGENCE IN WATER AND ONLY SUBMERSIBLE-TYPE SPLICES SHALL BE USED. SWITCHES, RECEPTACLES, AND FIXTURES SHALL CONFORM TO THE PROVISIONS OF NFPA 70 NATIONAL ELECTRICAL CODE, REF. (17). FOR WET LOCATIONS AND SHALL CONTAIN NO FIBROUS COMPONENTS.

ALL CIRCUITS, SWITCHES, RECEPTACLES, FIXTURES, AND OTHER ELECTRICAL COMPONENTS AND EQUIPMENT INSTALLED BELOW THE ELEVATION SPECIFIED IN TABLE 7-1 SHALL BE ENERGIZED FROM A COMMON DISTRIBUTION PANEL LOCATED ABOVE AND ACCESSIBLE FROM ABOVE THE ELEVATION SPECIFIED IN TABLE 7-1.

7.3.3 PLUMBING SYSTEMS INSTALLED BELOW MINIMUM ELEVATIONS: PLUMBING SYSTEMS AND COMPONENTS, INCLUDING PLUMBING FIXTURES, SHALL BE ELEVATED ABOVE THE ELEVATION SPECIFIED IN TABLE 7-1. WHERE PLUMBING SYSTEMS AND COMPONENTS HAVE OPENINGS BELOW THE ELEVATION SPECIFIED IN TABLE 7-1, THE OPENINGS SHALL BE PROTECTED WITH AUTOMATIC BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES. DEVICES SHALL BE INSTALLED IN EACH LINE THAT EXTENDS BELOW THE DFE TO PREVENT RELEASE OF SEWAGE INTO FLOODWATERS AND TO PREVENT INFILTRATION BY FLOODWATERS INTO THE PLUMBING. REDUNDANT DEVICES REQUIRING HUMAN INTERVENTION SHALL BE PERMITTED.

7.2.1 SERVICE CONDUITS AND CABLES: ELECTRICAL SERVICE CONDUITS AND CABLES BELOW THE DESIGN FLOOD ELEVATION (DFE) SHALL BE WATERPROOFED OR CONFORM TO THE PROVISIONS OF NFPA 70 NATIONAL ELECTRICAL CODE, REF. [17]. FOR WET LOCATIONS. UNDERGROUND SERVICE CONDUITS AND CABLES SHALL BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, OR LOSS DUE TO EROSION AND SCOUR UNDER DESIGN FLOOD CONDITIONS.

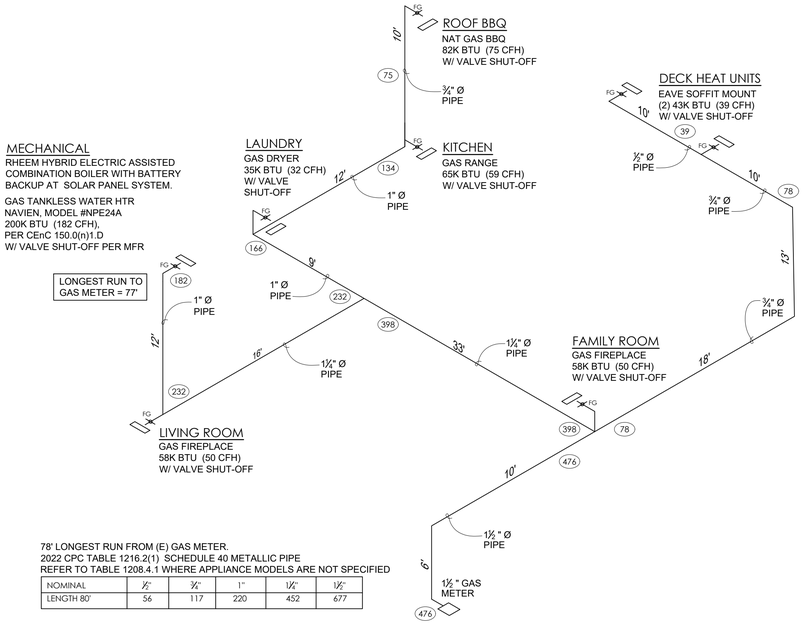
7.2.2 EXPOSED CONDUITS AND CABLES: ELECTRICAL CONDUITS AND CABLES EMERGING FROM UNDERGROUND SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO WITHSTAND FLOOD-RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY, HYDRODYNAMIC FORCES, AND DEBRIS IMPACTS. WATERPROOFING OR PROTECTIVE ENCLOSURES SHALL BE PROVIDED FOR NON-WATERPROOF CONDUITS AND CABLES EXTENDING VERTICALLY TO ELEVATED STRUCTURES. THE ENCLOSURES SHALL BE SECURELY FASTENED TO THE STRUCTURE; HOWEVER, PROTECTIVE ENCLOSURES AND ELECTRICAL CONDUITS AND CABLES SHALL NOT BE FASTENED TO WALLS, ENCLOSURES, OR STRUCTURES INTENDED TO BREAK AWAY UNDER FLOOD CONDITIONS. ELECTRICAL CONDUITS AND CABLES AND PROTECTIVE ENCLOSURES INSTALLED BELOW THE ELEVATIONS SPECIFIED IN TABLE 7-1 SHALL BE SEALED TO PREVENT THE ENTRANCE OF FLOODWATERS INTO ELECTRICAL CONDUITS AND ELECTRICAL SERVICE.



NOTE:
1 ½" = 38mm
2" = 52mm

ISLAND FIXTURE VENTING DIAGRAM

SCALE: NTS SEE PLUMBING NOTES, NOTE #4

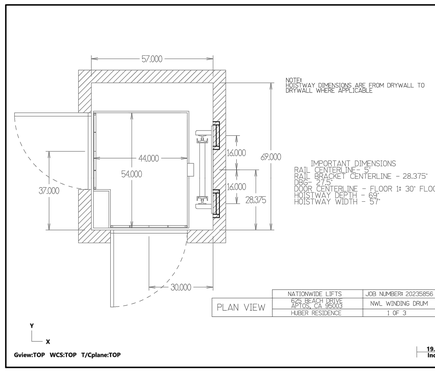


78' LONGEST RUN FROM (E) GAS METER.
2022 CPC TABLE 1216.2(1) SCHEDULE 40 METALLIC PIPE
REFER TO TABLE 1208.4.1 WHERE APPLIANCE MODELS ARE NOT SPECIFIED

NOMINAL	½"	¾"	1"	1¼"	1½"
LENGTH 80'	56	117	220	452	677

GAS PIPE LAYOUT SCHEMATIC DIAGRAM

SCALE: NTS



SCALE: NTS VERIFY CUSTOMIZATION WITH MANUFACTURER

ELEVATOR NOTES

NATIONWIDE LIFTS - FREEDOM GREEN WD - 4054 TYPE 3 CUSTOM CAB
ASME A17.1 CODE COMPLIANT
CONTRACTOR MUST READ THE FREEDOM GREEN WD PLANNING GUIDE AND BE FAMILIAR WITH ALL NECESSARY COMPONENTS: HOISTWAY BLOCKING, ELECTRICAL PREPARATION AND SITE PREPARATION CHECKLIST. 2x4 SHAFT WALL CONSTRUCTION SHALL BE USED PER MFR INSTRUCTIONS SEE 3-5 RULE IN MANUFACTURER'S PLANNING GUIDE.
ALSO REFER TO SUPPLEMENTAL FOLDER (ON SITE DOCUMENTS) ELEVATOR MFR DWGS.

PLUMBING NOTES

1. PROJECT TO COMPLY WITH ALL FEMA REQUIREMENTS.
2. ALL MECHANICAL SHALL BE INSTALLED ABOVE THE BFE
3. ALL PLUMBING FIXTURES MUST COMPLY WITH THE REDUCED FLOW RATES AS REQUIRED BY CALGREEN SECTION 4.303.
4. FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND SHALL BE PERMITTED TO BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAINBOARD, AND THEN RETURNING IT DOWNWARD AND CONNECTING IT TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN. THE RETURN VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE-BRANCH FITTING AND SHALL IN ADDITION, BE PROVIDED WITH A FOOT VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH IMMEDIATELY BELOW THE FLOOR AND EXTENDING TO THE NEAREST PARTITION AND THEN THROUGH THE ROOF TO THE OPEN OR SHALL BE PERMITTED TO BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN 6 INCHES (152 MM) ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURES SERVED. DRAINAGE FITTINGS SHALL BE USED ON THE VENT BELOW THE FLOOR LEVEL, AND A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. CPC SECTION 909.
5. PROVIDE A MINIMUM 4" WASTE DRAIN TO SERVE 4 OR MORE WATER CLOSETS.
6. SHOWERS AND TUB-SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. CPC 408.3

GAS SCHEMATIC NOTES

1. FIELD VERIFY BTU VALUES, ALLOW 1" MINIMUM SUPPLY.
2. SUBSTITUTIONS OF ANY/ALL LISTED APPLIANCES CAN BE SUBSTITUTED WITH MANUFACTURERS AND MODELS THAT ARE GREATER OR EQUAL IN QUALITY AND RATINGS, AND AS APPROVED PER THE CEnC.

Exhibit D
Project Plans
Application No. 251501

APPLIANCE NOTES

1. ALL APPLIANCES TO BE ENERGY STAR CERTIFIED, PER SANTA CRUZ COUNTY CODE 4.201.1.2.
2. SINGLE-FACE GAS FIREPLACE TO BE REGENCY DIRECT-VENT GAS FIREPLACE, MODEL NO. P36E NATURAL GAS, SAFETY BARRIER, ELECTRONIC IGNITION WITH REMOTE CONTROL. 29,500 BTU
INTERTEK DIRECT VENT GAS FIREPLACE HEATERS
PRODUCT LISTING CODES: US ANSI Z21.88-20149/ CSA 2.33-2019
3. SINGLE-FACE GAS FIREPLACE TO BE REGENCY DIRECT-VENT GAS FIREPLACE, MODEL NO. CV60E-NG1-920-548 NATURAL GAS, SAFETY BARRIER, ELECTRONIC IGNITION WITH REMOTE CONTROL. 39,000 BTU
INTERTEK DIRECT VENT GAS FIREPLACE HEATERS
PRODUCT LISTING CODES: US ANSI Z21.88-20149/ CSA 2.33-2019
4. GAS CONDENSING BOILER TO BE RHEEM HYBRID ELECTRIC COMBINATION CONDENSING BOILER AND DOMESTIC HOT WATER. MECHANICAL CONTRACTOR TO VERIFY WITH BOILER MFR TO ACCOMMODATE THE TOTAL DEMAND.
5. RADIANT HEATING: ONE (1) ZONE AT MAIN LIVING FLOOR WITH ¾" ECOWARM PANELS WITH CDX FILLER AROUND PANELS AND IN SMALL CLOSETS. TUBE STAPLED IN SUBFLOOR IN TILE AREAS WITH MOTOR FLOAT BY TILE SUBCONTRACTOR. VIESSMANN GAS-FIRED FLOOR STANDING CONDENSING BOILER & DOMESTIC HOT WATER HEATING; MODEL VITODENS 222-F, 125 MBH, 95% AFUE. WITH (ASSISTED) SOLAR PANEL. STRAP ALL CONNECTIONS. MR. PEX GRADE A TUBE. UPPER EP, MANIFOLDS. NEST E THERMOSTATS. OR EQUAL.
6. DOMESTIC WATER HEATING: NAVIEN MODEL #NPE24A 200K BTU (182 CFH), PER CENC 150.0(N)1.D
7. PANASONIC WHISPER COMFORT ENERGY RECOVERY VENTILATOR HUMIDITY CONTROL WHOLE HOUSE.
8. INDOOR AIR QUALITY (IAQ) SYSTEM SHALL BE IN COMPLIANCE WITH ASHRAE 62.2 AND CA ENERGY STANDARD 150(O).
9. FOR WHOLE HOUSE VENTILATION USING THE EXHAUST ONLY METHOD, THE ENERGY COMPLIANCE SHALL BE PER ENERGY COMPLIANCE REQUIREMENTS, OR HIGHER.
10. THE WHOLE HOUSE FAN SHALL BE CONTINUOUSLY ON, UNLESS THERE AREA EXTERIOR AIR CONTAMINANTS PRESENT. THE ON/OFF MECHANISM SHALL BE LABELED TO IDENTIFY IT AS CONTROLLING THE WHOLE HOUSE VENTILATION SYSTEM. THE WHOLE HOUSE FAN SHALL BE SOUND RATED FOR MAXIMUM 1 SONE.
11. BROMIC HEATING TUNGSTEN 500 SMART-HEAT 25-IN 43,000 BTU NATURAL GAS PATIO HEATER - BH0210003, OR OTHER MFR WITH APPROX. EQUIVALENT BTU.

BRITTON MATSON ARCHITECTS
728 N BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

N O T I C E

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REVISIONS
01/22/25 PLNG REV
04/6/26 PLNG REV

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

MECHANICAL SCHEDULE

LICENSED ARCHITECT
SCOTT BRITTON
NO. C-23616
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

DATE
10 / 1 / 25
DRAWN
FK
JOB
HUBER
SHEET
M1.1

HUBER RES.dwg
11/18/2025 12:34 PM
Frank

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.

3. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK.

4. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE 2022 CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA BUILDING CODE, AND ASCE STANDARD 7.22 2022 EDITION AND AS OTHERWISE NOTED HEREIN.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FOR THE WORK SHOWN HEREIN.

7. ALL DIMENSIONING SHOULD BE BASED ON THE DESIGN DRAWINGS. GRIDLINES ARE APPROXIMATE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

8. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

9. CONTINUOUS INSPECTION IS REQUIRED DURING INSTALLATION OF ALL ANCHORS AND/OR DOWELS SECURED WITH EPOXY INTO (E) CONCRETE.

SPECIFICATIONS

1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH the 2019 ACI 318–19.

2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 5000 PSI. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.

3. THE ADDITION OF 2% – 3% BY WEIGHT OF CEMENT CONTENT OF XYPEX ADMIX C–500 MAY BE INCLUDED IN THE MIX DESIGN

4. STEEL REINFORCING SHALL CONFORM TO ASTM DESIGNATION A614, GRADE 60.

5. PLACEMENT AND HANDLING OF STEEL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 52, "REINFORCEMENT OF THE CALTRANS STANDARD SPECIFICATIONS.

6. ANCHOR BOLTS SHALL CONFORM TO ASTM DESIGNATION A 307 OR ASTM DESIGNATION A36. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION 75–1.05 "GALVANIZING" OF THE CALTRANS STANDARD SPECIFICATIONS.

7. TIMBER CONNECTORS, SHEAR WALL HOLD DOWNS AND OTHER METAL FASTENINGS SHALL BE SIMPSON STRONG TIE COMPANY CONNECTORS. NAILS SHALL BE COMMON WIRE NAILS.

8. SHEATHING SHALL BE STRUCTURAL I OR EQUAL.

9. EXPOSED BEAMS AND POST SHALL BE PRESSURE TREATED DOUGLAS FIR, REDWOOD OR APPROVED EQUAL.

10. STRUCTURAL LUMBER SHALL BE DOUGLAS FIR–LARCH OR EQUAL. LUMBER AND TIMBER SHALL BE OF THE STRESS GRADE SHOWN ON THE PLANS IF NO DESIGNATION IS SHOWN ON THE PLANS ALL COLUMNS, BEAMS, GIRDERS, JOISTS AND PURLINS SHALL BE #2 GRADE OR BETTER. STRUCTURAL TIMBERS SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT STANDARD GRADING PRACTICES ADOPTED BY THE WESTERN WOOD PRODUCTS ASSOCIATION. ALL SIZES SHOWN ON THE PLANS SHALL REVERT TO NOMINAL SIZES, UNLESS OTHERWISE NOTED.

11. PRESERVATIVE TREATMENT OF LUMBER SHALL CONFORM TO THE REQUIREMENTS OF SECTION 58 OF THE CALTRANS STANDARD SPECIFICATIONS.

12. ALL NAILS AND ANCHOR BOLTS THAT WILL BE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT–DIPPED GALVANIZED PER ASTM A153. FASTENERS AND CONNECTORS EXPOSED TO WET WEATHER SHALL BE STAINLESS STEEL, TYPE A304 OR A316

STRUCTURAL FORCES

SOILS:
ALLOWABLE SKIN FRICTION: 500 psf*
*GEOTECHNICAL ENGINEER

FLOOR LIVE LOADS: 2022 CBC Table 1607.1

ROOMS OTHER THAN SLEEPING ROOMS	UNIFORM LOAD	40 psf
SLEEPING ROOMS		30 psf
DECKS		60 psf
ATTICS WITH STORAGE		20 psf
ATTIC WITHOUT STORAGE		10 psf

ROOF LIVE LOAD: 2022 CBC SECTION 1607

WIND PROVISIONS: 2022 CBC SECTION 1609 & ASCE 7.22, CHAPTER 28

SEISMIC PROVISIONS: 2022 CBC SECTION 1613 & ASCE 7.22, CHAPTER 12

STRUCTURAL DESIGN STANDARDS FOR STRUCTURAL MATERIALS	
CONCRETE	ACI 318–19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ALUMINUM	ADM 2020 ALUMINUM DESIGN MANUAL
MASONRY	TMS 402–13/ACI 530–15/ASCE 5–13 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (MSJC CODE)
STEEL	AISC 360–16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AISC 341–16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, INCLUDING SUPPLEMENT NO. 1 DATED 2010 AISI S100–12/S230–07 w/ S3–12 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURES
WOOD	AF&PA NDS–18 NORTH AMERICAN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT AF&PA SDPWS–21 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC

FASTENERS

1. REFER TO 2022 CBC TABLE 2304.10.1

GEOTECHNICAL ENGINEER

1. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING INC., ENTITLED "GEOTECHNICAL INVESTIGATION. SECOND PRIMARY RESIDENCE, 625 BEACH DRIVE, APTOS, CALIFORNIA," DATED OCTOBER 2023, PROJECT No 17130.1–SZ70–D512. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

GEOLOGIST

1. REFERENCE IS MADE TO THE GEOLOGICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING INC., ENTITLED "GEOLOGIC INVESTIGATION. SECOND PRIMARY RESIDENCE, 625 BEACH DRIVE, APTOS, CALIFORNIA," DATED OCTOBER 2023, PROJECT No 17130.1–SZ70–D512. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

STEEL

1. STRUCTURAL STEEL AND BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL (14TH EDITION), THE 2022 CALIFORNIA BUILDING CODE, AND THESE SPECIFICATIONS.

2. ALL FIELD WELDING TO BE DONE UNDER CONTINUOUS INSPECTION AS REQUIRED BY THE COUNTY OF SANTA CRUZ.

3. ALL WIDE FLANGE STEEL SHALL CONFORM TO ASTM A36 WITH A MINIMUM YIELD STRENGTH OF 36 KSI OR BETTER OR AS NOTED IN THESE PLANS AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS UNLESS OTHERWISE NOTED.

4. ALL PIPE COLUMNS SHALL CONFORM TO ASTM A58, GRADE "B."

5. ALL TUBE COLUMNS SHALL BE H.S.S. SHAPES AND SHALL CONFORM TO ASTM A592 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

6. CUSTOM FABRICATED STEEL PLATES SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KSI.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING.

8. BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED.

9. ALL STEEL DIMENSIONING TO BE DETERMINED BY CONTRACTOR. INFORMATION ON PLANS MUST BE VERIFIED IN FIELD.

10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE CONTRACTORS OWN RISK.

11. SHOP DRAWINGS STEEL FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER M, SPECIFICATION OF THE AISC, STEEL CONSTRUCTION MANUAL, THIRTEENTH EDITION.

12. AN APPROVED FABRICATOR SHALL PROVIDE ALL STRUCTURAL STEEL. APPROVAL SHALL BE THROUGH THE INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), OR THE AMERICAN WELDING SOCIETY (AWS).

13. ALL STRUCTURAL STEEL, EXCEPT THE PORTION TO BE EMBEDDED IN CONCRETE OR TO RECEIVE SPRAYED ON FIREPROOFING SHALL RECEIVE ONE TOP COAT OF PAINT AS DESCRIBED BY MANUFACTURER'S SPECIFICATIONS.

14. WELDED CONNECTIONS SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL AND THE 2019 CALIFORNIA BUILDING CODE CHAPTER 22, "STEEL."

15. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

16. ORDINARY MOMENT FRAMES AND BRACED FRAMES SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL, (2010) EDITION.

17. a. ALL WIDE FLANGE BEAMS USED IN MOMENT FRAMES SHALL BE ASTM A992, GRADE 50 STEEL WITH A SPECIFIED MINIMUM YIELD STRENGTH OF 50 KSI.
b. STEEL TUBE SECTION USED IN MOMENT FRAMES AND BRACED FRAMES SHALL BE ASTM A500, GRADE B WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

FLOOD ZONE STRUCTURAL MATERIAL NOTES

1. METAL PLATES, CONNECTORS, SCREWS, BOLTS, NAILS, AND OTHER FASTENERS EXPOSED TO DIRECT CONTACT BY FLOOR–WATER, PRECIPITATION, OR WIND–DRIVEN WATER SHALL BE STAINLESS STEEL OR EQUIVALENT CORROSION–RESISTANT MATERIAL, OR HOT–DIP GALVANIZED IN ACCORDANCE WITH ASTM A 123/A 123M STANDARD SPECIFICATION FOR ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS, REF [9], ASTM A 123/A 123M STANDARD SPECIFICATION FOR ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL HARDWARE, REF [10], ASTM A 653/A 653M STANDARD SPECIFICATIONS FOR STEEL SHEET, ZINC–COASTED (GALVANIZED) OR ZINC–IRON ALLOY–COATED (GALVANIZED) BY THE HOT–DIP PROCESS, RED. [11], OR ASTM A 924/A 924M STANDARD SPECIFICATIONS FOR GENERAL REQUIREMENTS FOR STEEL SHEET, METALLIC–COATED BY THE HOT–DIP PROCESS, REF. [12]

2. STEEL REINFORCEMENT BARS SHALL BE CHROMX 9100 CONFORMING TO ASTM A1035 GRADE 100 OR APPROVED EQUAL.

3. INGREDIENTS OF CONCRETE, INCLUDING ADMIXTURES AND REINFORCING STEEL; QUALITY OF CONCRETE; AND THE DESIGN AND CONSTRUCTION THEREOF SHALL COMPLY WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, REF [4], WITH SPECIAL CONSIDERATION FOR REQUIREMENTS CONCERNING DURABILITY, INCLUDING PROTECTION FROM CHLORIDES AND SULFATES FOUND IN A SALTWATER ENVIRONMENT.

4. MATERIALS USED IN MASONRY CONSTRUCTION, INCLUDING MASONRY UNITS, MORTAR, GROUT, REINFORCING STEEL AND ACCESSORIES; QUALITY OF MASONRY; AND THE DESIGN AND CONSTRUCTION THEREOF SHALL COMPLY WITH AC1 530/ASCE 51TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES REF. [2], AND ACI 530.1/ASCE 61TMS 602 SPECIFICATIONS FOR MASONRY STRUCTURES, REF [3].

5. PLYWOOD MUST BE MARINE GRADE, OR PRESERVATIVE TREATED BORATE, OR EXTERIOR GRADE/EXPOSURE 1 (WBP–WEATHER AND BOIL PROOF).

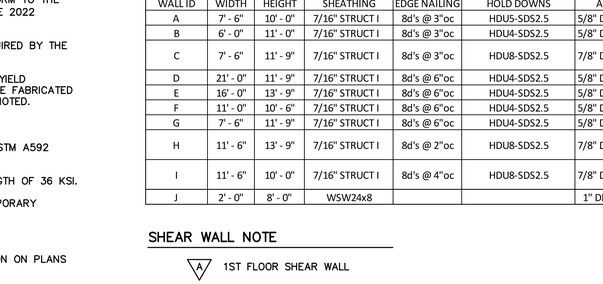
SHEAR WALL SCHEDULE

WALL ID	WIDTH	HEIGHT	SHEATHING	EDGE NAILING	HOLD DOWNS	ANCHOR BOLTS	NOTES
A	7' - 6"	10' - 0"	7/16" STRUCT I	8d's @ 3"oc	HDU5-SDS2.5	5/8" DIA THREAD'D ROD	
B	6' - 0"	11' - 0"	7/16" STRUCT I	8d's @ 3"oc	HDU4-SDS2.5	5/8" DIA THREAD'D ROD	
C	7' - 6"	11' - 9"	7/16" STRUCT I	8d's @ 3"oc	HDU8-SDS2.5	7/8" DIA THREAD'D ROD	PROVIDE 4x EDGE MEMBERS AND 4x6 AT HD
D	21' - 0"	11' - 9"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	5/8" DIA THREAD'D ROD	
E	16' - 0"	13' - 9"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	5/8" DIA THREAD'D ROD	
F	11' - 0"	10' - 6"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	5/8" DIA THREAD'D ROD	PERFORATED SHEAR WALL
G	7' - 6"	11' - 9"	7/16" STRUCT I	8d's @ 6"oc	HDU4-SDS2.5	5/8" DIA THREAD'D ROD	PERFORATED SHEAR WALL
H	11' - 6"	13' - 9"	7/16" STRUCT I	8d's @ 2"oc	HDU8-SDS2.5	7/8" DIA THREAD'D ROD	PROVIDE 4x EDGE MEMBERS AND 4x6 AT HD
I	11' - 6"	10' - 0"	7/16" STRUCT I	8d's @ 4"oc	HDU8-SDS2.5	7/8" DIA THREAD'D ROD	PROVIDE 4x EDGE MEMBERS AND 4x6 AT HD
J	2' - 0"	8' - 0"	WSW24x8			1" DIA THREAD'D ROD	SIMPSON STRONG WALL

SHEAR WALL NOTE

(A) 1ST FLOOR SHEAR WALL

TYPICAL WALL TOP PLATE SPLICE DETAILS



NAILED SPLICE
SCALE: NTS

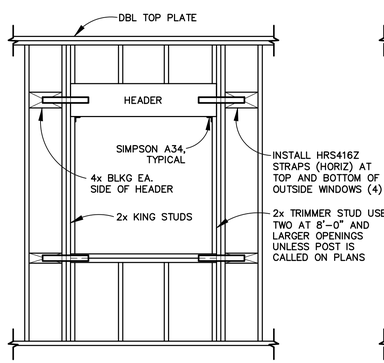


BOLTED SPLICE
SCALE: NTS



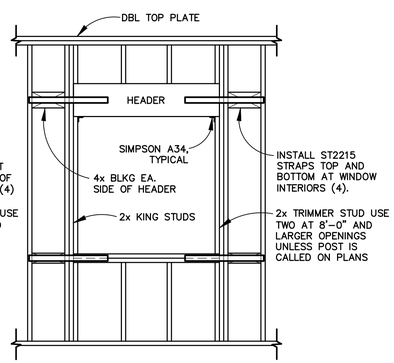
SPLICE AT BEAM
SCALE: NTS

TYPICAL OPENING FRAMING DETAILS

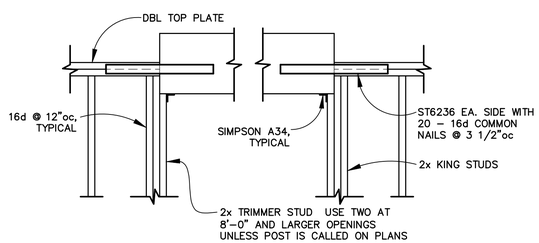


TYPICAL STUD WALL OPENING EXTERIOR
SCALE: NTS

OR



TYPICAL STUD WALL OPENING INTERIOR
SCALE: NTS



WOOD BEAM AT CUT TOP PLATE
SCALE: NTS

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.R.	ANCHOR ROD
BLKG	BLOCKING
BM	BEAM
BOT.	BOTTOM
BTWN	BETWEEN
CL	CENTER LINE
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL	DOUBLE
D.F.	DOUGLAS FIR
EA.	EACH
EX.	EXISTING
FTG	FOOTING
CONC.	HORIZONTAL
M.B.	MACHINE BOLT
MIN.	MINIMUM
PL	PLATE
REINF.	REINFORCING
REQ'D	REQUIRED
SHTG	SHEATHING
SIM.	SIMILAR
SIMP	SIMPSON
STRUCT	STRUCTURAL
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PIER
T.O.G.B.	TOP OF GRADE BEAM
TYP	TYPICAL
VERT.	VERTICAL
U.O.N..	UNLESS OTHERWISE NOTED
(E)	EXISTING

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

11/7/2025

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

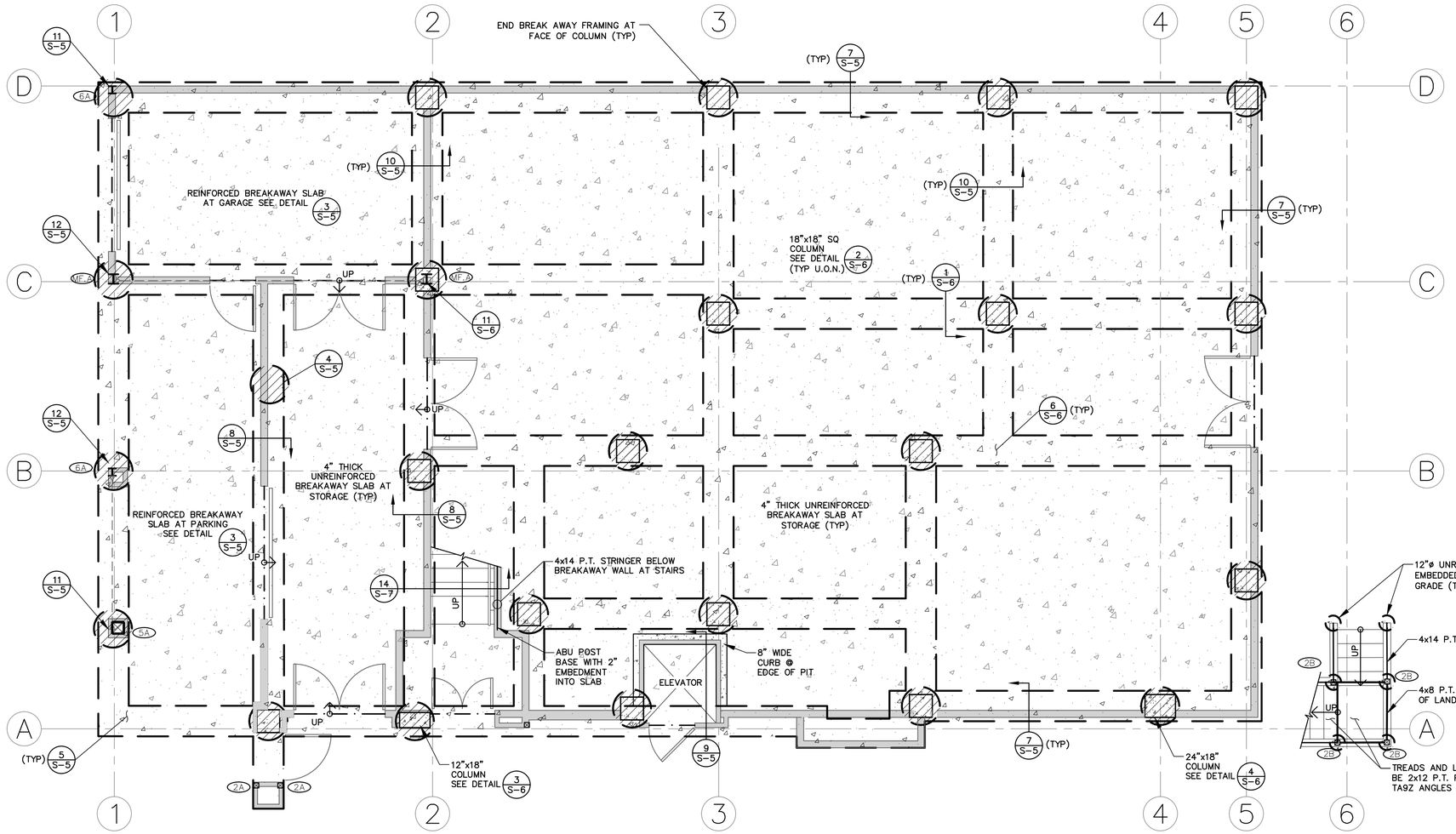
GENERAL NOTES

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

S-1

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NOTES: FOR TYPICAL PIER SECTION SEE DETAIL 1/S-5
FOR TYPICAL GRADE BEAM SECTION SEE DETAIL 2/S-5
MINIMUM PIER SPACING TO BE 10'-0" O.C.
MINIMUM PIER EMBEDMENT INTO BEDROCK TO BE 17'-0"



FOUNDATION NOTES

1. DRILLED PIERS TO BE EMBEDDED 17'-0" MIN INTO BEDROCK. APPROXIMATE DEPTH TO BEDROCK IS 26'-0". FINAL PIER DEPTHS TO BE VERIFIED BY GEOTECHNICAL ENGINEER.

2. GRADE BEAM EXCAVATION SHALL BE NEAT AND FREE OF ALL DELETERIOUS MATERIALS PRIOR TO PLACING REINFORCING STEEL OR CONCRETE.

3. ALL REINFORCED STEEL, ANCHOR BOLTS, METAL CONCRETE. INSERTS, ETC. SHALL BE SECURED IN PLACING CONCRETE.

4. ANCHOR BOLTS TO BE 5/8"ø x 12" LONG WITH 3"x3"x 0.229" SQUARE WASHERS. BOLTS TO BE EMBEDDED MIN. 7" INTO CONCRETE. ANCHOR BOLTS TO BE SPACED MAXIMUM OF 4'-0"oc EXCEPTED AS NOTED AT SHEAR WALLS.

5. ALL METAL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE. WHERE SPECIFIED INSTALLATION IS NOT SHOWN ON THESE PLANS, CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS

6. CONTRACTOR TO REVIEW AND CAREFULLY INSPECT LAYOUT PLACEMENT OF HOLDOWN BOLTS AND STRAPS PRIOR TO POURING CONCRETE FOR FOUNDATION. ACTUAL LOCATION OF HOLDOWN HARDWARE MAY VARY SLIGHTLY DEPENDING UPON SILL LOCATIONS, ROUGH DOOR OPENINGS, ROUGH WINDOW OPENINGS AND OTHER FRAMING CONDITIONS. SEE LATEST EDITION OF SIMPSON CATALOG FOR SIZE AND EMBEDMENT OF ANCHOR BOLTS. CONTRACTOR IS CAUTIONED AGAINST USING OTHER HARDWARE THAN SIMPSON GRADE PRODUCTS. OTHER MANUFACTURER'S HARDWARE MAY NOT HAVE EQUIVALENT LOAD CAPACITY AS SIMPSON PRODUCTS.

7. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

FOUNDATION LEGEND

FOUNDATION ABBREVIATIONS:

AB	ANCHOR BOLT
COL	COLUMN
GLB	24F-V4 D.F/D.F GLU-LAM BEAM
HB	HIP BEAM
KP	4X4 KING POST
RB	ROOF BEAM
SB	SLOPED BEAM
SIMP	SIMPSON STRONG TIE
TJ	TRUS JOIST PARALLAM WS 2.0E
WF	WIDE FLANGE BEAM

BREAKAWAY WALL

CONCRETE BREAKAWAY SLAB

PROPOSED GRADE BEAM

PROPOSED 30"ø CONCRETE PIER

PROPOSED 18"x 18" CONCRETE COLUMN, U.O.N., SEE PLAN

1A COLUMN, SEE COLUMN SCHEDULE

COLUMN NOTE

COLUMN ID — 1B — A=ABOVE (1A), B=BELOW (1B), T=THROUGH (1T)

COLUMN SCHEDULE

1	4x4 D.F.
2	4x4 P.T. D.F.
3	3.5x3.5x3/8 H.S.S.
4	6x6x3/8 H.S.S.
5	10x10x5/16 HSS
6	W6x25
KP	4x MIN KING POST, WIDTH TO MATCH POST
MF_A	MOMENT FRAME COLUMN ABOVE*
MF_B	MOMENT FRAME COLUMN BELOW*

*SEE MOMENT FRAME ELEVATIONS SHEET S-10 FOR SIZES

FOUNDATION AND LOWER LEVEL PLAN

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

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 15670
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

11/17/2025

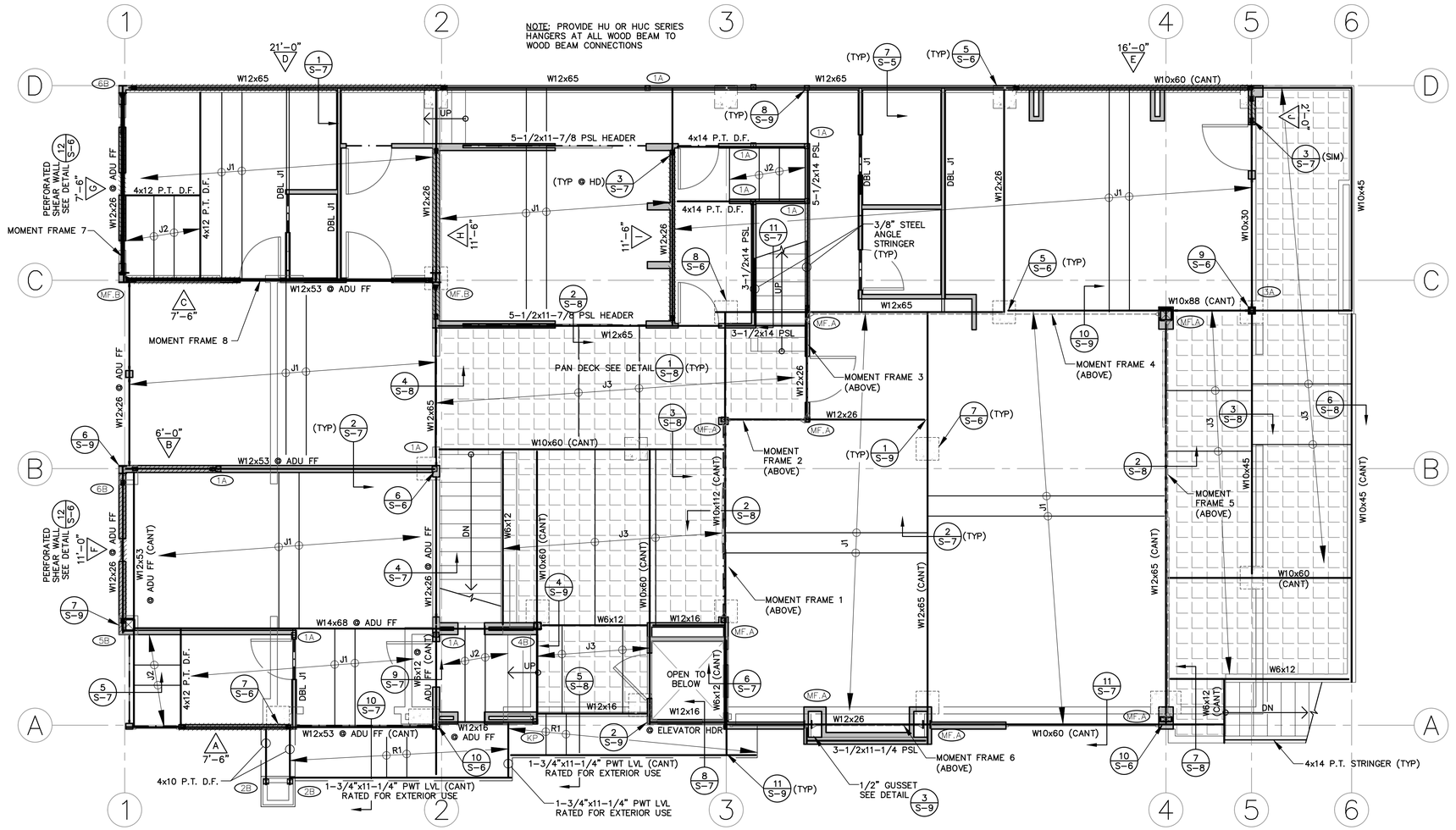
RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

FOUNDATION & LOWER LEVEL FRAMING PLAN

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

S-2



FIRST FLOOR FRAMING PLAN

Exhibit D
Project Plans
Application No. 251501

FRAMING NOTES

1. SEE SHEET S–1 FOR ADDITIONAL STRUCTURAL NOTES.
2. ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" STRUCT I W/ 8d NAILS @ 6"/12"oc, U.O.N. @ SHEAR WALLS. SEE SHEET S1 FOR SW SCHEDULE.
3. ALL INTERIOR WALLS TO BE MIN. 1/2" GYPSUM BOARD U.O.N. W/ 5d COOLER NAILS @ 7"oc, U.O.N.
4. ALL FLOOR SHEATHING TO BE 3/4" C.D.X. PLYWOOD W/ 10d NAILS @ 6"/10"oc U.O.N.
5. ALL ROOF SHEATHING TO BE 1/2" STRUCT I W/ 10d NAILS @ 6"/12"oc U.O.N.
6. ALL HEADERS 4x12 TYPICAL, U.O.N.
7. CEILING FRAMING TO BE D.F. #1 2x8's @ 16"oc U.O.N. MAXIMUM SPAN SHALL BE 16'–3"
8. ALL EXTERIOR FRAMING TO BE BE PRESSURE TREATED DOUGLAS FIR, REDWOOD, OR APPROVED EQUAL.
9. ALL FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER U.N.O.
10. KING POSTS TO BE 4x4 D.F. #1 U.O.N.
11. ALL LVL BEAMS TO BE 2.0E MICROLLAM LVL BEAMS.
12. ALL PSL BEAMS TO BE 2.0E PARALLAM PSL BEAMS.
13. EXTERIOR PSL BEAMS TO BE TO BE SERVICE LEVEL 2 PARALLAM PSL PLUS BEAMS.
14. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

FRAMING LEGEND

FLOOR FRAMING NOTE

J1	14" TJI 360 @ 16" O.C.
J2	2x10 P.T. D.F. @ 16" O.C.
J3	W6x12 @ 48" O.C.
R1	2x8 P.T. D.F. @ 16" O.C.

FRAMING ABBREVIATIONS:

COL	COLUMN
GLB	24F–V4 D.F/D.F GLU–LAM BEAM
HB	HIP BEAM
KP	4X4 KING POST
LVL	2.0E MICROLLAM LVL BEAM
PSL	2.0E PARALLAM PSL BEAM
RB	ROOF BEAM
SB	SLOPED BEAM
SIMP	SIMPSON STRONG TIE
TJ	TRUS JOIST PARALLAM WS 2.0E
WF	WIDE FLANGE BEAM

SHEAR WALL, SEE SHEET S–1

WALL 2x @ 16" O.C. WITH FINISH PER ARCH

WALL BELOW

℄ HEADER

℄ HEADER BELOW

℄ BEAM

PAN DECK

COLUMN, SEE COLUMN SCHEDULE

HDU HOLDDOWN, SEE SW SCHEDULE SHEET S–1 FOR SIZE

COLUMN NOTE

COLUMN ID — A=ABOVE, B=BELOW, T=THROUGH

COLUMN SCHEDULE

1	4x4 D.F.
2	4x4 P.T. D.F.
3	3.5x3.5x3/8 H.S.S.
4	6x6x3/8 H.S.S.
5	10x10x5/16 HSS
6	W6x25
KP	4x MIN KING POST, WIDTH TO MATCH POST
MF_A	MOMENT FRAME COLUMN ABOVE*
MF_B	MOMENT FRAME COLUMN BELOW*

*SEE MOMENT FRAME ELEVATIONS SHEET S–10 FOR SIZES

BUILDING PERMIT SUBMITTAL

RICHARD A. IRISH No. 35820 Exp. 12-31-26 CIVIL STATE OF CALIFORNIA PROFESSIONAL ENGINEER
11/17/2025

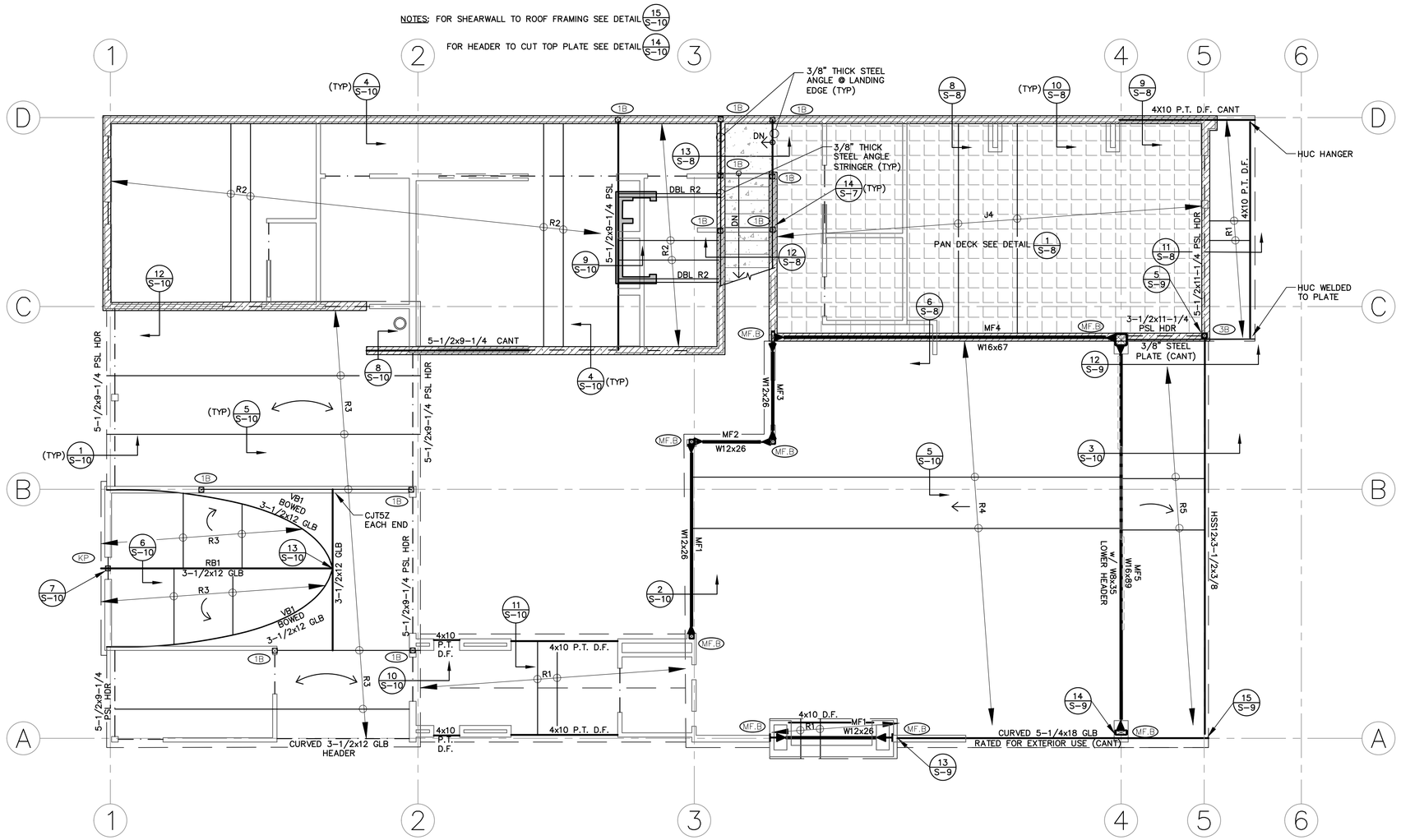
RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rieningineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

FIRST FLOOR FRAMING PLAN

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

S–3



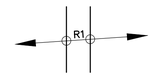
ROOF FRAMING PLAN

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

ROOF FRAMING NOTES

1. SEE SHEET S-1 FOR ADDITIONAL STRUCTURAL NOTES.
2. ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" STRUCT I W/ 8d NAILS @ 6"/12"oc, U.O.N. @ SHEAR WALLS. SEE SHEET S1 FOR SW SCHEDULE.
3. ALL INTERIOR WALLS TO BE MIN. 1/2" GYPSUM BOARD U.O.N. W/ 5d COOLER NAILS @ 7"oc, U.O.N.
4. ALL FLOOR SHEATHING TO BE 3/4" C.D.X. PLYWOOD W/ 10d NAILS @ 6"/10"oc U.O.N.
5. ALL ROOF SHEATHING TO BE 1/2" STRUCT I W/ 10d NAILS @ 6"/12"oc U.O.N.
6. ALL HEADERS 4x12 TYPICAL, U.O.N.
7. CEILING FRAMING TO BE D.F. #1 2x8's @ 16"oc U.O.N. MAXIMUM SPAN SHALL BE 16'-3"
8. ALL EXTERIOR FRAMING TO BE BE PRESSURE TREATED DOUGLAS FIR, REDWOOD, OR APPROVED EQUAL.
9. ALL FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER U.N.O.
10. KING POSTS TO BE 4x4 D.F. #1 U.O.N.
11. ALL LVL BEAMS TO BE 2.0E MICROLLAM LVL BEAMS.
12. ALL PSL BEAMS TO BE 2.0E PARALLAM PSL BEAMS.
13. EXTERIOR PSL BEAMS TO BE TO BE SERVICE LEVEL 2 PARALLAM PSL PLUS BEAMS.
14. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

ROOF FRAMING LEGEND



ROOF FRAMING NOTE

R1	2x8 P.T. D.F. #2 @ 16" O.C.
R2	2x10 D.F. #2 @ 16" O.C.
R3	3-1/2"x12" GLB MIN @ 48" O.C. MAX CURVED PER ARCH
R4	5-1/8"x18" GLB @ 42" O.C. MAX
R5	5-1/8"x18" GLB RATED FOR EXTERIOR USE @ 42" O.C. MAX, CURVED PER ARCH
J4	W12x16 @ 48" O.C.

FRAMING ABBREVIATIONS:

COL	COLUMN
GLB	24F-V4 D.F/D.F GLU-LAM BEAM
HB	HIP BEAM
KP	4X4 KING POST
LVL	2.0E MICROLLAM LVL BEAM
PSL	2.0E PARALLAM PSL BEAM
RB	ROOF BEAM
SB	SLOPED BEAM
SIMP	SIMPSON STRONG TIE
TJ	TRUS JOIST PARALLAM WS 2.0E
WF	WIDE FLANGE BEAM
VB	VALLEY BEAM

WALL BELOW

℄ HEADER BELOW

℄ BEAM

PAN DECK

PARAPET WALL

1A COLUMN, SEE COLUMN SCHEDULE

DIRECTION OF DOWNWARD SLOPE

CURVED ROOF

COLUMN NOTE

COLUMN ID — 1B — A=ABOVE 1A, B=BELOW 1B, T=THROUGH 1T

COLUMN SCHEDULE

1	4x4 D.F.
2	4x4 P.T. D.F.
3	3.5x3.5x3/8 H.S.S.
4	6x6x3/8 H.S.S.
5	10x10x5/16 HSS
6	W6x25
KP	4x MIN KING POST, WIDTH TO MATCH POST
MF.A	MOMENT FRAME COLUMN ABOVE*
MF.B	MOMENT FRAME COLUMN BELOW*

*SEE MOMENT FRAME ELEVATIONS SHEET S-10 FOR SIZES

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 40520
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

11/17/2025

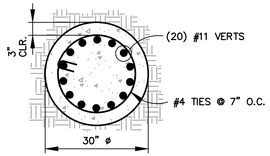
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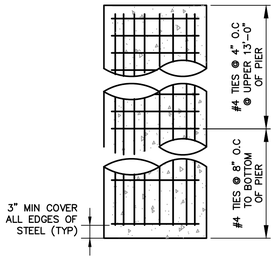
NEW RESIDENCE
FOR
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APTOS, SANTA CRUZ COUNTY
APN 043-152-54

ROOF FRAMING PLAN

project no. 23-071-1
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dwg name STRUC1.DWG

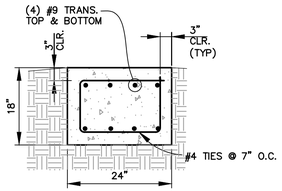
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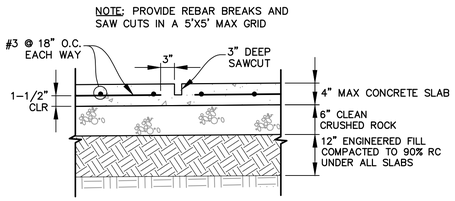
1 S-5 DRILLED PIER

SCALE: NTS



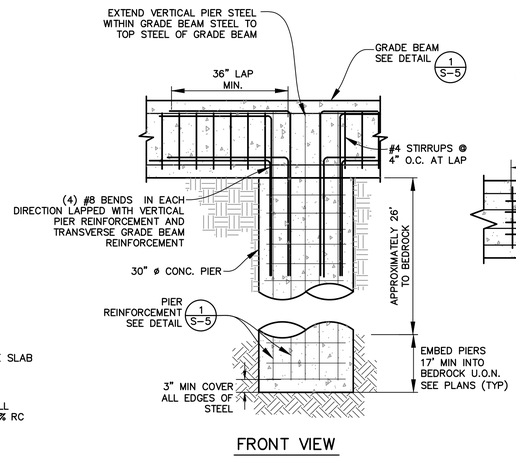
2 S-5 GRADE BEAM

SCALE: NTS



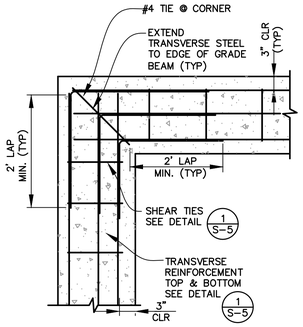
3 S-5 BREAKAWAY SLAB AT PARKING

SCALE: NTS



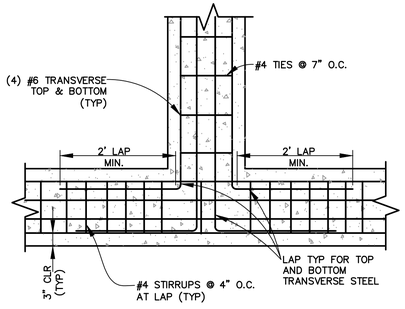
4 S-5 PIER TO GRADE BEAM

SCALE: NTS



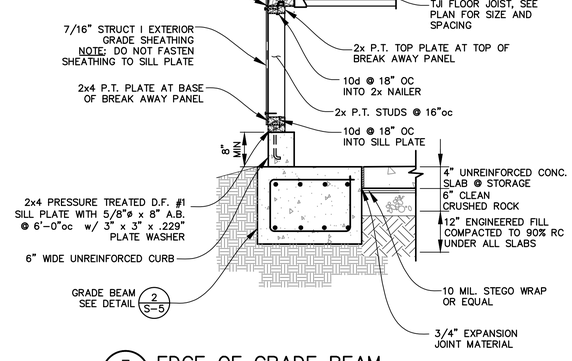
5 S-5 GRADE BEAM CORNER

SCALE: NTS



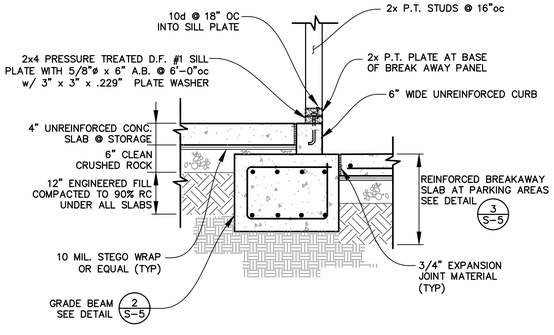
6 S-6 GRADE BEAM INTERSECTION

SCALE: NTS



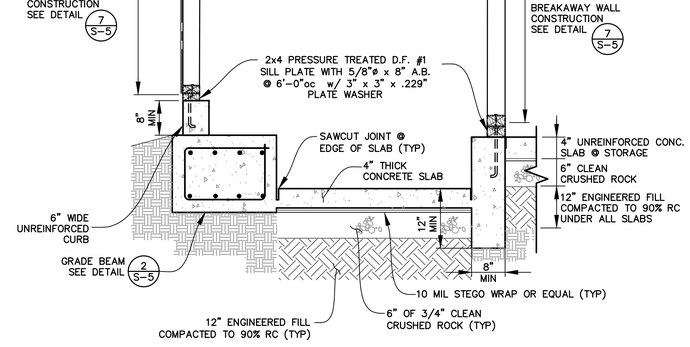
7 S-5 EDGE OF GRADE BEAM

SCALE: NTS



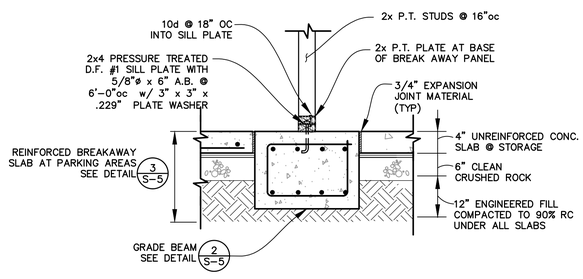
8 S-5 STEP IN SLAB

SCALE: NTS



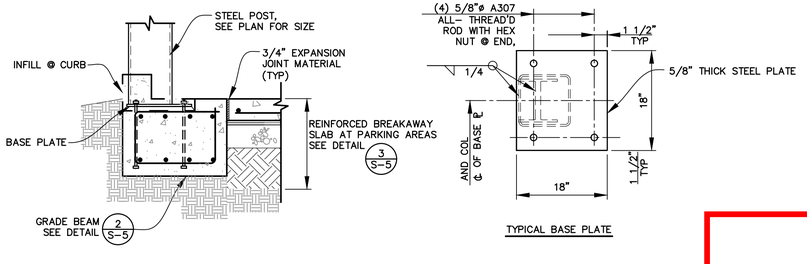
9 S-5 ELEVATOR PIT

SCALE: NTS



10 S-5 SLAB AT GRADE BEAM

SCALE: NTS



11 S-5 STEEL COLUMN TO GRADE BEAM

SCALE: NTS

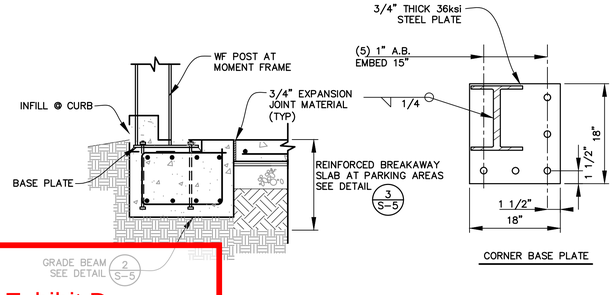


Exhibit D
Project Plans
Application No. 251501

STEEL PLATE NOTE

WHERE NOT SHOWN OTHERWISE, STEEL PLATES SHALL BE CUSTOM FABRICATED BY AN APPROVED FABRICATOR

BUILDING PERMIT SUBMITTAL

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rienginering.com

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 15820
Exp. Dec. 31, 2026
STATE OF CALIFORNIA

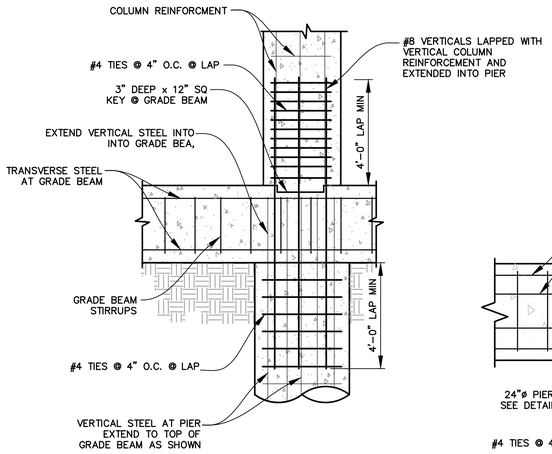
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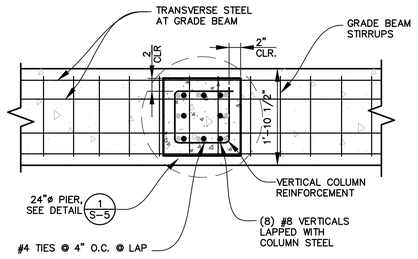
NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

FOUNDATION DETAILS

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

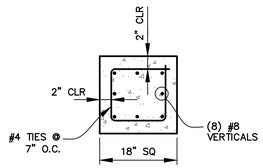
S-5





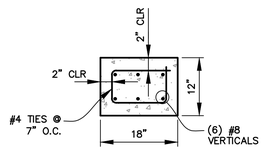
1 S-6 PIER TO CONCRETE COLUMN

SCALE: NTS



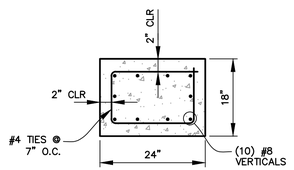
2 S-6 18" SQ. COLUMN

SCALE: NTS



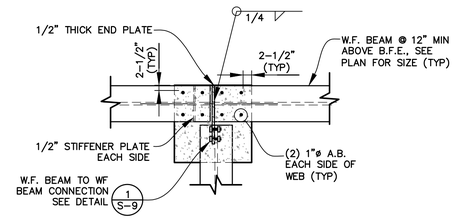
3 S-6 12"X18" COLUMN

SCALE: NTS



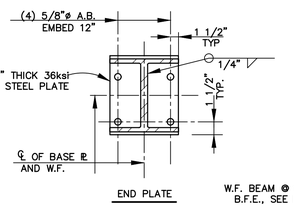
4 S-6 24"x18" COLUMN

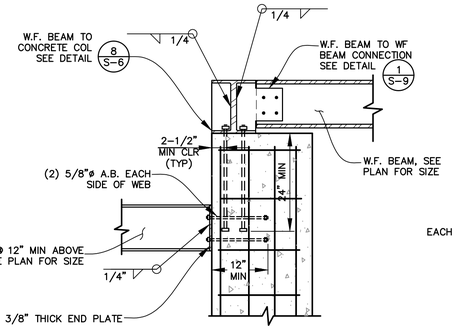
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5 S-6 WF INTERSECTION AT CONCRETE COL

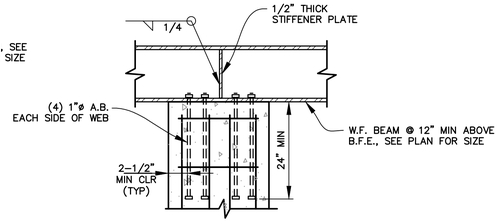
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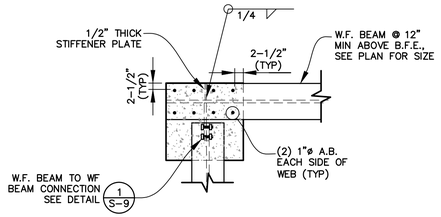
6 S-6 STEP IN FRAMING AT CONCRETE COL

SCALE: NTS



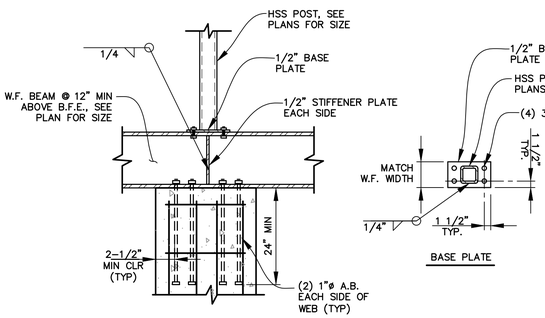
7 S-6 CONTINUOUS WF AT CONCRETE COL

SCALE: NTS



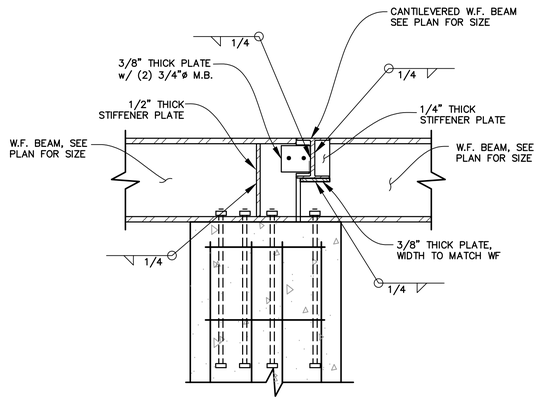
8 S-6 CONCRETE COLUMN AT WF END

SCALE: NTS



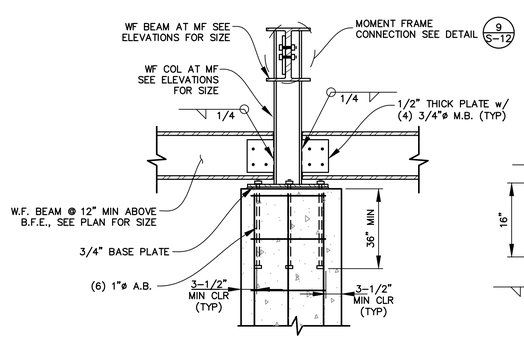
9 S-6 HSS COLUMN AT CONCRETE COL

SCALE: NTS



10 S-6 CANT WF BEAM TO END OF BEAM

SCALE: NTS

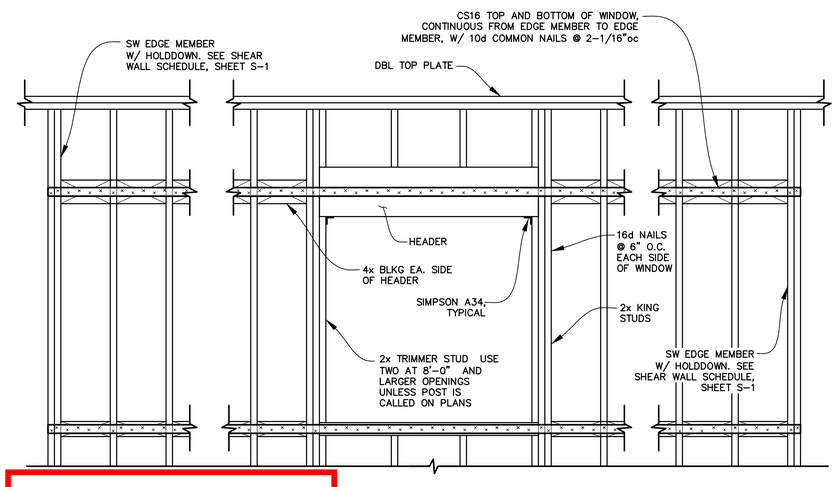


11 S-6 MF COLUMN TO CONCRETE COL

SCALE: NTS

STEEL PLATE NOTE

WHERE NOT SHOWN OTHERWISE, STEEL PLATES SHALL BE CUSTOM FABRICATED BY AN APPROVED FABRICATOR



12 S-6 PERFORATED SHEAR WALL

SCALE: NTS

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

R.J Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. FISH
No. 45820
Exp. 06-30-2026
CIVIL
STATE OF CALIFORNIA

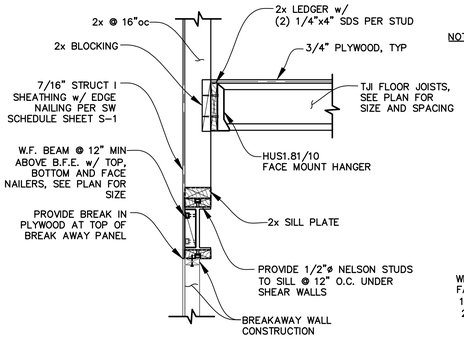
11/17/2025

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

FOUNDATION DETAILS CONTINUED

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

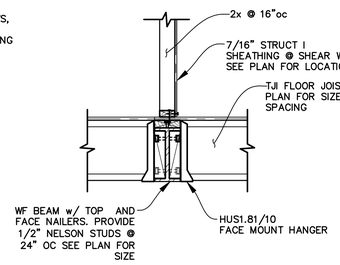
S-6



1 S-7 EDGE OF ADU LEVEL @ B.F.E. BEAM

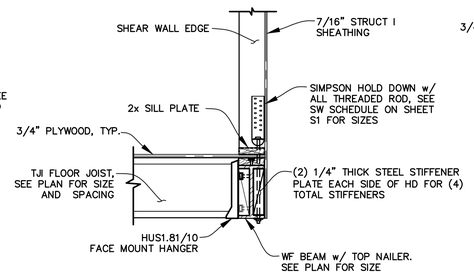
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NOTE: SEE PLAN FOR JOIST ORIENTATION AND WALL LOCATIONS



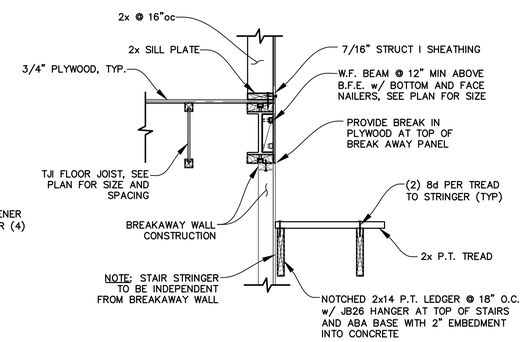
2 S-7 FLOOR FRAMING AT WF

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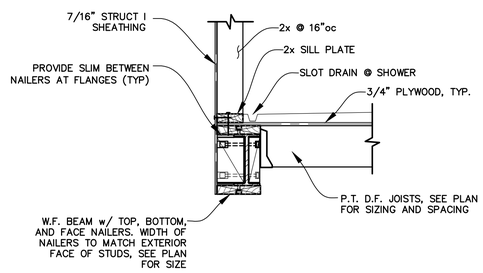
3 S-7 HD TO WF BEAM

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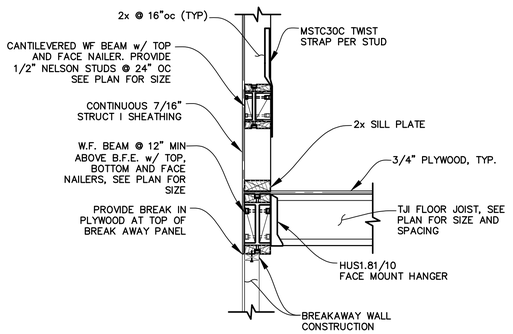
4 S-7 EDGE OF ADU AT STAIR

SCALE: NTS



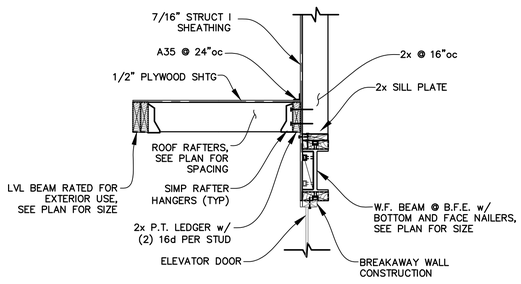
5 S-7 OFFSET WALL AT WF

SCALE: NTS



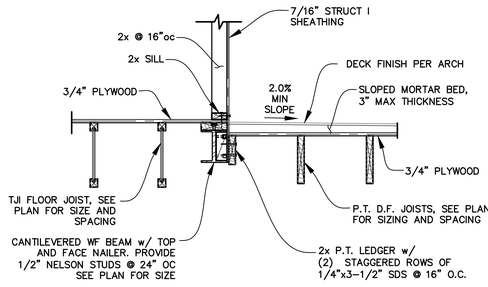
6 S-7 WF BEAM IN WALL FRAMING

SCALE: NTS



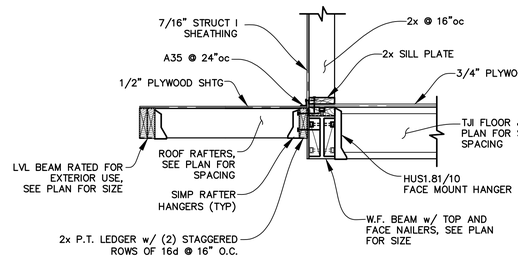
8 S-7 ROOF OVERHANG AT ELEVATOR

SCALE: NTS



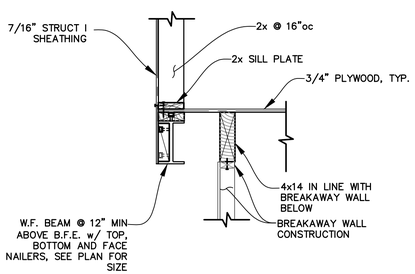
9 S-7 ADU TO ENTRY

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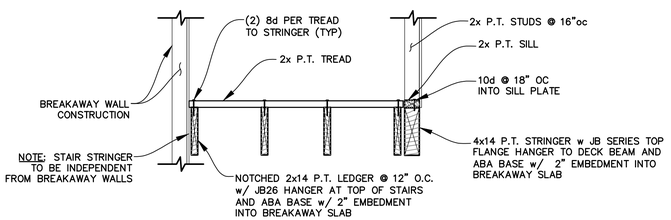
10 S-7 EDGE OF ADU TO ROOF

SCALE: NTS



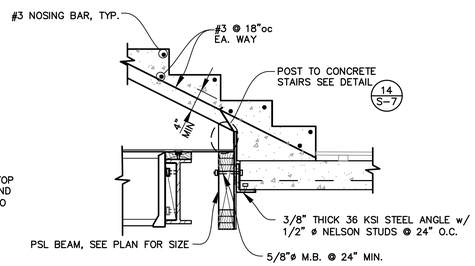
11 S-7 OFFSET FIRST LEVEL WALL

SCALE: NTS



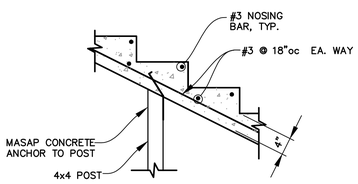
14 S-7 STAIR TO COURTYARD

SCALE: NTS



11 S-7 BASE OF CONCRETE STAIRS

SCALE: NTS



14 S-7 STEEL ANGLE STRINGER TO POST

SCALE: NTS

STEEL PLATE NOTE

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Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER RICHARD J. IRISH No. 33620 Exp. 31-Dec-26 CIVIL STATE OF CALIFORNIA

11/17/2025

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

FRAMING DETAILS

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

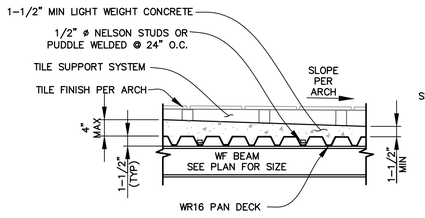
S-7

NOTES: ALL DRAINAGE AND WATERPROOFING SPECIFICATIONS PER ARCH (TYP).

UNIT WEIGHT OF LIGHTWEIGHT CONCRETE NOT TO EXCEED 115 PCF.

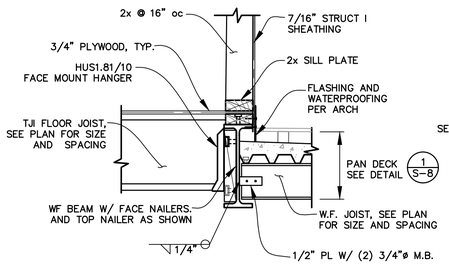
PAN DECK TO BE WR16 PAN DECK W/ 1-1/2" DEEP RIBS (TYP).

SHEET STEEL FOR GALVANIZED DECK AND ACCESSORIES SHALL CONFORM TO THE ASTM A653/A653M-00 STRUCTURAL QUALITY GRADE SS33 OR HIGHER WITH A MINIMUM COATING CLASS 630 AS DEFINED IN ASTM A653/A653M-00.



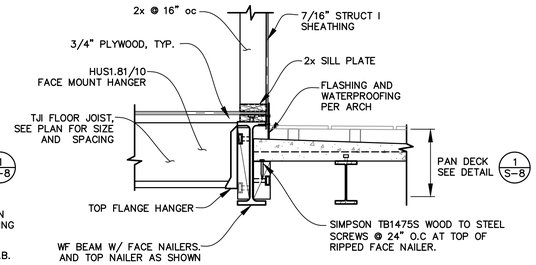
1 S-8 PAN DECK SECTION

SCALE: NTS

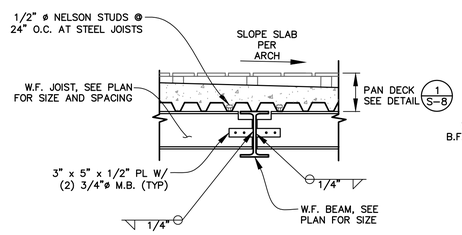


2 S-8 MAIN FLOOR LEVEL TO COURTYARD

SCALE: NTS

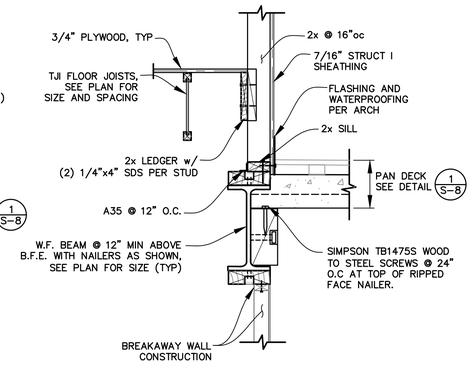


NOTE: ALL DRAINAGE AND WATERPROOFING SPECIFICATIONS PER ARCH (TYP)



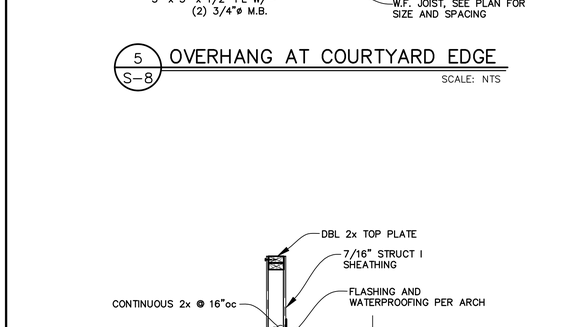
3 S-8 SUPPORT BEAM AT PAN DECK

SCALE: NTS



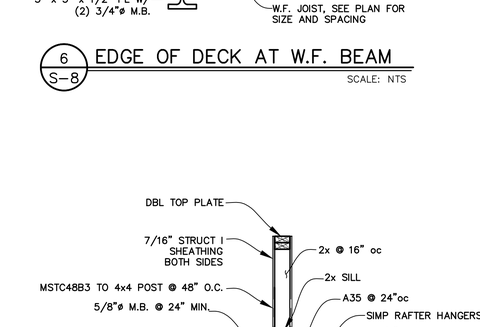
4 S-8 ADU FLOOR LEVEL TO COURTYARD

SCALE: NTS



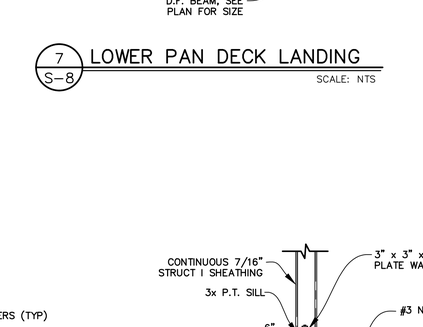
5 S-8 OVERHANG AT COURTYARD EDGE

SCALE: NTS



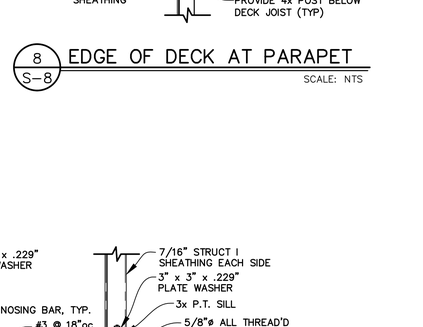
6 S-8 EDGE OF DECK AT W.F. BEAM

SCALE: NTS



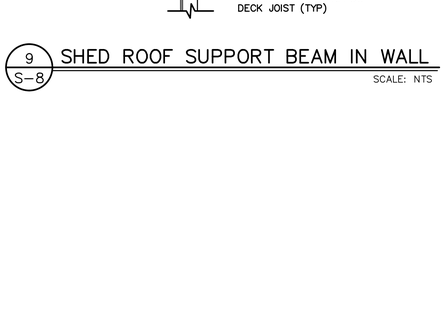
7 S-8 LOWER PAN DECK LANDING

SCALE: NTS



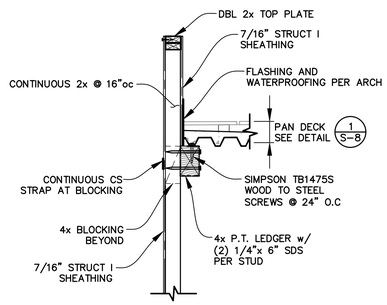
8 S-8 EDGE OF DECK AT PARAPET

SCALE: NTS



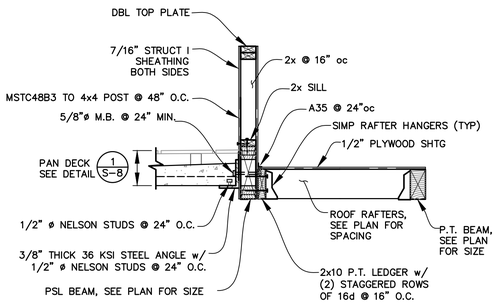
9 S-8 SHED ROOF SUPPORT BEAM IN WALL

SCALE: NTS



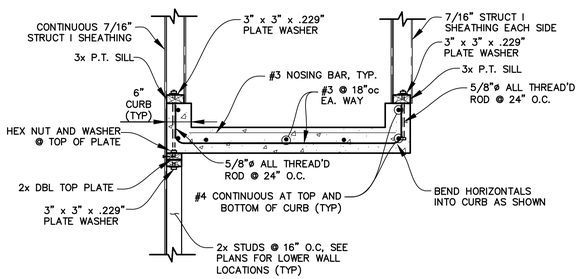
10 S-8 EDGE OF DECK AT WALL

SCALE: NTS



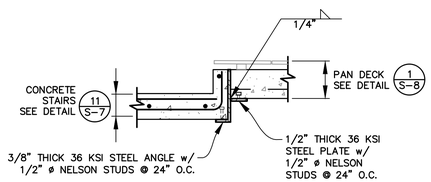
11 S-8 SHED ROOF AT PAN DECK EDGE

SCALE: NTS



12 S-8 CONCRETE STAIRS AT WALL BELOW

SCALE: NTS



13 S-8 CONCRETE STAIR LANDING

SCALE: NTS

STEEL PLATE NOTE

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Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER RICHARD J. ISH No. 45820 Exp. 6-30-27 STATE OF CALIFORNIA

11/17/2025

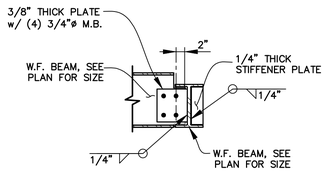
RJ Engineering, Inc.
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NEW RESIDENCE
FOR
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APTOS, SANTA CRUZ COUNTY
APN 043-152-54

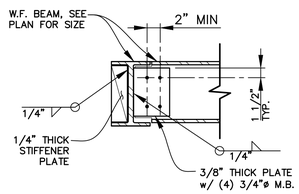
PAN DECK DETAILS

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

S-8



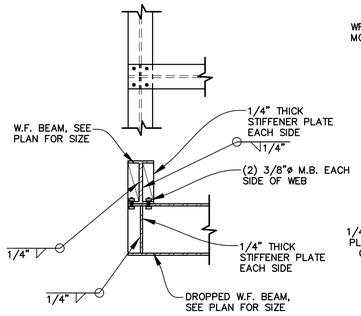
FLUSH BOTTOM OF STEEL



FLUSH TOP OF STEEL

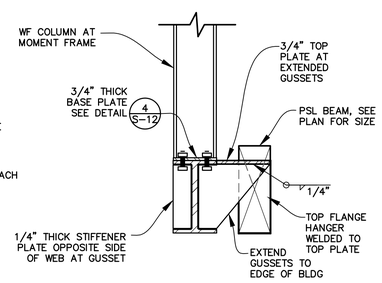
1 S-9 WF TO WF CONNECTION

SCALE: NTS



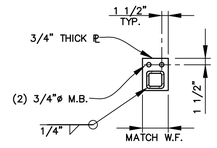
2 S-9 STACKED WF BEAMS

SCALE: NTS

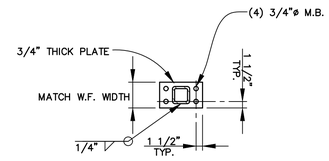


3 S-9 GUSSET PLATE AT CHIMNEY CORNER

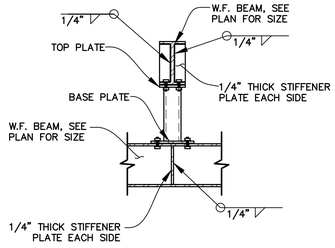
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TOP PLATE

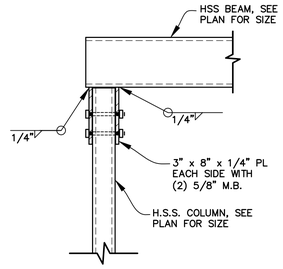


BASE PLATE



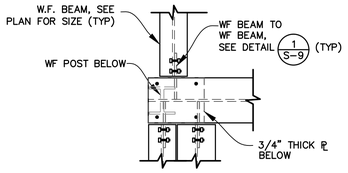
4 S-9 UPPER WF TO CANT WF BELOW

SCALE: NTS

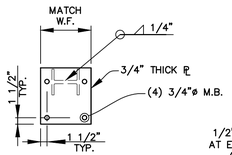


5 S-9 HSS BEAM TO HSS COL

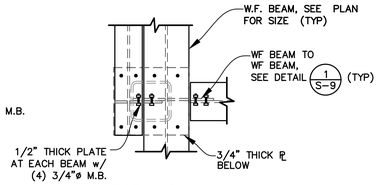
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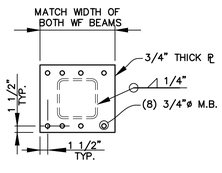
TOP VIEW



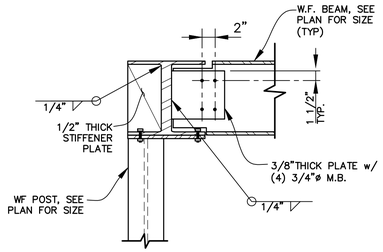
TOP PLATE



TOP VIEW

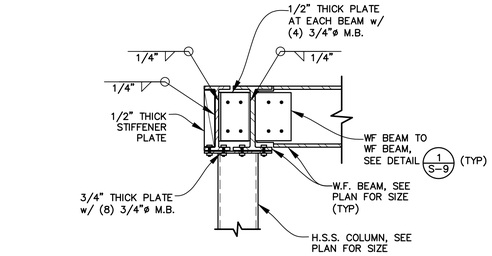


TOP PLATE



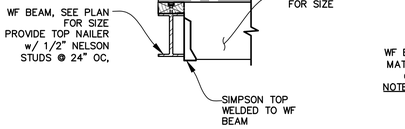
6 S-9 CORNER WF COLUMN

SCALE: NTS



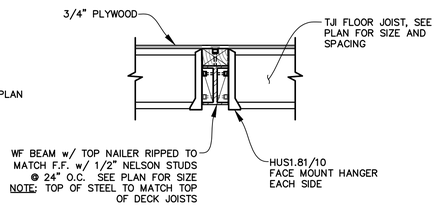
7 S-9 SHARED HSS COLUMN

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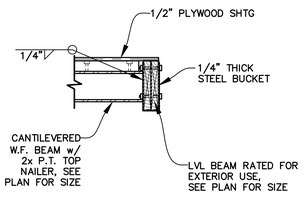
8 S-9 TYPICAL PSL TO WF BEAM

SCALE: NTS



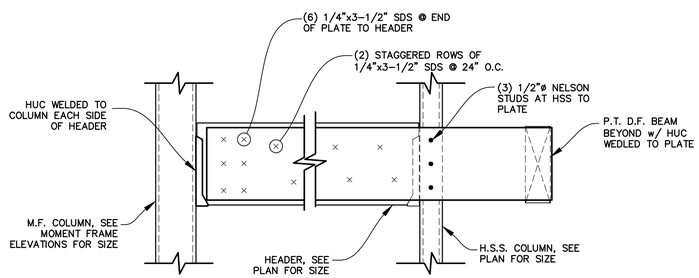
10 S-9 DECK BEAM AT FLOOR FRAMING

SCALE: NTS



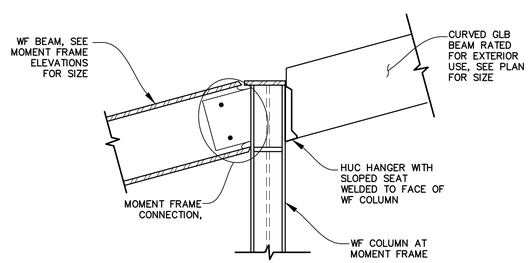
11 S-9 BUCKET AT END OF CANT WF

SCALE: NTS



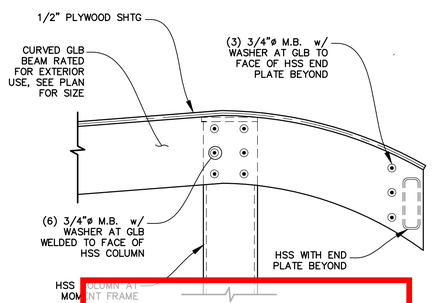
12 S-9 ROOF DECK AT SHED ROOF SUPPORT

SCALE: NTS



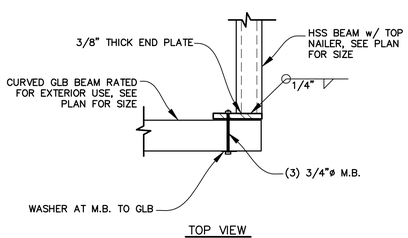
13 S-9 CURVED GLB TO MF COL

SCALE: NTS



14 S-9 CURVED GLB TO COLUMN

SCALE: NTS SCALE: NTS



TOP VIEW

15 S-9 HSS TO CURVED GLB

SCALE: NTS

STEEL PLATE NOTE

WHERE NOT SHOWN OTHERWISE, STEEL PLATES SHALL BE CUSTOM FABRICATED BY AN APPROVED FABRICATOR

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

RICHARD A. IRISH
No. 58820
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA
11/17/2025

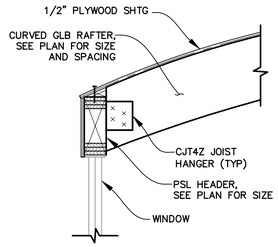
RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rienginering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

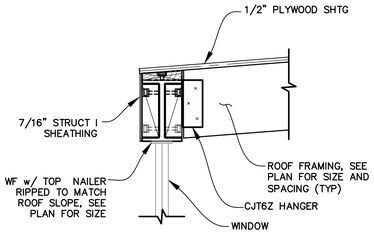
STEEL FRAMING DETAILS

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

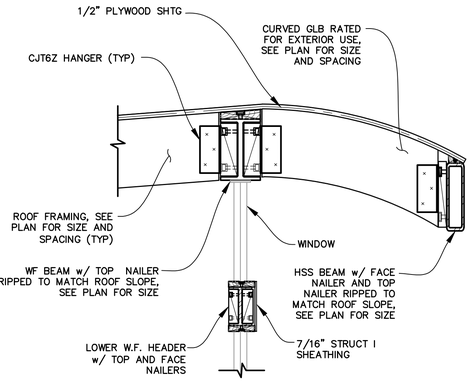
S-9



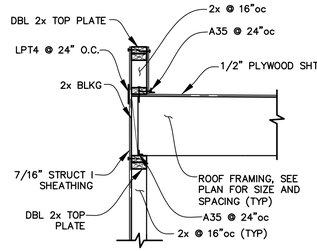
1 S-10 RAFTERS AT FLUSH HEADER
SCALE: NTS



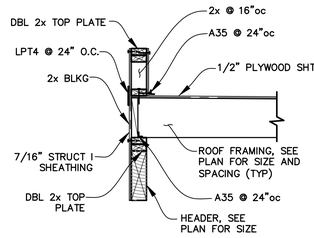
2 S-10 EDGE OF ROOF AT WF HEADER
SCALE: NTS

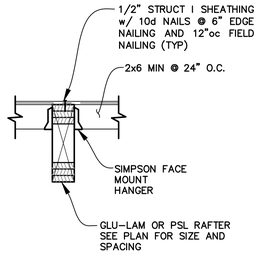


3 S-10 CURVED OVERHANG
SCALE: NTS

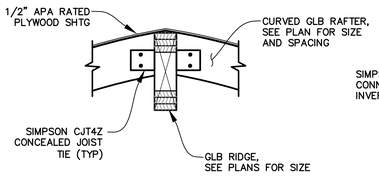


4 S-10 EDGE OF ROOF AT WALL
SCALE: NTS

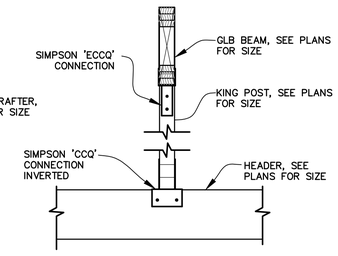




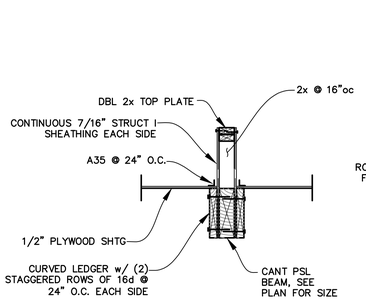
5 S-10 ROOF FRAMING @ GLB RAFTER
SCALE: NTS



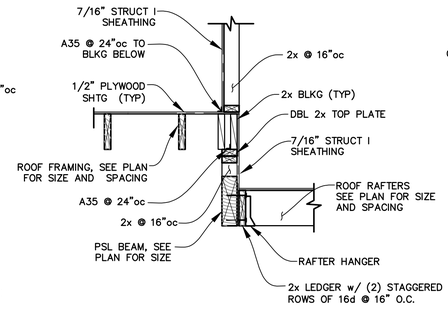
6 S-10 RIDGE BEAM
SCALE: NTS



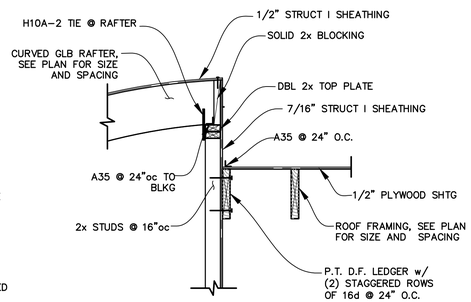
7 S-10 KING POST
SCALE: NTS



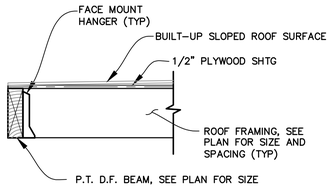
8 S-10 PARAPET AT CURVED ROOF
SCALE: NTS



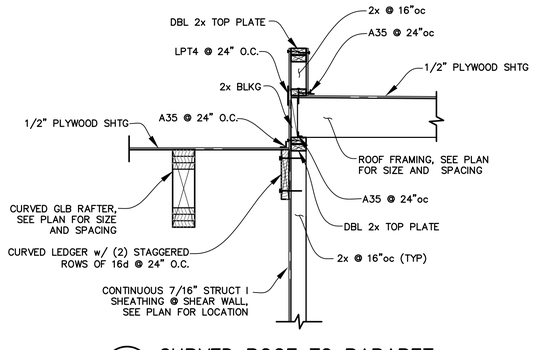
9 S-10 STEP IN ROOF AT MECHANICAL
SCALE: NTS



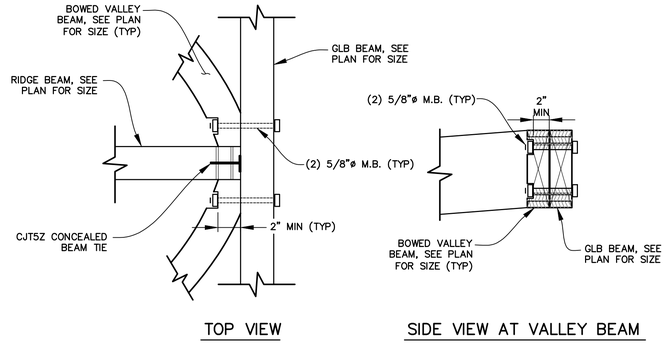
10 S-10 TOP OF CURVED ROOF TO PORCH
SCALE: NTS



11 S-10 ENTRY ROOF
SCALE: NTS

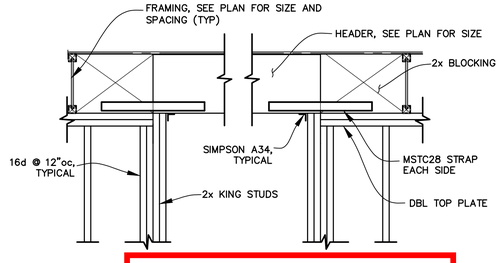


12 S-10 CURVED ROOF TO PARAPET
SCALE: NTS

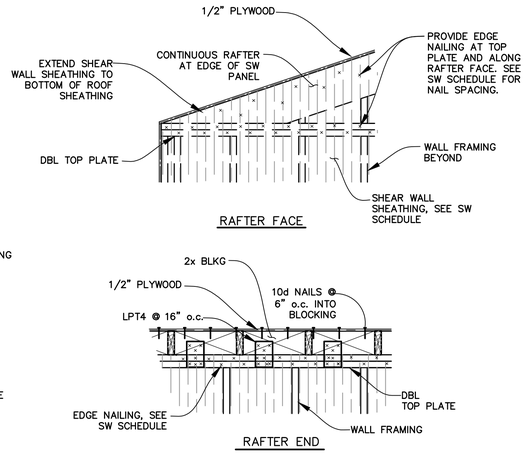


13 S-10 TOP OF GLB RIDGE AND VALLEYS
SCALE: NTS

NOTE: PROVIDE FACE MOUNT HANGER AT FRAMING TO HEADER



14 S-10 HEADER AT CUT TOP PLATE
SCALE: NTS



15 S-10 SHEAR WALL TO ROOF FRAMING
SCALE: NTS

STEEL PLATE NOTE

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Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. A8820
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

11/17/2025

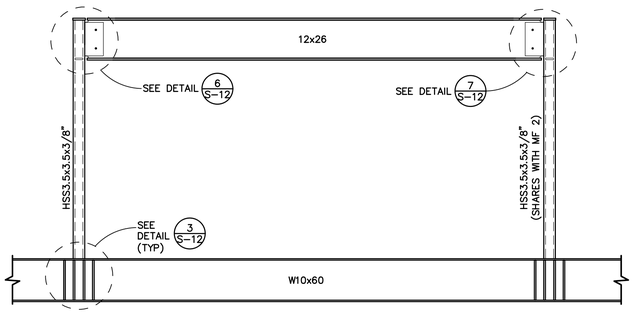
RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

ROOF FRAMING DETAILS

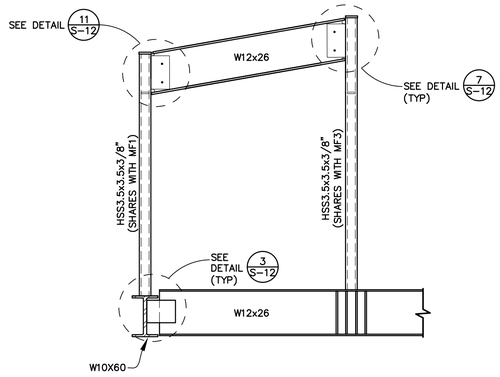
project no.
23-071-1
date
OCTOBER 2023
scale
AS SHOWN
dwg name
STRUC1.DWG

S-10



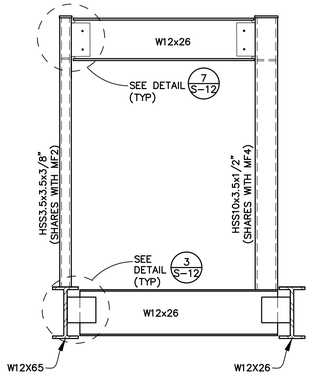
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SCALE: N.T.S.



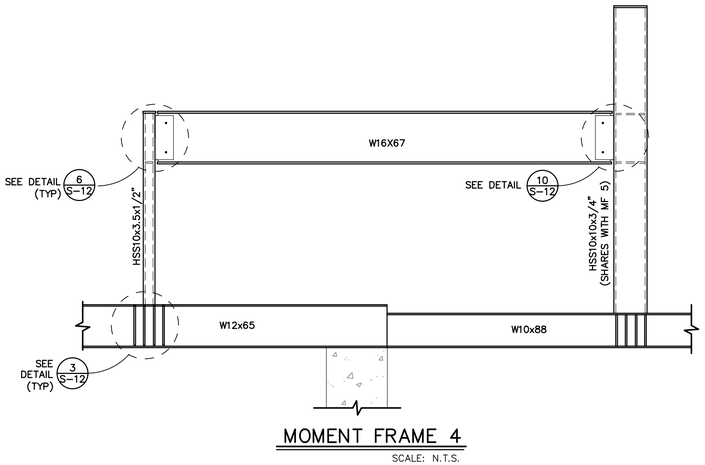
MOMENT FRAME 2

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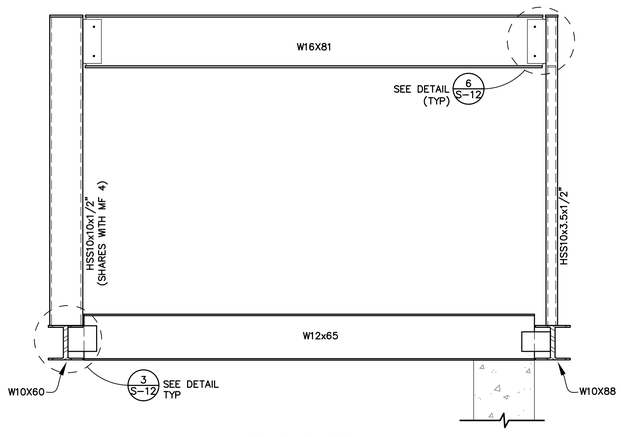
MOMENT FRAME 3

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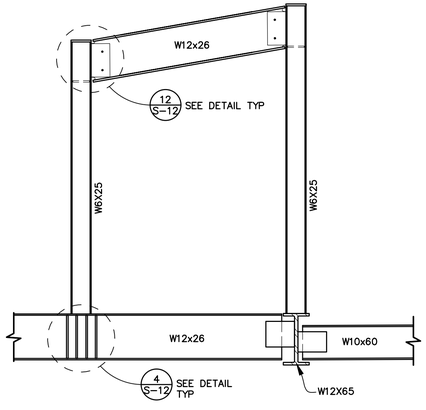
MOMENT FRAME 4

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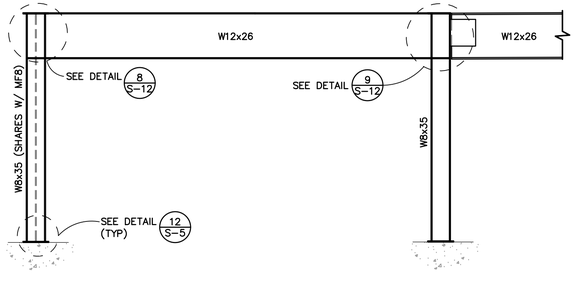
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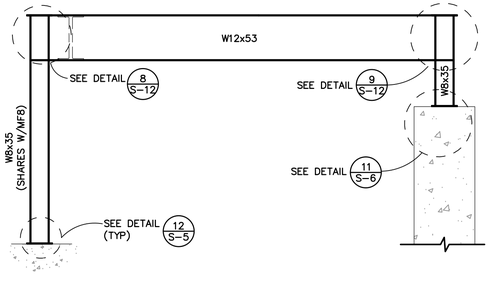
MOMENT FRAME 6

SCALE: N.T.S.



MOMENT FRAME 7

SCALE: N.T.S.



MOMENT FRAME 8

SCALE: N.T.S.

STEEL PLATE NOTE

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Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

PROFESSIONAL ENGINEER
REGISTERED
RICHARD J. FISH
No. 45820
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

11/17/2025

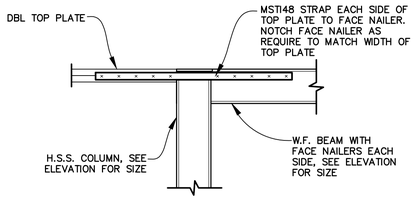
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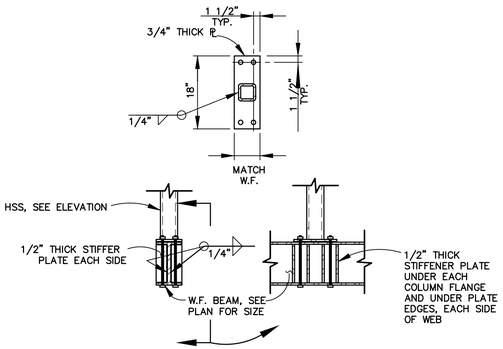
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project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

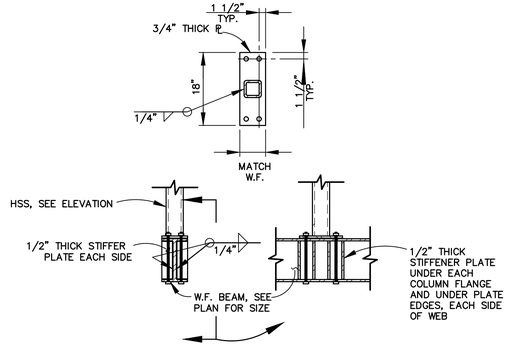
S-11



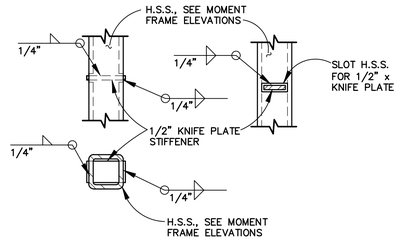
13 S-12 WF AT FRAME TO TOP PLATE
SCALE: NTS



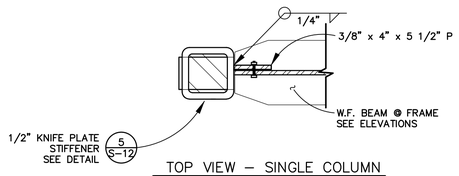
3 S-12 HSS COL BASE @ WF
SCALE: NTS



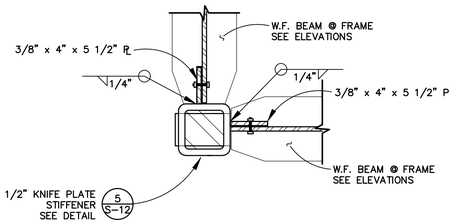
4 S-12 WF COL AT WF BEAM
SCALE: NTS



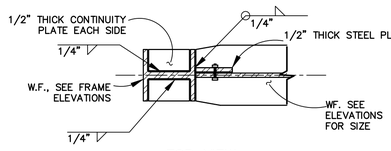
5 S-12 KNIFE PLATE
SCALE: NTS



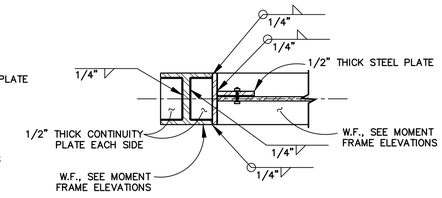
TOP VIEW – SINGLE COLUMN



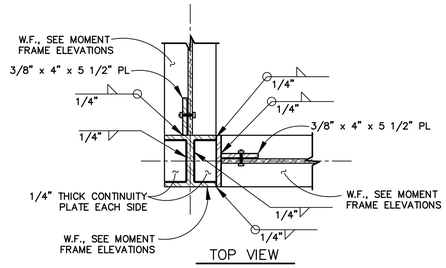
TOP VIEW – MULTIPLE COLUMNS



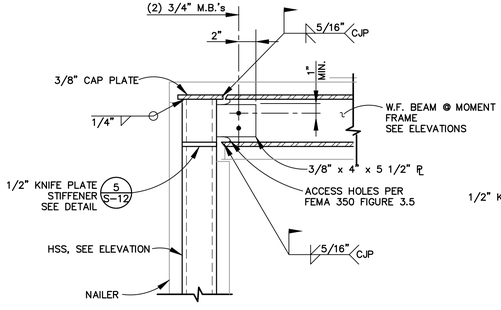
TOP VIEW



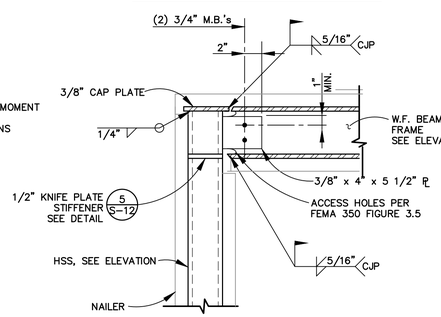
TOP VIEW



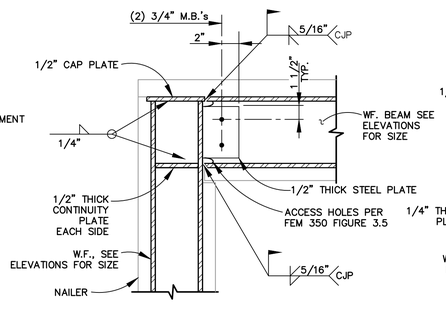
TOP VIEW

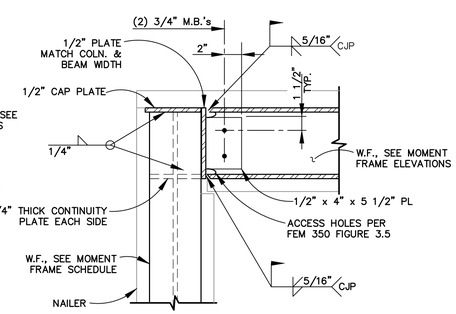


6 S-12 HSS & COL TO WF BEAM
SCALE: NTS

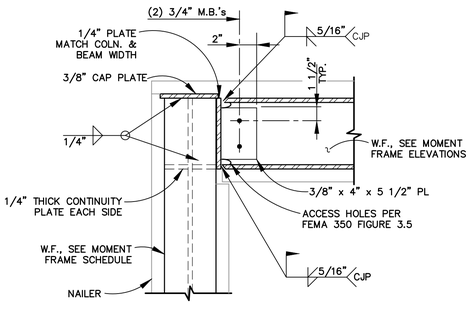


7 S-12 CORNER HSS COL
SCALE: NTS

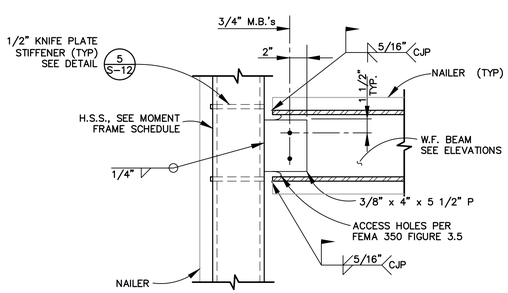




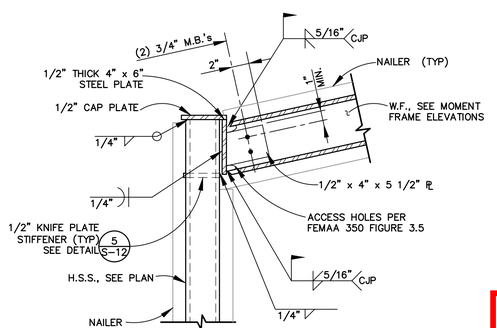
9 S-12 WF & BEAM TO WF COL
SCALE: NTS



8 S-12 CORNER WF @ HSS WF
SCALE: NTS



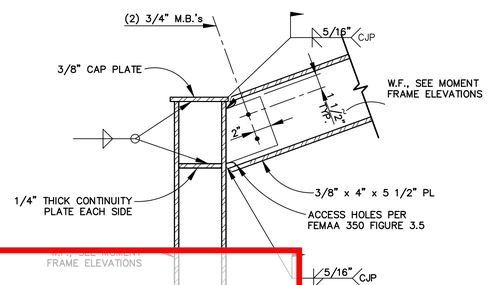
10 S-12 WF BEAM TO FACE OF HSS
SCALE: NTS



11 S-12 SLOPED HSS TO WF
SCALE: NTS

STEEL PLATE NOTE

WHERE NOT SHOWN OTHERWISE, STEEL PLATES SHALL BE CUSTOM FABRICATED BY AN APPROVED FABRICATOR



12 SLOPED WF BEAM TO WF COL
SCALE: NTS

Exhibit D
Project Plans
Application No. 251501

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. ISH
No. 45820
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

11/17/2025

R.J Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

MOMENT FRAME DETAILS

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

S-12

BUILDING PERMIT SUBMITTAL

PLG-240 must be on the plan sheets. Documents cannot be restricted by digital signatures or otherwise.

A. Statement of Special Inspections

Permit No.
APN: 043-152-54
Project Address: 625 Beach Drive, Aptos, CA 95003

Reserved for County Stamp

Form Submittal
The Owner or Owner's Agent, on the advice of the Registered Design Professional in Responsible Charge, must complete this form, secure signatures by ***all parties***, and incorporate *all pages onto the plan sheets.*

2022 California Building Code (CBC) This form lists aspects of the project that require special inspection and testing as indicated in the California Building Code Section 1704 and 1705 and defines duties and responsibilities of parties involved in the project.

Duties & Responsibilities. The Owner and Contractor acknowledge assignment of the following duties, responsibilities, and conditions applicable to special inspection or testing:

Owner
1. Ensures that construction complies with the approved permit documents and implements the program of special inspections.

Contractor
1. Ensures proper notification to the special inspection or testing agency for items listed herein.
2. Reviews the Building Division approved permit documents for additional inspection or testing requirements. A pre-construction conference at the job site is recommended to review special inspection procedures.

Special Inspection/Testing Agency
1. Provides copies of all laboratory reports and inspections to the Building Division and Registered Design Professional in Responsible Charge on a weekly basis. Only the testing laboratory may take samples and transport them to their laboratory.
2. Submits for the Building Division's approval an Inspector List that shows the names and qualifications of on-site special inspectors who are NOT on the County's pre-approved list.
3. Provides each special inspector with an identification badge that includes:
   → Name and photograph
   → Areas that the inspector is qualified to inspect
   → An authorization signature by the Registered Engineer who is a full-time employee of the agency
4. Provides the Final Report of Special Inspections that documents required special inspections and correction of discrepancies noted in inspections. A copy of this report must be kept at the job site for review by the County Inspector prior to final inspections. Per CBC section 1704.2.4 this report is required before an occupancy permit can be issued.

Special Inspectors
1. Must have their badge visible when performing their duties.
2. Must immediately notify the County Building Division upon encountering any concerns or problems.
3. Must use only the County Building Division's approved permit documents.

Acknowledgements Provide name, signature, & date

Registered Design Professional in Responsible Charge
Name: Richard Irish, RCE 45820 Signature: RJI Date: 11/17/2025

Owners' Authorization
Name: Kevin Huber Signature: Kevin Huber Date: 11/12/2025

Contractor
Name: _____ Signature: _____ Date: _____

B. Special Inspection Agency, Material Testing Lab, Geotechnical

Firm Name: Pacific Crest Engineering Responsibility:
Person Name: 444 Airport Blvd. Suite 106 Watsonville, CA 95076 Geotechnical Investigation
Phone: (831) 722-9446
Email: soma@pacengineering.net

Firm Name: _____ Responsibility:
Person Name: _____
Phone: _____
Email: _____

Firm Name: _____ Responsibility:
Person Name: _____
Phone: _____
Email: _____

C. Contractor's Statement of Responsibility – CBC 1704.4

CBC Section 1704.4 requires the Contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system, or a wind or seismic resisting components to submit a written statement of responsibility to the Building Official and the Owner prior to the commencement of work on the system or component. **The Contractor hereby acknowledges this responsibility regarding special requirements as described in the Summary of Special Inspections & Tests, Inspection Schedule, issued documentation and as prepared by the engineer of record or registered design professional and the requirements of CBC 1704.3.**

Acknowledgement
Contractor License No. _____
Name: _____ Signature: _____ Date: _____

Special Inspections and Testing will be performed in accordance with the approved plans and specifications, this statement and CBC Sections 1704 and 1705. The Summary of Special Inspections & Tests summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Seismic Requirements – CBC 1704.3.2
The extent of the seismic-force-resisting system is defined in more detail in the construction documents.

Describe seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.13:

n/a

Wind Requirements – CBC 1704.3.3
The extent of the main wind-force-resisting system and wind resisting components is defined in more detail in the construction

Describe wind-force-resisting system & designated wind resisting components subject to special inspections per Section 1705.12:

n.a

D. Summary Of Special Inspections & Tests

Identify special inspections/tests required by CBC chapter 17 for this project.
*Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings. Describe and mark each required inspection/test as **Continuous (C)** or **Periodic (P)** or **both** as appropriate.*

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Special Cases 1705.1.1		☐	☐
Structural Steel 1705.2.1	Complete and Partial Groove Welds - Identification markings to conform to ASTM standards specified in the approved construction documents, and to AWS designation listed in the WPS. Manufacturer's mill test reports and certificate of compliance required **(N) - to be provided by fabricator**	☒	☐
	Single-pass fillet welds < 5/16"	☐	☒
Cold-Formed Steel Deck 1705.2.2	Identification markings to conform to ASTM standards specified in the approved construction documents. Manufacturer's certified test reports.	☐	☒
Open-Web Steel Joists & Joist Girders 1705.2.3		☐	☐
Cold-Formed Steel Trusses Span ≥ 60 feet 1705.2.4		☐	☐
Concrete 1705.3	Verifying use of required design mix.	☐	☒
	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	☒	☐
		☐	☐
Masonry 1705 Level 1 TMS 602 Table 3, Level 2 or 3 TMS 602 Tables 3, 4		☐	☐

D. Summary Of Special Inspections & Tests

Identify special inspections/tests required by CBC chapter 17 for this project.
*Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings. Describe and mark each required inspection/test as **Continuous (C)** or **Periodic (P)** or **both** as appropriate.*

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Wood 1705.5		☐	☐
		☐	☐
		☐	☐
Soils 1705.6		☐	☐
		☐	☐
Driven Deep Foundation Elements 1705.7		☐	☐
Cast-in-Place Deep Foundation Elements 1705.8	Inspect drilling operations and maintain complete and accurate records for each element verify placement locations and plumbness, confirm element diameters, lengths, embedment adequate end bearing strata capacity. Record concrete or grout volumes Perform tests and additional special inspections in accordance with Section 1705.3. **(N)**	☒	☐
Helical Pile Foundations 1705.9		☐	☐
		☐	☐
Wind Resistance 1705.12		☐	☐
		☐	☐

D. Summary Of Special Inspections & Tests

Identify special inspections/tests required by CBC chapter 17 for this project.
*Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings. Describe and mark each required inspection/test as **Continuous (C)** or **Periodic (P)** or **both** as appropriate.*

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Seismic Resistance 1705.13	Structural Wood nailing, bolting, anchoring and other fasteners for shear resisting elements for fastener spacing in sheathing 4" or less o.c.	☐	☒
		☐	☐
Testing for Seismic Resistance 1705.14		☐	☐
Sprayed Fire-Resistant Materials 1705.15		☐	☐
Mastic & Intumescent Coatings 1705.16		☐	☐
Exterior Insulation & Finish Systems (EIFS) 1705.17		☐	☐
Fire-Resistant Penetrations & Joints 1705.18		☐	☐
Smoke Control Systems 1705.19		☐	☐
Sealing of Mass Timber 1705.20		☐	☐
Other tests, inspections, or special instructions		☐	☐

E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division

Agencies may have more than one location. "Pending" agencies are recognized. Other agencies require prior approval.

***RC** = Reinforced Concrete* ***SW** = Steel Welding* ***NDT** = Non-destructive Testing*
***PC** = Prestressed Concrete* ***HSB** = High-Strength Bolting* ***FP** = Fireproofing*
***SM** = Structural Masonry* ***SWC** = Structural Wood Construction*

Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires
ACE Quality Control Roseville, CA (916)	742-5096	RC	PC	SM	SW	HSB			FP	4/25
Achievement Engineering Corp. San Jose, CA | (408) 217-9174	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25
Advanced Testing & Inspection (ATI) Salinas, CA | (831) 422-2272	RC	PC	SM	SW	HSB			FP	10/22 Pending
Apex Testing Labs, Inc. San Francisco, CA | (415) 550-9800	RC	PC	SM	SW	HSB	NDT		FP	5/25
Applied Materials & Engineering Oakland, CA | (510) 420-8190	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/25
Aries Engineering San Jose, CA | (408)634-0087	RC			SW	HSB		SWC		10/26
Baez Geotechnical Group (BGG) Livermore, CA | (925) 766-1616	RC	PC	SM						4/22
BAGG Engineers San Jose, CA | (650) 852-9133	RC	PC	SM	SW	HSB	NDT		FP	10/26
Berlogar, Stevens and Associates Pleasanton, CA | (925) 484-0220	RC	PC	SM	SW	HSB			FP	9/21 Pending
Biggs Cardosa Associates, Inc. San Jose, CA | (408) 296-5515	RC	PC	SM	SW	HSB				3/27
B.S.K. Associates Livermore, CA | (925) 315-3151	RC	PC	SM	SW	HSB	NDT		FP	5/25
Consolidated Engineering Labs San Ramon, CA | (925) 314-7100	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/25
Construction Testing Services (CTS) Pleasanton, CA | (925) 462-5183	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/26
CTE Cal, Inc. Fremont, CA | (510) 573-6362	RC	PC	SM	SW	HSB	NDT	SWC	FP	12/25
Earth Systems Pacific Fremont, CA | (510) 353-3833	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/24 Pending
ENGEO Incorporated San Ramon, CA | (925) 866-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/27
Geissler Engineering Belvedere, CA | (415) 992-9393	RC			SW	HSB		SWC		10/23
Geocon Consultants, Inc. Livermore, CA | (925) 371-5900	RC	PC	SM	SW	HSB		SWC	FP	10/23 Pending

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***SM** = Structural Masonry* ***SWC** = Structural Wood Construction*

Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires
HP Inspections San Jose, CA | (408) 288-8460	RC	PC	SM	SW	HSB	NDT		FP	2/27 Pending
Inspection Services Inc. (ISI) Berkeley, CA | (510) 900-2100	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/26
KC Engineering Co. Vacaville, CA | (707) 447-4025	RC	PC	SM	SW	HSB			FP	11/20 Pending
Kleinfelder Inc. Hayward, CA | (925) 484-1700	RC	PC	SM	SW	HSB	NDT		FP	7/22 Pending
Korbmacher Engineering Inc. Livermore, CA | (925) 454-9033	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/24 Pending
Krazan and Associates Inc. Pleasanton, CA | (925) 307-1160	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/24 Pending
MatriScope Engineering Laboratories, Inc Livermore, CA | (510) 763-3601	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25
Mid Pacific Engineering, Inc MPE Sacramento, CA | (916) 927-7000	RC	PC	SM	SW	HSB	NDT		FP	6/26
Moore Twining Associates, Inc. Fresno, CA | (559) 268-7021	RC	PC	SM	SW	HSB			FP	8/21 Pending
Nicholas Engineering Consultants Dublin, CA | (925) 829-8090	RC	PC	SM	SW	HSB		SWC	FP	5/26
Ninyo & Moore San Jose, CA | (408) 435-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/24 Pending
Norcon, LLC San Francisco, CA | (415) 692-0519	RC	PC	SM	SW	HSB	NDT	SWC	FP	10/26
Picot Inspection Oakland, CA | (510) 847-8990	RC	PC	SM	SW	HSB		SWC	FP	1/27
PJC & Associates, Inc. Rohnert Park, CA | (707) 584-4804	RC	PC	SM	SW	HSB			FP	1/27
Intertek-PSI Inc. Morgan Hill, CA | (408) 669-5500	RC		SM	SW	HSB			FP	3/22 Pending
Quantum Geotechnical San Jose, CA | (408) 629-3822	RC	PC	SM					FP	8/19 Pending
RES Engineers, Inc. San Francisco, CA | (415) 822-4625	RC	PC	SM	SW	HSB	NDT	SWC	FP	8/26
RMA Group Rancho Cordova, CA | (916) 631-7194	RC	PC	SM	SW	HSB	NDT	SWC	FP	7/26

Exhibit D
Project Plans
Application No. 251501

E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division

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***SM** = Structural Masonry* ***SWC** = Structural Wood Construction*

Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires
Salem Engineering Group, Inc. Fresno, CA | (559) 271-9700	RC	PC	SM	SW	HSB	NDT		FP	8/25
Sigma Engineering Laboratories, Inc. San Francisco, CA | (415) 702-8374	RC	PC	SM	SW	HSB	NDT		FP	1/28
Signet Testing Laboratories Hayward, CA | (510) 887-8484	RC	PC	SM	SW	HSB	NDT	SWC	FP	1/25
Smith-Emery Company San Francisco, CA | (415) 642-7326	RC	PC	SM	SW	HSB	NDT	SWC	FP	8/26
Stevens Ferrone & Bailey Concord, CA | (925) 688-1001	RC	PC	SM	SW	HSB		SWC	FP	7/26
Structure Groups Livermore, CA | (925) 447-9900	RC	PC	SM	SW	HSB		SWC	FP	7/26
Terracon Consultants, Inc Concord, CA | (925) 348-9057	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/27
Testing Engineers Inc. San Leandro, CA | (510) 835-3142	RC	PC	SM	SW	HSB	NDT	SWC	FP	10/24 Pending
Twining Sacramento, CA | (916) 649-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/24
Valley Inspection Vallejo, CA | (707) 552-7037				SW			SWC	FP	6/25
Wallace-Kuhl & Associates, Inc. Sacramento, CA | (916) 372-1434	RC	PC	SM	SW	HSB	NDT		FP	8/23 Pending
Youngdahl Consulting Group Inc. El Dorado Hills, CA | (916) 933-0633	RC	PC	SM	SW	HSB	NDT	SWC	FP	1/24

BUILDING PERMIT SUBMITTAL

RICHARD J. IRISH
No. 45820
Exp. 12-31-26
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

11/17/2025

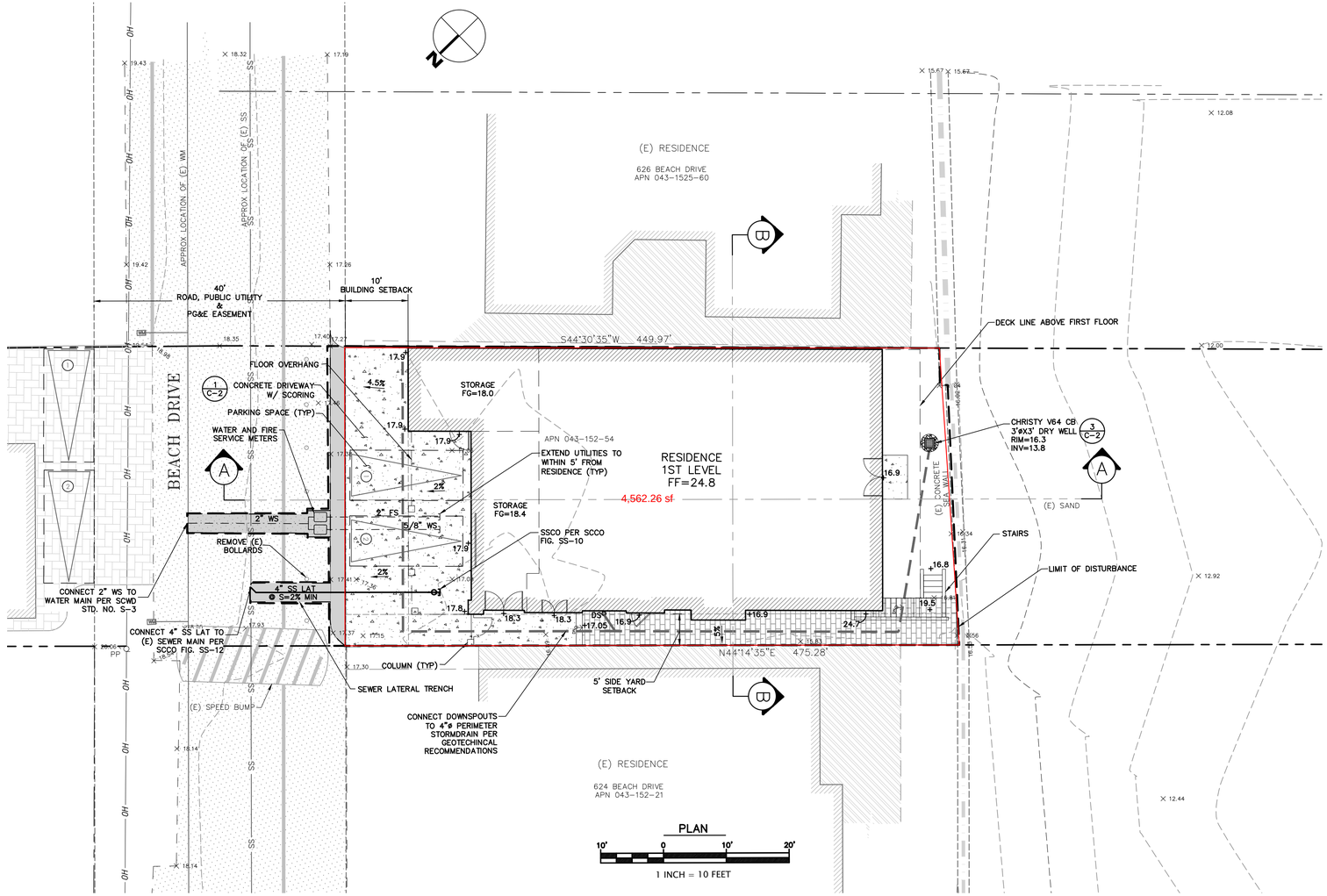
RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

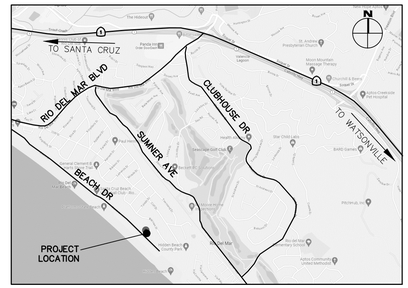
NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-152-54

SPECIAL INSPECTIONS

project no. 23-071-1
date OCTOBER 2023
scale AS SHOWN
dwg name STRUC1.DWG

S-13





VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED PERIMETER SD
- PROPOSED CB

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SCCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING., THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC CREST ENGINEERING..

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E – STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.

3. DISCHARGE ALL DOWNSPOUTS TO DRY WELL.

PROJECT DESCRIPTION

Lot Coverage	Actual		Adjusted	
A. Totallot size:	15,575	sq.ft.		
B. Existing Permitted Impervious Area:	1,570	sq.ft.		
C. Replaced Permitted Impervious Area:	1,570	sq.ft.		
D. Replaced Permitted Semi-Impervious* Area:	0	sq.ft.	0	sq.ft.
E. Total proposed Self-mitigating Area:	0	sq.ft.		
F. Proposed Impervious Area:	2,100	sq.ft.		
G. Proposed Semi-Impervious* Area:	390	sq.ft.	195	sq.ft.

Values in these tables are automatically calculated, user does not need to enter information here if filled out electronically.

Total **REPLACED** impervious & semi- impervious area [C + D]: 1,570 sq.ft.

Total **NEW** impervious & semi-impervious area [F+ (0.5*G]: 2,295 sq.ft.

Project Threshold Classification (*Value will auto-sum if filled out electronically, otherwise add* **REPLACED** *and* **NEW** *to obtain total for determining project size below*): 3,865 sq.ft.

☐ **Small Project** (less than 500 sq.ft. created and/or replaced) - Use *Appendix B 'Small Project Submittal Requirements'* for submittal requirement guidance.

☑ **Medium Project** (more than 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use *Appendix C 'Medium Project Submittal Requirements'* for submittal requirement guidance.

☐ **Large Project** (more than 5,000 sq.ft. created and/or replaced **OR** 50% increase in permitted impervious area**) -

SEWER LATERAL NOTES

1. SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR.

2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

3. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF THE EXISTING LATERAL. AN EXTERIOR CLEANOUT, PER COUNTY DESIGN CRITERIA, SHALL BE INSTALLED CONSISTENT WITH PART 4 FIGURE SS-10, IF ONE DOES NOT EXIST BETWEEN THE STRUCTURE AND THE DISTRICT MAIN.

4. ANY AND ALL DEFECTS DETERMINED BY THE COUNTY SHALL BE REPAIRED BY THE CONTRACTOR UNDER A SEPARATE NO-COST SANITARY SEWER PERMIT PRIOR TO ISSUING FINAL INSPECTION APPROVAL. SANITARY SEWER PERMIT SHALL BE REQUESTED FROM THE DEPARTMENT OF PUBLIC WORKS BY THE CONTRACTOR PRIOR TO ANY SEWER REPAIRS/IMPROVEMENTS. THE CONTRACTOR SHALL REFER TO PART 4, "SANITARY SEWER DESIGN" OF THE DESIGN CRITERIA FOR SPECIFICATIONS ON PIPE LAYING, PIPELINE TESTING AND ALLOWABLE DESIGN TOLERANCES.

5. BACKFLOW PREVENTOR SHALL BE INSTALLED IF FINISHED FLOOR ELEVATION IS LESS THAN 12 INCHES HIGHER THAN THE DOWNSTREAM DISTRICT MANHOLE PER COUNTY DESIGN CRITERIA PART 4 FIGURE SS-14.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN FOUND MONUMENTS ON BEACH DRIVE. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BASIS OF ELEVATION

BENCHMARK 479, SANTA CRUZ COUNTY.
ELEVATION = 19.08' N.A.V.D. 88

THE CONTOUR INTERVAL IS 1 FOOT.

Exhibit D
Project Plans
Application No. 251501

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	< 10 CUBIC YARDS
FOUNDATION GRADING	< 10 CUBIC YARDS

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 45820
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA
2/25/2025

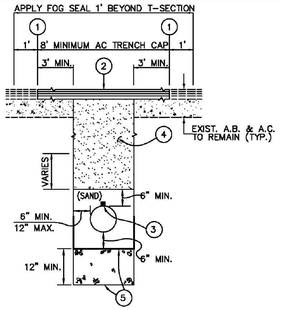
RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-54

GRADING & DRAINAGE PLAN

project no. 23-071-1
date NOVEMBER 2023
scale AS SHOWN
dwg name CIVIL1.dwg

C-1



CROSS TRENCH DETAIL FOR PAVED AREAS
(5' OR MORE OF COVER*)

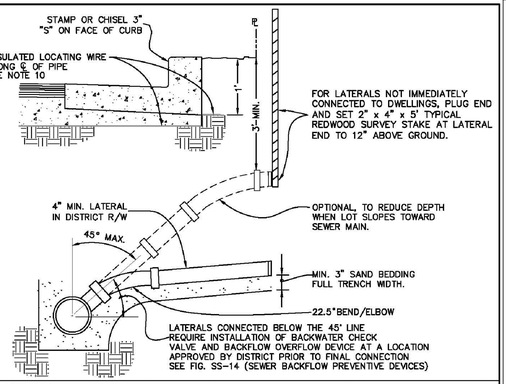
*COVER = TOP OF PIPE TO FINISHED GRADE; SEE NOTE 3 BELOW FOR ADDITIONAL INFORMATION

①	CUT EXISTING PAVEMENT AS SHOWN TO PRODUCE A STRAIGHT VERTICAL FACE AGAINST WHICH TO BUTT TRENCH PAVEMENT.
②	PAVED ROADS – MINIMUM 4" TYPE B A.C., 1/2" MAX, OR AS SPECIFIED, PLACED IN 2" LIFTS OR REPLACE IN KIND IF MORE THAN MINIMUM.
③	LOCATING WIRE: LOCATING WIRE SHALL BE TIED TO ALL SEWER LINES AND RUN UP INTO ALL CONNECTING STRUCTURES FOR LOCATING ACCESS. FOR MANHOLES, PLACE WIRE UNDER MANHOLE COVER FRAME AND MAKE AN EASILY ACCESSIBLE LOOP WITHIN MANHOLE. LOCATING WIRE SHALL BE 10 GAUGE MINIMUM, FULLY ANNEALED, HIGH CARBON 1055 GRADE STEEL, HIGH STRENGTH COPPER CLAD STEEL, WITH 21% MINIMUM CONDUCTIVITY, AND AN RHoS COMPLIANT HDPE INSULTED JACKET (APWA UNIFORM COLOR CODE SEWER–GREEN).
④	ONE–SACK CEMENT/SAND SLURRY BACKFILL REQUIRED ON ANY CROSS TRENCHING FOR NEW SEWER LATERAL CONNECTIONS, REPAIRS, OR EXCAVATIONS FOR MANHOLES, CLEANOUTS, OR OTHER STRUCTURES ON SANITARY SEWER MAINS WITHIN THE COUNTY–MAINTAINED ROAD RIGHT–OF–WAY.
⑤	SELECT DRAINROCK AND APPROVED FILTER FABRIC IS REQUIRED AS "EXTRA WORK" WHERE SOIL OR GROUND WATER CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION OR WHERE IT HAS BEEN SPECIFIED ON THE PROJECT PLANS.

NOTES:
1. ALL PUBLICLY–MAINTAINED SEWERS OR PRIVATE LINES SHALL BE LAID WITH APPROVED CONTROLS. FOLLOWING CLEANING AND TESTING, PUBLIC SEWERS (OR PRIVATE SEWERS AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR) SHALL BE VIDEO RECORDED ON DVD OR USB FLASH DRIVE IN A MICROSOFT WINDOWS MEDIA PLAYER COMPATIBLE FORMAT AFTER SLURRY ENCASEMENT IN THE PIPE ZONE PRIOR TO FINAL SLURRY BACKFILL PAVING AND ACCEPTANCE BY DISTRICT.
2. IN NON–PAVED, NON–COUNTY MAINTAINED SEWER RIGHT–OF–WAY AREA, STRUCTURAL BACKFILL MAY BE ALLOWED IF APPROVED BY THE DISTRICT.
3. PIPES WITH LESS THAN 5' OF COVER SHALL COMPLY WITH FIG. SS–11.

SANITARY SEWER STANDARD
CROSS TRENCH BACKFILL FOR
LATERALS OR SEWER STRUCTURES
FIG. SS–2B

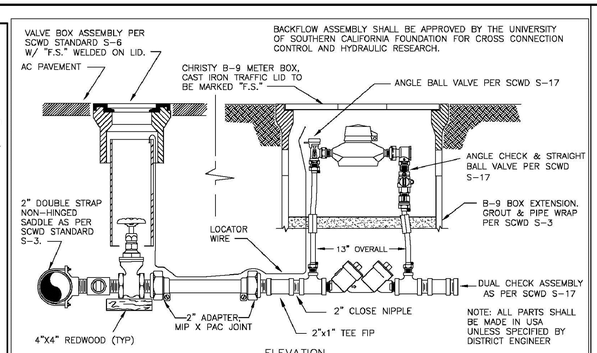
DATE: 6/19



NOTES:
1. DESIGN ENGINEER SHALL CONTACT THE DISTRICT TO DETERMINE REQUIRED METHOD FOR CONNECTION TO THE PUBLIC MAIN(WYE VS. SADDLE). SADDLES TO BE "ROMAC" TYPE OR APPROVED EQUAL. "TAP–TITE" TYPE CONNECTIONS SHALL REQUIRE CONCRETE TO BE POURED AROUND FITTING AND SEWER MAIN TO FORM A SECURE SADDLE.
2. ALL LATERALS WITHIN THE COUNTY–MAINTAINED RIGHT–OF–WAY OR SEWER EASEMENT SHALL BE 4" DIAMETER. ALL LATERALS SHALL HAVE A MINIMUM 2.0% SLOPE.
3. LATERALS SHALL BE INSTALLED WITH A STRAIGHT GRADE AND STRAIGHT ALIGNMENT FROM SEWER MAIN TO PROPERTY LINE UNLESS OTHERWISE ALLOWED BY ENGINEER.
4. LATERALS NOT IMMEDIATELY CONNECTED TO THE STRUCTURE ARE TO EXTEND A MINIMUM OF 5' BEYOND THE PUBLIC UTILITY EASEMENT OR PUBLIC RIGHT–OF–WAY, WHICHEVER IS GREATER.
5. NO PRIVATE SEWER LATERAL SHALL BE CONNECTED TO A PUBLIC SEWER MANHOLE OR CLEANOUT, EXCEPT FOR A CUL–DE–SAC MANHOLE, UNLESS THE DISTRICT HAS GRANTED PRIOR WRITTEN APPROVAL OR AS ALLOWED BY THE DISTRICT ENGINEER.
6. MINIMUM 3' SEPARATION BETWEEN SADDLE OR TAP CONNECTIONS ON ALL PIPE WITH THE EXCEPTION OF V.C.P. FOR V.C.P. MAINTAIN 5' SEPARATION (OR ONE CONNECTION PER PIPE SEGMENT IF V.C.P. IS STANDARD LENGTH).
7. REFER TO FIGURE SS–2A AND SS–2B FOR BACKFILL REQUIREMENTS IN COUNTY MAINTAINED RIGHT–OF–WAY. REFER TO FIGURE SS–11 FOR ADDITIONAL REQUIREMENTS.
8. A SEPTIC ABANDONMENT PERMIT SHALL BE PROVIDED TO THE DISTRICT AS PROOF OF PUMPING AND FILLING OF ABANDONED SEPTIC TANKS, PRIOR TO SEWER MAIN CONNECTION. IF DISTRICT GIVES PRIOR APPROVAL FOR USE OF TANK AS A WET–WELL, THE TANK SHALL BE PUMPED AND MAY REQUIRE TESTING BY A METHOD APPROVED BY THE DISTRICT. THE DISTRICT SHALL HAVE FINAL DETERMINATION FOR USE OF THE TANK (SEE FIG. SS–13 FOR RESIDENTIAL PUMP STATION REQUIREMENTS).
9. INSPECTION OF ALL SEWER LATERAL REPAIRS BY THE DISTRICT INSPECTOR IS REQUIRED. CALL (831)454–2895 TO SCHEDULE INSPECTIONS.
10. LOCATING WIRE SHALL BE 10 GAUGE MINIMUM, FULLY ANNEALED, HIGH CARBON 1055 GRADE STEEL, HIGH STRENGTH COPPER CLAD STEEL, WITH 21% MINIMUM CONDUCTIVITY, AND AN RHoS COMPLIANT HDPE INSULTED JACKET (APWA UNIFORM COLOR CODE SEWER–GREEN).

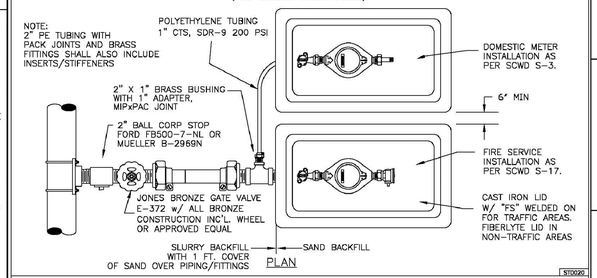
SEWER LATERAL
CONNECTION DETAILS
FIG. SS–12

REV. 06/19



ELEVATION

(FIRE SERVICE METER SHOWN)

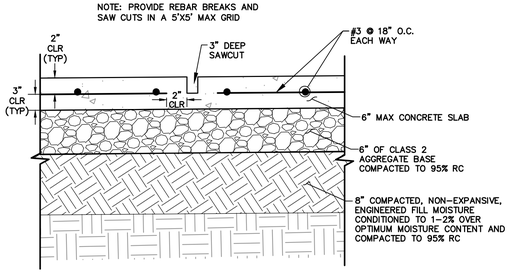


PLAN

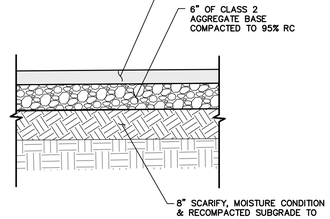
ST10020

SOQUEL CREEK WATER DISTRICT
P.O. BOX 1550 CAPITOLA, CALIFORNIA 95010

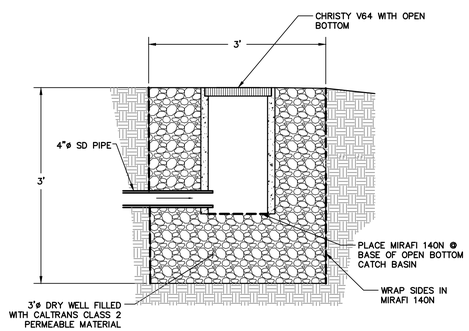
CAD: BPD DATE: MAR 16, 2017 CHECKED: MJW APPROVED: TAD	2–INCH FIRE AND DOMESTIC COMBINED SERVICE INSTALLATION	STD. NO. S–20



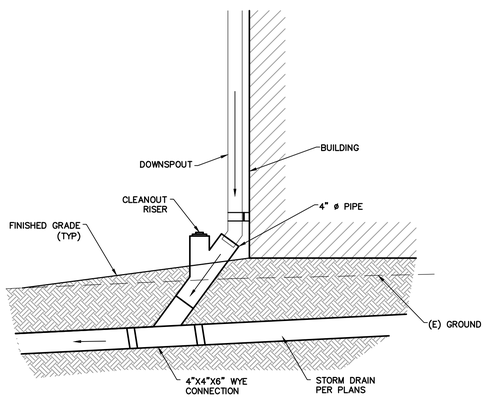
CONCRETE DRIVEWAY DETAIL 1/C–2
NTS



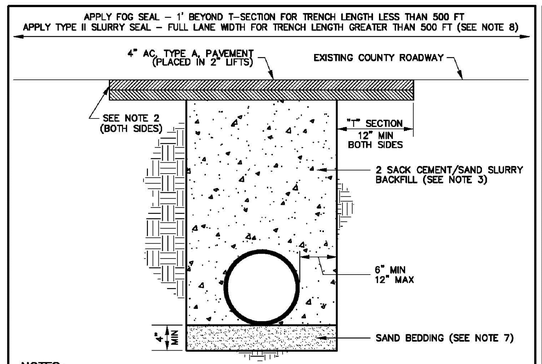
ASPHALT SECTION 2/C–2
NTS



DRY WELL 3/C–2
NTS



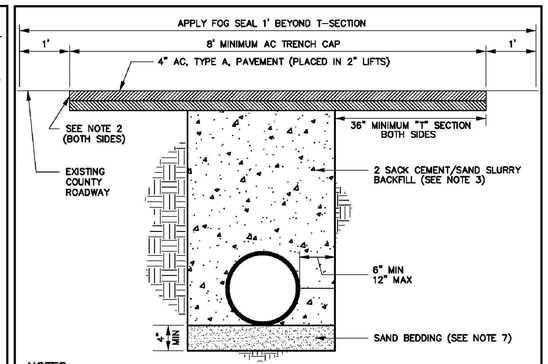
DOWNSPOUT CONNECTION DETAIL 4/C–2
NTS



NOTES:
1. MINIMUM STANDARDS ARE AS FOLLOWS:
   A. PAVED ROADS – 4" AC, TYPE A, 1/2" MAX, PLACED IN 2" LIFTS
   B. NON–PAVED ROADS – SINGLE SEAL COAT OVER 6" AB, CLASS 2, IN TRENCH AREA, THEN SINGLE SEAL COAT ENTIRE ROAD SECTION.
2. CUT EXISTING PAVEMENT TO PRODUCE A STRAIGHT VERTICAL FACE AGAINST WHICH TO BUTT THE TRENCH PAVEMENT.
3. CEMENT/SAND SLURRY SHALL BE MIXED IN A TRANSIT MIXER (CERTIFICATION TAGS REQUIRED) AND CONSIST OF 188 lbs OF CEMENT FOR EACH CUBIC YARD OF MATERIAL.
4. TRENCHES OUTSIDE A PAVED AREA OR A ROAD RIGHT–OF–WAY SHALL HAVE BACKFILL COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION.
5. TRENCH CAP AND LAYOUT REQUIREMENTS:
   A. IF THE EDGE OF THE ASPHALT TRENCH CAP IS WITHIN 2' OF THE EXISTING EDGE OF PAVEMENT, LIP OF GUTTER, OR LANE LINE, THE REMAINING PAVEMENT SHALL BE REMOVED AND THE TRENCH PAVING SHALL BE EXTENDED TO THE EDGE OF PAVEMENT, LIP OF GUTTER, OR LANE LINE.
   B. IF THERE IS 4' OR LESS BETWEEN TRENCH CAPS, THE REMAINING PAVEMENT BETWEEN TRENCHES SHALL BE REMOVED AND TRENCH PAVING SHALL BE EXTENDED TO CREATE A SINGLE TRENCH CAP.
6. ANY EXCEPTIONS TO THIS DETAIL MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
7. CLEAN SAND COMPACTED TO 95% RELATIVE COMPACTION MAY BE USED FOR PIPE BEDDING BELOW BOTTOM OF PIPE. FOR WATER MAIN LINES THE SAND BEDDING MAY EXTEND UP TO 12" ABOVE TOP OF PIPE. CEMENT SAND SLURRY SHALL BE USED ABOVE SAND ZONE.
8. WHERE NO PAINTED CENTERLINE EXISTS, A FULL ROAD WIDTH TYPE II SLURRY SEAL COAT IS REQUIRED AFTER TRENCH PAVING.

LONGITUDINAL TRENCH DETAIL

REV 5/19 FIG. EP–1



NOTES:
1. MINIMUM STANDARDS ARE AS FOLLOWS:
   A. PAVED ROADS – 4" AC, TYPE A, 1/2" MAX, PLACED IN 2" LIFTS
   B. NON–PAVED ROADS – SINGLE SEAL COAT OVER 6" AB, CLASS 2, IN TRENCH AREA, THEN SINGLE SEAL COAT ENTIRE ROAD SECTION.
2. CUT EXISTING PAVEMENT TO PRODUCE A STRAIGHT VERTICAL FACE AGAINST WHICH TO BUTT THE TRENCH PAVEMENT.
3. CEMENT/SAND SLURRY SHALL BE MIXED IN A TRANSIT MIXER (CERTIFICATION TAGS REQUIRED) AND CONSIST OF 188 lbs OF CEMENT FOR EACH CUBIC YARD OF MATERIAL.
4. TRENCHES OUTSIDE A PAVED AREA OR A ROAD RIGHT–OF–WAY SHALL HAVE BACKFILL COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION.
5. TRENCH CAP AND LAYOUT REQUIREMENTS:
   A. IF THE EDGE OF THE ASPHALT TRENCH CAP IS WITHIN 2' OF THE EXISTING EDGE OF PAVEMENT, LIP OF GUTTER, OR LANE LINE, THE REMAINING PAVEMENT SHALL BE REMOVED AND THE TRENCH PAVING SHALL BE EXTENDED TO THE EDGE OF PAVEMENT, LIP OF GUTTER, OR LANE LINE.
   B. IF THERE IS 4' OR LESS BETWEEN TRENCH CAPS, THE REMAINING PAVEMENT BETWEEN TRENCHES SHALL BE REMOVED AND TRENCH PAVING SHALL BE EXTENDED TO CREATE A SINGLE TRENCH CAP.
6. ANY EXCEPTIONS TO THIS DETAIL MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
7. CLEAN SAND COMPACTED TO 95% RELATIVE COMPACTION MAY BE USED FOR PIPE BEDDING BELOW BOTTOM OF PIPE. FOR WATER MAIN LINES THE SAND BEDDING MAY EXTEND UP TO 12" ABOVE TOP OF PIPE. CEMENT SAND SLURRY SHALL BE USED ABOVE SAND ZONE.
8. WHEN MULTIPLE CROSS TRENCHES ARE INSTALLED OR WHEN A CROSS TRENCH IS INSTALLED IN COMBINATION WITH A LONGITUDINAL TRENCH, A TYPE II SLURRY SEAL COAT MAY BE REQUIRED.

CROSS TRENCH DETAIL

REV 5/19 FIG. EP–2

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

RICHARD J. IRISH No. 45820 Exp. 12–31–26 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA
2/25/2025

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rieng.com

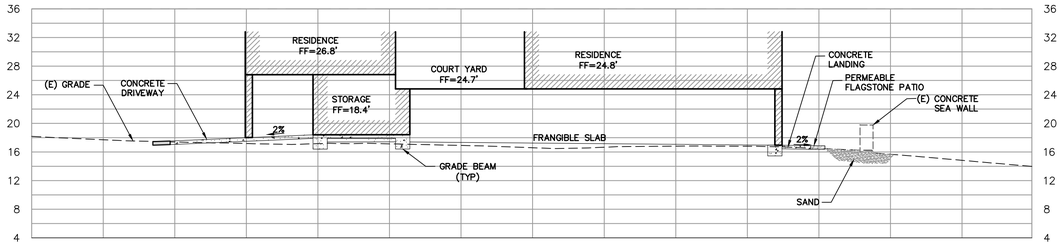
NEW RESIDENCE FOR KEVIN HUBER
625 BEACH DRIVE APTOS, CA 95003
APN 043-152-54

DETAILS

project no. 23-071-1
date NOVEMBER 2023
scale AS SHOWN
dwg name CIVIL1.dwg

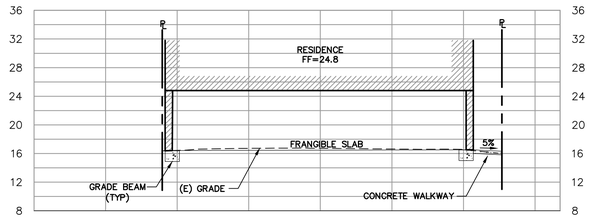
C–2

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SECTION A–A

SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION B–B

SCALE: 1"=10' HORIZONTAL, VERTICAL

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS & AREA DRAINS	ANNUAL & STORM EVENTS	1. INSPECT INLET & REMOVE GRATE (IF REQUIRED) 1.1. INSPECT FOR BUILDUP OF TRASH, DEBRIS, SEDIMENT, LEAVES AND GRASSES 1.2. INSPECT PIPE INLET AND OUTLET CONDITIONS 2. IF REQUIRED, HOSE FILL CATCH BASIN WITH WATER AND CONFIRM POSITIVE FLOW TO DOWNSTREAM OUTLET	1. REMOVE SEDIMENT, TRASH, DEBRIS, ETC. 2. REPLACE BROKEN/DAMAGED GRATES AND REQUIRED 3. SNAKE/UNCLOG PIPES AS REQUIRED.
DRY WELL	ANNUAL	1. DISPLACEMENT OF PERMEABLE MATERIAL & UNDERLYING FABRIC 2. SCOUR BELOW FABRIC 3. ACCUMULATION OF TRASH & DEBRIS 4. DOWNHILL EROSION	1. REPLACE PERMEABLE MATERIAL, REPAIR FABRIC 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS 4. REPAIR EROSION
GUTTERS AND DOWNSPOUTS	ANNUAL & STORM EVENTS	1. ACCUMULATION OF LEAVES AND DEBRIS 2. IF WATER OVERFLOWS GUTTERS 3. DOWNSPOUTS NOT CLOGGED 4. DOWNSPOUTS OUTLET INTO STORMDRAINS AS NOTED IN DESIGN	1. CLEAN GUTTERS 2. INSTALL GUTTER GUARDS AS REQUIRED TO LIMIT LEAVES AND DEBRIS 3. CLEAN DOWNSPOUTS

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

12. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

13. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED. THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS. OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

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

19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 45820
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

2/25/2025

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-54

SECTIONS AND GENERAL NOTES

project no. 23-071-1
date NOVEMBER 2023
scale AS SHOWN
dwg name CIVIL1.dwg

C-3

S:\Projects\2023\23-071-1\dwg\CIVIL3.dwg, 2/25/2026 1:33:50 PM

TOTAL AREA OF DISTURBANCE = 0.11 ACRES
= 4836 SF

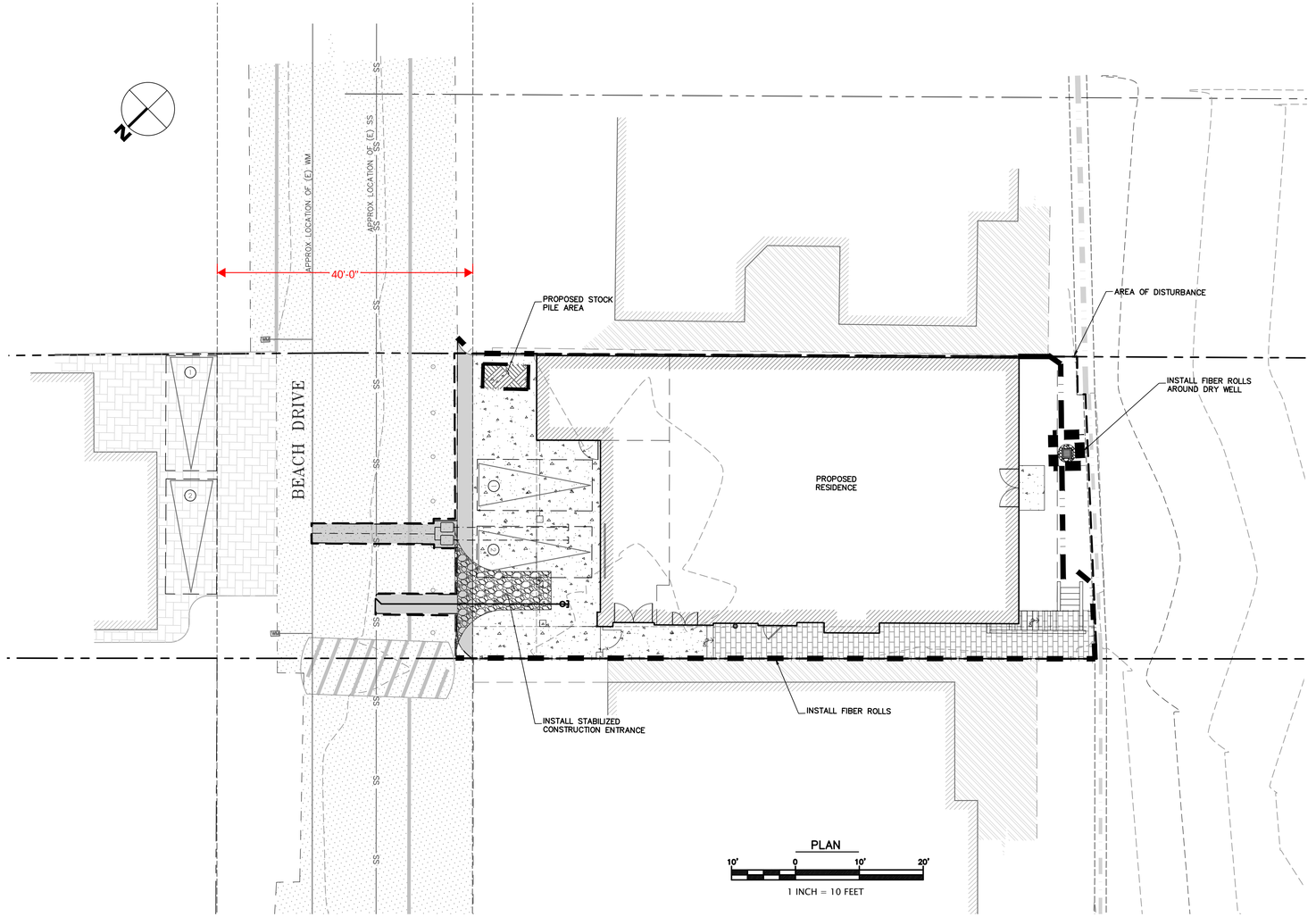
SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT
1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

   WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

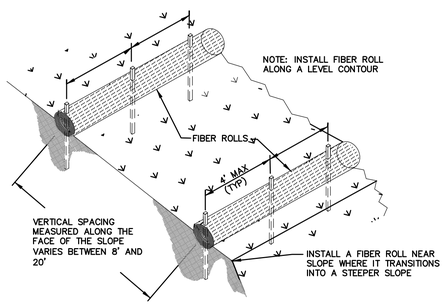
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

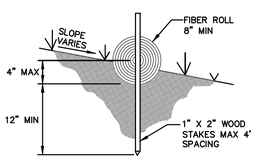
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.

EROSION CONTROL LEGEND

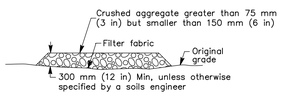
- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED STOCKPILE AREA

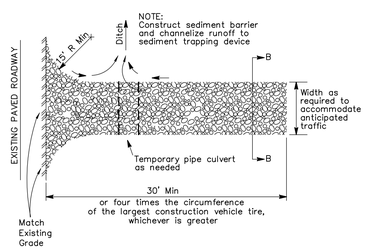


TYPICAL FIBER ROLL INSTALLATION
NTS



FIBER ROLL DETAIL IN SLOPE AREA
NTS





CONSTRUCTION ENTRANCE DETAIL
NTS

Exhibit D
Project Plans
Application No. 251501

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
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NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-54

STORMWATER POLLUTION CONTROL PLAN

project no.
23-071-1
date
NOVEMBER 2023
scale
AS SHOWN
dwg name
CIVIL1.dwg

C-4

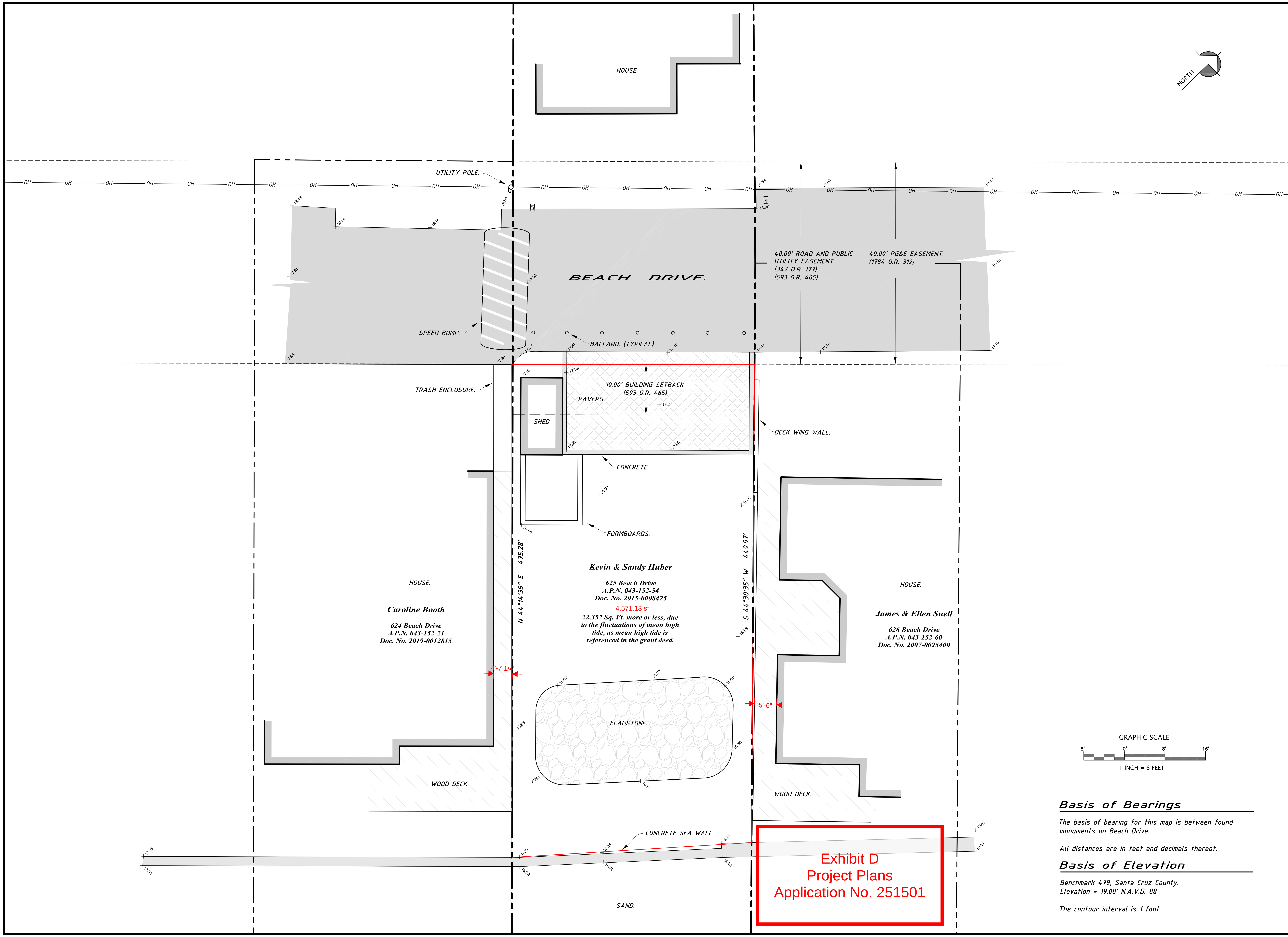


Exhibit D
Project Plans
Application No. 251501

PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA

REVISION

APPROVED Paul Hanagan
Paul Hanagan LS 7797

HANAGAN LAND SURVEYING
305-C SOQUEL AVE.,
SANTA CRUZ, CA 95062
PHONE (831) 469-3428

Topographic Map, The Lands Of:
Kevin & Sandy Huber
625 Beach Drive, Aptos, CA 95003

Santa Cruz County
A.P.N. 043-152-54

DATE 7-1-2021
DESIGN
SCALE 1" = 8'
DRAWN J. Hanagan

SHEET SU-1
OF 1 SHEETS

JOB NO. 21084

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Layout Tab Name: 24x36, Images: , Xrefs:
S:\PROJECTS\2021\21084 625 Beach Drive\Dwg\625 Beach Drive.dwg, Plotted By: Jack, Plotted: May 19, 2023 - 10:52am

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	7.63	33.59	4.24	19.06	3.39	14.53
Space Cooling	0.06	6.34	0.31	18.17	-0.25	-11.83
IAQ Ventilation	0.28	3.02	0.28	3.02	0	0
Water Heating	1.17	13.01	0.77	8.09	0.4	4.92
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**9.14**	**55.96**	**5.6**	**48.34**	**3.54**	**7.62**
Photovoltaics	-0.85	-26.4	-0.85	-26.37		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.71	7.4	0.71	7.4		
Appl. & Cooking	2.14	14.32	2.15	14.47		
Plug Loads	1.8	19.09	1.8	19.09		
Outdoor Lighting	0.18	1.76	0.18	1.76		
TOTAL COMPLIANCE	**13.12**	**72.13**	**9.59**	**64.69**		

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	39.5	45.9	34.6			
Proposed Design	28.9	39.7	31	10.6	6.2	3.6

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.48 kWdc
- PV System resized to 2.48 kWdc (a factor of 2.482) to achieve 'Standard Design PV' PV scaling

GENERAL INFORMATION

01	**Project Name**	Huber Residence			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	625 Beach Drive			
04	**City**	Aptos	05	**Standards Version**	2022
06	**Zip code**	95003	07	**Software Version**	EnergyPro 9.4
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	45
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	2
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	2517	19	**Glazing Percentage (%)**	38.38%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS

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

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft²)	07 Skylight Area (ft²)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof
R-38 Roof	Main Floor Zone	R-38 Roof No Attic	45	Front	1386	8	0.3	0.1	0.85	No
R-38 Barrel Roof	Main Floor Zone	R-38 Roof No Attic	45	Front	767	0	2	0.1	0.85	No
R-38 Barrel Roof 2	Main Floor Zone	R-38 Roof No Attic	45	Front	364	0	2	0.1	0.85	No

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window 1	Window	Front Wall	Front	45			1	18	0.3	NFRC	0.5	NFRC	Bug Screen
Window 3	Window	Front Wall	Front	45			1	20	0.3	NFRC	0.5	NFRC	Bug Screen
Window 10	Window	Front Wall	Front	45			1	16	0.3	NFRC	0.5	NFRC	Bug Screen
Window 11	Window	Front Wall	Front	45			1	11	0.3	NFRC	0.5	NFRC	Bug Screen
Door N	Window	Front Wall	Front	45			1	24	0.3	NFRC	0.5	NFRC	Bug Screen
Door P	Window	Front Wall	Front	45			1	111	0.3	NFRC	0.5	NFRC	Bug Screen
Door H	Window	Front Wall	Front	45			1	20	0.3	NFRC	0.5	NFRC	Bug Screen
Window 12	Window	Left Wall	Left	135			1	43	0.3	NFRC	0.5	NFRC	Bug Screen
Window 9	Window	Back Wall	Back	225			1	64	0.3	NFRC	0.5	NFRC	Bug Screen
Window 16	Window	Back Wall	Back	225			1	42	0.3	NFRC	0.5	NFRC	Bug Screen
Door S	Window	Back Wall	Back	225			1	26	0.3	NFRC	0.5	NFRC	Bug Screen

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Huber Residence	2517	1	2	1	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
Main Floor Zone	Conditioned	Radiant Floor1	2517	11	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)
Front Wall	Main Floor Zone	R-21 Wall	45	Front	592	220	90
Left Wall	Main Floor Zone	R-21 Wall	135	Left	747	43	90
Back Wall	Main Floor Zone	R-21 Wall	225	Back	545	375	90
Right Wall	Main Floor Zone	R-21 Wall	315	Right	504	205	90
Front Wall 2	Main Floor Zone	R-21 Wall	45	Front	592	14	90
Back Wall 2	Main Floor Zone	R-21 Wall	225	Back	645	92	90
Right Wall 2	Main Floor Zone	R-21 Wall	315	Right	504	29	90
Raised Floor	Main Floor Zone	R-19 Floor No Crawlspace	n/a	n/a	2517	n/a	n/a
Interior Surface	Main Floor Zone	R-19 Floor No Crawlspace1	n/a	n/a	269	n/a	n/a
GarageWallFront	__Garage__	Garage Ext Wall	225	Back	104	57	90
GarageWallLeft	__Garage__	Garage Ext Wall	315	Right	168	0	90
GarageWallRear	__Garage__	Garage Ext Wall	45	Front	104	0	90
GarageWallRight	__Garage__	Garage Ext Wall	135	Left	168	0	90
GarageWallRight 2	__Garage__	Garage Ext Wall	135	Left	1	0	90

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	16.73	12.87	3.86	23.07
Net EUI[2]	11.53	7.68	3.85	33.39

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01 DC System Size (kWdc)	02 Exception	03 Module Type	04 Array Type	05 Power Electronics	06 CFI	07 Azimuth (deg)	08 Tilt Input	09 Array Angle (deg)	10 Tilt: (x in 12)	11 Inverter Eff. (%)	12 Annual Solar Access (%)
2.48	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality Insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Pipe Insulation, All Lines

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50	05 CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater 1	1	n/a	None	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01 Name	02 # of Units	03 Tank Vol. (gal)	04 NEEA Heat Pump Brand	05 NEEA Heat Pump Model	06 Tank Location	07 Duct Inlet Air Source	08 Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	XE50T10H22U0 [50 gal, JA13]	TankZone	__Garage__	__Garage__

WATER HEATING - HERS VERIFICATION

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

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated
GarageSlab	__Garage__	269	68	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.04	Floor Surface: Carpeted Floor Decks: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
R-19 Floor No Crawlspace1	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.04	Floor Surface: Carpeted Floor Decks: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Door R	Window	Back Wall	Back	225			1	243	0.3	NFRC	0.5	NFRC	Bug Screen
Window 15	Window	Right Wall	Right	315			1	24	0.3	NFRC	0.5	NFRC	Bug Screen
Window 13	Window	Right Wall	Right	315			1	76	0.3	NFRC	0.5	NFRC	Bug Screen
Window 14	Window	Right Wall	Right	315			1	15	0.3	NFRC	0.5	NFRC	Bug Screen
Door L	Window	Right Wall	Right	315			1	68	0.3	NFRC	0.5	NFRC	Bug Screen
Door M	Window	Right Wall	Right	315			1	22	0.3	NFRC	0.5	NFRC	Bug Screen
Window 2,4	Window	Front Wall 2	Front	45			1	14	0.3	NFRC	0.5	NFRC	Bug Screen
Window 8	Window	Back Wall 2	Back	225			1	72	0.3	NFRC	0.5	NFRC	Bug Screen
Window 5,6	Window	Right Wall 2	Right	315			1	29	0.3	NFRC	0.5	NFRC	Bug Screen
Skylight	Skylight	R-38 Roof	Front	45			1	8	0.39	NFRC	0.29	NFRC	

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor
Door	Back Wall 2	20	0.2
GarageCarDoor1	GarageWallFront	57	0.7

Exhibit D
Project Plans
Application No. 251501

ENERGY CONSULTANT
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HUBER RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003

ENERGY COMPLIANCE CALCULATIONS

10/21/25

EN1

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Linda Butler	Documentation Author Signature: Linda Butler
Company: Intelligent House Design	Signature Date: 10/10/2025
Address: 124 Otis Street	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Santa Cruz, CA 95060	Phone: 831-345-1028

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Cove Britton	Responsible Designer Signature: Cove Britton
Company: Matson Britton Architects	Date Signed: 10/15/2025
Address: 728 N Branciforte Ave	License: C-23616
City/State/Zip: Santa Cruz, CA 95062	Phone: 831-425-0544

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name
Radiant Floor1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	n/a	n/a

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency	05 Heating Unit Brand
Heating Component 1	Boiler	1	AFUE - 96	n/a

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/ASRE	07 Includes Fault Indicator Display?	08 HERS Verification	09 Status
SFam IAQVentRpt	91	0.35	Exhaust	No	n/a / n/a	No	Yes	

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ENERGY COMPLIANCE CALCULATIONS

10/21/25

EN2

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.(s)a; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3 of the dryer location with circuit conductors rated at least 39 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.(k)2B	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.(k)2A	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.(k)2B	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.(k)k.
§ 150.(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.(k)2A.
§ 150.(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.(k)k3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 300 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.(o)1:	**Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.(o)1i. *
§ 150.(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.(o)1C.
§ 150.(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public corridors, or commercial spaces must have mechanical ventilation airflow specified in § 150.(o)1C4i.
§ 150.(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; noncidosed kitchens must have demand-controlled exhaust system meeting requirements of §150.(o)1G4ikencosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.(o)1G4ii-v. Airflow must be measured by the installer per §150.(o)1Gv, and rated for sound per §150.(o)1Gvi. *
§ 150.(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.(o)1C.
§ 150.(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HVAC and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS, an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.(p):	**Pool System and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.(n)1:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below-grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.(n)1A:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7 suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.(n)3:	**Solar Water-Heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition; Portions of supply-air and return-air ducts and plenums must be insulated to R-4.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air, Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes; mastics, sealants, and other requirements specified for duct construction.
§ 150.(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers installed in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or coated with a water-retardant and solar ultraviolet-resistant coating.
§ 150.(m)10:	**Flexible Duct Limitations.** Flexible ducts: Pressure loss rates of flex ducts must have a non-precious layer or air barrier between the inner core and outer vapor barrier.
§ 150.(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.(m)12:	**Air Filtration.** Space conditioning systems that supply conditioned air to occupiable spaces must have a filter grille that is sized for a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.(m)12. Filters must be accessible for regular service. Filter racks or grilles must be sealed to prevent air bypass around the filter. The inverted filters in systems prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04-2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)3:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b)	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a)	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.6(a) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.(a).	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage, Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and outfiltration, as specified in § 110.7, including but not limited to joining insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood-framed floor or 0.037 maximum U-factor. *
§ 150.(f).	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch, be protected from physical damage and UV light deterioration; and when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.(d)1.
§ 150.(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.(g):	**Fenestration Products.** Minimum skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 150.(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tightfitting damper or combustion-air control device.
§ 150.(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

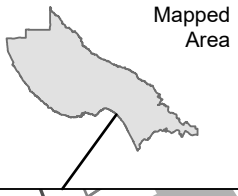
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment; water heaters; showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b)	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)9:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

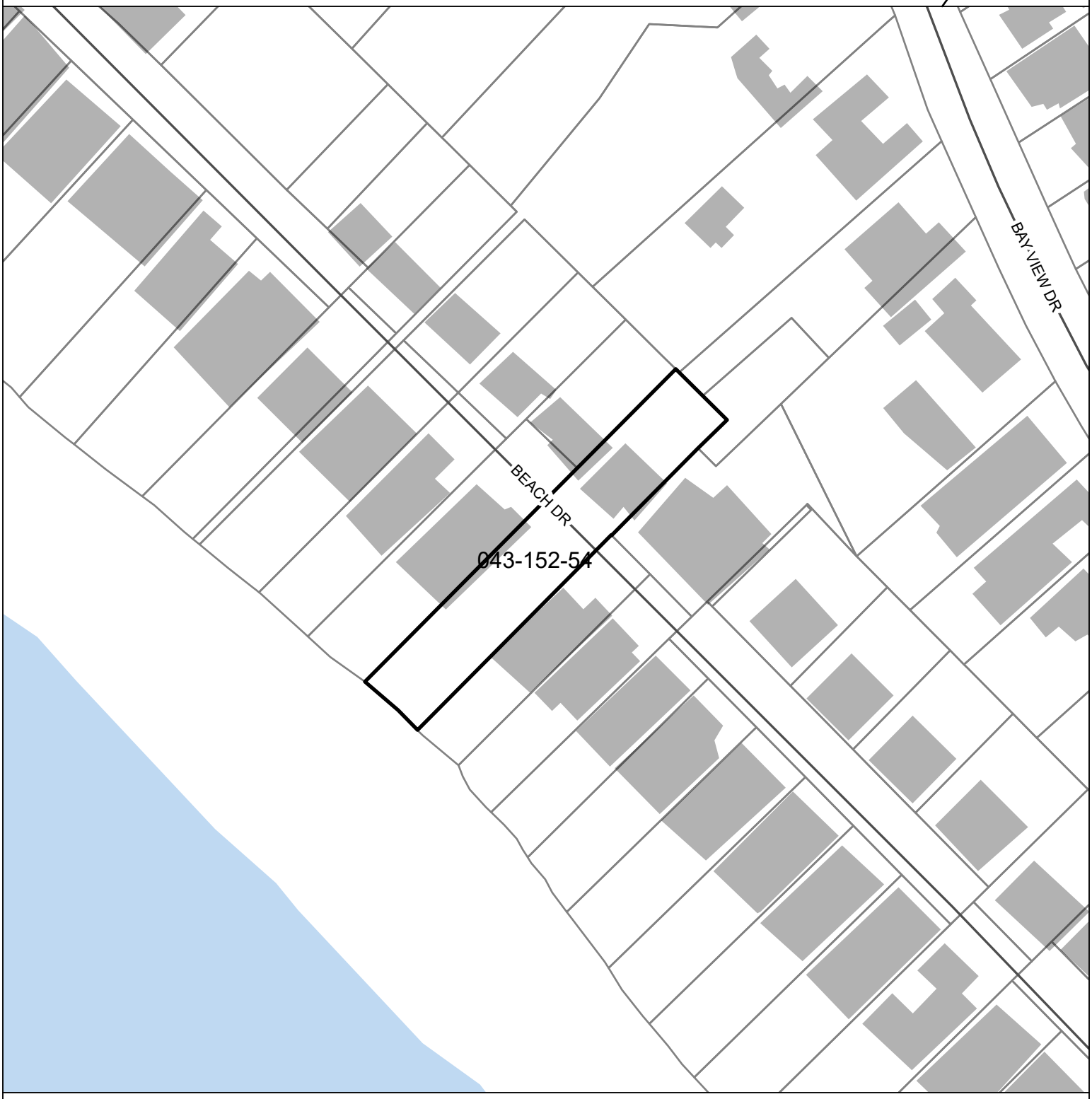
Exhibit D
Project Plans
Application No. 251501

5/6/22

Santa Cruz County Planning Department

Parcel Location Map





Parcel: 04315254

Subject Parcel

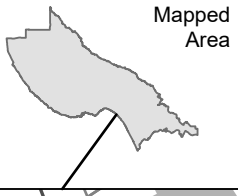
Map printed: 9 Jul. 2026

Exhibit E
Maps
Application No. 251501

0 50 100
Feet

Santa Cruz County Planning Department

Parcel General Plan Map



BAY VIEW DR

R-UL

BEACH DR

043-152-54

O-R

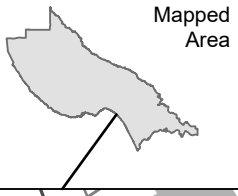
Subject Parcel

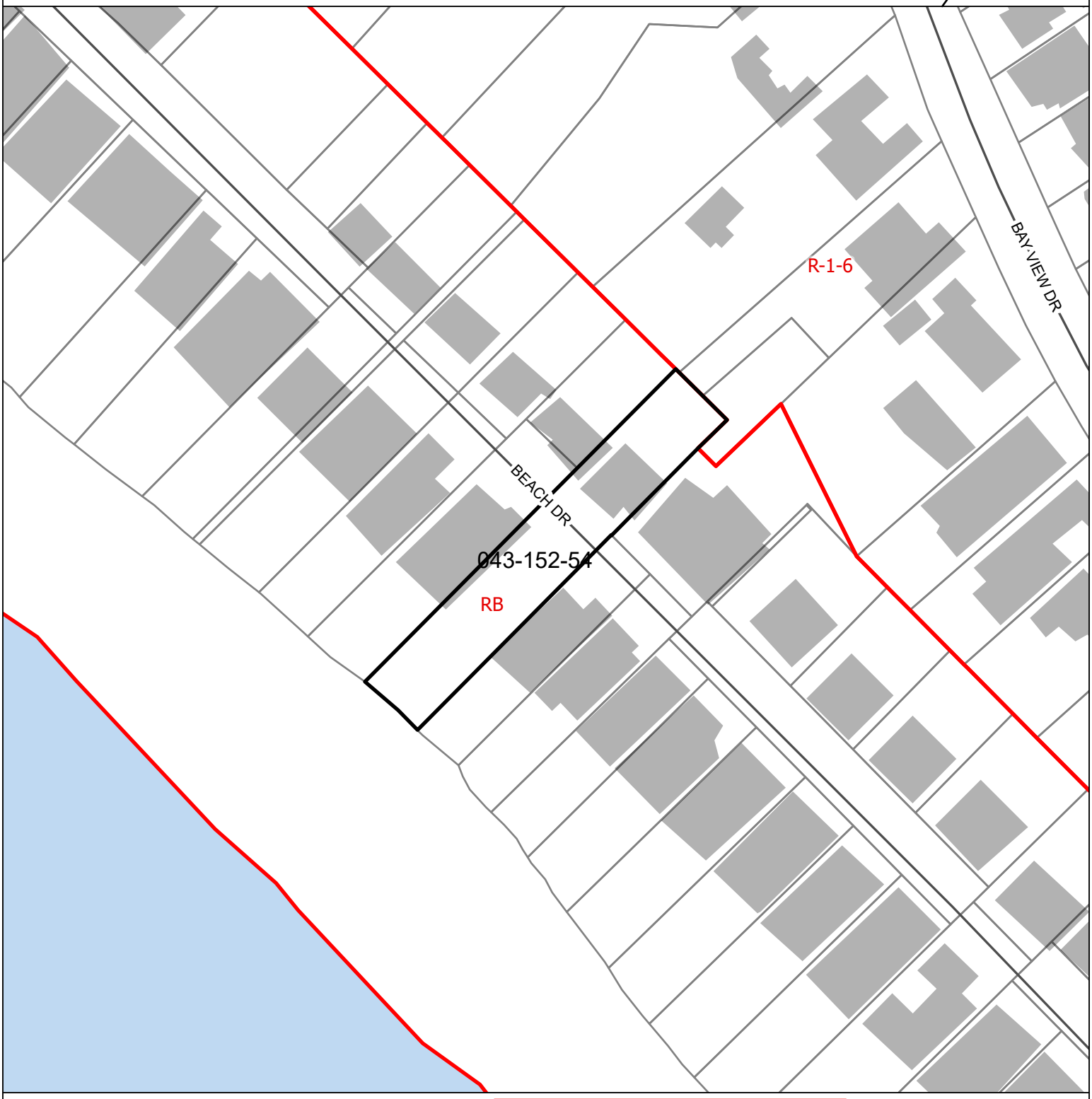
Exhibit E
Maps
Application No. 251501

0 50 100
Feet

Santa Cruz County Planning Department

Parcel Zoning Map





Subject Parcel

Exhibit E
Maps
Application No. 251501

0 50 100
Feet

Application #: 251501
APN: 043-152-54
Owner: Sandy and Kevin Huber

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	County Sanitation
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	22,357 square feet based on survey by Paul Hanagan, dated 7/1/21
Existing Land Use - Parcel:	Single-family residential, open beach
Existing Land Use - Surrounding:	Single-family residential, open beach
Project Access:	Private, via Beach Drive
Planning Area:	Aptos
Land Use Designation:	R-UL, O-R (Urban Low Density Residential, Parks, Recreation, and Open Space)
Zone District:	RB (Single-family residential, Ocean Beach Residential)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: Combined soils and geologic report review, REV251196, accepted 5/8/26

Environmental Information

Geologic Hazards:	Coastal High Hazard Area, FEMA VE Zone
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Minimal grading required
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic
Archeology:	Not mapped/no physical evidence on site

EXHIBIT F

County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
cdi.santacruzcountyca.gov

8 May 2026

Kevin and Sandy Huber
16101 N Ray Road
Lodi, CA 95242

Subject: Review of the Geologic Investigation report dated 18 October 2023 by Pacific Crest Engineering, Inc., Project No. 17130.1-SZ70-D512; and Response to geological aspects of County of Santa Cruz review dated 27 January 2026 letter dated 1 April 2026 by Zinn Geology, Inc., Job #201731-G-SC

Review of the Geotechnical Investigation report dated 26 October 2023 and Addendum I to Geotechnical Investigation Report dated 11 February 2026 by Pacific Crest Engineering, Inc., Project No. 17130.1-SZ70-D512

Project Site: 625 Beach Drive
APN: 043-152-54
Application No. REV251196 (related to 251501)

Dear Applicant(s):

The purpose of this letter is to inform you that the Planning Division has accepted the subject reports, and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports. [SCCC 16.10.070]

2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]

3. After plans are prepared that are acceptable to all reviewing agencies, please request that both your project geologist and project geotechnical engineer submit a completed Consultant Plan Review Form (PLG-300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]

4. A Declaration of Geologic Hazards shall be recorded prior to issuance of building permit(s) for the proposed project. The declaration form will be prepared and provided along with instructions for recording upon building permit submittal. [SCCC 16.10.070]

Exhibit G
REV251196 Acceptance Report
Application No. 251501

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

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website: https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx

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

Our acceptance of the report is limited to its technical content only. Compliance with other resource protection requirements set forth in Chapter 16 of the Santa Cruz County Code, as well as other planning related regulations governing zoning, fire safety, septic or sewer are subject to approval by other agencies.

Please contact Craig Stewart at (831) 454-3175/email: Craig.Stewart@santacruzcountyca.gov if we can be of any further assistance.

Sincerely,



Craig Stewart CEG 2779
County Geologist
County of Santa Cruz

Cc: Environmental Planning, Attn: Leah MacCarter
Development Review, Attn: Evan Ditmars
Zinn Geology, Inc., Attn: Erik Zinn CEG
Pacific Crest Engineering, Inc., Attn: Elizabeth Mitchell GE
Applicant: Cove Britton

Exhibit G
REV251196 Acceptance Report
Application No. 251501