Staff Report to the Zoning Administrator

Application Number: 261178 & B-265458

Applicant: Community HousingWorks
Owner: County of Santa Cruz Redeveopment Successor Agency
APN: Tentative New Adjusted APN 026-261-18, Portions of Former APNs: 026-261-13, -16, -17
Site Address: 855, 901, 905 7th Avenue, Santa Cruz

Agenda Date: November 6, 2026
Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: The Community Development and Infrastructure Department (CDI) Planning Division has received Building Permit Application No. B-265458 for a proposal to construct a four-story multifamily development on a 2.4-acre parcel, consisting of 100 units: 46 one-bedroom, 27 two-bedroom, and 27 three-bedroom units. The project includes 66 parking spaces and is intended to serve households earning between 30% and 60% of the Area Median Income.

The project is located within the Ministerial Combining (-Min) District and the Coastal Zone. The project requires a Coastal Development Permit. In conformance with the requirements set out in the -Min Combining District, the project is eligible for ministerial review in accordance with the provisions of Government Code Section 65583.2 and amendments thereto, and with Programs H-1B and H-1C of the 2023 Housing Element of the Santa Cruz County General Plan. Development applications that qualify for ministerial review pursuant to County Code Sections 13.10.494 through 13.10.497 do not constitute projects for purposes of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") in accordance with Public Resources Code Section 21080(a), (b)(1), because CEQA only applies to discretionary actions.

Location: The property is located on the west side of 7th Avenue and to the south of Brommer Street in Live Oak. The project site is comprised of former portions of three County-owned parcels (APNs 026-261-13, 026-261-16 & 026-261-17). The parcel boundaries have been adjusted, resulting in a finalized current project site totaling 2.4 acres in size (Santa Cruz County Recorded Document No. 2026-0020901) located in the Community Commercial Designated Park Site (C-2-D-Min) zone district. The adjusted parcel on which the project is proposed has been assigned the tentative new APN number 026-261-18. Primary access to the project site is proposed via a new driveway on 7th Avenue.

Permits Required: Coastal Development Permit, Building Permit

Supervisorial District: First District (District Supervisor: Manu Koenig)

Staff Recommendation: Hold a non-discretionary public hearing on conformance with the required findings to issue a Coastal Development Permit.

Purpose of the Non-Discretionary Public Hearing

The purpose of the non-discretionary public hearing is to take public comment on conformance of the Coastal Development Permit with required findings for a Coastal Permit and objective standards. Chapter 18.10 of County Code pertains only to discretionary review, and therefore the discretionary review and appeal provisions of that Chapter do not apply. Additionally, the project may not be appealed to the Coastal Commission per County Code Section 13.20.120(B), as set out in this report.

Staff recommends that the Zoning Administer open the non-discretionary public hearing in conformance with the LCP, accept public comments, and close the public hearing.

Project Description & Setting

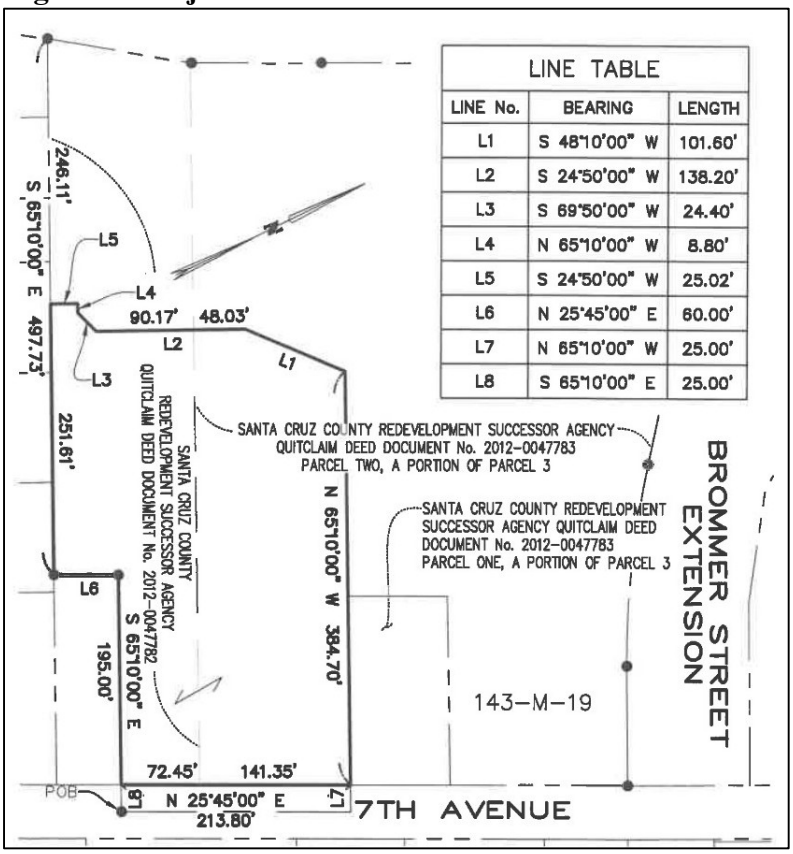
The proposed project is located on an adjusted parcel assigned the tentative new APN number 026-261-18. The parcel is one of three County Redevelopment Successor Agency (RSA)-owned parcels at the intersection of Brommer Street and 7th Avenue in Live Oak. The surrounding neighborhood along 7th Avenue and along Brommer Street to the east of the site, consists of mostly multifamily or multi-unit developments including mobile home parks, interspersed with single-family homes. There are also interspersed commercial, institutional, public facilities, and visitor accommodation uses along 7th Avenue. The majority of existing structures and homes are one and two story buildings. Immediately north of the three RSA-owned parcels, across Brommer Street, is a commercially-zoned parcel owned by the Santa Cruz Port District that is currently used as boat storage.

To the west of the project site, beyond the Santa Cruz Yacht Harbor, the land rises to the Arana Gulch Open Space Preserve. The Arana Gulch Trail, a well-used bicycle trail and pedestrian link that connects Live Oak to the City of Santa Cruz via the Upper Yacht Harbor and the Arana Gulch Open Space Preserve, runs along the northern edge of Brommer Street to the north of the project site. The westerly extension of Brommer Street, to the west of its intersection with 7th Avenue, provides vehicular access to the Upper Harbor. An additional pedestrian access to the Yacht Harbor exists approximately 600 travelled feet south of the project site at the end of Mello Lane, where there is a public staircase to access the Yacht Harbor.

The topography of the project site is roughly level. The land located on adjacent the RSA-owned parcel to the west of the project site is roughly level near the intersection of 7th Avenue and Brommer Street, then the land drops steeply along the western edge towards the Santa Cruz Yacht Harbor. In addition, along the western edge of the adjacent RSA-owned parcel, there are stands of mature trees, that consist mostly of Eucalyptus and a few native oaks. There is also a stand of mature oaks in the southeast corner of the project site, close to 7th Avenue. The remainder of the site and RSA-owned parcels is mostly open grassland with areas of low scrub and disturbed areas that have been uses for parking and storage that are located mostly in the northeast corner of the RSA-owned properties near the Brommer Street frontage.

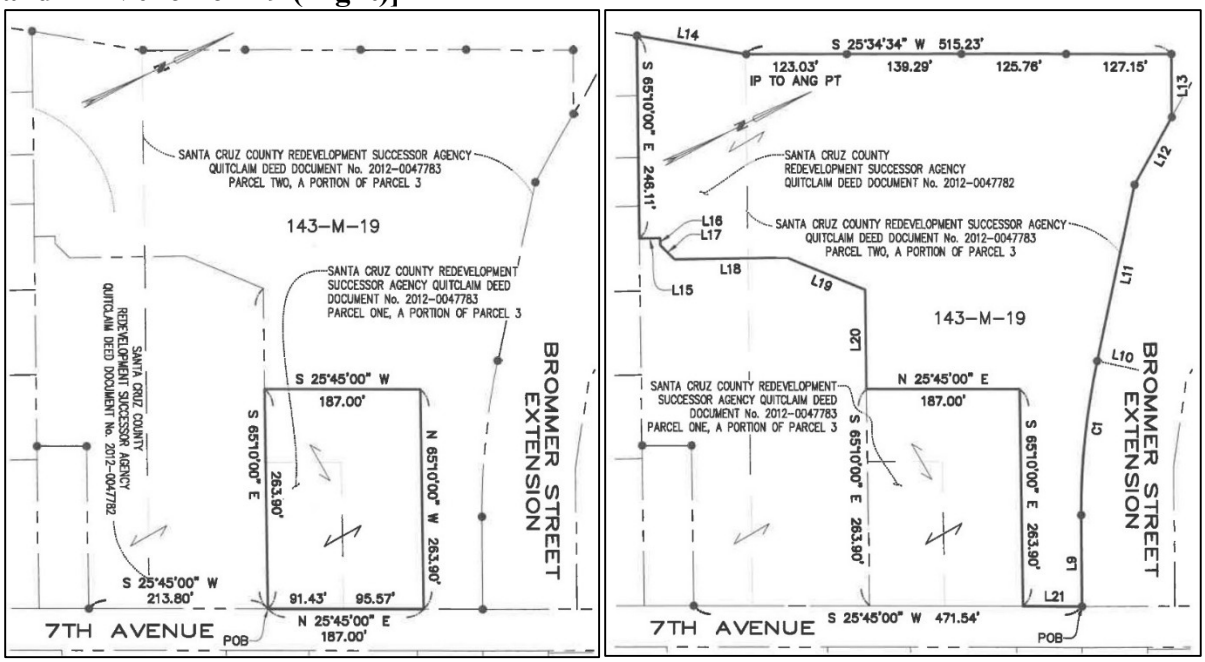
Figure 1 provided below shows the current configuration of the subject parcel on which the project is proposed, as amended per Recorded Document No. 2026-0020901. The APN number of 026-261-18 has been tentatively assigned to the subject parcel by the Assessors Office.

Figure 1: Project Site - Tentative New APN No. 026-261-18



For reference, Figure 2 below illustrates the current configuration of the remaining RSA-owned parcels as amended per Recorded Document No. 2026-0020901 and assigned tentative new APNs 026-261-19 and 026-261-20. The project scope does not include development of these parcels.

Figure 2: Reconfigured County-Owned Parcels Outside Project Site [APN 026-261-20 (Left) and APN 026-261-19 (Right)]



Project Background

The rezoning of former APNs 026-261-16 and 026-261-13 to apply the Ministerial Combining District (-Min) has been certified by the California Coastal Commission (CCC) and is now effective. The -Min overlay allows qualifying multifamily housing projects with at least 20 percent lower-income units to proceed ministerially, meaning the use is allowed "by-right" and County review may not require any discretionary approval.

On April 29, 2025, the Board approved Batch B of the Housing Element Rezone Program and directed staff to submit the proposed rezones in the Coastal Zone to the CCC for certification. Batch B of the Housing Element Rezone Program amended the General Plan Land Use Designation Map for 38 parcels and amend the Zoning Map for 43 parcels consistent with the 2023 Housing Element. The Board approved the following documents:

- Resolution 65-2025, amending the General Plan Land Use Designation Maps of 38 parcels; and
- Ordinance 5482, amending the Zoning Maps of 43 parcels.

The package of proposed coastal rezones was submitted to the CCC on September 5, 2025. At its public hearing on May 14, 2026, the CCC certified the zoning changes, which are considered Local Coastal Program (LCP) amendments, subject to suggested modifications to be consistent with the County's LCP and effectively implement the California Coastal Act. County staff worked closely with CCC staff in the development of the proposed modifications.

Because of its status as a Coastal Priority Site, the CCC's modifications focused on parcels APN 026-261-13 (855 7th Avenue) and APN 026-261-16 (901 7th Avenue), two parcels that are part of the "7th and Brommer" site owned by the RSA and managed by the County.

The RSA currently has an exclusive negotiating agreement with Community HousingWorks to develop affordable housing on the eastern portion of the site along 7th Avenue. The proposed development would be phased, with Phase I (100-unit, 100 percent affordable housing development) receiving approximately $46 million in California Department of Housing and Community Development (HCD) Disaster Recovery Community Block Grant funds.

The CCC's proposed modification was intended to limit the -Min Combining District only to the portion of the site devoted to housing and associated improvements, leaving the rest available for development of visitor-serving and community open space uses, as well as the protection of coastal resources. A summary of the CCC's suggested modifications is provided below, and added to the County's General Plan/LCP in Appendix G where the site is specified as a Coastal Priority Site:

> *Any housing development pursued on the 7th and Brommer Site is subject to the following:*
>
> - *(A) Clustering. All housing development shall be confined to the smallest feasible building footprint (and in no case larger than 3.5 contiguous acres including required open space, parking, paths, etc.), where that footprint shall be clustered along 7th Avenue and the residences along Stagg Lane, and away from the Harbor and any sensitive coastal resources at the site, to the maximum extent feasible.*

- *(B) Rezoning Trigger. All areas of the 7th and Brommer Site that (1) include the Ministerial Combining District zoning overlay, and (2) do not include above ground site improvements related to housing development, shall revert back to C-2-D zoning (without the Ministerial Combining District zoning overlay) upon coastal development permit approval for the housing development within the area described in subsection (A) above. Such rezoning shall be self-executing and shall not require a Local Coastal Program amendment.*

The language has been added to the General Plan "Special Development Standards" for the 7th Avenue and Brommer Street Coastal Priority Site in Appendix G of the General Plan.

At their May 14, 2026 meeting, the CCC certified with modifications the rezone of seven Coastal Zone parcels in Batch B of the Housing Element Rezone Program, which the Board of Supervisors (Board) approved on April 29, 2025. The Board accepted the modifications set out above at its June 9, 2026 public hearing. The CCC then certified the rezones at its October 9, 2026 hearing.

Ministerial Combining District

The project is proposed on a site located within the Ministerial (-Min) Combining District. The -Min Combining District is established to denote those properties upon which certain qualifying multifamily housing developments are eligible for ministerial review (also known as by-right development) in accordance with the provisions of Government Code Section 65583.2 and amendments thereto, and with Programs H-1B and H-1C of the 2023 Housing Element of the Santa Cruz County General Plan. Development applications that qualify for ministerial review pursuant to County Code Sections 13.10.494-13.10.497 are exempt from CEQA review pursuant to the ministerial exemption in the Public Resources Code Section 21080(b)(1).

Per County Code Section 13.10.494(B), "use by right" or "ministerial review" means that County review of a proposed for-sale or rental multifamily residential development located within the -Min Combining District may not require a conditional use permit, planned unit development permit, or other discretionary County review or approval that would constitute a "project" for purposes of CEQA.

The "use by right" or "ministerial review" process established by this section does not exempt a qualifying housing project from design review pursuant to Chapter 13.11 SCCC. However, that design review shall not constitute a "project" for purposes of CEQA. Use by right for all rental multifamily residential housing shall be provided in accordance with Government Code Section 65589.5(f).

Pursuant to Government Code Section 65589.5(f) and County Code Section 13.10.496(B)(4)(a) the project shall comply with all objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the base zoning district where the project is located. These development standards, conditions, and policies shall be applied by the County in such a manner as to facilitate and accommodate the qualifying housing development at the density permitted on the site and proposed by the developer in order to meet the County's lower-income Regional Housing Needs Allocation (RHNA) for the 6th cycle. Notwithstanding the foregoing, if a Density Bonus application is filed for the qualifying housing development, any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply

with objective standards. The proposed project has elected for the application of density bonus concessions and waivers under State Density Bonus Law.

The proposed housing project is located in the -Min Combining District and it qualifies for ministerial review in that it meets the following criteria, consistent with State Housing Element law:

1. At least 20 percent of the total units (in this case, 100 percent of the total units) in the housing development, inclusive of any density bonus units, are provided as deed-restricted units affordable for rent or purchase by lower-income households, as defined in Section 50079.5 of the California Health and Safety Code. The applicant shall record a restrictive covenant in a form provided by the County that ensures the continued affordability of all lower-income units for the life of the unit, unless a shorter affordability term is required by low-income housing tax credit regulations or other applicable law. This affordability requirement has been met, and the applicant will be required to record an Affordable Housing Regulatory Agreement against the property.

2. The housing units restricted for lower-income households will be made available at a monthly housing cost that does not exceed 30 percent of monthly income for low-income households, defined for this purpose as households earning 60 percent of area median income (AMI), with adjustments for household size made in accordance with the adjustment factors on which the lower-income eligibility limits are based. For lower-income rental units, that monthly housing cost includes monthly rent and utilities charged to the tenant. This requirement has been met by the affordability level proposed by the project.

3. The project is subject to the affordable housing requirements of Chapter 17.10 SCCC, thus it must meet the applicable requirements of that chapter as well as those of County Code Sections 13.10.494-13.10.497. Any lower-income units required pursuant to County Code Sections 13.10.494-13.10.497 may be counted toward the inclusionary requirements of Chapter 17.10 SCCC, provided they also meet all standards of that chapter applicable to affordable housing units in new developments. This requirement will be met.

4. The applicant applies for a density bonus pursuant to Chapter 17.12 SCCC and State density bonus law; thus, it must comply with all applicable provisions of Chapter 17.12 SCCC and State law in addition to those of this section, including but not limited to replacement housing requirements, as applicable.

5. The project meets the minimum density requirement of at least 20 units per acre on the project site. The project, as proposed, includes about 40 units per acre.

6. The project is required to meet all objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the base zoning district where the project is located. These development standards, conditions, and policies shall be applied by the County in such a manner as to facilitate and accommodate the qualifying housing development at the density permitted on the site and proposed by the developer in order to meet the County's lower-income Regional Housing Needs Allocation (RHNA) for the 6th

cycle. Notwithstanding the foregoing, a density bonus application has been filed for the qualifying housing development, and any concessions or waivers of development standards for which the project qualifies is not considered a failure to comply with objective standards. An objective standards analysis is attached to this staff report as Exhibit G and H. Additionally, all applicable objective standards will be applied as part of the review of the Building Permit Application (B-265458) and will be applied prior to Building Permit issuance in conformance with the ministerial processing procedures set out for qualifying projects located in the Ministerial Combining District.

7. All applicable development impact fees and other exactions otherwise authorized by law and County Code that are essential to provide necessary public services and facilities to the proposed housing development project apply. The project must comply with the payment of fees as required by County Code.

8. Any design review process required for similarly sized multifamily residential projects in the base zoning district is required. However, any such design review process that may be required shall be exempt from CEQA as provided in County Code Section 13.10.494(A). The Applicant has submitted a Development Review Group (DRG) Application (261178). The CDI Department held two DRG meetings with the Applicant and issued two DRG review letters to the Applicant prior to the Applicant filing Building Permit Application No. B-265458. The project is required to meet all objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the base zoning district where the project is located.

Pursuant to County Code Section 13.10.496(B)(5), a housing development project proposed in the -Min Combining District shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant, or in conformity with it.

"-Min" Combining District Permit Processing Procedures Inside the Coastal Zone

Pursuant to County Code Section 13.10.497, Applicants for a ministerial residential project located in the -Min Combining District shall submit a Development Review Group (DRG) Application prior to filing a building permit application and/or any other ministerial permits required for the project (grading permits, encroachment permits, etc.). The Applicant has submitted a Development Review Group (DRG) Application (261178). CDI held two DRG meetings with the Applicant and issued two DRG review letters to the Applicant prior to the Applicant filing Building Permit Application No. B-265458.

Chapter 18.10 of County Code pertains only to discretionary review, and therefore the discretionary review and appeal provisions of that Chapter do not apply. This is in conformance with Government Code Section 65583.2(h), which requires -Min sites to be zoned to permit owner-occupied and rental multifamily residential use by right for developments with at least 20 percent lower-income units. The use, the minimum density of 20 units per acre, and the affordability level are therefore fixed by the Housing Element and zoning. Government Code Section 65583.2(i) forbids a conditional use permit, planned unit development permit, or other discretionary review

of that use that would be considered a project under CEQA.

Per County Code Section 13.10.497(A)(3), within five working days of submittal for a building permit and assignment of a building permit application number, the applicant shall send via U.S. mail a notice of application to all property owners and residents within 300 feet of the property boundary. A notice meeting all requirements of County Code Section 13.10.497(A)(3), was mailed to all property owners and residents within 300 ft (an expanded 500 ft radius was used) informing neighbors of the project within five days (postmarked October 6, 2026) of the assignment of Building Permit Application No. B-265458.

Projects (such as this one) funded with federal funds are subject to applicable Federal environmental review pursuant to the National Environmental Policy Act (NEPA), and the NEPA document is in process accordingly by HCD.

County Code Section 13.10.497(B) identifies procedures for ministerial processing of qualifying projects inside the Coastal Zone. Projects located within the -Min Combining District and in the Coastal Zone shall require a coastal development permit pursuant to SCCC Section 13.20.100, the approval of which is subject to the required findings found in SCCC Section 13.20.110; thus, the County will issue a Coastal Development Permit and this staff report provides the necessary analysis and carries out the processing requirements for issuance the Coastal Development Permit for the proposed project.

The -Min Combining District and Government Code Section 65583.2(h) and (i) prohibit any discretionary review. Therefore, the Zoning Administrator Hearing for the Coastal Permit must be non-discretionary in scope.

The purpose of the nondiscretionary hearing is to examine whether the project meets the objective LCP standards and supports the SCCC 13.20.110 findings. SCCC 13.10.496(B)(4)(a) requires those standards to be applied "to facilitate and accommodate" the project at the density proposed. SCCC 13.10.496(B)(5) deems a project consistent if substantial evidence would let a reasonable person find it so. HCD has advised other jurisdictions that a public hearing on a coastal development permit for a project subject to ministerial processing should be limited to compliance with objective standards in the LCP. (Exhibit L – HCD Letter of Technical Assistance to City of Newport Beach).

In this case, the project may not be appealed to the Coastal Commission per County Code Section 13.20.120(B), as set out below:

1) Approval of a coastal development permit for development that is located between the sea and the first through public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.

   The proposed development is not located between the sea and the first through public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach.

2) Approval of a coastal development permit for development that is not included in subsection (B)(1) of this section, but that is located on tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

   The development is not located on tidelands, submerged lands, public trust lands (these are lands held by the State in trust), or within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

3) Approval of a coastal development permit for development that is not designated as a Coastal Zone principal permitted use (CZP) in the zone district that applies to the development site. CZPs are listed for each zone district in SCCC § 13.20.121.

   Per County Code Section 13.20.120(B)(4), "this section shall not apply to a multifamily housing project that consists exclusively of residential uses and includes four or more units." The proposed project consists of exclusively residential uses and includes 100 units.

4) Approval of a coastal development permit for development that is not included in subsection (B)(1) or (B)(2) of this section but is located in a sensitive coastal resource area as defined in SCCC § 13.20.040.

   Subsections (B)(3) and (B)(4) of this section shall not apply to a multifamily housing project that consists exclusively of residential uses and includes four or more units.

   Per County Code Section 13.20.120(B)(4), "this section shall not apply to a multifamily housing project that consists exclusively of residential uses and includes four or more units." The proposed project consists of exclusively residential uses and includes 100 units.

Zoning & General Plan Consistency

The subject property is a 108,303 square foot (2.4-acre) lot, located in the C-2-D-Min (Community Commercial - Designated Park Site - Ministerial Combining District) zone district, a designation which allows mixed-use residential uses by-right. The proposed multifamily residential structure qualifies as a by-right residential use within the zone district, and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

A summary of the required and proposed site and development standards relevant to the project are summarized in the table below:

Table 1: Site Development Standards for C-2-D-Min (Table 13.10.333-1)

DEVELOPMENT STANDARDS	C-2-D-Min & (Special Standards)	Proposed
BUILDING MASSING		
Parcel Frontage (for new parcels)	50 ft	213.8 ft
Maximum building height	40 ft	**About 54 ft, 8 in**

DEVELOPMENT STANDARDS	C-2-D-Min & (Special Standards)	Proposed
		(Waiver)
Maximum stories	3 stories	**4 stories (Waiver)**
Maximum Lot Coverage	N/A	N/A
Maximum FAR	1.5	1.08
BUILDING SETBACK DISTANCE FROM PROPERTY LINE1,3,4		
Front yard setback	10 ft	About 21 ft, 4 ¼ in
Side yard setbacks (Abutting RF District = 10 ft)	5 ft (and 10 ft abutting a RF District)	About 71 ft, 4 1/4 in (North) 25 ft (South)
Third story setback	Minimum of 50% of exterior walls of the third story set back at least 20 feet from property setback lines (10 ft from 10 ft setback abutting RF District = 20 ft)	25 ft
Rear yard setback (Abutting RF District = 10 ft)	10 ft	About 59 ft, 2 ½ in

Affordable Housing Density Bonus

Affordable Housing and Density Calculations

The project is subject to County Code Section 13.10.494 to 13.10.497 (Ministerial Combining District) which requires at least 20 percent of the residential units to be affordable to lower income households. The project meets this requirement in that 100 percent of the units, except for the managers unit, are affordable to lower income households, with units proposed at a range of affordability levels from Extremely Low Income (ELI) to Low Income (up to 60 percent of Area Median Income, or AMI).

The project invokes State Density Bonus Law (SDBL). Pursuant to SDBL and County Code, the allowable density is based upon the highest density allowed under the General Plan or Zoning in effect and is applied to the gross site area. All density calculations resulting in fractional units must be rounded up to the nearest whole unit. Under SDBL, the base density for the C-2-D-Min zone district is 45 units per acre. This results in a base density of 108 units (2.4 acres X 45 units per acre = 108). As a 100-percent affordable housing project, the project qualifies for an 80-percent density bonus, or 87 bonus units (108 base units X 80%= 86.4, rounds up to 87 bonus units). Therefore,

the maximum density the Applicant could elect for at the project site would be 195 units (108 base units + 87 bonus units = 195 units). The current proposal for 100 residential units is within (and well-below) the maximum permitted density under State Law.

As proposed, the project will provide 100 affordable residential units, which also satisfies the Measure J affordable housing requirements of SCCC 17.10.030(D). The affordable units will be regulated in perpetuity and restricted to income limits and related terms of an Affordable Housing Regulatory Agreement to be recorded against the property.

SDBL allows applicants to request specific incentives or concessions. As proposed, the project qualifies for a total of five concessions or incentives.

SDBL also allows applicants to request waivers of any development standards that have the effect of physically precluding the construction of an eligible housing development at the density proposed. There is no limit to the number of waivers that may be requested. The project is proposing to utilize three concessions and two waivers.

Requested Concessions

1. **Parking.** The Applicant has applied a concession to reduce the number of required parking spaces to a total of 66 parking spaces. Under SDBL, the County may not require parking ratios exceeding one space per zero to one bedroom unit, one and one-half spaces per two to three bedroom unit, and two and one-half spaces per unit with four or more bedrooms (Gov Code Section 65915(p)). For this project, that equates to a maximum of 127 parking spaces. SDBL also allows applicants to request additional parking concessions (Gov. Code Section 65915(p)(5)). The applicant has elected for this concession to reduce parking, and thus, the project proposes a total of 66 parking spaces.

2. **Commercial Floor Area.** Per County Code Section 13.10.332, multifamily residential use is permitted in the C-2 zone district up to a maximum of 80 percent of the building floor area. The applicant has elected for a concession to exceed the 80 percent residential use floor area and instead provides a residential use for 100 percent of the building floor area and no commercial floor area.

3. **Ground Floor Active Commercial Use.** Per County Code Section 13.10.334(C), for parcels located in the C-1 and C-2 Zone Districts, at least 50 percent of first floor building frontage along main streets, active connector streets, or multimodal corridors (as mapped in the Santa Cruz County General Plan) shall be active commercial uses (businesses open to the general public). The project site is located in the C-2-D-Min zone district and along a designated "Active Connector Street" per General Plan Figure 3-1. The project does not provide any commercial uses, thus no active commercial uses are provided at the ground floor building frontage. A concession is applied to not provide any commercial uses on the ground floor frontage of the building.

Requested Waivers

1. **Building Height.** Pursuant to County Code Table 13.10.333-1, the maximum building height in the C-2-D-Min zone district is 40 feet. The proposed project includes an overall

building height of about 54 feet 8 inches. The Applicant has requested a waiver to allow for the building height as proposed.

2. **Building Stories.** Pursuant to County Code Table 13.10.333-1, the maximum number of stories is three stories in the C-2-D-Min zone district. The Applicant has requested a waiver to allow for the building as proposed containing four stories.

Park Site Review

Although the project site is located in the Designated Park Site Combining District, Park Site Review has been waived by the Santa Cruz County Parks Department. Upon review of the project, the County Parks Department determined that they would not be interested in acquiring the parcel for future park or open space purposes, as provided per Exhibit K.

General Plan Consistency

The italicized analysis below explains how the project complies with select policies of the Santa Cruz County General Plan. The policies containing the (LCP) labelling indicate General Plan policies that are implementing policies of the LLCP.

- BE-3.2.1 (LCP) Residential Uses in Commercial Designations
    - *General Plan/LCP Policy BE-3.2.1 limits residential uses in the C-N, C-C, and C-O designations to a maximum of 80 percent of total building square footage unless a higher percentage is authorized through State Density Bonus Law. The project exceeds the 80 percent residential square-footage standard. The applicant has applied a SDBL concession to allow for the proposed residential use pursuant to Government Code Section 65915. Any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards.*

- BE-4.2.1 (LCP) Climate Action Strategy (CAS).
    - *The project reduces vehicle miles traveled (VMT) by siting a high density development near a transit corridor, located about 260 feet from the project site. The transit corridor extends eastward along Brommer Street and northward along 7th Avenue.*

- BE-5.1.4 (LCP) Designation and Development of Priority Sites.
    - *The project facilitates the development of a site designated for coastal priority uses as indicated, and in conformance with, in Appendix G. See further Appendix G analysis provided in this report below. Additionally, pursuant to the Senate Bill (SB) 743 Implementation Guidelines for the County of Santa Cruz, 100% affordable housing projects can be presumed to cause a less-than-significant transportation impact.*

- BE-5.1.5 (LCP) Coastal Special Communities.
    - *The project site is not located within a designated Coastal Special Community or a mapped Scenic area.*

- BE-5.1.6 (LCP) Avoid Impacts to Environmentally Sensitive Coastal Habitats
    - *The project site is not located within a mapped Sensitive Habitat or mapped Special Forest per County GIS. A Biotic Report Review is in process (REV261090). The project retains nine oak trees within the property and plants 41 new trees, including 12 coast live oak trees. The project shall comply with the recommendations of an accepted biotic report and all applicable objective standards.*

- BE-5.1.7 (LCP) Development and Coastal Access.
    - *The proposed new development protects the public's right to coastal access and does not impact existing protected access points as identified in the General Plan.*

- BE-5.1.8 (LCP) Low and Moderate-Income Housing in the Coastal Zone.
    - *This General Plan policy encourages the provision of housing for low and moderate-income households in the Coastal Zone. The project complies with this policy by providing 100 affordable housing units within the Coastal Zone.*

- BE-5.1d (LCP) Coastal Priority Land Use Sites
    - *As part of the surplusing process for this parcel and the two remaining parcels totaling 8.3 acres, master planning for the site was completed, coordinating access, open space, utility needs, and the protection of vegetation between the proposers for the entirety of the site.*

- AM-4.1.4 (LCP) Maintaining and Enhancing Public Right-of-way Access
    - *The project does not impede any designated public right-of-way access points as shown in Figure 3-8 of the General Plan.*

- AM-6.2.1 Level of Service Criteria.
    - *The project is required to provide feasible level of service mitigation in the form of road improvements, a fair share contribution to a road improvement program, or other in-lieu mitigation for the transportation system based on an accepted traffic study. See Condition of Approval II.H.*

- AM-6.3.5 (LCP) Coastal Access Parking.
    - *The project does not implement any restrictions on public parking along public streets that impede or restrict public access to beaches, trails or parklands.*

- ARC-3.1.9 (LCP) Biotic Assessments
    - *The project site is not located within a mapped Sensitive Habitat or mapped Special Forest per County GIS. A Biotic Report Review is in process (REV261090). The project retains nine oak trees within the property and plants 41 new trees, including 12 coast live oak trees. The project shall comply with the recommendations of an accepted biotic report.*

- ARC-3.2.1 (LCP) Habitat Restoration with Development Approval
    - *The project shall comply with the recommendations of an accepted biotic report, including any required restoration.*

- ARC-3.3.2 (LCP) Riparian Corridor and Wetland Protection Ordinance
    - *A Biotic Report Review is in process (REV261090). The submitted biotic report (Ecosystems West, dated July 3, 2024) concluded that no wetlands exist on the project site. A riparian area, consisting of a drainage channel located at and below the western edge of adjacent parcel (tentative APN No. 026-261-19), is located more than 200 feet away from the project site, thus the project would not be subject to a riparian setback requirement, which would only apply to project located within 50 feet of a riparian corridor.*

- ARC-5.1.11 (LCP) Designation of Coastal Special Scenic Areas and Special Communities.
    - *The project site is not located within a mapped Scenic area or within and Special Community and is outside the Harbor Area Special Community boundaries.*

- ARC-5.2.3 (LCP) Development Visible from Urban Scenic Roads
    - *Per County GIS mapping, the project site is not visible from a designated scenic road.*

- ARC-8.1.4 (LCP) Archaeological Evaluations
    - *The project site is partially located in a mapped archeologic resource area which extends along the western portion of the County RSA properties. Submittal of an Archeological Report is required.*

- PPF-4.1.2 (LCP) Written Commitments Confirming Water Service Required for Permits
    - *The City of Santa Cruz Water Department has issued a will-serve letter (dated 8/28/26) for the proposed development.*

- PPF-4.2.1 Sewer Service, within the Urban Services Line.
    - *The Santa Cruz County Sanitation District has issued a will-serve letter (dated 6/26/26) for the proposed development.*

- PPF-4.4.1 (LCP) New Development and Redevelopment
    - *The project is required to maintain runoff levels at predevelopment rates for a minimum design storm as determined by County Design Criteria by providing both on and off-site improvements.*

- PPF-4.6.1 (LCP) Undergrounding Lines
    - *New power line distribution systems and service extensions for the project shall be placed underground.*

Per the County's General Plan/LCP, Appendix G, the site is specified as a Coastal Priority Site. Conformance with Coastal Priority Site requirements is detailed below:

<u>Appendix G</u>

Any housing development pursued on the 7th and Brommer Site is subject to the following:

- (A) Clustering. All housing development shall be confined to the smallest feasible building footprint (and in no case larger than 3.5 contiguous acres including required open space,

parking, paths, etc.), where that footprint shall be clustered along 7th Avenue and the residences along Stagg Lane, and away from the Harbor and any sensitive coastal resources at the site, to the maximum extent feasible.

- *The project is proposed on a site (tentative new APN number 026-261-18) measuring 2.4 acres in size. The second, future phase of housing development, for which no application for development has been filed to date, could be located on the adjacent parcel (tentative new APN No. 026-261-20) to the north of the project site. The adjacent parcel measures 1.1 acres in size. In total, the two parcels identified for housing development contain a total of 3.5 contiguous acres (2.4 acres + 1.1 acres = 3.5 acres) in conformance with the allowed footprint as specified in Appendix G. Secondly, the two parcels are clustered along 7th Avenue and the nearby residences along Stagg Lane, and at the portion of the site furthest away from the Harbor as specified in Appendix G. Thus, the project meets the clustering requirements as identified in Appendix G for the Coastal Priority Site.*

- (B) Rezoning Trigger. All areas of the 7th and Brommer Site that (1) include the Ministerial Combining District zoning overlay, and (2) do not include above ground site improvements related to housing development, shall revert back to C-2-D zoning (without the Ministerial Combining District zoning overlay) upon coastal development permit approval for the housing development within the area described in subsection (A) above. Such rezoning shall be self-executing and shall not require a Local Coastal Program amendment.
  - *The rezoning trigger is self-executing. The project complies.*

Design Review

The proposed multifamily residential structure complies with the objective standards contained in the County Design Review Ordinance. An analysis of the project's conformance with the objective standards contained in the Santa Cruz County Design Guidelines are provided in the attached Exhibit H, and an analysis of the project's conformance with the objective design standards contained in County Code are contained in the attached Exhibit G.

The proposed building is a four-story, contemporary multifamily residential structure that uses varied fiber-cement and board and batten siding types, rhythmic window patterns, and articulated elevations to create a visually engaging form. The architecture emphasizes material diversity, human-scaled detailing, and integrated landscaping throughout the project site to produce a cohesive affordable housing environment.

Local Coastal Program Consistency

The proposed multifamily residential structure is consistent with the County's certified Local Coastal Program (LCP). The project has been sited and designed in accordance with the applicable requirements of the General Plan/LCP, including in Appendix G, and implements the directives identified for this Coastal Priority Site. As a ministerial affordable housing development, the project also complies with the standards of the -Min Combining District. The project site is not located between the shoreline and the first public road, and the proposed development does not conflict with any existing coastal public accessways as identified in the County's LCP. Therefore, the project will not interfere with public access to the beach, ocean, or any other nearby body of water.

Public Outreach/Public Comment

The Applicant conducted public outreach for the project, including a public neighborhood meeting held via Zoom on July 21, 2026, and held an informational booth at the Live Oak Farmers Market on August 30, 2026. Public comments submitted to the County also included concerns about the size and height of the building, incompatibility of the project with the surrounding neighborhood, traffic and parking impacts, safety concerns, among other concerns. Written correspondence is attached in Exhibit M.

Environmental Review

Pursuant to County Code Section 13.10.494(A)-(B) and Government Code Section 65583.2(i) do not allow a conditional use permit, planned unit development permit, or other discretionary review that would be a CEQA project for this application. Ministerial review of this application does not constitute a "project" for purposes of CEQA. (Public Resource Code Section 21080(b)(1).)

Conclusion

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

Staff Recommendation for the Public Hearing

Staff recommends that the Zoning Administer open the non-discretionary public hearing in conformance with the LCP, accept public comments, and close the public hearing. (Public comments accepted before, during, and after the public hearing will be considered in the final decision on the Coastal Development Permit and Building Permit for the proposed project.)

Staff Recommendation on the Project

1. **MINISTERIAL APPROVAL** of Applications Numbers **261178 and B-265458,** 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 CDI-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. Objective Standards County Code Analysis
H. Objective Standards Design Guidelines Analysis
I. City of Santa Cruz Water Department Will-Serve letter
J. Santa Cruz County Sanitation District Will-Serve letter
K. County Parks Department – Waiver of Park Site Review
L. HCD Letter of Technical Assistance – City of Newport Beach
M. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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

Application Number: 261178 / B-265458
Assessor Parcel Number: Tentative New Adjusted APN 026-261-18, 026-261-13, -16, -17
Project Location: 855, 901, 905 7th Avenue

Project Description: Proposal to construct a 100-unit affordable multifamily housing project in the -Min Combining District

Person or Agency Proposing Project: Community HousingWorks

Contact Phone Number: 619-795-0213

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. __X__ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.

D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. ____ **Categorical Exemption**

F. Reasons why the project is exempt:

The project is a qualifying affordable multifamily housing project in the -Min Combining District, and is subject only to ministerial review. Ministerial review does not constitute a "project" for purposes of CEQA. (Public Resources Code Section 21080(b)(1).

In addition, none of the conditions described in Title 14, California Code of Regulations, Section 15300.2 apply to this project.

_____ Date:_____
Jonathan DiSalvo, 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(B) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned C-2-D-Min (Community Commercial Designated Park Site Ministerial Combining District), a designation which allows mixed-use residential uses by-right. The proposed multifamily residential structure qualifies as a by-right residential use within the zone district, and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

Per County Code Section 13.10.332, multifamily residential use is permitted in the C-2 zone district up to a maximum of 80 percent of the building floor area. The Applicant has elected for a concession to exceed the 80 percent residential use floor area and instead provides a residential use for 100 percent of the total building floor area. Per County Code Section 13.10.496(B), the project is a Density Bonus application, thus any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards.

(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 though a 10-foot-wide sanitary easement transects a portion of the project site, the proposed development has been designed in consultation with Santa Cruz County Sanitation District staff to avoid constructing any structures on the easement itself and would thus preserve existing utilities and easements on the site. The project is also subject to the development restrictions contained within the General Plan Appendix G and has been designed in conformance with those requirements.

(C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the C-2-D-Min zone district where the project is located. Per County Code Section 13.10.496(B), the project is a Density Bonus application, thus any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards. All applicable objective standards will be applied prior to issuance of the Building Permit for the project and an objective standards analysis is included as Exhibit G and H. The project includes Density Bonus waivers to exceed the maximum allowable height and stories applicable to the base district, thus the project’s proposed height and stories, is not a failure to comply with objective standards.

The project site is not located within a mapped scenic area. The building integrates pitched roof design elements and a materials palette that is complementary to traditional building materials that can be found in the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; and the development site is not on a prominent ridge, beach, or bluff top.

(D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including General Plan Chapter 2: Built Environment, Chapter 3: Access and Mobility, and Appendix G: Coastal Priority Sites Use and Development Standards.

This finding can be made, in that the project site is identified as a Coastal Priority Site and is in conformance with the use and development standards in the County General Plan/Local Coastal Program Appendix G. Per Appendix G, any housing development pursued on the 7th and Brommer Site is subject to the specified clustering requirement.

In conformance with the clustering requirement, the project is proposed on a site (tentative new APN number 026-261-18) measuring 2.4 acres in size. The second, future phase of housing development of the Coastal Priority Site, for which no application for development has been filed to date, could be located on the adjacent parcel (tentative new APN No. 026-261-20) to the north of the project site. The adjacent parcel measures 1.1 acres in size. In total, the two parcels identified for housing development contain a total of 3.5 contiguous acres (2.4 acres + 1.1 acres = 3.5 acres) in conformance with the allowed footprint as specified in Appendix G. Secondly, the two parcels identified for housing development are clustered along 7th Avenue and the nearby residences along Stagg Lane, and at the portion of the site furthest away from the Harbor as specified in Appendix G. Thus, the project meets the clustering requirements as identified in Appendix G for the Coastal Priority Site.

Secondly, all areas of the 7th and Brommer Site that (1) include the Ministerial Combining District zoning overlay, and (2) do not include above ground site improvements related to housing development, shall revert back to C-2-D zoning (without the Ministerial Combining District zoning overlay) upon coastal development permit approval for the housing development within the area clustered area identified for the site in Appendix G. Such rezoning shall be self-executing and shall not require a Local Coastal Program amendment. As this rezoning trigger is self-executing, the project complies.

The project does not implement any restrictions on public parking along public streets that impede or restrict public access to beaches, trails or parklands. The project also does not impede any designated public right-of-way access points as shown in Figure 3-8 of the General Plan.

The project is also in conformance with policy BE-5.1.8, which encourages the provision of housing for low and moderate-income households in the Coastal Zone. The project complies with this policy by providing 100 affordable housing units within the Coastal Zone.

(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 in conformance with the objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the C-2-D-Min zone district where the project is located. Per County Code Section 13.10.496(B), the project is a Density Bonus application, thus any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards. All applicable objective standards will be applied prior to issuance of the Building Permit for the project and an objective standards analysis is included as Exhibit G and H.

Additionally, the project site is a designated Coastal Priority Site, and the project has been designed in conformance with the use and development standards in the County General Plan/Local Coastal Program Appendix G.

(F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the multifamily residential structure will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is identified as a Coastal Priority Site, and the project has been designed in conformance with the use and development standards in the County General Plan/Local Coastal Program Appendix G.

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

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

County Code Section 18.10.230 Permit Findings (PROVIDED FOR INFORMATIONAL PURPOSES ONLY)

While Discretionary Permit Findings and Chapter 18.10 do not apply to this ministerial project, the findings addressed below are included to provide a more thorough evaluation.

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

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

This finding can be made, in that the proposed location of the multifamily residential structure and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the C-2-D-Min (Community Commercial Designated Park Site Ministerial Combining District) zone district as the primary use of the property will be one multifamily residential structure that meets all objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the C-2-D-Min zoning district where the project is located.

Per County Code Section 13.10.496(B), the project is a Density Bonus application, thus any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards. All applicable objective standards will be applied prior to issuance of the Building Permit for the project, and an objective standards analysis is included as Exhibit G and H.

(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 C-C (Community Commercial) land use designation in the County General Plan, and the site's C-2-D-Min implementing zone district.

The project is subject to County Code Section 13.10.494 to 13.10.497 (Ministerial Combining

District) which requires at least 20 percent of the residential units to be affordable to lower income households. The project meets this requirement in that 100 percent of the units, except for the managers unit, are affordable to lower income households.

The project invokes State Density Bonus Law (SDBL). Pursuant to Density Bonus Law and County Code, the allowable density is based upon the highest density allowed under the General Plan or Zoning in effect and is applied to the gross site area. Therefore, the maximum density the Applicant could elect for at the project site would be 195 units. The current proposal of 100 residential units is within (and well below) the maximum permitted density under State Law.

Density Bonus Law allows applicants to request specific incentives or concessions. As proposed, the project qualifies for a total of five concessions or incentives and unlimited waivers of any development standards that have the effect of physically precluding the construction of an eligible housing development at the density proposed. The project is proposing to utilize concessions for parking, commercial floor area, and ground floor active commercial use and waivers for building height and stories.

The project site is identified as a Coastal Priority Site and has been designed in conformance with the use and development standards in the County Local Coastal Program Appendix G.

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.

In conformance with the requirements set out in the -Min Combining District, the project is eligible for ministerial review in accordance with the provisions of Government Code Section 65583.2 and amendments thereto, and with Programs H-1B and H-1C of the 2023 Housing Element of the Santa Cruz County General Plan. Development applications that qualify for ministerial review pursuant to County Code Sections 13.10.494 through 13.10.497 are exempt from CEQA review pursuant to the ministerial exemption in the Public Resources Code. (Public Resources Code Section 21080(b)(1).)

(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 project, which is in the Urban Services Line, would be served by existing public utilities, including the Santa Cruz County Sanitation District for wastewater collection and stormwater drainage, the City of Santa Cruz Water Department for water service. Will-serve letters have been provided by the City of Santa Cruz Water Department (Exhibit I) and Santa Cruz County Sanitation District (Exhibit J) for the project. 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.

In conformance with General Plan Policy AM-6.2.1, the project is required to provide feasible level of service mitigation in the form of road improvements, a fair share contribution to a road improvement program, or other in-lieu mitigation for the transportation system based on an accepted traffic study. (Condition of Approval No. II.H) The development is subject to Live Oak Transportation Improvement (TIA) fees at the rate per the County Unified Fee Schedule at $4,200 for each new unit created.

(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 multifamily residential structure is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances including the Ministerial Combining District, Housing Element Law, and State Density Bonus Law including concessions and waivers for which the project is eligible.

(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 multifamily residential project is located in the Ministerial Combining District and utilizes Density Bonus per Government Code Section 65915. A qualifying project in the Ministerial Combining District is entitled to ministerial review and a project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions. All applicable objective standards will be applied prior to issuance of the Building Permit for the project, and an objective standards analysis is included as Exhibit G and H.

(b) Design. The proposed development is in substantial conformance with applicable principles in the County's adopted 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 multifamily residential structure is in substantial conformance with the objective standards of the County Design Review Ordinance. Though the project applies waivers to exceed building height and stories, a project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions. Further, the project site is identified as a Coastal Priority Site, and the project has been designed in conformance with the use and development standards in the County Local Coastal Program Appendix G. All applicable objective standards will be applied prior to issuance of the Building Permit for the project, and an objective standards analysis, which includes an analysis of objective standards per County Code Chapter 13.11 and the County Design Guidelines is included as Exhibit G and H.

Conditions of Approval

Exhibit D: Project plans, prepared by Architects FORA, dated August 28, 2026.

I. This permit authorizes the construction of a multifamily residential structure 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 CDI-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 CDI-Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

C. Obtain an Encroachment Permit from CDI-Public Works for all off-site work performed in the County road right-of-way.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with CDI-Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors.

3. Grading, drainage, and erosion control plans.

4. 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.

5. Details showing compliance with fire department requirements.

6. Meet all requirements of CDI-Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

B. Meet all requirements of the City of Santa Cruz Water Department. Proof of water service availability is required prior to application for a Building Permit.

C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.

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

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

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

G. Pay the current fees for Roadside and Transportation improvements for 100 multifamily units. Currently, these fees are each $2,100 and $2,100 per unit.

H. The project is required to provide fair share contribution to critical transportation facilities based on the project's trip contribution to those facilities. The fair share contribution shall be in addition to the Transportation Improvement Fees required for the project. An estimate can be provided by the County at the request of the Applicant, otherwise a traffic study prepared by a licensed traffic engineer shall be provided to assess the fair share contribution.

I. Provide required off-street parking for 66 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.

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

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

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

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

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

D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

V. Indemnification

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

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

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

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

2. COUNTY defends the action in good faith.

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

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

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.

7TH & BROMMER AFFORDABLE HOUSING

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

COMMUNITY HOUSINGWORKS (CHW)

INITIAL PERMIT SET



ARCHITECTS
FORA

650 CASTRO STREET, SUITE 120-1480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

30

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

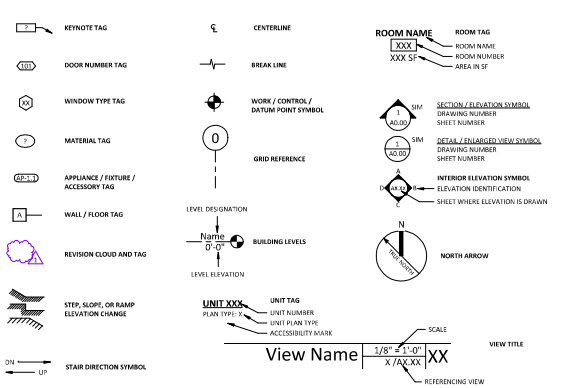
COVER SHEET

G0.00

ABBREVIATIONS

(E)	EXISTING	FE	FIRE EXTINGUISHER	PH	PANIC HARDWARE
(N)	NEW	FG	FINISH GRADE	PL	PROPERTY LINE
@	AT	FH	FIRE HYDRANT	PLAM	PLASTIC LAMINATE
&	AND	FIG	FIGURE	PLAS	PLASTER
A.F.F.	ABOVE FINISH FLOOR	FIN	FINISH	PLYWD	PLYWOOD
A.D.R.	ARCHITECT OF RECORD	FLR	FLOOR	PNL	PANEL
ACC	ACCESSIBLE	FP	FIRE PROTECTION, FIREPROOF	PROP	PROPERTY
ACT	ACOUSTICAL TILE	FR	FLAME RATED, FIRE RATED	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUSTABLE	FRMG	FRAMING	PSI	POUNDS PER SQUARE INCH
AHU	AIR HANDLING UNIT	FRT	FIRE RESISTANT TREATED	PT	PAINT, POINT
ALUM	ALUMINUM	FT	FOOT OR FEET	PTD	PAINTED
ANOD	ANODIZED	FTG	FOOTING	PTN	PARTITION
APPROX	APPROXIMATE	FUT	FUTURE	QTY	QUANTITY
ARCH	ARCHITECT	GA	GAUGE	R	RADIUS, THERMAL RESISTANCE VALUE
ASTM	ASTM INTERNATIONAL (STANDARDS ORGANIZATION)	GALV	GALVANIZED	R.O.W.	RIGHT OF WAY
		GC	GENERAL CONTRACTOR	RAD	RADIUS
AUTO	AUTOMATIC	GEN	GENERAL, GENERATOR	RC	RESILIENT CHANNEL
AV	AUDIO VISUAL	GFRC	GLASS FIBER REINFORCED CONCRETE	RCP	REFLECTED CEILING PLAN
B.F.F.	BELOW FINISH FLOOR	GFRP	GLASS FIBER REINFORCED PLASTIC	RD	ROAD
B.O.	BOTTOM OF	GL	GLASS	REF	REFRIGERATOR, REFERENCE
BD	BOARD	GR	GRADE	REINF	REINFORCED
BLDG	BUILDING	GSM	GALVANIZED SHEET METAL	REQD, REQ	REQUIRED, REQUIREMENT(S)
BTWN	BETWEEN	GWB	GYPSUM WALL BOARD	REV	REVISED, REVISION
C.O.S.	CENTER OF STUD	GYP	GYPSUM	RM	ROOM
CAB	CABINET	H.P.	HIGH POINT	RO	ROUGH OPENING
CC	COLOR COAT, CUSTOM COLOR	HB	HOSE BIBB	RWL	RAIN WATER LEADER
CEM	CEMENT	HC	HOLLOW CORE	S	SOUTH
CIP	CAST IN PLACE	HCWD	HOLLOW CORE WOOD	SAT, SAFF	SELF ADHERED FLEXIBLE FLASHING
CJ	CONTROL JOINT	HDW	HARDWARE	SASM	SELF ADHERING MODIFIED BITUMEN MEMBRANE
CL	CENTER LINE, CLOSET	HDWD	HARDWOOD		
CLG	CEILING	HM	HOLLOW METAL	SC	SOLID CORE
CLKG	CAULKING	HO	HOLD OPEN	SCHED	SCHEDULE
CLO	CLOSET	HORIZ	HORIZONTAL	SCWD	SOLID CORE WOOD
CLR	CLEAR	HR	HOUR	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNIT	HSS	HOLLOW STRUCTURAL SECTION	SECT	SECTION
CNTR	COUNTER	HT	HEIGHT	SF	SQUARE FEET
COL	COLUMN	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHT	SHEET
COMM	COMMUNICATION			SIM	SIMILAR
CONC	CONCRETE	I.D.	INSIDE DIAMETER	SJ	SEISMIC JOINT
CONN	CONNECTION	IN	INCH	SPEC	SPECIFICATION
CONT	CONTINUOUS	INCL	INCLUDE, INCLUDING	SQ	SQUARE
CONTR	CONTRACTOR	INFO	INFORMATION	SS	SANITARY SEWER, STAINLESS STEEL
CORR	CORRIDOR	INSUL	INSULATION	STD	STANDARD
CSWK	CASEWORK	INT	INTERIOR	STL	STEEL
CTR	CENTER	INV	INVERT	STOR	STORAGE
CTSK	COUNTERSUNK	JAN	JANITOR	STRUCT	STRUCTURAL
CU	CUBIC	JT	JOINT	SUSP	SUSPENDED
D	DEEP, DEPTH	KIT	KITCHEN	SYM	SYMMETRICAL
D/D	STACKED PAIR OF DRYERS	L	LONG, LENGTH	T	TREAD
DBL	DOUBLE	LP	LOW POINT	T&G	TONGUE & GROOVE
DEMO	DEMOLISH	LAM	LAMINATE	T.C.	TOP OF CURB
DEPT	DEPARTMENT	LAV	LAVATORY	T.O.	TOP OF
DESC	DESCRIPTION	LB	POUND	T.O.B.	TOP OF BEAM
DET, DETL	DETAIL	LT	LIGHT	T.O.C.	TOP OF CONCRETE, TOP OF SLAB
DIA, Ø	DIAMETER	LTG	LIGHTING	T.O.P.	TOP OF PARAPET
DIAG	DIAGONAL	MATL	MATERIAL	T.O.S.	TOP OF STEEL
DIM	DIMENSION	MAX	MAXIMUM	T.O.W.	TOP OF WALL
DISP	DISPENSER	MECH	MECHANICAL	T.S.	TOP OF SLOPE
DN	DOWN	MED	MEDIUM	TEL	TELEPHONE
DR	DOOR	MEMB	MEMBRANE	TEMP	TEMPERATURE, TEMPORARY
DS	DOWNSPOUT	MFR	MANUFACTURER	THK	THICK, THICKNESS
DW	DISHWASHER	MIN	MINIMUM	TSTAT	THERMOSTAT
DWG	DRAWING	MIR	MIRROR	TV	TELEVISION
E	EAST	MISC	MISCELLANEOUS	TYP	TYPICAL
E.J.	EXPANSION JOINT	M/O	MASONRY OPENING	UGND	UNDERGROUND
E.O.R.	ENGINEER OF RECORD	MPOE	MINIMUM POINT OF ENTRY	UL	UL SOLUTIONS (STANDARDS ORGANIZATION)
EA	EACH	MTD	MOUNTED		
ELEC	ELECTRICAL	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATOR, ELEVATION	#, NO.	NUMBER	VCT	VINYL COMPOSITION TILE
EMER	EMERGENCY	N	NORTH	VER	VERIFY
ENCL	ENCLOSURE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	VERT	VERTICAL
EQ	EQUAL	NIC	NOT IN CONTRACT	VEST	VESTIBULE
EQUIP	EQUIPMENT	NOM	NOMINAL	VIF	VERIFY IN FIELD
ERRC, ERRCS	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	NTS	NOT TO SCALE	VTR	VENT THROUGH ROOF
		O.C.	ON CENTER	W	WEST, WIDE, WIDTH, WATT
EV	ELECTRIC VEHICLE	O.D.	OUTSIDE DIAMETER	W/	WITH
EXP	EXPANSION, EXPOSED	OBS	OBSCURE	W/D, D/W	STACKED WASHER DRYER
EXT	EXTERIOR	OCC	OCCUPANT	W/O	WITHOUT
F.F.	FINISH FLOOR, FACTORY FINISH	OFF	OFFICE	WAP	WIRELESS ACCESS POINT
F.O.	FACE OF, FINISHED OPENING	OH	OVERHEAD	WC	WATER CLOSET
F.O.C.	FACE OF CONCRETE	OLF	OCCUPANT LOAD FACTOR	WD	WOOD
F.O.F.	FACE OF FINISH	OPNG	OPENING	WH	WATER HEATER
F.O.M.	FACE OF MASONRY	OPP	OPPOSITE	WND	WINDOW
F.O.S.	FACE OF STUD	O'S	OPEN TO STRUCTURE ABOVE	WO	WHERE OCCURS
FA	FIRE ALARM	P.O.T.	PATH OF TRAVEL	WP	WATERPROOF
FD	FIRE DEPARTMENT	P.T.	PRESSURE TREATED	WRB	WEATHER RESISTIVE BARRIER
FDC	FIRE DEPARTMENT CONNECTION	PERF	PERFORATED	WT	WEIGHT
FDN	FOUNDATION	PERP	PERPENDICULAR	WWF	WELDED WIRE FABRIC

SYMBOLS



CODE CONFORMANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
CALIFORNIA BUILDING CODE 2025 EDITION ***(2025 CBC)***
CALIFORNIA FIRE CODE 2025 EDITION ***(2025 CFC)***
AND CURRENT NFPA STANDARDS ADOPTED BY CURRENT CODE
CALIFORNIA PLUMBING CODE 2025 EDITION ***(2025 CPC)***
CALIFORNIA MECHANICAL CODE 2025 EDITION ***(2025 CMC)***
CALIFORNIA ELECTRICAL CODE 2025 EDITION ***(2025 CEC)***
CALIFORNIA ENERGY CODE 2025 EDITION ***(2025 CEnC)***
CALIFORNIA GREEN BUILDING STANDARDS CODE 2025 EDITION ***(2025 CGBC)***
SANTA CRUZ COUNTY CODE
DEPT. OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN 2010 ADAS

GENERAL NOTES

1. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK INDICATED ON THE DRAWINGS AND SPECIFICATIONS ON THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER IN WRITING WITH ADEQUATE TIME FOR RESPONSE.
3. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXISTING SITE CONDITIONS. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT LIMITS THAT IS DAMAGED OR INJURED, SHALL BE, AT CONTRACTORS' EXPENSE, REPLACED, REPAIRED OR REFINISHED TO "AS-IS" CONDITION PRIOR TO CONSTRUCTION OR DEMOLITION.
4. ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED.
5. THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE, AND NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING OR CONTINUING ANY WORK.
6. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR SHALL BE REVIEWED WITH ARCHITECT BEFORE COMMENCING WITH WORK. ANY ASSUMPTIONS MADE BY CONTRACTOR, WHICH CONFLICT WITH INTENT OF PROJECT, SHALL BE REMOVED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. THESE DOCUMENTS HAVE BEEN PREPARED IN A 30"x42" FORMAT. ALL SCALE REFERENCES ARE INDICATED ACCORDING TO THIS FORMAT.
8. THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS THE ELECTION OF THE CONTRACTOR. THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WHICH IS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO THE ENTITIES OF THEIR ELECTION. IN ADDITION, THE DIVISION OF THE PROJECT MANUAL INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE WORK BETWEEN THE CONTRACTOR'S SUBCONTRACTOR NOR IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.
9. COORDINATION.
   A. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL PROJECT MANUAL BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE CONTRACT.
   B. REFER TO THE PROJECT MANUAL FOR SPECIFICATIONS FOR GENERAL INFORMATION, PRODUCTS AND EXECUTION REQUIREMENTS. REQUIREMENTS OF THE SPECIFICATIONS APPLY TO ALL ASPECTS OF THE WORK AND ARE INCLUDED AS ADDITIONAL INFORMATION FOR EACH ITEM SPECIFIED. IF DISCREPANCIES EXIST BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL. THE CONTRACTOR SHALL ADVISE THE ARCHITECT OF THE DISCREPANCY AND REQUEST A CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
   C. THE CONTRACTOR SHALL COORDINATE THE DESIGN BUILD DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL AND CONSULTANT DRAWINGS.
   D. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
   E. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL LIGHTS, MECHANICAL GRILLES, FIRE SPRINKLER HEADS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS.
   F. THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE SO AS TO LEAVE SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.
10. WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED AS PERMITTING WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
11. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ACCESSIBILITY CLEAR DIMENSIONS FOR ALL SPACES, DOOR STRIKES, EXITS AND AISLE WAYS AS IT PERTAINS TO CODE ENFORCEMENT INTERPRETATION. ANY DISCREPANCIES BETWEEN PLANS AND CODE REQUIREMENTS THAT MAY AFFECT THE INSTALLATION, FABRICATION OR OVERALL WORK IN ANY WAY SHALL BE BROUGHT TO THE ARCHITECT'S AND CLIENT'S REPRESENTATIVE'S ATTENTION IMMEDIATELY BY THE GENERAL CONTRACTOR.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING BUT NOT LIMITED TO:
    A.
    B.
    C.
13. REFER TO THE CONDITIONS OF APPROVAL ON **SHEETS G3.10 - G3.14** FOR OTHER PROJECT REQUIREMENTS TO BE INCORPORATED INTO THIS PROJECT.
14. REFER TO SHEETS **G4.10 - G4.11** AND PROJECT MANUAL FOR CALGREEN CODE REQUIREMENTS.
15. REFER TO PROJECT MANUAL FOR MOCK-UP REQUIREMENTS. PROVIDE MOCK-UPS OF ALL WINDOW TYPES FOR APPROVAL BY ARCHITECT AND OWNER BEFORE PROCEEDING WITH WINDOW INSTALLATION.
16. ALL SECURITY SYSTEM EQUIPMENT AND CONDUIT SHALL BE CONCEALED. VERIFY WITH ARCHITECT BEFORE INSTALLATION.
17. ANNULAR SPACES AROUND PIPES, CONDUITS OR OTHER OPENINGS IN BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION TO PREVENT PASSAGE OF RODENTS.
18. 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% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH **2025 CGBC 4.505.3.** 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.
19. QUALITY INSULATION REQUIRED BY T24 REPORT. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
20. DISSIMILAR METALS ARE TO BE ISOLATED FROM STEEL FRAMING WITH PLASTIC ISOLATORS OR SIMILAR.

DEFERRED APPROVALS

1. FIRE SPRINKLER SYSTEM AND UNDERGROUND FIRE LINES
2. FIRE STANDPIPE SYSTEM
3. FIRE ALARM AND SMOKE ALARM SYSTEM
4. PHOTOVOLTAIC SYSTEM
5. TWO-WAY COMMUNICATION SYSTEM
6. EMERGENCY RESPONDER COMMUNICATION ENHANCEMENT SYSTEM (ERCES)
7. SIGNAGE (INCLUDING EVACUATION SIGNAGE)
8. ELEVATOR AND ELEVATOR STEEL
9. SUPPORT AND ANCHORAGE OF EQUIPMENT

PROJECT DIRECTORY

PROPERTY OWNER — SANTA CRUZ COUNTY
ADDRESS: 701 OCEAN STREET, ROOM 520
SANTA CRUZ, CA 95060
P: 831.454.3400
CONTACT: NICOLE COBURN
EMAIL: nicole.coburn@santacruzcountyca.gov

APPLICANT — COMMUNITY HOUSINGWORKS
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P: 619.795.0213
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EMAIL: kleichner@chworks.org

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EMAIL: kate@architectsfora.com
ASSOCIATE, DESIGNER: YOSHIRA JIMENEZ
EMAIL: yoshi@architectsfora.com
STAFF, DESIGNER: HFSA SIAP
EMAIL: hafsa@architectsfora.com

GEOTECHNICAL ENGINEER — CONSTRUCTION TESTING SERVICES
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P: 916.419.4747
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EMAIL: tlei@cts-1.com

CIVIL ENGINEER — BKF ENGINEERS
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CONTACT: RUBEN MENDOZA
EMAIL: rmendoza@bkf.com

LANDSCAPE ARCHITECT — CREO LANDSCAPE ARCHITECTURE
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SAN FRANCISCO, CA 94102
P: 415.688.2506
CONTACT: TODD LANSING
EMAIL: todd@creolandarch.com

JOINT TRENCH ENGINEER — GIACALONE DRY UTILITY DESIGN
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GILROY, CA 95020
P: 916.419.4747
CONTACT: PAUL GIACALONE
EMAIL: PaulG@dryutilitydesign.com

STRUCTURAL ENGINEER — VERTECH ENGINEERING
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SAN LUIS OBISPO, CA 93401
P: 805.284.9520
PRINCIPAL: MIKE HUBLEY
EMAIL: mike@vertechengineering.com
PRINCIPAL: DAVID RAFEE
EMAIL: david@vertechengineering.com

MECHANICAL & PLUMBING ENGINEER — EMERALD CITY
ADDRESS: 21705 HIGHWAY 99
LYNNWOOD, WA 98036
P: ###.###.####
PRESIDENT: JOHN TOMAN
EMAIL: jtoman@emeraldcityeng.com

ELECTRICAL ENGINEER — IDEAS CONSULTING
ADDRESS: 21350 VAI AVENUE
CUPERTINO, CA 95014
P: ###.###.####
PRINCIPAL: DAVID KANEDA
EMAIL: dkaneda@ideas-c.com

GENERAL CONTRACTOR — JOHNSTONE MOYER INC.
ADDRESS: 3111 CAMINO DEL RIO N, SUITE 800
SAN DIEGO, CA 92108
P: 818.472.4163
VICE PRESIDENT: BEN CARAS
EMAIL: bcaras@johnstonemoyer.com

PROJECT INFORMATION

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A 4-STORY, APPROXIMATELY 111,952 SF MULTI-FAMILY RESIDENTIAL BUILDING, LOCATED AT #### 7TH AVENUE IN LIVE OAK, SANTA CRUZ COUNTY, CALIFORNIA.
THIS FACILITY IS NOT OWNED, OPERATED, AND CONSTRUCTED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY.

SCOPE OF WORK:

THE SCOPE OF WORK INCLUDES ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION (AS DEFERRED SUBMITTAL), AND ASSOCIATED SITE IMPROVEMENTS NECESSARY TO COMPLETE THE PROJECT. WORK INCLUDES BUILDING ENVELOPE, INTERIOR CONSTRUCTION AND FINISHES, BUILDING SYSTEMS, LIFE SAFETY AND ACCESSIBILITY UPGRADES, AND COORDINATION WITH ALL DISCIPLINES IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.

SITE INFORMATION:

STREET ADDRESS:	TBD SANTA CRUZ, CA 95062
APN:	026-261-16 & 026-261-13
LOT SIZE:	102,944 SF
ZONING:	C-2-D-MN
GENERAL PLAN:	C-C; O-U
PROPOSED USE:	RESIDENTIAL

SITE COVERAGE:

PROPOSED BUILDING FOOTPRINT:	27,800 SF, 27%
HARDSCAPE/PAVING:	46,366 SF, 45%
LANDSCAPE AREA:	28,778 SF, 28%

SETBACKS PER (PER SCCC 13.10.323-1)

	REQUIRED/ALLOWABLE	*PROPOSED*
FRONT:	10 FT. MIN.	20 FT.
SIDE:	0 FT. MIN.	25 FT.
REAR:	0 FT. MIN.	60 FT.

NEW BUILDING INFORMATION:

NUMBER OF STORIES:	4 STORIES
OCCUPANCY GROUP(S):	A-3, B, R-2, S-2
CONSTRUCTION TYPE:	V-A
SPRINKLERED:	YES (NFPA 13)
MAX. HEIGHT ALLOWED (PER SCCC 13.10.323-1E):	70'-0"
MAX. HEIGHT ALLOWED (PER SCCC 13.10.323-1E):	40'-0"
MAX. HEIGHT PROPOSED:	53'-0"

FLOOR AREA RATIO INFORMATION:

TOTAL BUILDING AREA:	111,952 SF
FLOOR AREA RATIO:	1.09

***NOTE:** PER STATE DENSITY BONUS, NON-COMPLIANCE ALLOWED PER CONCESSIONS AND WAIVERS AS NOTED IN THE CONDITIONS OF APPROVAL AND PLANNING COMPLIANCE DOCUMENTATION.*

SUMMARY OF CONCESSIONS:
1. VEHICULAR PARKING
2. FIRST FLOOR ACTIVE USES
3. RESIDENTIAL USES IN COMMERCIAL DESIGNATIONS

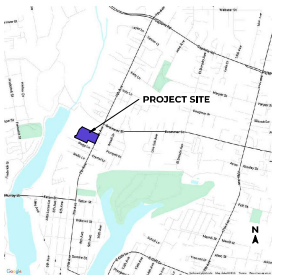
BUILDING AREAS

BUILDING AREA SUMMARY BY FLOOR:

PROPOSED BUILDING AREA (GROSS)

FIRST FLOOR	27907 SF
SECOND FLOOR	27988 SF
THIRD FLOOR	27988 SF
FOURTH FLOOR	27988 SF
TOTAL GROSS BUILDING AREA:	111851 SF

VICINITY MAP



RELATED PERMITS

1. PUBLIC STREET IMPROVEMENTS: PERMIT #
2. LOT LINE ADJUSTMENT: PERMIT #
3. ENTITLEMENTS: PERMIT #
4. GRADING: PERMIT #
5. LIQUEFACTION: PERMIT #

ARCHITECTS FORA
650 CASTRO STREET, SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

31

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE
01	PRE-RESPONSES 01	07.31.26

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

GENERAL INFORMATION

G0.01

SOLAR READY REQ'S

*PER: **2025 CeNC SEC. 110.10(B)** THROUGH **SEC. 110.10(D)***

1. **MINIMUM SOLAR ZONE AREA.** THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL 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 SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE 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.
   A. **LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS**. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING,INCLUDING MIXED OCCUPANCY.
2. **AZIMUTH.** ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH.
3. **SHADING.**
   A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
   B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
      a. **EXCEPTION TO SECTION 110.10(B)3:** ANY ROOF OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING, THAT IS ORIENTED NORTH OF ALL POINTS ON THE SOLAR ZONE.
4. **STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS**. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.
   A. **NOTE:** SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.
   B. THE CONSTRUCTION DOCUMENTS SHALL 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.
5. FOR SINGLE FAMILY RESIDENCES AND CENTRAL WATER-HEATING SYSTEMS, THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
6. **(D) DOCUMENTATION.** A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

FIRE PROTECTION & LIFE SAFETY GENERAL NOTES

1. TWO ELEVATORS ARE PROVIDED AND SIZED TO ACCOMMODATE A GURNEY.
2. FIRE SPRINKLER SYSTEM: PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM TO BE MONITORED BY A CENTRAL STATION MONITORING ALARM COMPANY IN ACCORDANCE WITH ***2025 CBC 903.2.5***, ***903.3***, ***NFPA 13***, AND ***NFPA 72***.
3. STANDPIPE SYSTEM: PROVIDE A CLASS III STANDPIPE SYSTEM IN ACCORDANCE WITH ***2025 CFC, SECTION 905***.
4. FIRE PROTECTION DURING CONSTRUCTION: EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION IN ACCORDANCE WITH ***2025 CFC, CHAPTER 14***.
5. AUTOMATIC/MANUAL FIRE ALARM SYSTEM: BUILDING SHALL BE PROVIDED WITH A FIRE ALARM MONITORING SYSTEM AS REQUIRED BY ***2025 CFC 907.2***.
6. FIRE ALARMS IN DWELLING UNITS: DWELLING AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ***NFPA 72*** AND ***2025 CBC SECTION 907.5.2.3.2***.
7. SMOKE ALARMS: ALL RESIDENTIAL OCCUPANCIES SHALL BE PROVIDED WITH CALIFORNIA FIRE MARSHAL LISTED SMOKE ALARMS. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ***2025 CBC*** & ***2025 CFC, SECTION 907*** AND THE APPROVED MANUFACTURER'S INSTRUCTIONS.
8. CARBON MONOXIDE ALARMS: INSTALL CARBON MONOXIDE ALARMS IN RESIDENTIAL DWELLING UNITS PER ***2025 CBC 420.4***.
   A. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
   B. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), AND ON EVERY LEVEL OF A DWELLING UNIT.
   C. CARBON MONOXIDE ALARMS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLICATION IN ACCORDANCE WITH ***NFPA 720*** AND ***2025 CBC CHAPTER 11B***.
9. FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINETS: INSTALL FIRE EXTINGUISHERS AS SPECIFIED IN ***2025 CBC SECTION 906*** IN ACCORDANCE WITH ***CALIFORNIA CODE OF REGULATIONS, TITLE 19, CHAPTER 3*** AND ***CFC, SECTION 906***. REFER TO FIRE & LIFE SAFETY PLANS ON **SHEETS G1.S1 & G1.S2** FOR FIRE EXTINGUISHER LOCATIONS.
10. FIRE DEPARTMENT ACCESS LOCKBOX: INSTALL AN APPROVED KEY LOCKBOX PER THE FIRE PROTECTION ENGINEER'S DIRECTIONS.
11. EMERGENCY RESPONDER RADIO CONTROL (ERRC): THE ROOM, SHAFT AND EQUIPMENT TO COMPLY WITH ***2025 CBC SECTION 914***.

ACOUSTICAL REQUIREMENTS & GENERAL NOTES

1. REFER TO PROJECT MANUAL FOR THE FOLLOWING ACOUSTIC REQUIREMENTS & GUIDELINES:
   A. ENVIRONMENTAL NOISE STUDY – EXTERIOR WALL TREATMENT AND WINDOW STC SOUND RATINGS
2. ALL COMMON WALL ASSEMBLIES SEPARATING DIFFERENT DWELLING UNITS AND DWELLING UNITS FROM COMMON SPACES SHALL BE RATED MINIMUM SOUND TRANSMISSION CLASS (STC) 50, U.O.N.
3. ALL COMMON FLOOR/CEILING ASSEMBLIES SEPARATING DIFFERENT DWELLING UNITS AND DWELLING UNITS FROM COMMON SPACES SHALL BE RATED MIN. STC 50 AND IMPACT INSULATION CLASS (IIC) 50, U.O.N.
4. REFER TO STC SOUND RATING REQUIREMENTS FOR WALLS, FLOOR/CEILING, AND ROOF ASSEMBLIES ON ARCHITECTURAL FLOOR PLANS, BUILDING SECTIONS, AND ASSEMBLY DETAILS.
5. REFER TO STC SOUND RATING REQUIREMENTS FOR WINDOWS AND WINDOW WALLS ON ARCHITECTURAL FLOOR PLANS, BUILDING SECTIONS, WINDOW SCHEDULE AND DOOR SCHEDULE.

SHEET INDEX

GENERAL		A7.31	EXTERIOR WALL DETAILS	**ELECTRICAL**	
G0.00	COVER SHEET	A7.32	EXTERIOR WALL DETAILS	E0.00	GENERAL INFORMATION
G0.01	GENERAL INFORMATION	A7.41	ROOF DETAILS	E0.01	GENERAL INFORMATION
G0.02	SHEET INDEX / GENERAL NOTES	A7.42	ROOF DETAILS	E1.11	SITE PLAN - ELECTRICAL
G1.11	CODE ANALYSIS & PARKING - SITE PLAN	A7.43	ROOF DETAILS	E1.12	SITE PLAN - LIGHTING
G1.21	CODE ANALYSIS - FIRE RESISTANCE REQUIREMENTS	A7.51	STOREFRONT DETAILS	E2.11	FIRST FLOOR PLAN - POWER - WEST
G1.31	CODE ANALYSIS - BLDG. AREAS & OCCUPANCY	A7.61	WINDOW DETAILS	E2.12	FIRST FLOOR PLAN - POWER - EAST
G1.32	CODE ANALYSIS - BLDG. AREAS & OCCUPANCY	A7.62	WINDOW DETAILS	E2.13	SECOND FLOOR PLAN - POWER - WEST
G1.41	CODE ANALYSIS - EGRESS	A7.63	PTAC DETAILS	E2.14	SECOND FLOOR PLAN - POWER - EAST
G1.42	CODE ANALYSIS - EGRESS	A7.71	EXTERIOR DOOR DETAILS	E2.15	THIRD FLOOR PLAN - POWER - WEST
G1.51	CODE ANALYSIS - FIRE & LIFE SAFETY	A8.11	INTERIOR WALL DETAILS	E2.16	THIRD FLOOR PLAN - POWER - EAST
G1.52	CODE ANALYSIS - FIRE & LIFE SAFETY	A8.12	INTERIOR WALL DETAILS	E2.17	FOURTH FLOOR PLAN - POWER - WEST
G1.61	CODE ANALYSIS - ACCESSIBILITY	A8.13	INTERIOR WALL DETAILS	E2.18	FOURTH FLOOR PLAN - POWER - EAST
G1.62	CODE ANALYSIS - ACCESSIBILITY	A8.21	INTERIOR DOOR DETAILS	E2.19	ROOF PLAN - POWER - WEST
G1.71	CODE ANALYSIS - PLUMBING FIXTURES	A8.31	CEILING DETAILS	E2.20	ROOF PLAN - POWER - EAST
G1.72	CODE ANALYSIS - PLUMBING FIXTURES	A8.32	CEILING DETAILS	E2.21	ROOF PLAN - PV - WEST
G2.11	ACCESSIBILITY DETAILS - SITE	A8.41	CASEWORK DETAILS	E2.22	ROOF PLAN - PV - EAST
G2.12	ACCESSIBILITY DETAILS - COMMON	A8.42	CASEWORK DETAILS	E2.23	ROOF PLAN - PV - PATHWAY - WEST
G2.13	ACCESSIBILITY DETAILS - COMMON	A8.51	INTERIOR DETAILS	E2.24	ROOF PLAN - PV - PATHWAY - EAST
G2.14	ACCESSIBILITY DETAILS - RESTROOM & KITCHEN	A8.61	ELEVATOR DETAILS	E3.11	FIRST FLOOR PLAN - LIGHTING - WEST
G2.15	ACCESSIBILITY DETAILS - UNIT	A8.71	STAIR DETAILS	E3.12	FIRST FLOOR PLAN - LIGHTING - EAST
G3.11	CONDITIONS OF APPROVAL	A9.01	SIGNAGE DETAILS	E3.13	SECOND FLOOR PLAN - LIGHTING - WEST
G4.11	CALGREEN	69		E3.14	SECOND FLOOR PLAN - LIGHTING - EAST
G4.12	CALGREEN			E3.15	THIRD FLOOR PLAN - LIGHTING - WEST
G4.13	CALGREEN	**STRUCTURAL**		E3.16	THIRD FLOOR PLAN - LIGHTING - EAST
G4.14	CALGREEN	S1.0	STRUCTURAL NOTES, ABBREVIATIONS, & SHEET INDEX	E3.17	FOURTH FLOOR PLAN - LIGHTING - WEST
G4.15	CALGREEN	S1.1	STRUCTURAL NOTES AND SPECIAL INSPECTIONS	E3.18	FOURTH FLOOR PLAN - LIGHTING - EAST
G4.16	CALGREEN	S2.11	FOUNDATION PLAN WEST	E3.19	ROOF PLAN - LIGHTING - WEST
27		S2.12	FOUNDATION PLAN EAST	E3.20	ROOF PLAN - LIGHTING - EAST
CIVIL		S2.21	SECOND FLOOR FRAMING PLAN WEST	E3.21	STAIR LIGHTING SECTIONS
C1.0	TITLE SHEET	S2.22	SECOND FLOOR FRAMING PLAN EAST	E4.11	ENLARGED PLANS - SITE
C1.1	CONSTRUCTION NOTES	S2.31	THIRD FLOOR FRAMING PLAN WEST	E4.12	ENLARGED PLANS
C2.0	EXISTING CONDITIONS	S2.32	THIRD FLOOR FRAMING PLAN EAST	E4.13	ENLARGED PLANS
C3.0	DEMOLITION PLAN	S2.41	FOURTH FLOOR FRAMING PLAN WEST	E4.14	ENLARGED PLANS
C4.0	SITE PLAN	S2.42	FOURTH FLOOR FRAMING PLAN EAST	E4.15	ENLARGED PLANS
C5.0	PRELIMINARY GRADING PLAN	S2.51	ROOF FRAMING PLAN WEST	E4.16	ENLARGED PLANS
C5.1	PRELIMINARY SECTIONS	S2.52	ROOF FRAMING PLAN EAST	E5.11	SCHEDULES
C6.0	PRELIMINARY UTILITY PLAN	S3.1	STRUCTURAL DETAILS	E5.12	SCHEDULES
C7.0	PRELIMINARY STORMWATER CONTROL PLAN	S3.2	STRUCTURAL DETAILS	E5.13	SCHEDULES
C8.0	CONSTRUCTION DETAILS	S4.1	STRUCTURAL DETAILS	E5.14	SCHEDULES
C8.1	CONSTRUCTION DETAILS	S4.2	STRUCTURAL DETAILS	E5.15	SCHEDULES
C8.2	CONSTRUCTION DETAILS	S4.3	STRUCTURAL DETAILS	E5.16	SCHEDULES
C8.3	CONSTRUCTION DETAILS	S4.4	STRUCTURAL DETAILS	E5.17	SCHEDULES
C8.4	CONSTRUCTION DETAILS	S5.1	STRUCTURAL DETAILS	E5.18	SCHEDULES
C8.5	CONSTRUCTION DETAILS	19		E5.19	SCHEDULES
C9.0	PRELIMINARY EROSION CONTROL PLAN	**MECHANICAL**		E5.20	SCHEDULES
C9.1	PRELIMINARY EROSION CONTROL DETAILS	M0.00	LEGEND, GENERAL NOTES, DRAWING INDEX	E6.11	SINGLE LINE DIAGRAM - RESIDENTIAL
C9.2	PRELIMINARY EROSION CONTROL DETAILS	M0.01	SCHEDULES	E6.12	SINGLE LINE DIAGRAM - COMMON
18		M0.02	NOTES	E6.13	SINGLE LINE DIAGRAM - PV AND BESS
		M0.03	NOTES & CALCULATIONS	E6.14	SIGNAL CONDUIT RISER DIAGRAM
LANDSCAPE		M2.01L	FIRST FLOOR PLAN - LEFT	E7.11	DETAILS
L0.00	LANDSCAPE NOTES AND LEGENDS	M2.01R	FIRST FLOOR PLAN - RIGHT	E7.12	DETAILS
L0.01	LANDSCAPE NOTES AND LEGENDS	M2.02L	SECOND FLOOR PLAN - LEFT	E7.13	DETAILS
L0.02	LANDSCAPE NOTES AND LEGENDS	M2.02R	SECOND FLOOR PLAN - RIGHT	E7.14	DETAILS
L0.03	LANDSCAPE IRRIGATION LEGEND	M2.03L	THIRD FLOOR PLAN - LEFT	E7.15	DETAILS
L0.04	OVERALL SITE PLAN	M2.03R	THIRD FLOOR PLAN - RIGHT	E7.16	PV DETAILS
L0.05	TREE PROTECTION PLAN	M2.04L	FOURTH FLOOR PLAN - LEFT	E7.17	PV DETAILS
L1.00	LANDSCAPE SHADE PARKING LOT CALCULATION	M2.04R	FOURTH FLOOR PLAN - RIGHT	E7.18	PV DETAILS
L2.00	LANDSCAPE MATERIALS PLAN	M2.05L	ROOF PLAN - LEFT	E8.11	SITE PHOTOMETRIC STUDY
L2.01	LANDSCAPE MATERIALS PLAN	M2.05R	ROOF PLAN - RIGHT	E8.12	EMERGENCY SITE PHOTOMETRIC STUDY
L3.00	LANDSCAPE DIMENSION PLAN	M3.00	ENLARGED PLANS	E9.11	TITLE 24 INTERIOR
L3.01	LANDSCAPE DIMENSION PLAN	M3.01	ENLARGED UNIT PLANS	E9.12	TITLE 24 INTERIOR
L4.00	LANDSCAPE IRRIGATION PLAN	M3.02	ENLARGED UNIT PLANS	E9.13	TITLE 24 INTERIOR
L5.00	LANDSCAPE PLANTING PLAN	M3.03	ENLARGED UNIT PLANS	E9.14	TITLE 24 EXTERIOR
L6.00	LANDSCAPE CONSTRUCTION DETAILS	M4.00	DETAILS & DIAGRAMS	E9.15	TITLE 24 EXTERIOR
L6.01	LANDSCAPE CONSTRUCTION DETAILS	M4.01	DETAILS & DIAGRAMS	E9.16	TITLE 24 POWER
L6.02	LANDSCAPE CONSTRUCTION DETAILS	M4.02	DETAILS & DIAGRAMS	E9.17	TITLE 24 SOLAR AND BATTERY
L6.03	LANDSCAPE CONSTRUCTION DETAILS	M5.00	ENERGY COMPLIANCE	66	
L6.04	LANDSCAPE CONSTRUCTION DETAILS	M5.01	ENERGY COMPLIANCE	TOTAL SHEETS IN SET: 274	
L6.05	LANDSCAPE CONSTRUCTION DETAILS	M5.02	ENERGY COMPLIANCE		
L6.06	LANDSCAPE CONSTRUCTION DETAILS	M5.03	ENERGY COMPLIANCE		
L6.07	LANDSCAPE CONSTRUCTION DETAILS	M5.04	ENERGY COMPLIANCE		
L7.00	LANDSCAPE IRRIGATION DETAILS	26			
L7.01	LANDSCAPE IRRIGATION DETAILS				
L8.00	LANDSCAPE PLANTING DETAILS	**PLUMBING**			
24		P0.00	LEGEND, GENERAL NOTES, DRAWING INDEX		
		P0.01	SCHEDULES		
ARCHITECTURAL		P1.00	SITE PLAN		
A1.21	ARCHITECTURAL SITE PLAN	P2.00L	UNDERSLAB PLAN - LEFT		
A2.11	FIRST FLOOR PLAN	P2.00R	UNDERSLAB PLAN - RIGHT		
A2.12	FIRST FLOOR PLAN	P2.01L	LEVEL 1 PLAN - LEFT		
A2.13	SECOND FLOOR PLAN	P2.01R	LEVEL 1 PLAN - RIGHT		
A2.14	SECOND FLOOR PLAN	P2.02L	LEVEL 2 PLAN - LEFT		
A2.15	THIRD FLOOR PLAN	P2.02R	LEVEL 2 PLAN - RIGHT		
A2.16	THIRD FLOOR PLAN	P2.03L	LEVEL 3 PLAN - LEFT		
A2.17	FOURTH FLOOR PLAN	P2.03R	LEVEL 3 PLAN - RIGHT		
A2.18	FOURTH FLOOR PLAN	P2.04L	LEVEL 4 PLAN - LEFT		
A2.21	FIRST FLOOR RCP	P2.04R	LEVEL 4 PLAN - RIGHT		
A2.22	FIRST FLOOR RCP	P2.05L	ROOF PLAN - LEFT		
A2.23	SECOND FLOOR RCP	P2.05R	ROOF PLAN - RIGHT		
A2.24	SECOND FLOOR RCP	P3.00	ENLARGED PLANS		
A2.25	THIRD FLOOR RCP	P3.01	ENLARGED PLANS		
A2.26	THIRD FLOOR RCP	P3.02	ENLARGED UNIT PLANS		
A2.27	FOURTH FLOOR RCP	P3.03	ENLARGED UNIT PLANS		
A2.28	FOURTH FLOOR RCP	P3.04	ENLARGED UNIT PLANS		
A2.61	ROOF PLAN	P4.00	WASTE & VENT RISER DIAGRAMS		
A2.62	ROOF PLAN	P4.01	SUPPLY RISER DIAGRAMS		
A3.11	EXTERIOR ELEVATIONS	P4.02	SUPPLY RISER DIAGRAMS		
A3.12	EXTERIOR ELEVATIONS	P4.03	DETAILS & DIAGRAMS		
A3.13	EXTERIOR ELEVATIONS	P4.04	DETAILS & DIAGRAMS		
A4.11	BUILDING SECTIONS	25			
A4.12	BUILDING SECTIONS				
A4.21	EXTERIOR WALL SECTIONS				
A4.31	INTERIOR WALL SECTIONS				
A4.41	ELEVATOR + STAIR 02 PLANS				
A4.42	ELEVATOR + STAIR 02 SECTIONS				
A4.51	STAIR 01 PLANS + SECTIONS				
A4.52	STAIR 03 PLANS + SECTIONS				
A5.11	LOBBY & OFFICES ENLARGED PLANS AND RCP				
A5.12	COMMUNITY ROOM ENLARGED PLANS AND RCP				
A5.13	COMMON AREAS ENLARGED PLANS AND RCP				
A5.14	COMPUTER LAB & LAUNDRY ENLARGED PLANS AND RCP				
A5.15	COMMON AREAS - BIKE ROOM ENLARGED PLANS AND RCP				
A5.21	UNIT TYPE A - ENLG PLANS + INT ELEVS + RCP				
A5.22	UNIT TYPE B - ENLG PLANS + INT ELEVS + RCP				
A5.23	UNIT TYPE C - ENLG PLANS + INT ELEVS + RCP				
A6.11	INTERIOR FINISH SCHEDULE				
A6.12	FIXTURE & APPLIANCE SCHEDULE				
A6.21	DOOR SCHEDULE				
A6.31	WINDOW & STOREFRONT SCHEDULE				
A7.11	TYPICAL VERTICAL ASSEMBLY				
A7.12	TYPICAL HORIZONTAL ASSEMBLY				
A7.15	FIRESTOPPING DETAILS				
A7.16	ACOUSTIC DETAILS				
A7.21	CONCRETE DETAILS				

ARCHITECTS
FORA

650 CASTRO STREET, SUITE 120-480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

32

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

SHEET INDEX / GENERAL NOTES

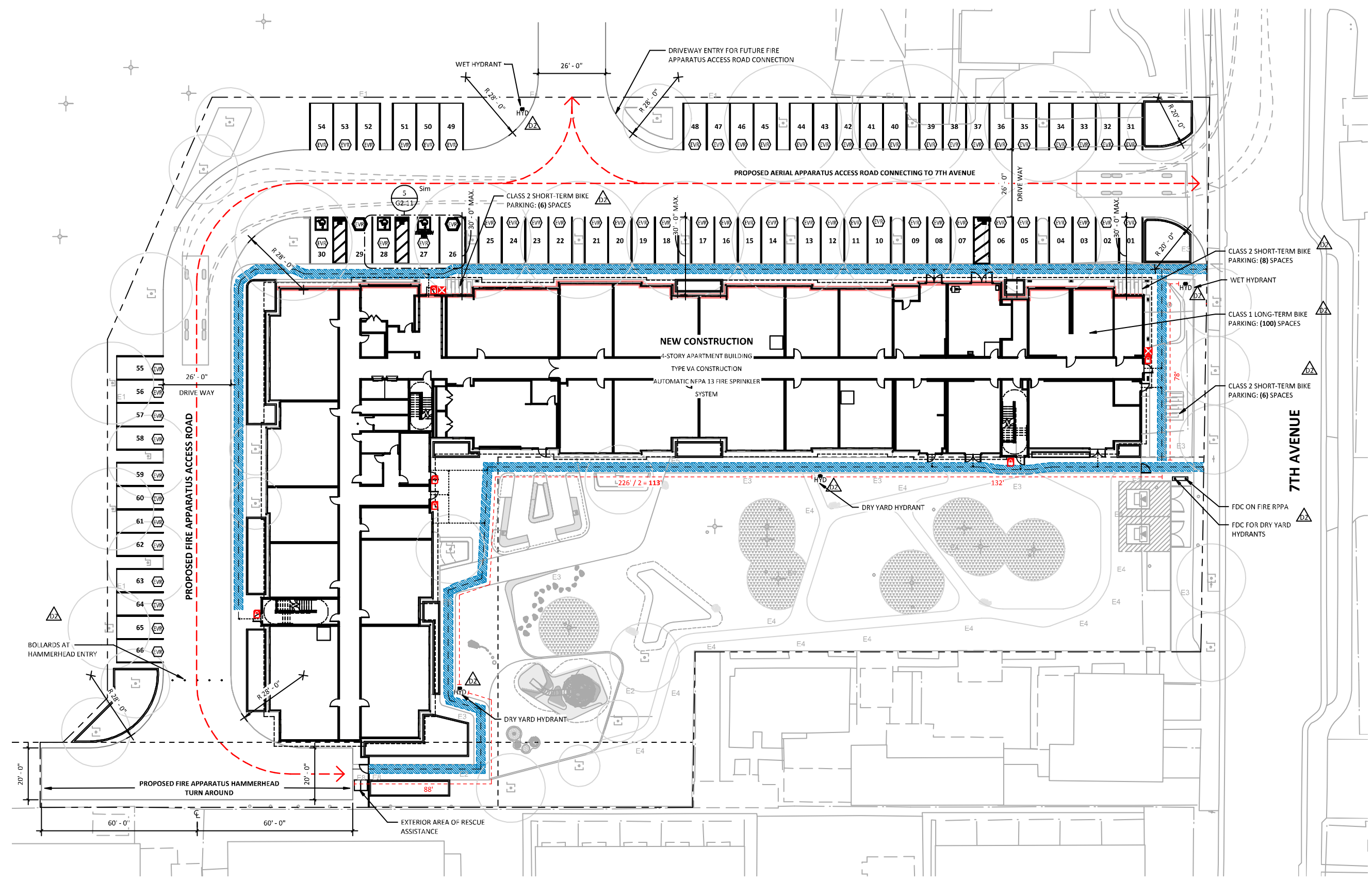
G0.02

OPEN SPACE REQUIREMENTS

REQUIRED PRIVATE/COMMON OPEN SPACE PER SCCC 13.10.334:

50 SF/UNITS --> 50 SF (100 UNITS)
TOTAL REQUIRED = 5,000 SF

PROPOSED COMMON OPEN SPACE:
APPROX. **27,680 SF**, PROJECT COMPLIES



CODE ANALYSIS SITE PLAN | 1" = 20'-0" | 1 /A3.11 | 1

SITE GENERAL AND ACCESSIBILITY NOTES

1. REFER TO PROJECT INFORMATION, **SHEET G0.01**, FOR CODE CONFORMANCE REQ'S.
2. REFER TO SUBSEQUENT **G1.XX SERIES SHEETS** FOR ADDITIONAL CODE ANALYSIS REQUIREMENTS. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14** FOR ACCESSIBILITY CODE REQUIREMENTS
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF ***CFC SECTION 503*** AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. (***2025 CFC 503.1.1***)
4. FIRE APPARATUS ACCESS ROADS AND PUBLIC STREETS PROVIDING REQUIRED ACCESS TO BUILDINGS IN ACCORDANCE WITH ***SECTION 503 OF THE 2025 CFC-APPENDIX C*** SHALL BE PROVIDED WITH ONE OR MORE FIRE HYDRANTS, AS DETERMINED BY ***SECTION C102.1***. WHERE MORE THAN ONE FIRE HYDRANT IS REQUIRED, THE DISTANCE BETWEEN REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH ***2025 CFC SECTIONS C103.2 AND C103.3***.
5. FIRE DEPARTMENT CONNECTIONS. WITH RESPECT TO HYDRANTS, DRIVEWAYS, BUILDINGS AND LANDSCAPING, FIRE DEPARTMENT CONNECTIONS SHALL BE SO LOCATED THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. ***(2025 CFC 912.2)***
6. ALL EXTERIOR DOOR LANDINGS ARE TO BE NOT MORE THAN 2% IN RUNNING AND CROSS SLOPE ***(2025 CBC 1010.1.4)***
8. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. PER ***2025 CBC 1010.1.5***
9. DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" EXCEPT AS NOTED PER ***2025 CBC 1010.1.5***
10. THE KEY BOX SHALL BE PLACED BETWEEN THREE (3') FEET TO FIVE (5') FEET ABOVE THE GROUND AND WITHIN THREE (3') FEET OF THE ROADWAY BUT NOT MORE THAN FIFTEEN (15') FEET FROM THE GATE/DOOR. REFER TO FIRE PROTECTION & LIFE SAFETY GENERAL NOTES ON **SHEET G0.02** FOR ADDITIONAL INFORMATION.

ACCESSIBLE PATH OF TRAVEL

11. ACCESSIBLE ROUTES SHALL BE PROVIDED WHERE REQUIRED BY ***2025 CBC 11B-206.2***.
12. SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE EXCEPT AS NOTED PER ***2025 CBC 11B-206.2.1***.
13. WITHIN A SITE, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE EXCEPT AS NOTED PER ***2025 CBC 11B-206.2.2***
14. THE ACCESSIBLE ROUTES OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES, SURFACE IS STABLE AND SLIP RESISTANT AND SHALL COMPLY WITH ***2025 CBC 11B-402***.
15. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM PER ***2025 CBC 11B-403.5.1 EXC. 3***.
16. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER ***2025 CBC 11B-403.3***.
17. FLOOR AND GROUND SURFACES: FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT PER ***2025 CBC 11B-302.1***.
18. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL PER ***2025 CBC 11B-302.3***
19. CHANGES IN LEVELS: VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. PER ***2025 CBC 11B-303, FIGURES 11B-303.2 & 11B-303.3***
20. CHANGES IN LEVEL GREATER THAN 1/2 INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH ***SECTION 11B-405*** OR ***11B-406*** PER ***2025 CBC 11B-303.4***.
21. PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH ***2025 CBC 11B-307***. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" AFF OR GROUND SHALL PROTRUDE 4" MAXIMUM INTO THE CIRCULATION PATH. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAXIMUM. ***2025 CBC 11B-307.2***
22. FREE STANDING OBJECTS MOUNTED ON POSTS SHALL OVERHANG CIRCULATION PATHS 12" MAX WHEN LOCATED 27" MIN AND 80" MAX AFF. WHERE A SIGN OR OBSTRUCTION IS MOUNTED BETWEEN POSTS AND THE CLEAR DISTANCE BETWEEN POSTS IS GREATER THAN 12", THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27" MAX OR 80" MIN AFF. ***2025 CBC11B-307.3***

PARKING SUMMARY

VEHICLE PARKING REQUIREMENTS:
PER DENSITY BONUS LAW, GOVERNMENT CODE 65915(p)(1) PARKING RATIOS,

1 BD : 1 SPACE/UNIT	X 46 UNITS =	46 SPACES
2-3 BD: 1.5 SPACES/UNIT	X 54 UNITS =	81 SPACES
TOTAL PARKING REQUIRED:		**127 SPACES**

VEHICLE PARKING PROPOSED:
66 UNASSIGNED PARKING SPACES**

***PER STATE DENSITY BONUS LAW, THIS PROJECT IS ENTITLED TO 5 CONCESSIONS. THIS PROJECT IS APPLYING ONE OF THE CONCESSIONS TO PARKING, TO REDUCE THE NUMBER OF PROVIDED SPACES FROM 127 TO 66.*

ACCESSIBLE PARKING:
PER ***2025 CBC 11B-228.3.2***, WHERE FEWER THAN ONE PARKING SPACE IS PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT, PARKING SPACES COMPLYING WITH ***SECTION 11B-812*** SHALL BE PROVIDED IN ACCORDANCE WITH ***TABLE 11B-228.3.2.1***.

1 VAN ACCESSIBLE
2 STANDARD ACCESSIBLE
2 AMBULATORY

PARKING PROVIDED:

61 STANDARD STALLS
1 VAN ACCESSIBLE STALLS
2 STANDARD ACCESSIBLE STALLS
2 AMBULATORY STALLS

TOTAL SPACES PROVIDED = 66 PARKING SPACES

EV PARKING:
PER ***2025 CAL GREEN SEC. 4.106.4.2.2.1.b.1***, WHERE THE TOTAL NUMBER OF DWELLING UNITS EXCEEDS THE NUMBER OF UNASSIGNED PARKING SPACES, ALL UNASSIGNED PARKING SPACES SHALL BE PROVIDED WITH ONE LOW POWER LEVEL 2 EV CHARGING RECEPTACLE.
PARKING PROVIDED → TOTAL SPACES PROVIDED = 66
TOTAL EV RECEPTACLE SPACES PROVIDED= 66

PER ***2025 CAL GREEN SEC. 4.106.4.2.2.a***, 25% OF UNASSIGNED OR COMMON USE PARKING SPACES **NOT** ALREADY PROVIDED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES, SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. SINCE ALL 66 PARKING SPACES PROVIDED ARE BEING PROVIDED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTABLES, NO CHARGERS ARE REQUIRED FOR THIS PROJECT

BICYCLE PARKING REQUIREMENTS:
PER ***SCCC 13.16.040***, THE FOLLOWING ARE BICYCLE PARKING REQUIREMENTS:
MULTIFAMILY:
(1) ONE SPACE PER UNIT + 20% GUEST PARKING = **120 SPACES CLASS 1 REQUIRED***
***NOTE:** *CAN SUBSTITUTE UP TO 30 CLASS 2 BICYCLE PARKING SPACES*

BICYCLE PARKING PROVIDED:

CLASS 1 (LONG-TERM - INDOOR)	100 SPACES
CLASS 2 (SHORT-TERM - OUTDOOR)	20 SPACES
TOTAL BICYCLE PARKING PROVIDED =	**120 SPACES**

LEGEND

- PROPERTY LINES
- PATH OF EGRESS / ACCESSIBLE PATH OF TRAVEL (COMPLYING WITH ***2025 CBC SECTIONS 11B-206*** AND ***11B-402***)
- EXIT ACCESS PATH
- AERIAL FIRE APPARATUS ACCESS
- XXX'-X" — HOSE PULL DISTANCE, 150' MAX. DIST.
- SIDE OF BUILDING ADJACENT TO AERIAL APPARATUS ACCESS ROAD, 15' MIN. TO 30' MAX. DIST.
- TRUNCATED DOMES FOR DETECTABLE WARNINGS
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE — VAN ACCESSIBLE PARKING STALL
- AMBULATORY PARKING STALL
- EVR — EV READY PARKING STALL W/LEVEL 2 EV CHARGING RECEPTACLE ONLY
- HYD — NEW FIRE HYDRANT, SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION
- ACCESS CONTROL/CARD READER, REFER TO DOOR/GATE SCHEDULE ON SHEET **A6.21**
- KEY BOX LOCATION ON SITE.

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Exhibit D

STAMP: LICENSED ARCHITECT K. KILLING CONLEY C-34050 REN. 11/30/27 STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

33

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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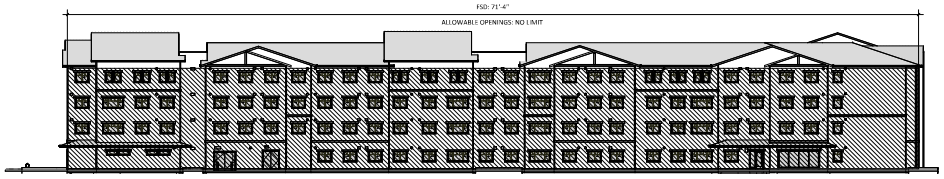
SUBMITTAL	DATE

No.	REVISION	DATE
D2	DRG RESPONSES 01	07/31/26

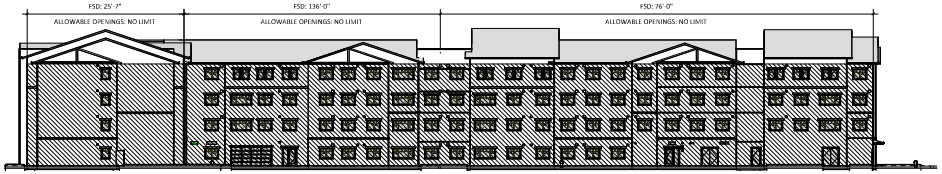
JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: KC

CODE ANALYSIS & PARKING - SITE PLAN

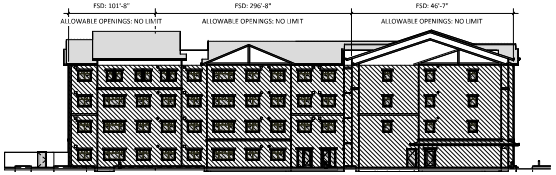
G1.11



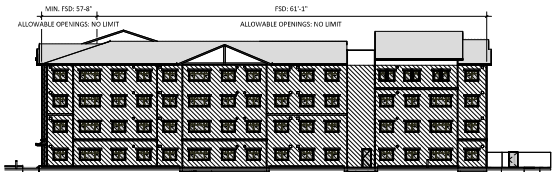
NORTH ELEVATION - ALLOWABLE OPENINGS 1" = 20'-0" / 1 /G1.21 | 4



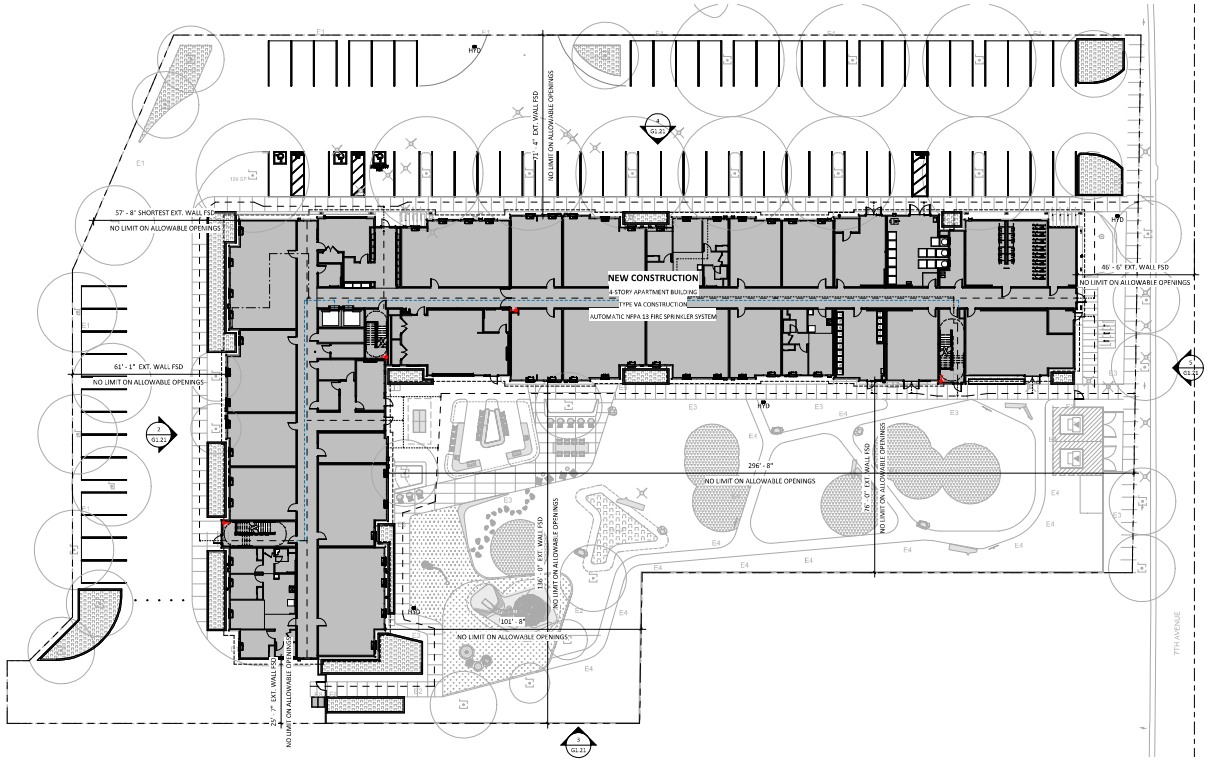
SOUTH ELEVATION - ALLOWABLE OPENINGS 1" = 20'-0" / 1 /G1.21 | 3



EAST ELEVATION - ALLOWABLE OPENINGS 1" = 20'-0" / 1 /G1.21 | 5



WEST ELEVATION ALLOWABLE OPENINGS 1" = 20'-0" / 1 /G1.21 | 2



FIRE PROTECTION SITE PLAN 1" = 20'-0" / 1 /A3.11 | 1

FIRE RESISTANCE NOTES

1. PER ***2025 CBC SECTION 602.5***, TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THE CODE.
   A. PER ***2025 CBC SECTION 705.5***, FOR OTHER THAN GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH **TABLE 601**, BASED ON THE TYPE OF CONSTRUCTION, AND **TABLE 705.5**, BASED ON THE FIRE SEPARATION DISTANCE.
   B. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE.
   C. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
2. FOR GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH **TABLE 601** AND **TABLE 705.5** AND **SECTION 705.5.**
   A. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

FIRE RESISTANCE REQ'S

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
(PER CBC 2025 TABLE 601)

CONSTRUCTION TYPE: VA	
BUILDING ELEMENT	**RATING REQUIREMENT**
PRIMARY STRUCTURAL FRAME:	1 HR
BEARING WALLS	
EXTERIOR:	1 HR
INTERIOR:	1 HR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR:	(SEE TABLE 705.5 REQ'S)
INTERIOR:	0 HR
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION:	1 HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
(PER CBC 2025 TABLE 705.5)

CONSTRUCTION TYPE: VA	
FIRE SEPARATION DISTANCE	**OCCUPANCY GROUP A-3,B,R-2**
0' ≤ x < 5'	1 HR
5' ≤ x < 10'	1 HR
10' ≤ x < 30'	0 HR
30' ≤ x	0 HR

EXTERIOR OPENINGS REQ'S

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION PER **TABLE 705.9** AND **SECTION 705.9.1:**

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
(CBC 2025 TABLE 705.9)

DEGREE OF OPENING PROTECTION: UNPROTECTED, SPRINKLERED (UP,S) *(PER CBC 2025 SECTION 705.9.1)*	
0' ≤ x < 3'	NOT PERMITTED
3' ≤ x < 5'	15%
5' ≤ x < 10'	25%
10' ≤ x < 15'	45%
15' ≤ x < 20'	75%
20' ≤ x < 25'	NO LIMIT
25' ≤ x < 30'	NO LIMIT
30' ≤ x	NO LIMIT

NOTE:
THIS BUILDING INCLUDES AN NFPA 13 FIRE SPRINKLER SYSTEM.

NOTE:
WITH THE SEPARATION DISTANCES ALL AROUND THE BUILDING ALLOWING FOR UNLIMITED OPENINGS, NO INDIVIDUAL CALCULATIONS PROVIDED. ALL GLAZED OPENINGS FALL WITHIN THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION PER ***TABLE 705.9*** AND ***SECTION 705.8.1***, THEREFORE, ARE NOT REQUIRED TO COMPLY WITH ***SECTION 716*** FOR FIRE-RESISTANCE-RATED GLAZING.

LEGEND

- PROPERTY LINE
- ASSUMED PROPERTY LINE
- EXTERIOR WALL AREA HATCH
- OPENING AREA HATCH

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

34

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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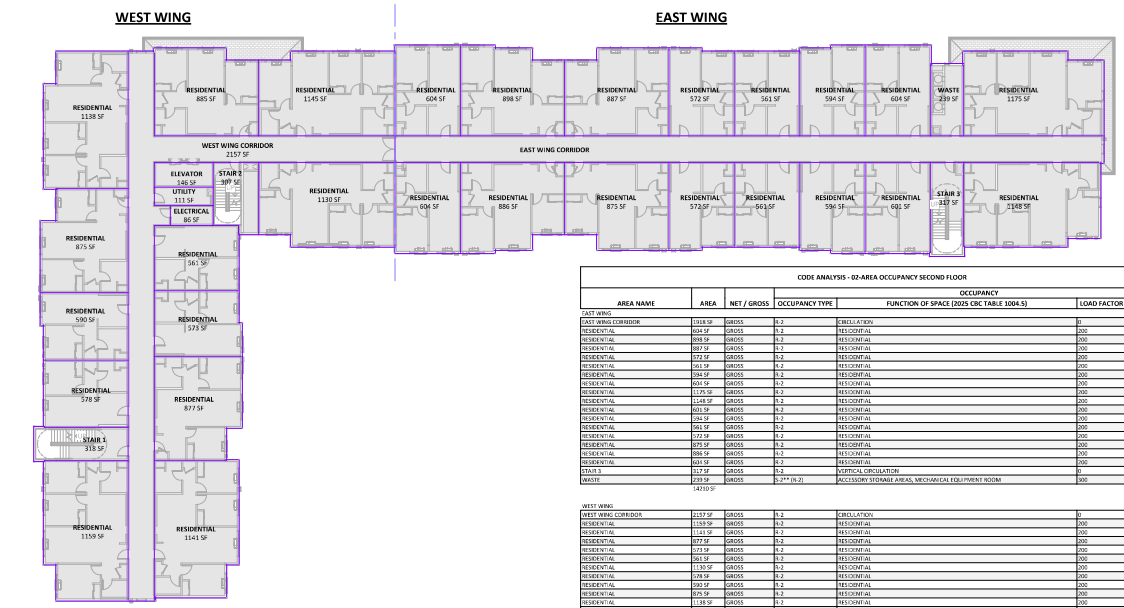
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - FIRE RESISTANCE REQUIREMENTS

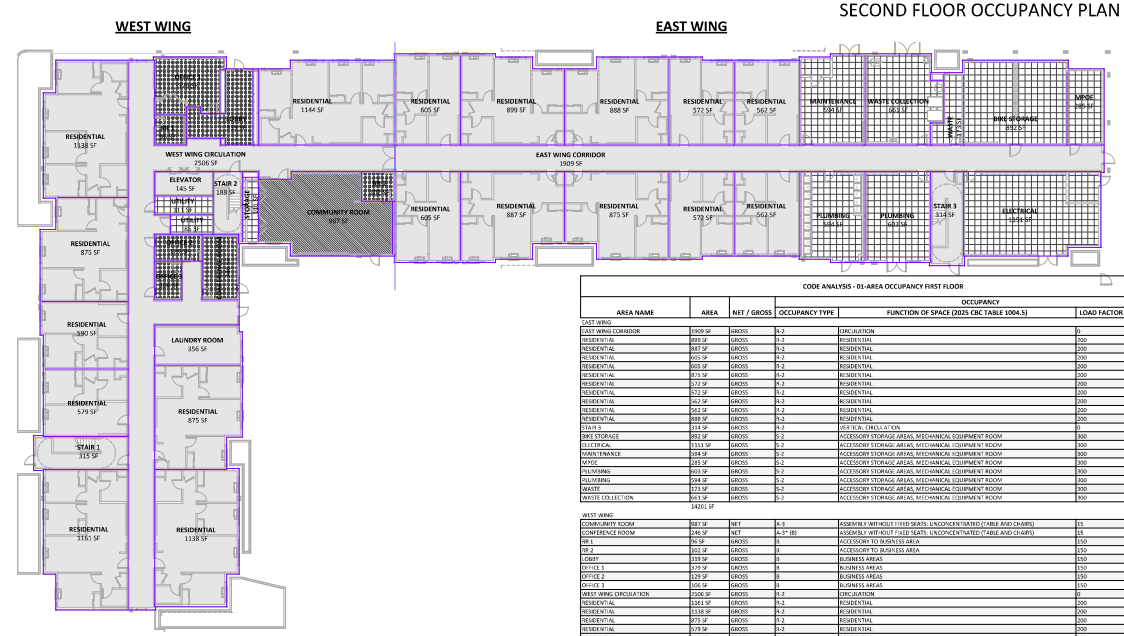
G1.21



CODE ANALYSIS - 02-AREA OCCUPANCY SECOND FLOOR

			OCCUPANCY			
AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2025 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD
EAST WING						
EAST WING CORRIDOR	1918 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	898 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	887 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	572 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	561 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	594 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	1175 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1148 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	601 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	594 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	561 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	572 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	875 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	886 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	601 SF	GROSS	R-2	RESIDENTIAL	200	4
STAIR 3	317 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
WASTE	239 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
	14210 SF					67
WEST WING						
WEST WING CORRIDOR	2157 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	1159 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1141 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	877 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	573 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	561 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	1130 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	578 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	590 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	875 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1138 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	885 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1145 SF	GROSS	R-2	RESIDENTIAL	200	6
ELEVATOR	146 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 1	318 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 2	307 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
ELECTRICAL	86 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
UTILITY	111 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
	13778 SF					59
	27988 SF					126

SECOND FLOOR OCCUPANCY PLAN | 1/16" = 1'-0" | 1/A3.11 | 2



CODE ANALYSIS - 01-AREA OCCUPANCY FIRST FLOOR

			OCCUPANCY			
AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2025 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD
EAST WING						
EAST WING CORRIDOR	1909 SF	GROSS	A-2	CIRCULATION	0	
RESIDENTIAL	899 SF	GROSS	A-2	RESIDENTIAL	200	5
RESIDENTIAL	887 SF	GROSS	A-2	RESIDENTIAL	200	5
RESIDENTIAL	605 SF	GROSS	A-2	RESIDENTIAL	200	4
RESIDENTIAL	605 SF	GROSS	A-2	RESIDENTIAL	200	4
RESIDENTIAL	875 SF	GROSS	A-2	RESIDENTIAL	200	5
RESIDENTIAL	572 SF	GROSS	A-2	RESIDENTIAL	200	3
RESIDENTIAL	572 SF	GROSS	A-2	RESIDENTIAL	200	3
RESIDENTIAL	562 SF	GROSS	A-2	RESIDENTIAL	200	3
RESIDENTIAL	562 SF	GROSS	A-2	RESIDENTIAL	200	3
RESIDENTIAL	888 SF	GROSS	A-2	RESIDENTIAL	200	5
STAIR 3	334 SF	GROSS	A-2	VERTICAL CIRCULATION	0	
BIKE STORAGE	892 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	3
ELECTRICAL	1353 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	4
MAINTENANCE	594 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2
WASTE	285 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
PLUMBING	603 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2
PLUMBING	594 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
WASTE	573 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
WASTE COLLECTION	661 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	3
	14261 SF					59
WEST WING						
COMMUNITY ROOM	887 SF	NET	A-3	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	66
CONFERENCE ROOM	246 SF	NET	A-3* (B)	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	17
SR 1	96 SF	GROSS	B	ACCESSORY TO BUSINESS AREA	150	1
SR 2	102 SF	GROSS	B	ACCESSORY TO BUSINESS AREA	150	1
LOBBY	159 SF	GROSS	B	BUSINESS AREAS	150	1
OFFICE 1	579 SF	GROSS	B	BUSINESS AREAS	150	3
OFFICE 2	329 SF	GROSS	B	BUSINESS AREAS	150	2
OFFICE 3	106 SF	GROSS	B	BUSINESS AREAS	150	1
WEST WING CIRCULATION	2506 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	1161 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1138 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	875 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	579 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	590 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	1144 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	875 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1138 SF	GROSS	R-2	RESIDENTIAL	200	6
ELEVATOR	145 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 1	315 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 2	188 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STORAGE	111 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
UTILITY	111 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
UTILITY	85 SF	GROSS	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	0
LAUNDRY ROOM	356 SF	GROSS	S-2** (R-2)	ACCESSORY TO RESIDENTIAL AREA	200	2
	13683 SF					138
	27866 SF					197

FIRST FLOOR OCCUPANCY PLAN | 1/16" = 1'-0" | 1/A3.11 | 1

AREA & HEIGHT NOTES

1. PER ***2025 CBC 504.2***, IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH ***SECTION 508***, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN ***TABLE 504.4***.
2. PER ***2025 CBC 506.2.2***, FOR MIXED OCCUPANCY BUILDINGS, THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ***SECTION 508.4.2*** FOR SEPARATED OCCUPANCIES.
   - **A.** FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, SHALL **NOT EXCEED TWO**, FOR MIXED-OCCUPANCY, MULTISTORY BUILDINGS CONTAINING A, E, H, I, J AND R OCCUPANCIES, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES.
3. PER ***2025 CBC 508.4.2***, WHEN CALCULATING THE ALLOWABLE BUILDING AREA FOR SEPARATED OCCUPANCIES, IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS (ACTUAL BUILDING AREA / ALLOWABLE BUILDING AREA) OF EACH SEPARATED OCCUPANCY SHALL **NOT EXCEED 1.**
4. PER ***2025 CBC 506.2.3*** THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF ***SECTION 506*** FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN ***TABLE 506.2*** FOR EACH SUCH ACCESSORY OCCUPANCY.
5. ALLOWABLE BUILDING HEIGHT, STORIES AND AREA ARE PER ***2025 CBC TABLE 504.3, 504.4*** AND ***506.2*** FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM WITH FOUR AREA INCREASE.
6. PER ***2025 CBC TABLE 506.2, FOOTNOTE K***, FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH ***SECTION 903.3.1.1***, S AREA INCREASE IS PERMITTED IN ADDITION TO THE HEIGHT AND STORY INCREASE PROVIDED THE HEIGHT SHALL NOT EXCEED 60 FEET AND 4 STORIES.
7. PER ***2025 CBC 503.1***, THE PROPOSED FOUR-STORY TYPE VA STRUCTURE IS DIVIDED INTO THE WEST WING AND EAST WING BY A CONTINUOUS FIRE WALL COMPLYING WITH ***2025 CBC 706***. THE FIRE WALL ASSEMBLY HAS A MINIMUM 4 TWO-HOUR FIRE-RESISTANCE RATING IN ACCORDANCE WITH ***TABLE 706.4*** AND IS DESIGNED TO PERMIT COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE FIRE WALL, AS REQUIRED BY ***SECTION 706.2***. THE FIRE WALL PROVIDES COMPLETE HORIZONTAL AND VERTICAL SEPARATION FROM THE FOUNDATION THROUGH THE ROOF AND FROM EXTERIOR WALL TO EXTERIOR WALL IN ACCORDANCE WITH ***SECTIONS 706.5*** AND ***706.6***. OPENINGS, PENETRATIONS, JOINTS AND DUCTS ARE PROTECTED IN ACCORDANCE WITH ***SECTIONS 706.8*** THROUGH ***706.11***.
8. ACCORDINGLY, THE WEST WING AND EAST WING ARE CONSIDERED SEPARATE BUILDINGS FOR PURPOSES OF ALLOWABLE AREA, ALLOWABLE HEIGHT, NUMBER OF STORIES AND TYPE OF CONSTRUCTION ANALYSIS. EACH BUILDING IS INDEPENDENTLY ANALYZED.

THE CALCULATIONS BELOW ALL ASSUME TYPE VA CONSTRUCTION AS THE MOST RESTRICTIVE CONSTRUCTION TYPE ON SITE.

AREA & HEIGHT REQ'S

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2018 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	A-3
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	3
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	54,500 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	103,500 SF

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2025 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	B
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	4
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	54,500 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	288,000 SF

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2025 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	R-2
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	4
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	36,000 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	144,000 SF

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2025 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	S-2
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	4
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	63,000 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	315,000 SF

AHJ BUILDING STANDARDS - ALLOWED
(BASED ON THE 2025 SANTA CRUZ COUNTY CODE)

ALLOWABLE BUILDING HEIGHT (TABLE 29.137)	40'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 29.137)	3
HEIGHT INCREASE PER AB1763	3 STORIES OR 33'-0"
MAX ALLOWABLE BUILDING HEIGHT	73'-0"

AREA & HEIGHT ANALYSIS

GENERAL BUILDING INFORMATION - PROPOSED

PROPOSED BUILDING HEIGHT	53'-0"
PROPOSED NUMBER OF STORIES	4
PROPOSED BUILDING AREA	SEE SCHEDULE BELOW
AUTOMATIC FIRE SPRINKLERS	NFPA 13

BUILDING STORIES CHECK:
TOTAL STORIES: 4
A-3 ALLOWABLE: 3 STORIES > 1ST STORY(HIGHEST STORY) ∴ **OK**
B ALLOWABLE: 4 STORIES > 1ST STORY(HIGHEST STORY) ∴ **OK**
R-2 ALLOWABLE: 4 STORIES > 4TH STORY(HIGHEST STORY) ∴ **OK**
S-2 ALLOWABLE: 5 STORIES > 4TH STORY(HIGHEST STORY) ∴ **OK**

BUILDING HEIGHT CHECK:
MAX PROPOSED BUILDING HEIGHT: **53'-0"**
MOST RESTRICTIVE MAX BUILDING HEIGHT: **70'-0" > 53'-0"** ∴ **OK**

WEST WING - PROPOSED BUILDING AREA (GROSS)

FIRST FLOOR	13683 SF ∴ OK
SECOND FLOOR	13778 SF ∴ OK
THIRD FLOOR	13778 SF ∴ OK
FOURTH FLOOR	13778 SF ∴ OK
TOTAL GROSS BUILDING AREA:	55016 SF

EAST WING - PROPOSED BUILDING AREA (GROSS)

FIRST FLOOR	14201 SF ∴ OK
SECOND FLOOR	14210 SF ∴ OK
THIRD FLOOR	14210 SF ∴ OK
FOURTH FLOOR	14210 SF ∴ OK
TOTAL GROSS BUILDING AREA:	56832 SF

ALLOWABLE AREA CALCS

ALLOWABLE AREA PER OCCUPANCY TYPE PER TABLE 506.2 FOR TYPE VA CONSTRUCTION & FULL NFPA 13 SPRINKLER SYSTEM

OCCUPANCY TYPE	AREA
B OCCUPANCY:	54,000 SF
A-3 OCCUPANCY:	54,500 SF
R-2 OCCUPANCY:	36,000 SF
S-2 OCCUPANCY:	63,000 SF

CODE ANALYSIS - WEST WING OCCUPANCY TYPE SUMMARY PER FLOOR

OCCUPANCY TYPE	AREA
FIRST FLOOR	
A-3	987 SF
A-3* (B)	246 SF
B	1,151 SF
R-2	10655 SF
S-2	307 SF
S-2** (R-2)	356 SF
	13683 SF
SECOND FLOOR	
R-2	13581 SF
S-2** (R-2)	197 SF
	13778 SF
THIRD FLOOR	
R-2	13581 SF
S-2** (R-2)	197 SF
	13778 SF
FOURTH FLOOR	
R-2	13581 SF
S-2** (R-2)	196 SF
	13778 SF

CODE ANALYSIS - EAST WING OCCUPANCY TYPE SUMMARY PER FLOOR

OCCUPANCY TYPE	AREA
FIRST FLOOR	
R-2	9249 SF
S-2	4952 SF
	14201 SF
SECOND FLOOR	
R-2	13971 SF
S-2** (R-2)	239 SF
	14210 SF
THIRD FLOOR	
R-2	13971 SF
S-2** (R-2)	239 SF
	14210 SF
FOURTH FLOOR	
R-2	13971 SF
S-2** (R-2)	239 SF
	14210 SF

WEST WING CALCULATIONS:

AREA RATIOS FOR GROUND FLOOR
[(A-3$_a$*/34500) + (B*$_a$*/54000) + (R-2*$_a$*/36000) + (S-2*$_a$*/63000)] < 1*
[(1,002/34,500) + (1,360/54,000) + (11,015/36000 + (284/63,000)=**0.36 < 1** ∴ **OK**

AREA RATIOS FOR SECOND FLOOR
(R-2$_a$*/36000)< 1*
(13,751/36,000)=**0.38 < 1** ∴ **OK**

AREA RATIOS FOR THIRD FLOOR
(R-2$_a$*/36000)< 1*
(13,751/36,000)=**0.38 < 1** ∴ **OK**

AREA RATIOS FOR FOURTH FLOOR
(R-2$_a$*/36000)< 1*
(13,752/36,000)=**0.38 < 1** ∴ **OK**

SUM OF ALL FLOOR AREA RATIOS
0.36+0.38+0.38+0.38=**1.50 < 2** ∴ **OK**

EAST WING CALCULATIONS:

AREA RATIOS FOR GROUND FLOOR
[(R-2$_a$*/36000) + (S-2*$_a$*/63000)] < 1*
[(10,387/36,000) + (3,752/63,000)=**0.35 < 1** ∴ **OK**

AREA RATIOS FOR SECOND FLOOR
(R-2$_a$*/36000)< 1*
(14,156/36000)=**0.39 < 1** ∴ **OK**

AREA RATIOS FOR THIRD FLOOR
(R-2$_a$*/36000)< 1*
(14,156/36000)=**0.39 < 1** ∴ **OK**

AREA RATIOS FOR FOURTH FLOOR
(R-2$_a$*/36000)< 1*
(14,156/36000)=**0.39 < 1** ∴ **OK**

SUM OF ALL FLOOR AREA RATIOS
0.35+0.39+0.39+0.39=**1.52 > 2** ∴ **OK**

OCCUPANCY NOTES

1. PER ***2025 CBC SECTION 1004.5***, FOR AREAS WITHOUT FIXED SEATING OCCUPANT LOADS AND OCCUPANT LOAD FACTORS ARE DESIGNATED PER FUNCTION OF SPACE MOST CLOSELY ALIGNED WITH ***TABLE 1004.5***.
   - * PER ***2025 CBC 303.1.2***, A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
   - ** PER ***2025 CBC 311.1.1***, A ROOM OR SPACE USED FOR STORAGE PURPOSES THAT IS ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY.

OCCUPANCY TYPE LEGEND

A-3 | R-2 | N/A
B | A-3* (R-2)
A-3* (B) | S-2** (R-2)
S-2** (B) | S-2

ARCHITECTS
FORA
650 CASTRO STREET, SUITE 120-4480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

35

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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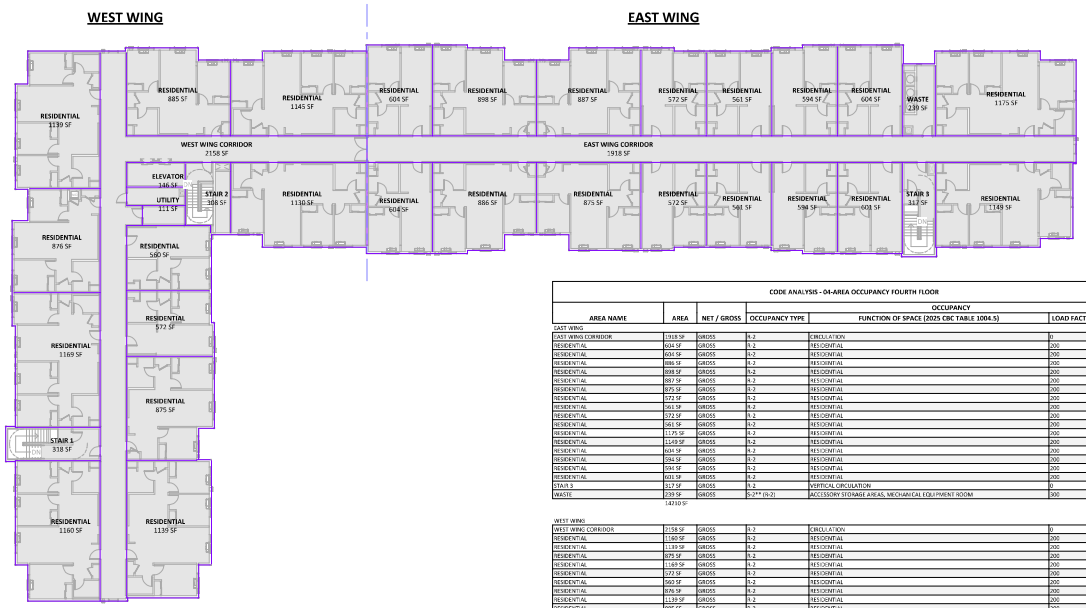
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - BLDG. AREAS & OCCUPANCY

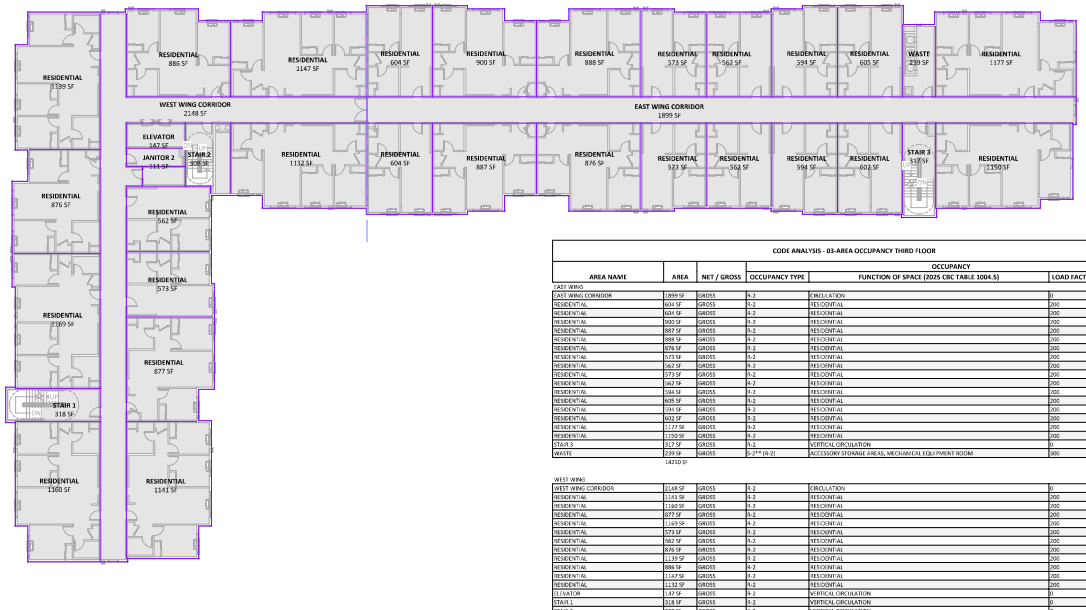
G1.31



CODE ANALYSIS - 04-AREA OCCUPANCY FOURTH FLOOR

AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2025 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD
EAST WING						
EAST WING CORRIDOR	1918 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	886 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	888 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	887 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	875 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	572 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	561 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	572 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	561 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	1175 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1149 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	594 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	594 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	603 SF	GROSS	R-2	RESIDENTIAL	200	4
STAIR 3	317 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
WASTE	239 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
	14210 SF					67
WEST WING						
WEST WING CORRIDOR	2158 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	1160 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1139 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	875 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1169 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	572 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	560 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	876 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1139 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	885 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1145 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1130 SF	GROSS	R-2	RESIDENTIAL	200	6
ELEVATOR	146 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 1	318 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 2	308 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
UTILITY	111 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
UTILITY	86 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
	13778 SF					59
	27988 SF					126

FOURTH FLOOR OCCUPANCY PLAN 1/16" = 1'-0" 1/A3.11 2



CODE ANALYSIS - 03-AREA OCCUPANCY THIRD FLOOR

AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2025 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD
EAST WING						
EAST WING CORRIDOR	1899 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	604 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	900 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	887 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	888 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	876 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	573 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	562 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	573 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	562 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	594 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	605 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	594 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	602 SF	GROSS	R-2	RESIDENTIAL	200	4
RESIDENTIAL	1177 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1150 SF	GROSS	R-2	RESIDENTIAL	200	6
STAIR 3	317 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
WASTE	239 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
	14210 SF					67
WEST WING						
WEST WING CORRIDOR	2148 SF	GROSS	R-2	CIRCULATION	0	
RESIDENTIAL	1141 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1160 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	877 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1169 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	573 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	562 SF	GROSS	R-2	RESIDENTIAL	200	3
RESIDENTIAL	876 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1139 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	886 SF	GROSS	R-2	RESIDENTIAL	200	5
RESIDENTIAL	1147 SF	GROSS	R-2	RESIDENTIAL	200	6
RESIDENTIAL	1132 SF	GROSS	R-2	RESIDENTIAL	200	6
ELEVATOR	137 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 1	318 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
STAIR 2	308 SF	GROSS	R-2	VERTICAL CIRCULATION	0	
ELECTRICAL	86 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
JANITOR 2	111 SF	GROSS	S-2** (R-2)	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
	13778 SF					59
	27988 SF					126

THIRD FLOOR OCCUPANCY PLAN 1/16" = 1'-0" 1/A3.11 1

AREA & HEIGHT NOTES

1. PER ***2025 CBC 504.2***, IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH ***SECTION 508***, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN ***TABLE 504.4***.
2. PER ***2025 CBC 506.2.2***, FOR MIXED OCCUPANCY BUILDINGS, THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ***SECTION 508.4.2*** FOR SEPARATED OCCUPANCIES.
   - **A.** FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, SHALL **NOT EXCEED TWO**, FOR MIXED-OCCUPANCY, MULTISTORY BUILDINGS CONTAINING A, E, H, I, I, AND R OCCUPANCIES, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES.
3. PER ***2025 CBC 508.4.2***, WHEN CALCULATING THE ALLOWABLE BUILDING AREA FOR SEPARATED OCCUPANCIES, IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS (ACTUAL BUILDING AREA / ALLOWABLE BUILDING AREA) OF EACH SEPARATED OCCUPANCY SHALL **NOT EXCEED 1.**
4. PER ***2025 CBC 508.2.3*** THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF ***SECTION 506*** FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN ***TABLE 506.2*** FOR EACH SUCH ACCESSORY OCCUPANCY.
5. ALLOWABLE BUILDING HEIGHT, STORIES AND AREA ARE PER ***2025 CBC TABLE 504.3, 504.4*** AND ***506.2*** FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM WITHOUT AREA INCREASE.
6. PER ***2025 CBC TABLE 506.2, FOOTNOTE K***, FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH ***SECTION 903.3.1.1***, S AREA INCREASE IS PERMITTED IN ADDITION TO THE HEIGHT AND STORY INCREASE PROVIDED THE HEIGHT SHALL NOT EXCEED 60 FEET AND 4 STORIES.
7. PER ***2025 CBC 503.1***, THE PROPOSED FOUR-STORY TYPE VA STRUCTURE IS DIVIDED INTO THE WEST WING AND EAST WING BY A CONTINUOUS FIRE WALL COMPLYING WITH ***2025 CBC 706***. THE FIRE-WALL ASSEMBLY HAS A MINIMUM TWO-HOUR FIRE-RESISTANCE RATING IN ACCORDANCE WITH ***TABLE 706.4*** AND IS DESIGNED TO PERMIT COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE FIRE WALL, AS REQUIRED BY ***SECTION 706.2***. THE FIRE WALL PROVIDES COMPLETE HORIZONTAL AND VERTICAL SEPARATION FROM THE FOUNDATION THROUGH THE ROOF AND FROM EXTERIOR WALL TO EXTERIOR WALL IN ACCORDANCE WITH ***SECTIONS 706.5*** AND ***706.6***. OPENINGS, PENETRATIONS, JOINTS AND DUCTS ARE PROTECTED IN ACCORDANCE WITH ***SECTIONS 706.8*** THROUGH ***706.11***.
8. ACCORDINGLY, THE WEST WING AND EAST WING ARE CONSIDERED SEPARATE BUILDINGS FOR PURPOSES OF ALLOWABLE AREA, ALLOWABLE HEIGHT, NUMBER OF STORIES AND TYPE OF CONSTRUCTION ANALYSIS. EACH BUILDING IS INDEPENDENTLY ANALYZED.

THE CALCULATIONS BELOW ALL ASSUME TYPE VA CONSTRUCTION AS THE MOST RESTRICTIVE CONSTRUCTION TYPE ON SITE.

AREA & HEIGHT REQ'S

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2018 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	A-3
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	3
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	54,500 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	103,500 SF

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2025 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	B
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	4
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	54,500 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	288,000 SF

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2025 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	R-2
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	4
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	36,000 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	144,000 SF

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2025 CBC)

OCCUPANCY CLASSIFICATION (GBC, 302.1)	S-2
CONSTRUCTION TYPE (TABLE 601)	VA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	70'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 504.4)	4
ALLOWABLE BUILDING AREA PER STORY (TABLE 506.2)	63,000 SF
TOTAL ALLOWABLE BUILDING AREA (TABLE 506.2)	315,000 SF

AHJ BUILDING STANDARDS - ALLOWED
(BASED ON THE 2025 SANTA CRUZ COUNTY CODE)

ALLOWABLE BUILDING HEIGHT (TABLE 29-137)	40'-0"
ALLOWABLE NUMBER OF STORIES (TABLE 29-137)	3
HEIGHT INCREASE PER AB1763	3 STORIES OR 33'-0"
MAX ALLOWABLE BUILDING HEIGHT	73'-0"

AREA & HEIGHT ANALYSIS

GENERAL BUILDING INFORMATION - PROPOSED

PROPOSED BUILDING HEIGHT	53'-0"
PROPOSED NUMBER OF STORIES	4
PROPOSED BUILDING AREA	SEE SCHEDULE BELOW
AUTOMATIC FIRE SPRINKLERS	NFPA 13

BUILDING STORIES CHECK:
TOTAL STORIES: 4
A-3 ALLOWABLE: 3 STORIES > 1ST STORY(HIGHEST STORY) ∴ **OK**
B ALLOWABLE: 4 STORIES > 1ST STORY(HIGHEST STORY) ∴ **OK**
R-2 ALLOWABLE: 4 STORIES > 4TH STORY(HIGHEST STORY) ∴ **OK**
S-2 ALLOWABLE: 5 STORIES > 4TH STORY(HIGHEST STORY) ∴ **OK**

BUILDING HEIGHT CHECK:
MAX PROPOSED BUILDING HEIGHT: **53'-0"**
MOST RESTRICTIVE MAX BUILDING HEIGHT: **70'-0" > 53'-0"** ∴ **OK**

WEST WING - PROPOSED BUILDING AREA (GROSS)

FIRST FLOOR	13683 SF ∴ **OK**
SECOND FLOOR	13778 SF ∴ **OK**
THIRD FLOOR	13778 SF ∴ **OK**
FOURTH FLOOR	13778 SF ∴ **OK**
TOTAL GROSS BUILDING AREA:	55016 SF

EAST WING - PROPOSED BUILDING AREA (GROSS)

FIRST FLOOR	14201 SF ∴ **OK**
SECOND FLOOR	14210 SF ∴ **OK**
THIRD FLOOR	14210 SF ∴ **OK**
FOURTH FLOOR	14210 SF ∴ **OK**
TOTAL GROSS BUILDING AREA:	56832 SF

ALLOWABLE AREA CALCS

ALLOWABLE AREA PER OCCUPANCY TYPE PER TABLE 506.2 FOR TYPE VA CONSTRUCTION & FULL NFPA 13 SPRINKLER SYSTEM

OCCUPANCY TYPE	AREA
B OCCUPANCY:	54,000 SF
A-3 OCCUPANCY:	54,500 SF
R-2 OCCUPANCY:	36,000 SF
S-2 OCCUPANCY:	63,000 SF

CODE ANALYSIS - WEST WING OCCUPANCY TYPE SUMMARY PER FLOOR

OCCUPANCY TYPE	AREA
FIRST FLOOR	
A-3	987 SF
A-3* (B)	246 SF
B	1,151 SF
R-2	10655 SF
S-2	307 SF
S-2** (R-2)	356 SF
	13683 SF
SECOND FLOOR	
R-2	13581 SF
S-2** (R-2)	197 SF
	13778 SF
THIRD FLOOR	
R-2	13581 SF
S-2** (R-2)	197 SF
	13778 SF
FOURTH FLOOR	
R-2	13581 SF
S-2** (R-2)	196 SF
	13778 SF

CODE ANALYSIS - EAST WING OCCUPANCY TYPE SUMMARY PER FLOOR

OCCUPANCY TYPE	AREA
FIRST FLOOR	
R-2	9249 SF
S-2	4952 SF
	14201 SF
SECOND FLOOR	
R-2	13971 SF
S-2** (R-2)	239 SF
	14210 SF
THIRD FLOOR	
R-2	13971 SF
S-2** (R-2)	239 SF
	14210 SF
FOURTH FLOOR	
R-2	13971 SF
S-2** (R-2)	239 SF
	14210 SF

WEST WING CALCULATIONS:

AREA RATIOS FOR GROUND FLOOR
$[(A\text{-}3_a/34{,}500) + (B_a/54{,}000) + (R\text{-}2_a/36{,}000) + (S\text{-}2_a/63{,}000)] < 1$
[(1,002/34,500) + (1,360/54,000) + (11,015/36000) + (284/63,000)=**0.36 < 1** ∴ **OK**

AREA RATIOS FOR SECOND FLOOR
$(R\text{-}2_a/36{,}000) < 1$
(13,751/36,000)= **0.38 < 1** ∴ **OK**

AREA RATIOS FOR THIRD FLOOR
$(R\text{-}2_a/36{,}000) < 1$
(13,751/36,000)= **0.38 < 1** ∴ **OK**

AREA RATIOS FOR FOURTH FLOOR
$(R\text{-}2_a/36{,}000) < 1$
(13,752/36,000)= **0.38 < 1** ∴ **OK**

SUM OF ALL FLOOR AREA RATIOS
0.36+0.38+0.38+0.38=**1.50 < 2** ∴ **OK**

EAST WING CALCULATIONS:

AREA RATIOS FOR GROUND FLOOR
$[(R\text{-}2_a/36{,}000) + (S\text{-}2_a/63{,}000)] < 1$
[(10,387/36,000) + (3,752/63,000)=**0.35 < 1** ∴ **OK**

AREA RATIOS FOR SECOND FLOOR
$(R\text{-}2_a/36{,}000) < 1$
(14,156/36000)= **0.39 < 1** ∴ **OK**

AREA RATIOS FOR THIRD FLOOR
$(R\text{-}2_a/36{,}000) < 1$
(14,156/36000)= **0.39 < 1** ∴ **OK**

AREA RATIOS FOR FOURTH FLOOR
$(R\text{-}2_a/36{,}000) < 1$
(14,156/36000)= **0.39 < 1** ∴ **OK**

SUM OF ALL FLOOR AREA RATIOS
0.35+0.39+0.39+0.39=**1.52 > 2** ∴ **OK**

OCCUPANCY NOTES

1. PER ***2025 CBC SECTION 1004.5***, FOR AREAS WITHOUT FIXED SEATING OCCUPANT LOADS AND OCCUPANT LOAD FACTORS ARE DESIGNATED PER FUNCTION OF SPACE MOST CLOSELY ALIGNED WITH ***TABLE 1004.5***.
   - * PER ***2025 CBC 303.1.2***, A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
   - ** PER ***2025 CBC 311.1.1***, A ROOM OR SPACE USED FOR STORAGE PURPOSES THAT IS ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY.

OCCUPANCY TYPE LEGEND

A-3 · R-2 · N/A · B · A-3* (R-2) · A-3* (B) · S-2** (R-2) · S-2** (B) · S-2

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

36

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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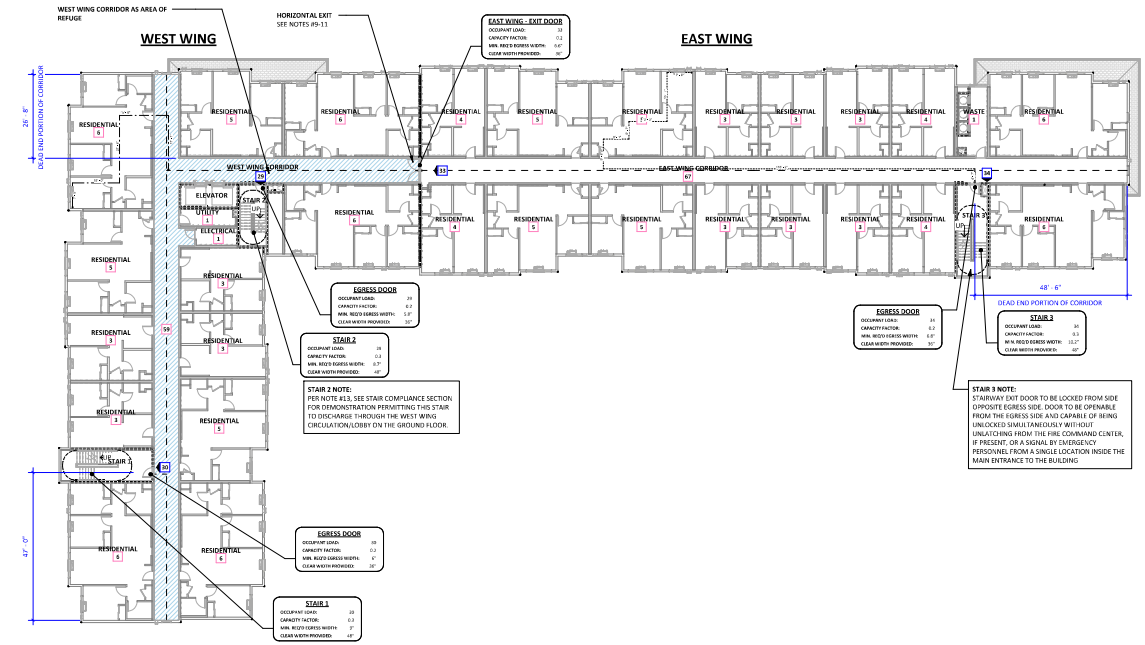
SUBMITTAL	DATE

No.	REVISION	DATE

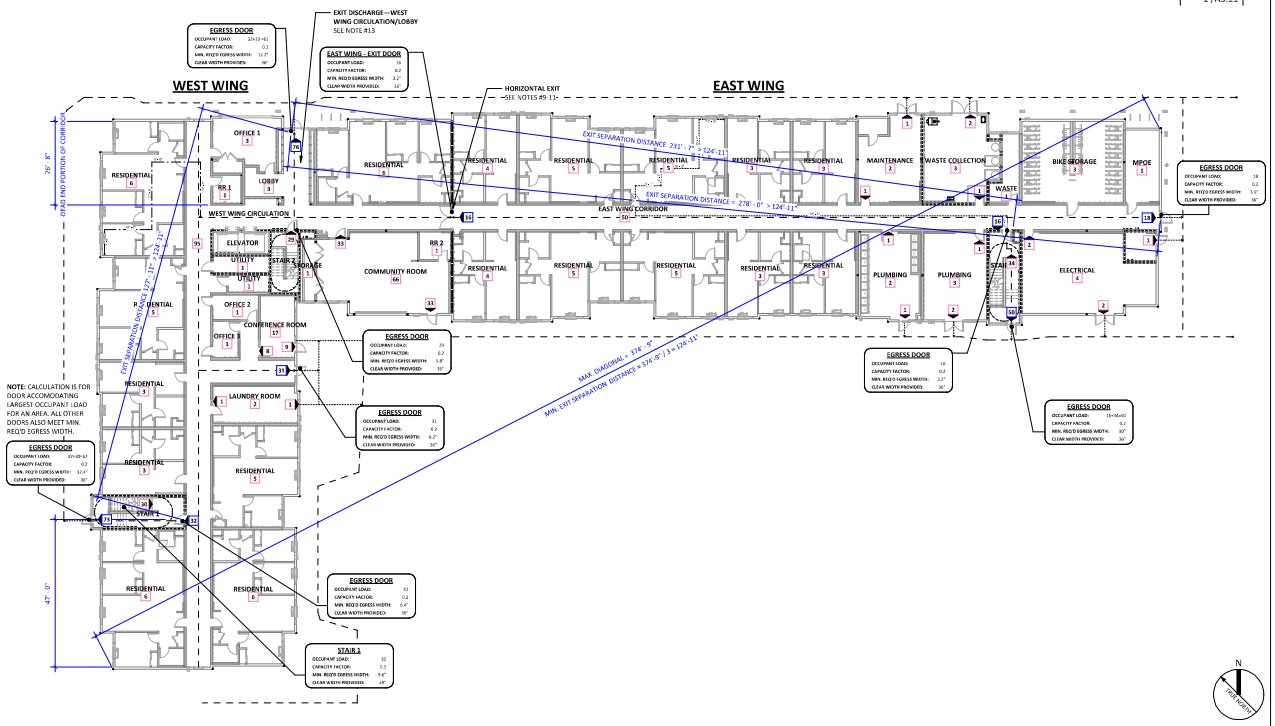
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - BLDG. AREAS & OCCUPANCY

G1.32



SECOND FLOOR EGRESS PLAN 1/16" = 1'-0" | 1/A3.11 | 2



FIRST FLOOR EGRESS PLAN 1/16" = 1'-0" | 1/A3.11 | 1

MEANS OF EGRESS NOTES

1. REFER TO AREA & OCCUPANCY PLANS ON **G1.21-G1.32** FOR OCCUPANT LOADS PER ROOM AND COMBINED OCCUPANT LOADS FOR EXIT ACCESS AND EXIT COMPONENTS.
2. PER ***2025 CBC SECTION 1005.3.1,*** THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAY BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.
3. PER ***2025 CBC SECTION 1005.3.2,*** THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENTS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT.
4. PER ***2025 CBC SECTION 1006.3,*** THE MEANS OF EGRESS SYSTEM SERVING ANY STORY OR OCCUPIED ROOF SHALL BE PROVIDED WITH THE NUMBER OF SEPARATE AND DISTINCT EXITS OR ACCESS TO EXITS BASED ON THE AGGREGATE OCCUPANT LOAD SERVED IN ACCORDANCE WITH THIS SECTION. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED NUMBER OF EXITS OR ACCESS TO EXITS SERVING THAT STORY.
5. PER ***2025 CBC SECTION 1006.3.2 EXC. 1,*** THE PATH OF EGRESS TRAVEL TO AN EXIT SHALL BE PERMITTED TO PASS THROUGH MORE THAN ONE ADJACENT STORY IN GROUP R-2 OCCUPANCIES, EXIT ACCESS STAIRWAYS AND RAMPS CONNECTING FOUR STORIES OR LESS AND CONTAINED WITHIN AN INDIVIDUAL DWELLING UNIT.
6. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREAS CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY ***(2025 CBC 1010.1.2.1)***
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT EXCEPT AS SPECIFICALLY PERMITTED PER ***2025 CBC 1010.1.9***
8. ELECTRICAL ROOMS WITH EQUIPMENT RATED 800-AMPERES OR MORE AND OVER 6 FEET WIDE, AND THAT CONTAIN OVERCURRENT DEVISES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL ***(2025 CBC 1010.1.10)***
9. PER ***2025 CBC 1026.1,*** A HORIZONTAL EXIT SHALL NOT SERVE AS THE ONLY EXIT FROM A PORTION OF A BUILDING, AND WHERE TWO OR MORE EXITS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT MINIMUM WIDTH OR REQUIRED CAPACITY SHALL BE HORIZONTAL EXITS.
10. PER ***2025 CBC 1026.2,*** THE SEPARATION BETWEEN BUILDINGS OR REFUGE AREAS CONNECTED BY A HORIZONTAL EXIT SHALL BE PROVIDED BY A FIRE WALL COMPLYING WITH ***SECTION 706*** OR BY A FIRE BARRIER COMPLYING WITH ***SECTION 707*** OR A HORIZONTAL ASSEMBLY COMPLYING WITH ***SECTION 711,*** OR BOTH. THE MINIMUM FIRE-RESISTANCE RATING OF THE SEPARATION SHALL BE 2 HOURS. OPENING PROTECTIVES IN HORIZONTAL EXITS SHALL ALSO COMPLY WITH ***SECTION 716.*** DUCT AND AIR TRANSFER OPENINGS IN A FIRE WALL OR FIRE BARRIER THAT SERVES AS A HORIZONTAL EXIT SHALL ALSO COMPLY WITH ***SECTION 717.*** THE HORIZONTAL EXIT SEPARATION SHALL EXTEND VERTICALLY THROUGH ALL LEVELS OF THE BUILDING UNLESS FLOOR ASSEMBLIES HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS AND DO NOT HAVE UNPROTECTED OPENINGS.
11. PER ***2025 CBC 1026.2*** FIRE DOORS IN HORIZONTAL EXITS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING WHEN ACTIVATED BY A SMOKE DETECTOR IN ACCORDANCE WITH ***SECTION 716.2.6.6.*** DOORS, WHERE LOCATED IN A CROSS-CORRIDOR CONDITION, SHALL BE AUTOMATIC-CLOSING BY ACTIVATION OF A SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH ***SECTION 716.2.6.6.***
12. PER ***2025 CBC 1026.6,*** WHERE A REFUGE AREA DOES NOT CONTAIN A TWO-WAY COMMUNICATION SYSTEM AT AN ELEVATOR LANDING OR WITHIN AN AREA OF REFUGE, A TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED IN AN APPROVED LOCATION IN A PUBLIC AREA AND SHALL COMPLY WITH ***SECTIONS 1009.8.1, 1009.8.2*** AND ***1009.12.***
13. STAIR 2 IS PERMITTED TO DISCHARGE THROUGH THE WEST WING CIRCULATION/LOBBY IN ACCORDANCE WITH ***2025 CBC SECTION 1028.2, EXCEPTION 1.*** SEE STAIR COMPLIANCE ANALYSIS.

EGRESS ANALYSIS

NOTES:

1. PER ***2025 CBC SECTION 1007.1.1, EXCEPTION 2,*** WHERE TWO EXITS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
2. PER ***2025 CBC SECTION 1030.5, EXCEPTION 2,*** WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 50 FEET IN LENGTH FOR R-2 OCCUPANCY GROUP
3. PER ***2025 CBC SECTION 1026.4.1,*** THE CAPACITY OF THE REFUGE AREA SHALL BE COMPUTED BASED ON A NET FLOOR AREA ALLOWANCE OF 3 SF FOR EACH OCCUPANT TO BE ACCOMMODATED THEREIN.

EXIT ACCESS TRAVEL DISTANCE
(PER CBC 2025 TABLE 1017.2)

OCCUPANCY	WITH SPRINKLER SYSTEM
A,R	250 FT.
B	300 FT.
S-2	400 FT.

WORST CASE SCENARIOS:

EXIT ACCESS TRAVEL DISTANCE @ 1ST FLOOR	181' - 5"	∴ OK
EXIT ACCESS TRAVEL DISTANCE @ 2ND FLOOR	181' - 5"	∴ OK
EXIT ACCESS TRAVEL DISTANCE @ 3RD FLOOR	181' - 5"	∴ OK
EXIT ACCESS TRAVEL DISTANCE @ 4TH FLOOR	181' - 5"	∴ OK

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
(PER CBC 2022 TABLE 1006.2.1)

OCCUPANCY	MAX OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)
A	49	75 FT.
B	49	100 FT.
S	29	100 FT.
R-2	20	125 FT.

WORST CASE SCENARIOS:

CPET @ 1ST FLOOR	77' - 5"	∴ OK
CPET @ 2ND FLOOR	77' - 5"	∴ OK
CPET @ 3RD FLOOR	77' - 5"	∴ OK
CPET @ 4TH FLOOR	77' - 5"	∴ OK

AREA OF REFUGE CALCULATION

59 (WEST WING OCCUPANTS)
+ 33 (EAST WING OCCUPANTS)
92 OCCUPANTS

92 OCC. X 3 SF (NET 5 SF/OCC)
= 276 SF OF REFUGE AREA REQUIRED

WEST WING CORRIDOR PROVIDES **1,982 SF NET AREA > 276 SF REQ'D** ∴ **OK**

FIRE-RESISTANCE SUMMARY

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
(PER CBC 2025 TABLE 601)

CONSTRUCTION TYPE: **VA**	
BUILDING ELEMENT	**RATING REQUIREMENT**
PRIMARY STRUCTURAL FRAME:	1 HR
BEARING WALLS	
EXTERIOR:	1 HR
INTERIOR:	1 HR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR:	(SEE TABLE 705.5 REQ'S)
INTERIOR:	0 HR
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION:	1 HR

OCCUPANT LOAD SUMMARY

*PER AREA & OCCUPANCY TABLES ON **G1.13***

OCCUPANT LOAD SUMMARY - WEST WING		OCCUPANT LOAD SUMMARY - EAST WING	
FIRST FLOOR	138	FIRST FLOOR	59
SECOND FLOOR	59	SECOND FLOOR	67
THIRD FLOOR	59	THIRD FLOOR	67
FOURTH FLOOR	59	FOURTH FLOOR	67
	315		260

STAIR 2 COMPLIANCE

STAIR 2 COMPLIANCE DEMONSTRATION

1. PER ***2025 CBC SECTION 1028.2,*** NO MORE THAN 50% OF THE NUMBER OF INTERIOR EXIT STAIRS MAY DISCHARGE THROUGH AN INTERIOR AREA • **PROPOSED STAIR 2 CONDITION:** THE WEST WING HAS STAIR 1 AND STAIR 2. ONLY STAIR 2 USES AN INTERIOR DISCHARGE AREA: 1 ÷ 2 = 50%	∴ OK
2. PER ***2025 CBC SECTION 1028.2,*** NO MORE THAN 50% OF REQUIRED STAIR WIDTH/CAPACITY MAY USE THE EXCEPTION • **PROPOSED STAIR 2 CONDITION:** STAIR 1: 30 OCCUPANTS × 0.3 = 9 INCHES. STAIR 2: 29 OCCUPANTS × 0.3 = 8.7 INCHES. STAIR 2 SHARE: 8.7 ÷ 17.7 = 49%	∴ OK
3. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.1,*** FREE AND UNOBSTRUCTED PATH TO AN EXTERIOR EXIT DOOR • **PROPOSED STAIR 2 CONDITION:** STAIR 2 TERMINATES INTO THE WEST WING CIRCULATION/LOBBY, WITH A SHORT, ESSENTIALLY STRAIGHT PATH NORTH TO THE EXTERIOR DOOR	∴ OK
4. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.1,*** EXTERIOR DOOR READILY VISIBLE AND IDENTIFIABLE FROM STAIR TERMINATION/THE EXTERIOR EXIT DOOR IS GENERALLY ALIGNED WITH AND VISIBLE FROM THE STAIR 2 TERMINATION • **PROPOSED STAIR 2 CONDITION:** EXIT DOOR IS GENERALLY ALIGNED WITH AND VISIBLE FROM THE STAIR 2 TERMINATION	∴ OK
5. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.2,*** DISCHARGE LEVEL SEPARATED FROM AREAS BELOW BY CONSTRUCTION EQUAL TO THE STAIR ENCLOSURE RATING • **PROPOSED STAIR 2 CONDITION:** NO BASEMENT OR OCCUPIED LEVEL BELOW THIS AREA	∴ OK
6. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.3,*** DISCHARGE PATH SPRINKLER-PROTECTED • **PROPOSED STAIR 2 CONDITION:** THE BUILDING AS PROTECTED THROUGHOUT BY AN NFPA 13 SYSTEM	∴ OK
7. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.3,*** AREAS OPENING ONTO THE PATH SPRINKLERED OR SEPARATED LIKE THE STAIR ENCLOSURE • **PROPOSED STAIR 2 CONDITION:** THE SURROUNDING FIRST-FLOOR AREAS ARE WITHIN THE FULLY SPRINKLERED BUILDING	∴ OK
8. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.4,*** SEPARATION FROM AN EXIT-ACCESS STAIR TERMINATING AT THE SAME LEVEL • **PROPOSED STAIR 2 CONDITION:** NO EXIT-ACCESS STAIR TERMINATES IN THE STAIR 2 DISCHARGE AREA	∴ OK
9. PER ***2025 CBC SECTION 1028.3,*** EXIT-DISCHARGE CAPACITY NOT LESS THAN CAPACITY SERVED • **PROPOSED STAIR 2 CONDITION:** EXTERIOR DOOR SERVES **76** OCCUPANTS: 76 × 0.2 = 15.2 INCHES REQUIRED; 36 INCHES CLEAR PROVIDED	∴ OK
10. PER ***2025 CBC SECTION 1028.5,*** DIRECT, UNOBSTRUCTED ACCESS TO A PUBLIC WAY • **PROPOSED STAIR 2 CONDITION:** REFER TO SHEET G1.11 FOR UNOBSTRUCTED ACCESS TO PUBLIC WAY	∴ OK

LEGEND

- 1-HOUR RATED EXTERIOR WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE WALL ***(PER 2025 CBC TABLE 706.4)***
- PATH OF EGRESS
- MAXIMUM COMMON PATH OF EGRESS TRAVEL (**CPET**) DISTANCE (PER ***2025 CBC TABLE 1006.2.1***)
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE (PER ***2025 CBC TABLE 1006.3.4(2) & TABLE 1017***)
- SPACE OCCUPANT LOAD
- OCCUPANT LOAD AT EXIT ACCESS AND EXITS
- ACCESS CONTROL/CARD READER, REFER TO DOOR SCHEDULE ON SHEET **A6.21**
- PANIC HARDWARE, REFER TO DOOR SCHEDULE ON SHEET **A6.21**
- AREA OF REFUGE

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Exhibit D

STAMP:

LICENSED ARCHITECT
C-34650
RENEWAL 1/30/27
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

37

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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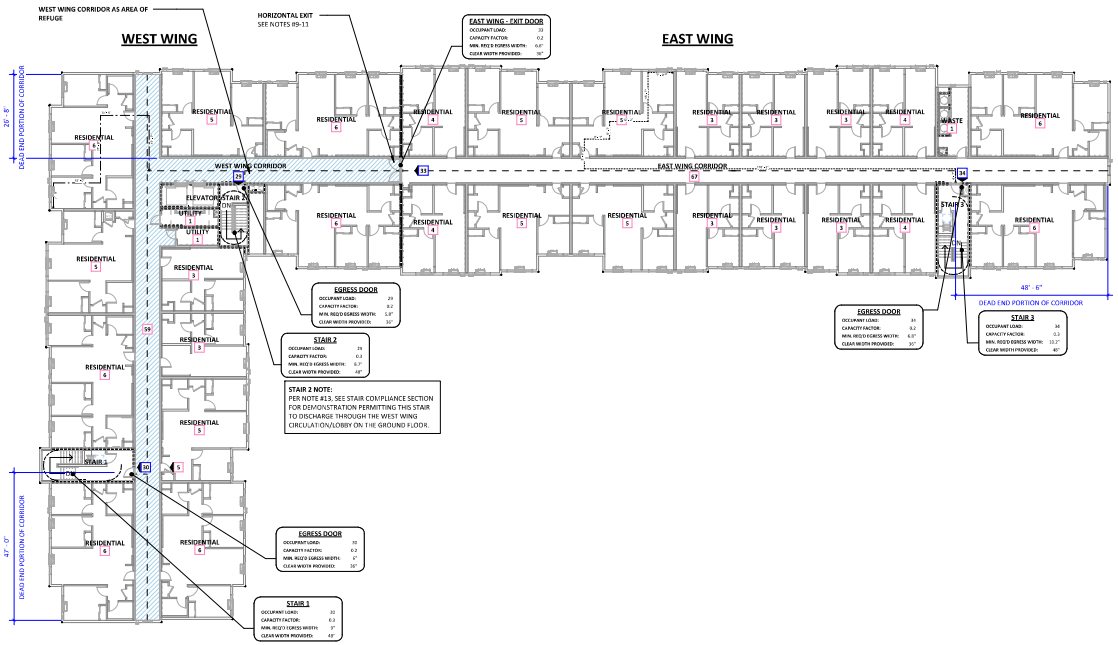
SUBMITTAL	DATE

No.	REVISION	DATE

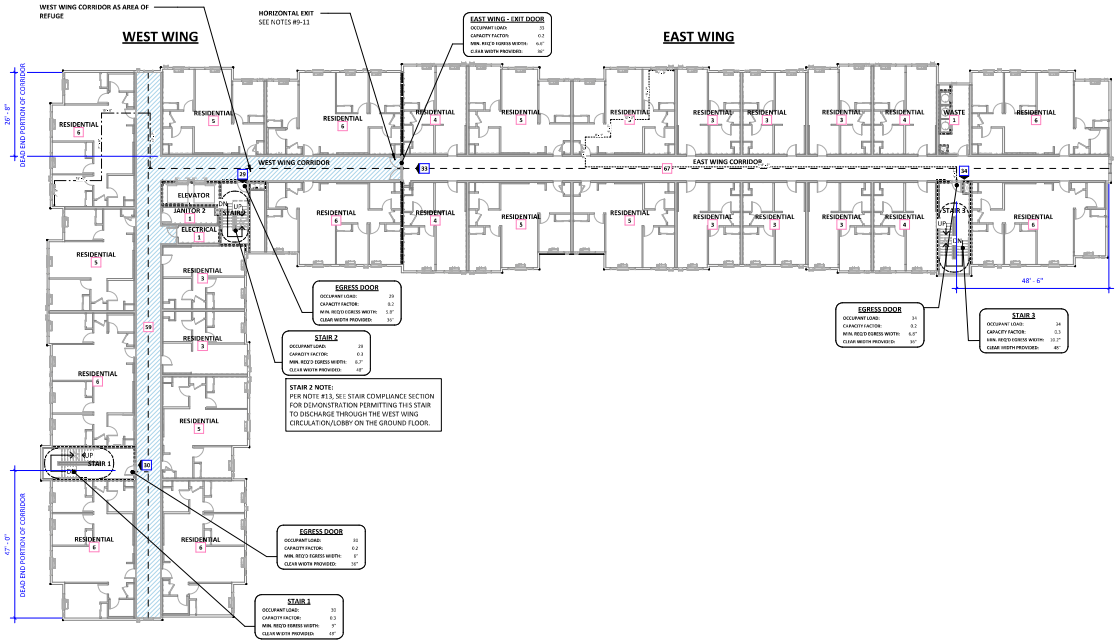
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - EGRESS

G1.41



FOURTH FLOOR EGRESS PLAN | 1/16" = 1'-0" | 1 /A3.11 | 2



THIRD FLOOR EGRESS PLAN | 1/16" = 1'-0" | 1 /A3.11 | 1

MEANS OF EGRESS NOTES

1. REFER TO AREA & OCCUPANCY PLANS ON **G1.21-G1.32** FOR OCCUPANT LOADS PER ROOM AND COMBINED OCCUPANT LOADS FOR EXIT ACCESS AND EXIT COMPONENTS.
2. PER ***2025 CBC SECTION 1005.3.1,*** THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAY BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.
3. PER ***2025 CBC SECTION 1005.3.2,*** THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENTS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT.
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6. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREAS CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY ***(2025 CBC 1010.1.2.1)***
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9. PER ***2025 CBC 1026.1***, A HORIZONTAL EXIT SHALL NOT SERVE AS THE ONLY EXIT FROM A PORTION OF A BUILDING, AND WHERE TWO OR MORE EXITS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT MINIMUM WIDTH OR REQUIRED CAPACITY SHALL BE HORIZONTAL EXITS.
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11. PER ***2025 CBC 1026.2*** FIRE DOORS IN HORIZONTAL EXITS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING WHEN ACTIVATED BY A SMOKE DETECTOR IN ACCORDANCE WITH ***SECTION 716.2.6.6.*** DOORS, WHERE LOCATED IN A CROSS-CORRIDOR CONDITION, SHALL BE AUTOMATIC-CLOSING BY ACTIVATION OF A SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH ***SECTION 716.2.6.6.***
12. PER ***2025 CBC 1026.6,*** WHERE A REFUGE AREA DOES NOT CONTAIN A TWO-WAY COMMUNICATION SYSTEM AT AN ELEVATOR LANDING OR WITHIN AN AREA OF REFUGE, A TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED IN AN APPROVED LOCATION IN A PUBLIC AREA AND SHALL COMPLY WITH ***SECTIONS 1009.8.1, 1009.8.2 AND 1009.12.***
13. STAIR 2 IS PERMITTED TO DISCHARGE THROUGH THE WEST WING CIRCULATION/LOBBY IN ACCORDANCE WITH ***2025 CBC SECTION 1028.2, EXCEPTION 1.*** SEE STAIR COMPLIANCE ANALYSIS.

EGRESS ANALYSIS

NOTES:

1. PER ***2025 CBC SECTION 1007.1.1, EXCEPTION 2,*** WHERE TWO EXITS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
2. PER ***2025 CBC SECTION 1030.5, EXCEPTION 2,*** WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 50 FEET IN LENGTH FOR R-2 OCCUPANCY GROUP
3. PER ***2025 CBC SECTION 1026.4.1,*** THE CAPACITY OF THE REFUGE AREA SHALL BE COMPUTED BASED ON A NET FLOOR AREA ALLOWANCE OF 3 SF FOR EACH OCCUPANT TO BE ACCOMMODATED THEREIN.

EXIT ACCESS TRAVEL DISTANCE
(PLR CBC 2025 TABLE 1017.2)

OCCUPANCY	WITH SPRINKLER SYSTEM
A,R	250 FT.
B	300 FT.
S-2	400 FT.

WORST CASE SCENARIOS:

EXIT ACCESS TRAVEL DISTANCE @ 1ST FLOOR	181' - 5"	∴ OK
EXIT ACCESS TRAVEL DISTANCE @ 2ND FLOOR	181' - 5"	∴ OK
EXIT ACCESS TRAVEL DISTANCE @ 3RD FLOOR	181' - 5"	∴ OK
EXIT ACCESS TRAVEL DISTANCE @ 4TH FLOOR	181' - 5"	∴ OK

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
(PER CBC 2022 TABLE 1006.2.1)

OCCUPANCY	MAX OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)
A	49	75 FT.
B	49	100 FT.
S	29	100 FT.
R-2	20	125 FT.

WORST CASE SCENARIOS:

CPET @ 1ST FLOOR	77' - 5"	∴ OK
CPET @ 2ND FLOOR	77' - 5"	∴ OK
CPET @ 3RD FLOOR	77' - 5"	∴ OK
CPET @ 4TH FLOOR	77' - 5"	∴ OK

AREA OF REFUGE CALCULATION

59 (WEST WING OCCUPANTS)
+ 33 (EAST WING OCCUPANTS)
92 OCCUPANTS

92 OCC. X 3 SF (NET 3 SF/OCC)
= 276 SF OF REFUGE AREA REQUIRED

WEST WING CORRIDOR PROVIDES **1,982 SF NET AREA > 276 SF REQ'D** ∴ **OK**

FIRE-RESISTANCE SUMMARY

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
(PER CBC 2025 TABLE 601)

CONSTRUCTION TYPE: **VA**	
BUILDING ELEMENT	**RATING REQUIREMENT**
PRIMARY STRUCTURAL FRAME:	1 HR
BEARING WALLS	
EXTERIOR:	1 HR
INTERIOR:	1 HR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR:	(SEE TABLE 705.5 REQ'S)
INTERIOR:	0 HR
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION:	1 HR

OCCUPANT LOAD SUMMARY

*PER AREA & OCCUPANCY TABLES ON **G1.13***

OCCUPANT LOAD SUMMARY - WEST WING		OCCUPANT LOAD SUMMARY - EAST WING	
FIRST FLOOR	138	FIRST FLOOR	59
SECOND FLOOR	59	SECOND FLOOR	67
THIRD FLOOR	59	THIRD FLOOR	67
FOURTH FLOOR	59	FOURTH FLOOR	67
	315		260

STAIR 2 COMPLIANCE

STAIR 2 COMPLIANCE DEMONSTRATION

1. PER ***2025 CBC SECTION 1028.2,*** NO MORE THAN 50% OF THE NUMBER OF INTERIOR EXIT STAIRS MAY DISCHARGE THROUGH AN INTERIOR AREA • **PROPOSED STAIR 2 CONDITION:** THE WEST WING HAS STAIR 1 AND STAIR 2. ONLY STAIR 2 USES AN INTERIOR DISCHARGE AREA: 1 ÷ 2 = 50%	∴ OK
2. PER ***2025 CBC SECTION 1028.2,*** NO MORE THAN 50% OF REQUIRED STAIR WIDTH/CAPACITY MAY USE THE EXCEPTION • **PROPOSED STAIR 2 CONDITION:** STAIR 1: 30 OCCUPANTS × 0.3 = 9 INCHES. STAIR 2: 29 OCCUPANTS × 0.3 = 8.7 INCHES. STAIR 2 SHARE: 8.7 ÷ 17.7 = 49%	∴ OK
3. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.1,*** FREE AND UNOBSTRUCTED PATH TO AN EXTERIOR EXIT DOOR • **PROPOSED STAIR 2 CONDITION:** STAIR 2 TERMINATES INTO THE WEST WING CIRCULATION/LOBBY, WITH A SHORT, ESSENTIALLY STRAIGHT PATH NORTH TO THE EXTERIOR DOOR	∴ OK
4. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.1,*** EXTERIOR DOOR READILY VISIBLE AND IDENTIFIABLE FROM STAIR TERMINATIONTHE EXTERIOR EXIT DOOR IS GENERALLY ALIGNED WITH AND VISIBLE FROM THE STAIR 2 TERMINATION • **PROPOSED STAIR 2 CONDITION:** EXIT DOOR IS GENERALLY ALIGNED WITH AND VISIBLE FROM THE STAIR 2 TERMINATION	∴ OK
5. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.2,*** DISCHARGE LEVEL SEPARATED FROM AREAS BELOW BY CONSTRUCTION EQUAL TO THE STAIR ENCLOSURE RATING • **PROPOSED STAIR 2 CONDITION:** NO BASEMENT OR OCCUPIED LEVEL BELOW THIS AREA	∴ OK
6. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.3,*** DISCHARGE PATH SPRINKLER-PROTECTED • **PROPOSED STAIR 2 CONDITION:**THE BUILDING AS PROTECTED THROUGHOUT BY AN NFPA 13 SYSTEM	∴ OK
7. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.3,*** AREAS OPENING ONTO THE PATH SPRINKLERED OR SEPARATED LIKE THE STAIR ENCLOSURE • **PROPOSED STAIR 2 CONDITION:** THE SURROUNDING FIRST-FLOOR AREAS ARE WITHIN THE FULLY SPRINKLERED BUILDING	∴ OK
8. PER ***2025 CBC SECTION 1028.2 EXCEPTION 1.4,*** SEPARATION FROM AN EXIT-ACCESS STAIR TERMINATING AT THE SAME LEVEL • **PROPOSED STAIR 2 CONDITION:** NO EXIT-ACCESS STAIR TERMINATES IN THE STAIR 2 DISCHARGE AREA	∴ OK
9. PER ***2025 CBC SECTION 1028.3,*** EXIT-DISCHARGE CAPACITY NOT LESS THAN CAPACITY SERVED • **PROPOSED STAIR 2 CONDITION:**EXTERIOR DOOR SERVES **83** OCCUPANTS: 83 × 0.2 = 16.6 INCHES REQUIRED; 36 INCHES CLEAR PROVIDED	∴ OK
10. PER ***2025 CBC SECTION 1028.5,*** DIRECT, UNOBSTRUCTED ACCESS TO A PUBLIC WAY • **PROPOSED STAIR 2 CONDITION:** REFER TO SHEET G1.11 FOR UNOBSTRUCTED ACCESS TO PUBLIC WAY	∴ OK

LEGEND

- 1-HOUR RATED EXTERIOR WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE WALL ***(PER 2025 CBC TABLE 706.4)***
- PATH OF EGRESS
- MAXIMUM COMMON PATH OF EGRESS TRAVEL (**CPET**) DISTANCE (PER ***2025 CBC TABLE 1006.2.1***)
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE (PER ***2025 CBC TABLE 1006.3.4(2) & TABLE 1017***)
- SPACE OCCUPANT LOAD
- OCCUPANT LOAD AT EXIT ACCESS AND EXITS
- ACCESS CONTROL/CARD READER, REFER TO DOOR SCHEDULE ON SHEET **A6.21**
- PANIC HARDWARE, REFER TO DOOR SCHEDULE ON SHEET **A6.21**
- AREA OF REFUGE

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

38

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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08.28.2026

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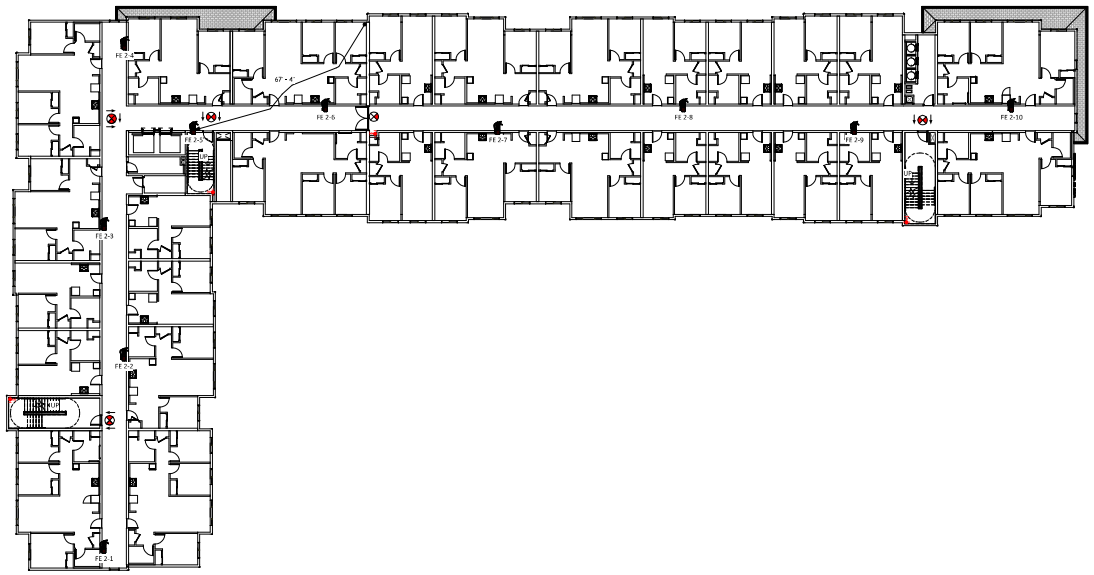
SUBMITTAL	DATE

No.	REVISION	DATE

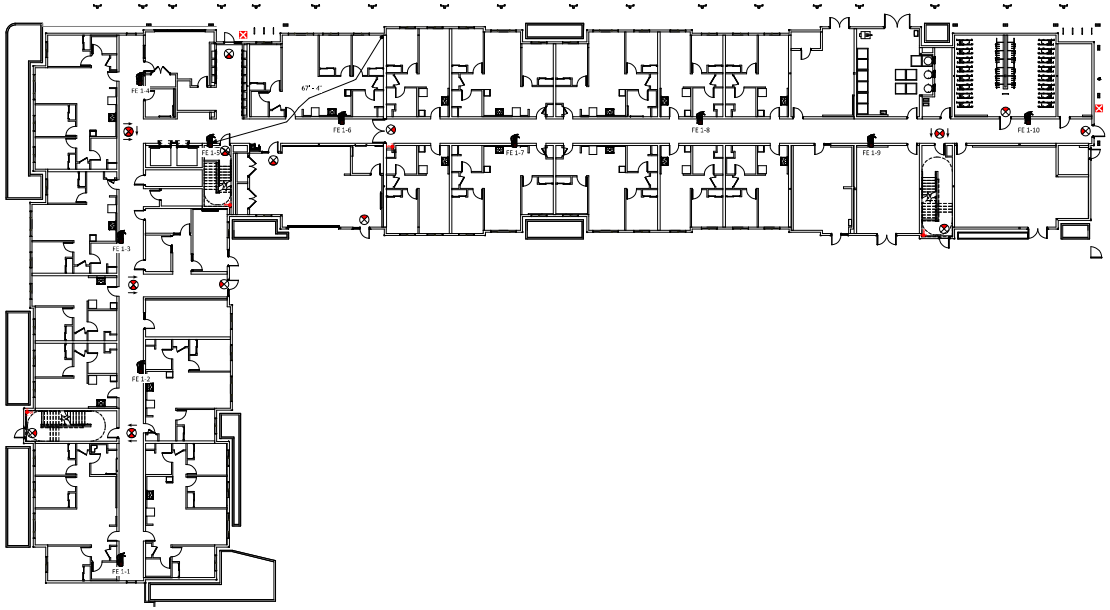
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - EGRESS

G1.42



SECOND FLOOR FIRE & LIFE SAFETY 1/16" = 1'-0" 1 /A3.11 2



FIRST FLOOR FIRE & LIFE SAFETY 1/16" = 1'-0" 1 /A3.11 1

FIRE & LIFE SAFETY NOTES

1. REFER TO **SHEET G0.02** FOR ADDITIONAL FIRE PROTECTION & LIFE SAFETY NOTES.
2. PER ***CALIFORNIA HEALTH AND SAFETY CODE SECTION 19300 (a) (2)***, AN AED (AUTOMATED EXTERNAL DEFIBRILLATOR) IS REQUIRED IN GROUP B BUSINESS BUILDINGS WITH AN OCCUPANCY OF 200 OR MORE. AN OCCUPIED STRUCTURE SHALL HAVE AN AED ON THE PREMISES SUBJECT TO THE REQUIREMENTS IN ***SECTION 1797.196***, LOCATION TO BE COORDINATED WITH LOCAL FIRE MARSHALL.
3. FIRE EXTINGUISHERS TO BE LOCATED IN SEMI-RECESSED FIRE EXTINGUISHER CABINETS PER DETAIL **5/A8.12**. TYPICAL.
4. STREET NUMBERS OF THE BUILDINGS SHALL BE EASILY VISIBLE FROM THE STREET AT ALL TIMES, DAY AND NIGHT.
5. THE PROJECT DEVELOPMENT SHALL PROVIDE KEY BOXES TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL AND FIRE CHIEF.

TRAVEL DISTANCE TO FIRE EXTINGUISHER ANALYSIS

ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER PER ***2025 CFC SECTION 906.3***.

WORST CASE SCENARIOS:

FE TAG	DISTANCE	
FE 1-5	67' - 4"	: OK
FE 2-5	67' - 4"	: OK
FE 3-5	67' - 4"	: OK
FE 4-5	67' - 4"	: OK

SIGNAGE LEGEND

SIGNAGE TAG

DIRECTIONAL SIGN - INDICATING STAIR ACCESS AND ELEVATOR DIRECTION. SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

OCCUPANCY LOAD - ROOM OCCUPANCY LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM(S). POSTING SHALL BE BY MEANS OF AN APPROVED DURABLE SIGN HAVING A CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED. REFER TO DETAIL

SERVICE ROOM NAME SIGN - SIGN SHALL BE POSTED ON THE OUTSIDE OF THE DOOR SO IT IS VISIBLE AND IN A CONTRASTING COLOR. (I.E. "FIRE RISER", "ELECTRICAL", "STORAGE")

RESTROOM SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

RESIDENTIAL UNIT NUMBER - TYPICAL AT ALL UNITS. SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

ROOM NAME - TYPICAL AT ALL COMMON AREA, OFFICE, AND STORAGE ROOMS NOT ALREADY RECEIVING SERVICE ROOM NAME SIGN OR RESTROOM SIGN TO BE INSTALLED ***PER 2025 CBC***. REFER TO DETAIL

FLOOR IDENTIFICATION SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

TACTILE EXIT - SIGN TO BE PROVIDED AT GRADE-LEVEL EXTERIOR EXIT SIGNS IN CASES WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE. "EXIT", "EXIT STAIR DOWN" , "EXIT ROUTE" OR "TO EXIT" WHERE APPLIES, COMPLIANT WITH ***2025 CBC 1013.4***. REFER TO DETAIL

ASSISTIVE LISTENING SYSTEM - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

AED LOCATION SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

2-WAY COMMUNICATION SYSTEM SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

EVACUATION PLAN SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

LEGEND

ILLUMINATED EXIT SIGN LOCATION. SEE ELECTRICAL PLANS FOR MORE INFORMATION. REFER TO DETAIL **15/G2.12**

STANDPIPE LOCATION

AED LOCATION

FIRE DEPARTMENT LOCK BOX LOCATION

TAG — FIRE EXTINGUISHER LOCATION: (THE MINIMUM FIRE EXTINGUISHER RATING SHALL BE 2-A:10-BC)

6'-6" — TRAVEL DISTANCE TO EXTINGUISHER (MAX. DISTANCE SHALL BE 75' ALONG A PATH OF TRAVEL)

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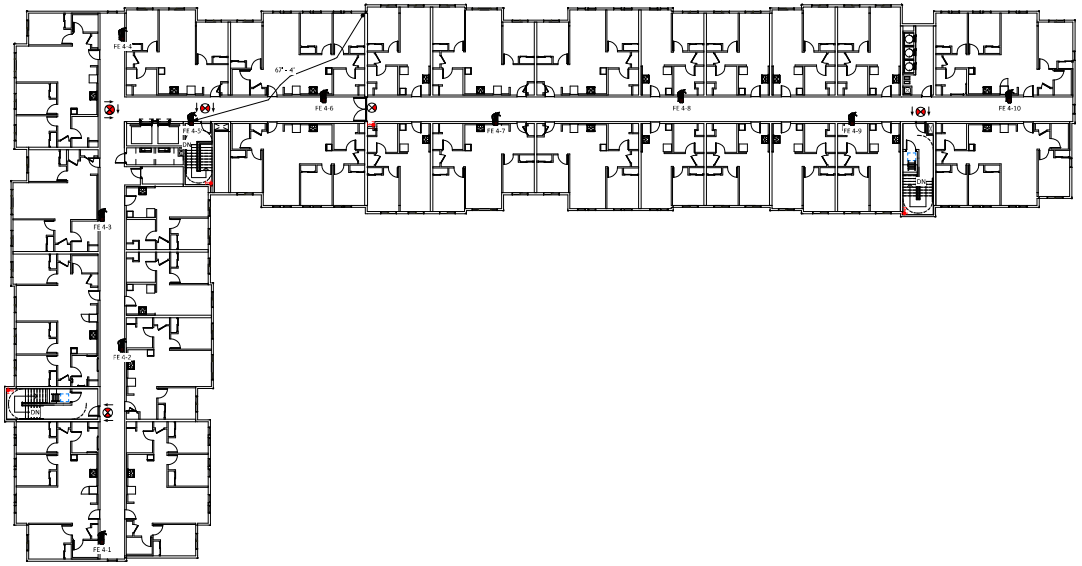
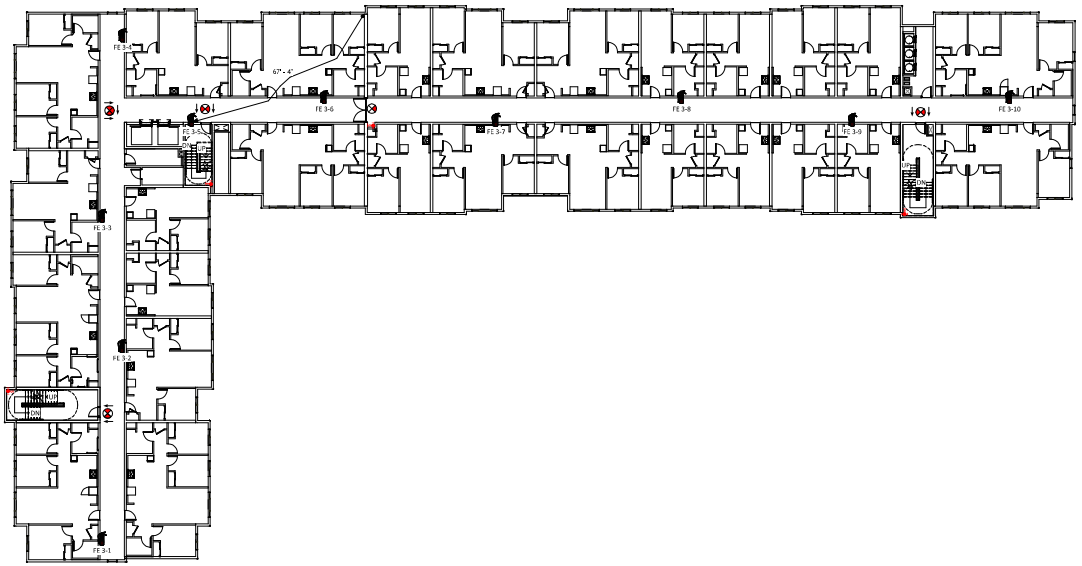
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - FIRE & LIFE SAFETY

G1.51



FOURTH FLOOR FIRE & LIFE SAFETY 1/16" = 1'-0" 1 /A3.11 2



THIRD FLOOR FIRE & LIFE SAFETY 1/16" = 1'-0" 1 /A3.11 1

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3. FIRE EXTINGUISHERS TO BE LOCATED IN SEMI-RECESSED FIRE EXTINGUISHER CABINETS PER DETAIL **9/A0.12**. TYPICAL.
4. STREET NUMBERS OF THE BUILDINGS SHALL BE EASILY VISIBLE FROM THE STREET AT ALL TIMES, DAY AND NIGHT.
5. THE PROJECT DEVELOPMENT SHALL PROVIDE KEY BOXES TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL AND FIRE CHIEF.

TRAVEL DISTANCE TO FIRE EXTINGUISHER ANALYSIS

ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER PER ***2025 CFC SECTION 906.3***.

WORST CASE SCENARIOS:

FE TAG	DISTANCE	
FE 1-5	67' - 4"	: OK
FE 2-5	67' - 4"	: OK
FE 3-5	67' - 4"	: OK
FE 4-5	67' - 4"	: OK

SIGNAGE LEGEND

SIGNAGE TAG

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ASSISTIVE LISTENING SYSTEM - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

AED LOCATION SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

2-WAY COMMUNICATION SYSTEM SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

EVACUATION PLAN SIGN - SIGN TO BE INSTALLED PER ***2025 CBC***. REFER TO DETAIL

LEGEND

ILLUMINATED EXIT SIGN LOCATION, SEE ELECTRICAL PLANS FOR MORE INFORMATION. REFER TO DETAIL **15/G2.12**

STANDPIPE LOCATION

AED LOCATION

FIRE DEPARTMENT LOCK BOX LOCATION

FIRE EXTINGUISHER LOCATION:
(THE MINIMUM FIRE EXTINGUISHER RATING SHALL BE 2-A:10-BC)

TAG
6'-6"

TRAVEL DISTANCE TO EXTINGUISHER
(MAX. DISTANCE SHALL BE 75' ALONG A PATH OF TRAVEL)

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - FIRE & LIFE SAFETY

G1.52

UNIT MATRIX

UNIT NUMBER	PLAN TYPE	UNIT ACCESSIBILITY TYPE
111	C2	(M)C
112	C1	(A)
113	A1	(A)
114	B1	(A)
115	A1	(A)
117	B1	(A)
119	C1	(A)
122	C1	(A)
123	1A	(A)
124	1A	(A)
126	B1	(A)
127	B1	(A)
128	B2	(M)
129	B1	(A)
130	A1	(A)
131	A1	(A)
132	A1	(A)
133	A2	(M)
201	C1-MOD	(A)C
202	C1	(A)
205	A1	(A)
206	A1	(A)
207	A1	(A)
208	A1	(A)
209	A1	(A)
210	A1	(A)
211	A1	(A)
212	A1	(A)
213	B1	(A)
214	B1	(A)
215	B1	(A)
216	B1	(A)
217	A1	(A)
218	1A	(A)
219	C1	(A)
220	C3	(M)
221	B1	(A)
223	C1	(A)
225	B1	(A)
226	A1	(A)
227	A1-MOD	(A)
228	A1	(A)
229	A1-MOD	(A)
230	B1	(A)
232	C1	(A)
233	C1-MOD	(A)
301	C1-MOD	(A)
302	C1	(A)
305	A1	(A)
306	A1	(A)
307	A1	(A)
308	A1	(A)
309	A1	(A)
310	A1	(A)
311	A1	(A)
312	A1	(A)
313	B1	(A)
314	B1	(A)
315	B1	(A)
316	B1	(A)
317	A1	(A)
318	A1	(A)
319	C1	(A)
320	C1	(A)
321	B3	(M)
323	C1	(A)
325	B1	(A)
326	A1	(A)
327	C4	(A)
328	A1	(A)
330	B1	(A)
331	C1-MOD	(A)
332	C1	(A)
401	C1-MOD	(A)
402	C1	(A)
405	A1	(A)
406	A1	(A)
407	A1	(A)
408	A1	(A)
409	A1	(A)
410	A1	(A)
411	A1	(A)
412	A1	(A)
413	B1	(A)
414	B1	(A)
415	B1	(A)
416	B1	(A)
417	A1	(A)
418	A1	(A)
419	C1	(A)
420	C1	(A)
421	B1	(A)
423	C1	(A)
425	B4 (MANAGER'S UNIT)	(A)
426	A1	(A)
427	C4	(A)
428	A1	(A)
430	B1	(A)
431	C1-MOD	(A)
432	C1	(A)

TOTAL NUMBER OF UNITS: 100



SECOND FLOOR ACCESSIBILITY PLAN | 1/16" = 1'-0" | 1 /A3.11 | 2



FIRST FLOOR ACCESSIBILITY PLAN | 1/16" = 1'-0" | 1 /A3.11 | 1

ACCESSIBILITY COMPLIANCE

1. THIS PROJECT HAS BEEN DESIGNED WITH THE CUSTOMARY PROFESSIONAL CARE TO COMPLY WITH ***THE AMERICANS WITH DISABILITIES ACT***, ***THE FAIR HOUSING ACT***, AND THE **2025 CALIFORNIA BUILDING CODE** INCLUDING CHAPTERS 10 & 11B.
2. REFER TO ACCESSIBILITY AND ADAPTABILITY NOTES, ENLARGED PLANS, AND INTERIOR ELEVATIONS ON ***A5.XX*** SHEETS AND ACCESSIBILITY DETAILS ON SHEETS ***G2.11-G2.14*** FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. PER ***2025 CBC 11B-233.3.1.1***, AT LEAST 5%, BUT NO FEWER THAN ONE UNIT, OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH ***SECTIONS 11B- 809.2*** THROUGH ***11B-809.4*** AND SHALL BE ON AN ACCESSIBLE ROUTE AS REQUIRED BY ***SECTION 11B-206.***
4. PER ***2025 CBC 11B-233.3.1.2.1***, A RESIDENTIAL BUILDING WITH ONE OR MORE ELEVATORS SHALL HAVE AN ELEVATOR SERVE ALL FLOORS WITH A RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE AND ALL FLOORS WITH COMMON USE AREAS. ELEVATORS SHALL COMPLY WITH ***SECTION 11B-407***. RESIDENTIAL DWELLING UNITS ON FLOORS SERVED BY AN ELEVATOR SHALL BE ADAPTABLE.
5. PER ***2025 CBC 11B-233.3.1.3*** AT LEAST 2%, BUT NOT FEWER THAN ONE UNIT, OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH ***SECTION 11B-809.5.***
6. PROJECT IS COMPLIANT WITH THE MINIMUM REQUIREMENTS SET FORTH BY ***2025 CBC 11B-233*** (PUBLIC HOUSING FACILITIES).
7. COMMON AREAS ARE ***2025 CBC 11B*** COMPLIANT.
8. RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE MOBILITY FEATURES AND DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES ARE DISPERSED AMONG THE VARIOUS TYPES OF RESIDENTIAL UNITS COMPARABLE TO, AND INTEGRATED WITH THOSE AVAILABLE TO OTHER RESIDENTS PER ***2025 CBC 11B-233.3.5.***

DISTANCE TO ELEVATOR ANALYSIS

NOTE:
PER ***2025 CBC 11B-206.2.3.2***, IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY ***SECTION 11B-206.2.3***, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR EXCEPT WHEN STAIRS ARE USED SOLELY FOR EMERGENCY EGRESS.

STAIR 01 TO ELEVATOR	248' - 8"	> 200' - **NOT OK**
STAIR 02 TO ELEVATOR	19' - 3"	< 200' - **OK**
STAIR 03 TO ELEVATOR	113' - 5"	< 200' - **OK**

STAIR 1 IS PROPOSED AS AN EGRESS ONLY STAIR, WHICH ALLOWS THE DISTANCE FROM STAIR 1 TO THE ELEVATOR TO EXCEED THE 200' MAX DISTANCE.

STAIR TO BE ALARMED FOR EMERGENCY EGRESS ONLY.

SIGNAGE TO INDICATE "EMERGENCY EGRESS ONLY - ALARM WILL SOUND"

UNIT TYPES CALCULATIONS

FOLLOWING CALCULATIONS BASED ON TOTAL NUMBER OF UNITS PROPOSED: 100

MINIMUM NUMBER OF MOBILITY UNITS

PER ***2025 CBC 11B 233.3.1.1:***
5% OF TOTAL # OF UNITS → 100x 5% = 5 → TOTAL = 5 UNITS

MINIMUM NUMBER OF UNITS WITH COMMUNICATION FEATURES

PER ***2025 CBC 11B 233.3.1.3:***
2% OF TOTAL # OF UNITS → 100x 2% = 2 → TOTAL = 2 UNITS

ACCESSIBLE UNITS PROVIDED

UNIT TYPE SUMMARY	
UNIT TYPE	COUNT
1-BED ADAPTABLE	45
1-BED MOBILITY	1
2-BED ADAPTABLE	25
2-BED MOBILITY	2
3-BED ADAPTABLE	25
3-BED MOBILITY	2

TOTAL NUMBER OF UNITS: 100

MOBILITY & COMMUNICATION FEATURES UNITS SUMMARY	
UNIT ACCESSIBILITY TYPE	COUNT
(A)	94
(A)C	1
(M)	4
(M)C	1

TOTAL NUMBER OF UNITS: 100

ACCESSIBILITY SUMMARY PER FLOOR	
UNIT ACCESSIBILITY TYPE	COUNT
FIRST FLOOR	
(A)	15
(M)	2
(M)C	1
SECOND FLOOR	
(A)	26
(A)C	1
(M)	1
THIRD FLOOR	
(A)	26
(M)	1
FOURTH FLOOR	
(A)	27

TOTAL NUMBER OF UNITS: 100

LEGEND

UNIT XXX — UNIT #
PLAN TYPE: X — ACCESSIBILITY TYPE, SEE BELOW

A/C — **COMMUNICATION FEATURES**
DWELLING UNIT PROVIDES VISUAL ALARMS AND NOTIFICATIONS FOR THE VISUALLY AND HEARING IMPAIRED, AS REQUIRED PER ***2025 CBC 11B-809.5.***

A — **ADAPTABLE**
THIS IS A DWELLING UNIT THAT COMPLIES WITH THE ACCESSIBILITY PROVISIONS OF ***2025 CBC 11B***. THIS UNIT IS ON AN ACCESSIBLE ROUTE INTO AND THROUGH THE UNIT. THIS UNIT COULD BE EASILY RETROFITTED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS AT BATHROOM AND KITCHENS.

M — **MOBILITY ENHANCED**
THIS IS A MOBILITY ENHANCED UNIT THAT COMPLIES WITH THE ACCESSIBILITY PROVISIONS OF ***2025 CBC 11B.***

M/C — **MOBILITY ENHANCED WITH COMMUNICATION FEATURES**
IN ADDITION TO MEETING ALL OF THE MOBILITY ENHANCED UNIT REQUIREMENTS, THIS DWELLING UNIT PROVIDES VISUAL ALARMS AND NOTIFICATIONS FOR THE VISUALLY AND HEARING IMPAIRED, AS REQUIRED. ***[2025 CBC 11B-809.5]***

ADAPTABLE UNIT WITH **TUB SHOWER**

MOBILITY UNIT **WITH TUB SHOWER**

MOBILITY UNIT W/ROLL-IN SHOWER

PATH OF TRAVEL BETWEEN ELEVATOR AND STAIR

ARCHITECTS FORA
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PHONE: (408) 295-2210
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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

41

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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SUBMITTAL	DATE

No.	REVISION	DATE

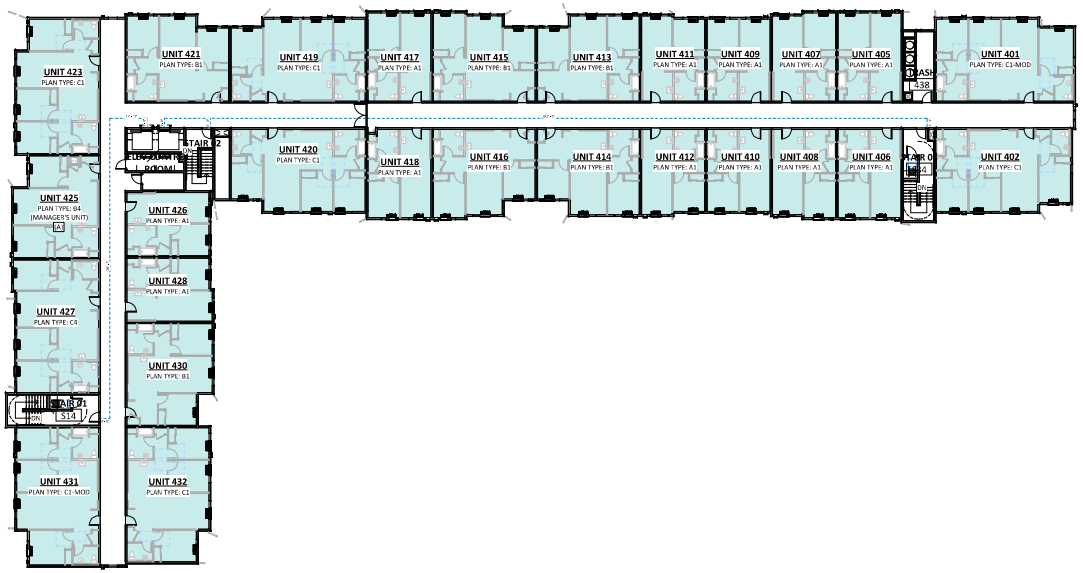
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - ACCESSIBILITY

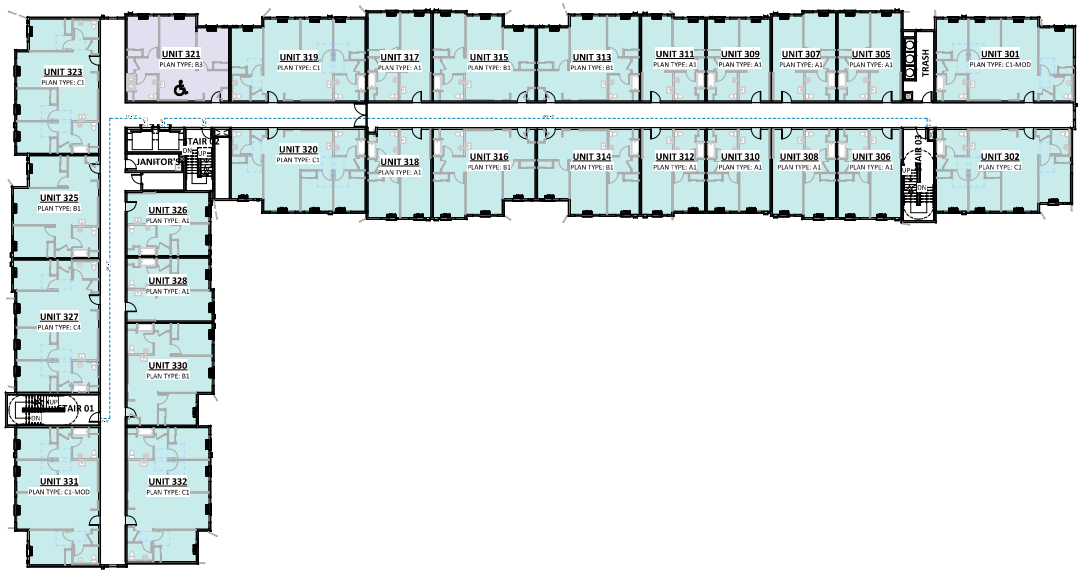
G1.61

UNIT MATRIX

UNIT NUMBER	PLAN TYPE	UNIT ACCESSIBILITY TYPE
111	C2	(M)C
112	C1	(A)
113	A1	(A)
114	B1	(A)
115	A1	(A)
117	B1	(A)
119	C1	(A)
122	C1	(A)
123	1A	(A)
124	1A	(A)
126	B1	(A)
127	B1	(A)
128	B2	(M)
129	B1	(A)
130	A1	(A)
131	A1	(A)
132	A1	(A)
133	A2	(M)
201	C1-MOD	(A)C
202	C1	(A)
205	A1	(A)
206	A1	(A)
207	A1	(A)
208	A1	(A)
209	A1	(A)
210	A1	(A)
211	A1	(A)
212	A1	(A)
213	B1	(A)
214	B1	(A)
215	B1	(A)
216	B1	(A)
217	A1	(A)
218	1A	(A)
219	C1	(A)
220	C3	(M)
221	B1	(A)
223	C1	(A)
225	B1	(A)
226	A1	(A)
227	A1-MOD	(A)
228	A1	(A)
229	A1-MOD	(A)
230	B1	(A)
232	C1	(A)
233	C1-MOD	(A)
301	C1-MOD	(A)
302	C1	(A)
305	A1	(A)
306	A1	(A)
307	A1	(A)
308	A1	(A)
309	A1	(A)
310	A1	(A)
311	A1	(A)
312	A1	(A)
313	B1	(A)
314	B1	(A)
315	B1	(A)
316	B1	(A)
317	A1	(A)
318	A1	(A)
319	C1	(A)
320	C1	(A)
321	B3	(M)
323	C1	(A)
325	B1	(A)
326	A1	(A)
327	C4	(A)
328	A1	(A)
330	B1	(A)
331	C1-MOD	(A)
332	C1	(A)
401	C1-MOD	(A)
402	C1	(A)
405	A1	(A)
406	A1	(A)
407	A1	(A)
408	A1	(A)
409	A1	(A)
410	A1	(A)
411	A1	(A)
412	A1	(A)
413	B1	(A)
414	B1	(A)
415	B1	(A)
416	B1	(A)
417	A1	(A)
418	A1	(A)
419	C1	(A)
420	C1	(A)
421	B1	(A)
423	C1	(A)
425	B4 (MANAGER'S UNIT)	(A)
426	A1	(A)
427	C4	(A)
428	A1	(A)
430	B1	(A)
431	C1-MOD	(A)
432	C1	(A)
TOTAL NUMBER OF UNITS: 100		



FOURTH FLOOR EGRESS PLAN 1/16" = 1'-0" | 1/A3.11 | 2



THIRD FLOOR ACCESSIBILITY PLAN 1/16" = 1'-0" | 1/A3.11 | 1

ACCESSIBILITY COMPLIANCE

1. THIS PROJECT HAS BEEN DESIGNED WITH THE CUSTOMARY PROFESSIONAL CARE TO COMPLY WITH ***THE AMERICANS WITH DISABILITIES ACT***, ***THE FAIR HOUSING ACT***, AND THE ***2025 CALIFORNIA BUILDING CODE*** INCLUDING CHAPTERS 10 & 11B.
2. REFER TO ACCESSIBILITY AND ADAPTABILITY NOTES, ENLARGED PLANS, AND INTERIOR ELEVATIONS ON ***A5.XX*** SHEETS AND ACCESSIBILITY DETAILS ON SHEETS ***G2.11-G2.14*** FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. PER ***2025 CBC 11B-233.3.1.1***, AT LEAST 5%, BUT NO FEWER THAN ONE UNIT, OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH ***SECTIONS 11B- 809.2*** THROUGH ***11B-809.4*** AND SHALL BE ON AN ACCESSIBLE ROUTE AS REQUIRED BY ***SECTION 11B-206.***
4. PER ***2025 CBC 11B-233.3.1.2.1***, A RESIDENTIAL BUILDING WITH ONE OR MORE ELEVATORS SHALL HAVE AN ELEVATOR SERVE ALL FLOORS WITH A RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE AND ALL FLOORS WITH COMMON USE AREAS. ELEVATORS SHALL COMPLY WITH ***SECTION 11B-407***. RESIDENTIAL DWELLING UNITS ON FLOORS SERVED BY AN ELEVATOR SHALL BE ADAPTABLE.
5. PER ***2025 CBC 11B-233.3.1.3*** AT LEAST 2%, BUT NOT FEWER THAN ONE UNIT, OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH ***SECTION 11B-809.5.***
6. PROJECT IS COMPLIANT WITH THE MINIMUM REQUIREMENTS SET FORTH BY ***2025 CBC 11B-233*** (PUBLIC HOUSING FACILITIES).
7. COMMON AREAS ARE ***2025 CBC 11B*** COMPLIANT.
8. RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE MOBILITY FEATURES AND DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES ARE DISPERSED AMONG THE VARIOUS TYPES OF RESIDENTIAL UNITS COMPARABLE TO, AND INTEGRATED WITH THOSE AVAILABLE TO OTHER RESIDENTS PER ***2025 CBC 11B-233.3.5.***

DISTANCE TO ELEVATOR ANALYSIS

NOTE:
PER ***2025 CBC 11B-206.2.3.2***, IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY ***SECTION 11B-206.2.3***, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR EXCEPT WHEN STAIRS ARE USED SOLELY FOR EMERGENCY EGRESS.

STAIR 01 TO ELEVATOR	248' - 8"	< 200' :. **NOT OK ***
STAIR 02 TO ELEVATOR	19' - 3"	< 200' :. **OK**
STAIR 03 TO ELEVATOR	113' - 5"	< 200' :. **OK**

*STAIR 1 IS PROPOSED AS AN EGRESS ONLY STAIR, WHICH ALLOWS THE DISTANCE FROM STAIR 1 TO THE ELEVATOR TO EXCEED THE 200' MAX DISTANCE.

STAIR TO BE ALARMED FOR EMERGENCY EGRESS ONLY.

SIGNAGE TO INDICATE "EMERGENCY EGRESS ONLY - ALARM WILL SOUND"

UNIT TYPES CALCULATIONS

FOLLOWING CALCULATIONS BASED ON TOTAL NUMBER OF UNITS PROPOSED: 100

MINIMUM NUMBER OF MOBILITY UNITS

PER ***2025 CBC 11B 233.3.1.1:***
5% OF TOTAL # OF UNITS → 100x 5% = 5 → TOTAL = 5 UNITS

MINIMUM NUMBER OF UNITS WITH COMMUNICATION FEATURES

PER ***2025 CBC 11B 233.3.1.3:***
2% OF TOTAL # OF UNITS → 100x 2% = 2 → TOTAL = 2 UNITS

ACCESSIBLE UNITS PROVIDED

UNIT TYPE SUMMARY	
UNIT TYPE	**COUNT**
1-BED ADAPTABLE	45
1-BED MOBILITY	1
2-BED ADAPTABLE	25
2-BED MOBILITY	2
3-BED ADAPTABLE	25
3-BED MOBILITY	2
TOTAL NUMBER OF UNITS: 100	

MOBILITY & COMMUNICATION FEATURES UNITS SUMMARY	
UNIT ACCESSIBILITY TYPE	**COUNT**
(A)	94
(A)C	1
(M)	4
(M)C	1
TOTAL NUMBER OF UNITS: 100	

ACCESSIBILITY SUMMARY PER FLOOR	
UNIT ACCESSIBILITY TYPE	**COUNT**
FIRST FLOOR	
(A)	15
(M)	2
(M)C	1
SECOND FLOOR	
(A)	26
(A)C	1
(M)	1
THIRD FLOOR	
(A)	26
(M)	1
FOURTH FLOOR	
(A)	27
TOTAL NUMBER OF UNITS: 100	

LEGEND

UNIT XXX — UNIT #
PLAN TYPE: X — ACCESSIBILITY TYPE, SEE BELOW

A/C — **COMMUNICATION FEATURES**
DWELLING UNIT PROVIDES VISUAL ALARMS AND NOTIFICATIONS FOR THE VISUALLY AND HEARING IMPAIRED, AS REQUIRED PER ***2025 CBC 11B-809.5.***

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THIS IS A DWELLING UNIT THAT COMPLIES WITH THE ACCESSIBILITY PROVISIONS OF ***2025 CBC 11B***. THIS UNIT IS ON AN ACCESSIBLE ROUTE INTO AND THROUGH THE UNIT. THIS UNIT COULD BE EASILY RETROFITTED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS AT BATHROOM AND KITCHENS.

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M/C — **MOBILITY ENHANCED WITH COMMUNICATION FEATURES**
IN ADDITION TO MEETING ALL OF THE MOBILITY ENHANCED UNIT REQUIREMENTS, THIS DWELLING UNIT PROVIDES VISUAL ALARMS AND NOTIFICATIONS FOR THE VISUALLY AND HEARING IMPAIRED, AS REQUIRED. ***[2025 CBC 11B-809.5]***

ADAPTABLE UNIT WITH **TUB SHOWER**

MOBILITY UNIT **WITH TUB SHOWER**

MOBILITY UNIT W/ROLL-IN SHOWER

PATH OF TRAVEL BETWEEN ELEVATOR AND STAIR

ARCHITECTS
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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

42

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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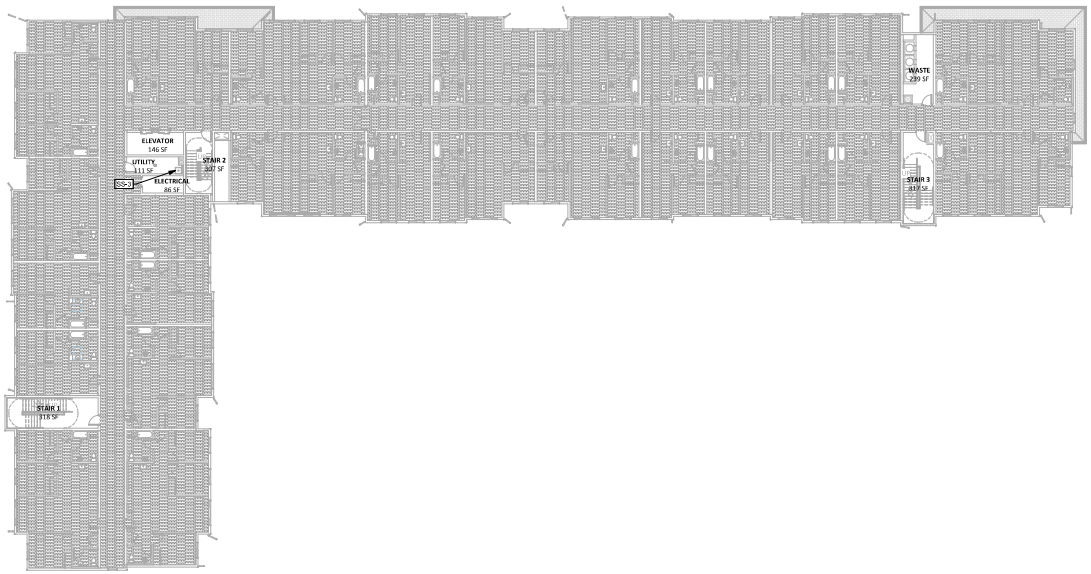
No.	REVISION	DATE

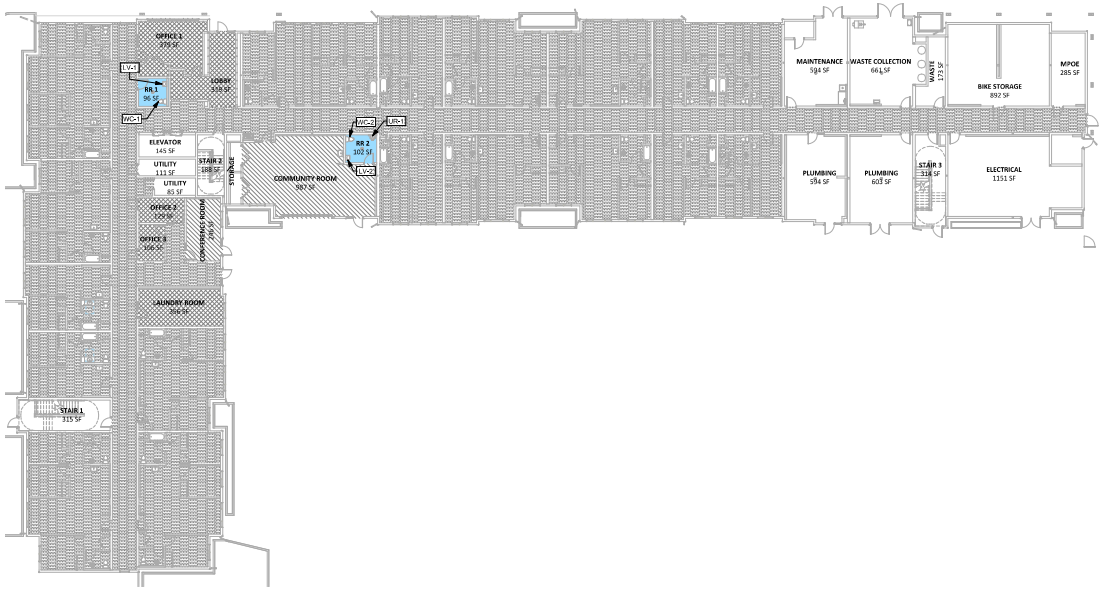
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - ACCESSIBILITY

G1.62



SECOND FLOOR OCCUPANCY PLAN (CPC) 1/16" = 1'-0" | 1 /A3.11 | 2



FIRST FLOOR OCCUPANCY PLAN (CPC) 1/16" = 1'-0" | 1 /A3.11 | 1

GENERAL NOTES

1. PER ***2025 CPC SECTION 422.2 , SEPARATE FACILITIES,*** SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX. EXCEPT IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS AND/OR IN BUSINESS OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
2. PER ***2025 CPC SECTION 422.4, TOILET FACILITIES SERVING EMPLOYEES AND CUSTOMERS,*** EACH BUILDING OR STRUCTURE SHALL BE PROVIDED WITH TOILET FACILITIES FOR EMPLOYEES AND CUSTOMERS. REQUIREMENTS FOR CUSTOMERS AND EMPLOYEES SHALL BE PERMITTED TO BE MET WITH A SINGLE SET OF RESTROOMS ACCESSIBLE TO BOTH GROUPS AND REQUIRED TOILET FACILITIES SHALL HAVE A MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 500 FEET.
3. PER ***2025 CPC SECTION 422.4.1, ACCESS TO TOILET FACILITIES,*** IN MULTI-STORY BUILDINGS, ACCESSIBILITY TO THE REQUIRED TOILET FACILITIES SHALL NOT EXCEED ONE VERTICAL STORY.
4. PER ***NOTE 3 OF THE 2025 CPC TABLE 422.1.*** THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL NOT BE LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.
5. PER ***NOTE 8 OF THE 2025 CPC TABLE 422.1,*** IN ACCORDANCE WITH ***SECTIONS 1.8.7 AND 301.3,*** THE AUTHORITY HAVING JURISDICTION MAY APPROVE ALTERNATIVE DESIGN CRITERIA WHEN DETERMINING THE MINIMUM NUMBER OF PLUMBING FIXTURES.

OCCUPANCY TYPE LEGEND

A-3 | N/A
B | R-2

OCCUPANCY LOAD TABLE - 2025 CPC

AREA NAME	AREA	OCCUPANCY			
		OCCUPANCY TYPE (CPC)	FUNCTION OF SPACE (2025 CPC TABLE 4-1)	LOAD FACTOR(CPC)	OCCUPANT LOAD (CPC)
A-3					
COMMUNITY ROOM	987 SF	A-3	ASSEMBLY WITHOUT FIXED SEATS: PORTABLE SEATING/TABLE SPACE (CONFERENCE, DINING/DRINKING, LOUNGE)	30	33
CONFERENCE ROOM	246 SF	A-3	ASSEMBLY WITHOUT FIXED SEATS: PORTABLE SEATING/TABLE SPACE (CONFERENCE, DINING/DRINKING, LOUNGE)	30	9
					42
B					
LAUNDRY ROOM	356 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	3
LOBBY	319 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	3
OFFICE 1	379 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	3
OFFICE 2	129 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	1
OFFICE 3	166 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	1
					11
N/A					
BIKE STORAGE	892 SF	N/A	ACCESSORY AREA	0	
ELECTRICAL	1151 SF	N/A	ACCESSORY AREA	0	
ELECTRICAL	86 SF	N/A	ACCESSORY AREA	0	
ELECTRICAL	86 SF	N/A	ACCESSORY AREA	0	
ELEVATOR	145 SF	N/A	ACCESSORY AREA	0	
JANITOR 2	111 SF	N/A	ACCESSORY AREA	0	
MAINTENANCE	594 SF	N/A	ACCESSORY AREA	0	
MPOE	285 SF	N/A	ACCESSORY AREA	0	
PLUMBING	603 SF	N/A	ACCESSORY AREA	0	
PLUMBING	594 SF	N/A	ACCESSORY AREA	0	
RR 1	96 SF	N/A	ACCESSORY AREA	0	
RR 2	102 SF	N/A	ACCESSORY AREA	0	
STAIR 1	315 SF	N/A	ACCESSORY AREA	0	
STAIR 2	188 SF	N/A	ACCESSORY AREA	0	
STAIR 3	314 SF	N/A	ACCESSORY AREA	0	
STORAGE	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	85 SF	N/A	ACCESSORY AREA	0	
UTILITY	86 SF	N/A	ACCESSORY AREA	0	
WASTE	173 SF	N/A	ACCESSORY AREA	0	
WASTE	239 SF	N/A	ACCESSORY AREA	0	
WASTE	239 SF	N/A	ACCESSORY AREA	0	
WASTE	239 SF	N/A	ACCESSORY AREA	0	
WASTE COLLECTION	661 SF	N/A	ACCESSORY AREA	0	
					0
TOTAL OCCUPANT LOAD					53

REQUIRED PLUMBING FIXTURES CALCULATIONS

CODE ANALYSIS - MINIMUM PLUMBING FIXTURES REQUIRED PER 2025 CPC TABLE 422.1											
OCCUPANCY TYPE (CPC)	TOTAL OCCUPANT LOAD (CPC)	50% MALE SPLIT	50% FEMALE SPLIT	WATER CLOSETS		URINALS	LAVATORIES		DRINKING FOUNTAINS	OTHER PLUMBING FIXTURES
				MALE - WC	FEMALE - WC		MALE - LAV	FEMALE - LAV		
A-3	43	22	22	22/100 = 0.22	22/25 = 0.88	22/100 = 0.22	22/200 = 0.11	22/100 = 0.22	22/250 = 0.09	1 SERVICE SINK
B	11	6	6	6/50 = 0.12	6/15 = 0.4	6/100 = 0.06	6/75 = 0.08	6/50 = 0.12	6/150 = 0.04	1 SERVICE SINK
MINIMUM PLUMBING FIXTURES TOTAL:				0.34 → 1	1.28 → 2	0.28 → 1	0.19 → 1	0.34 → 1	0.13 → 1	2 SERVICE SINKS

PROPOSED FIXTURE COUNT

PLUMBING FIXTURES PROPOSED		
MARK	FIXTURE TYPE	FIXTURE LOCATION
LV-1	LAVATORY	RR 1
LV-2	LAVATORY	RR 2
LAVATORY: 2		
SS-2	SERVICE SINK	MAINTENANCE
SS-3	SERVICE SINK	
SS-4	SERVICE SINK	JANITOR 2
SERVICE SINK: 3		
UR-1	URINAL	RR 2
URINAL: 1		
WC-1	WATER CLOSET	RR 1
WC-2	WATER CLOSET	RR 2
WATER CLOSET: 2		

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

43

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

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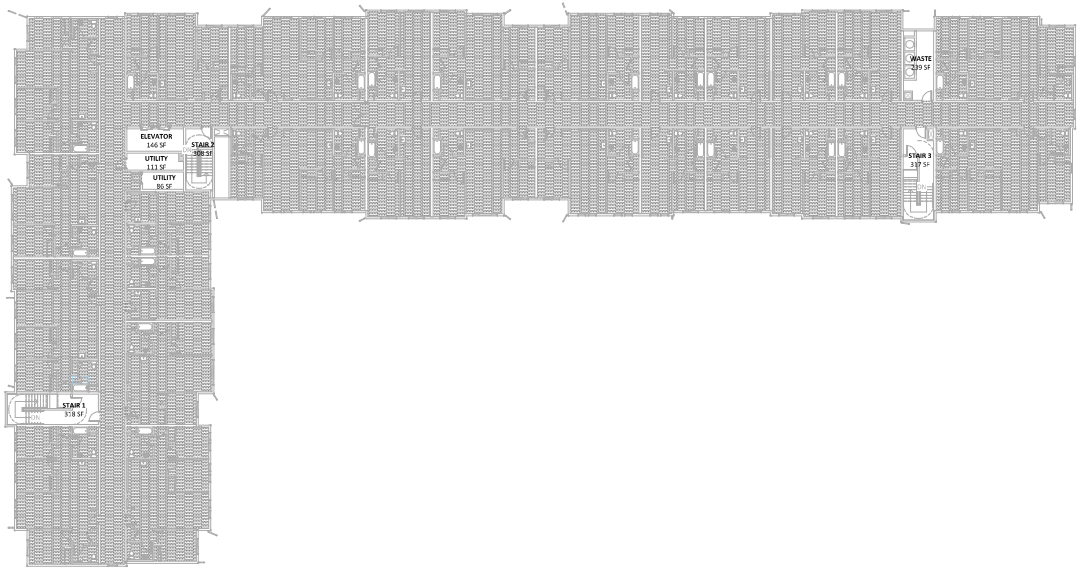
SUBMITTAL	DATE

No.	REVISION	DATE

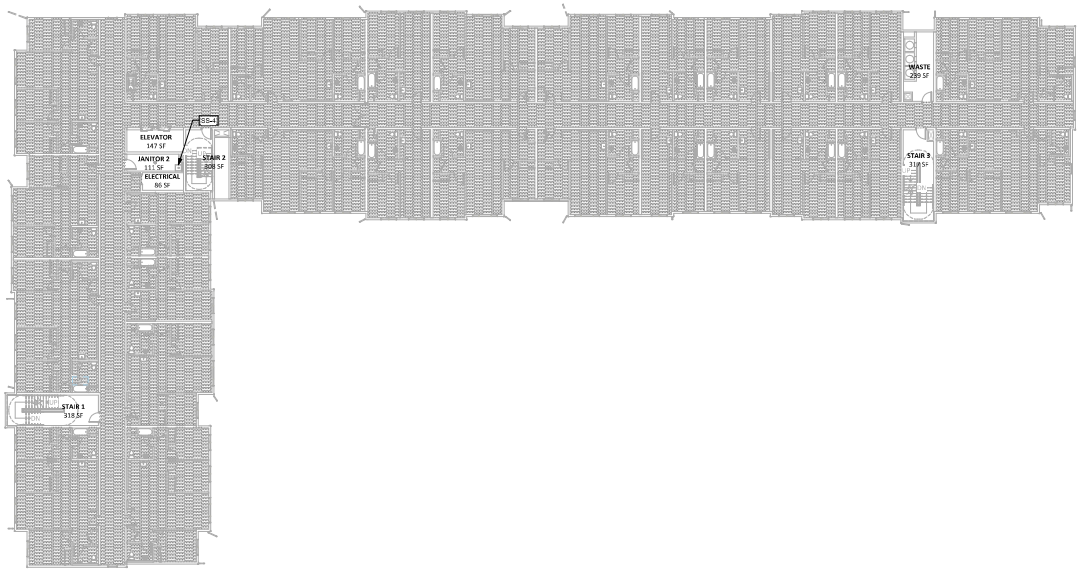
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - PLUMBING FIXTURES

G1.71



FOURTH FLOOR OCCUPANCY PLAN (CPC) 1/16" = 1'-0" 1 /A3.11 2



THIRD FLOOR OCCUPANCY PLAN (CPC) 1/16" = 1'-0" 1 /A3.11 1

GENERAL NOTES

1. PER ***2025 CPC SECTION 422.2 , SEPARATE FACILITIES,*** SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX. EXCEPT IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS AND/OR IN BUSINESS OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
2. PER ***2025 CPC SECTION 422.4, TOILET FACILITIES SERVING EMPLOYEES AND CUSTOMERS,*** EACH BUILDING OR STRUCTURE SHALL BE PROVIDED WITH TOILET FACILITIES FOR EMPLOYEES AND CUSTOMERS. REQUIREMENTS FOR CUSTOMERS AND EMPLOYEES SHALL BE PERMITTED TO BE MET WITH A SINGLE SET OF RESTROOMS ACCESSIBLE TO BOTH GROUPS AND REQUIRED TOILET FACILITIES SHALL HAVE A MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 500 FEET.
3. PER ***2025 CPC SECTION 422.4.1, ACCESS TO TOILET FACILITIES,*** IN MULTI-STORY BUILDINGS, ACCESSIBILITY TO THE REQUIRED TOILET FACILITIES SHALL NOT EXCEED ONE VERTICAL STORY.
4. PER ***NOTE 3 OF THE 2025 CPC TABLE 422.1.*** THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL NOT BE LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.
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OCCUPANCY TYPE LEGEND

A-3 N/A
B R-2

OCCUPANCY LOAD TABLE - 2025 CPC

AREA NAME	AREA	OCCUPANCY TYPE (CPC)	FUNCTION OF SPACE (2025 CPC TABLE 4-1)	LOAD FACTOR(CPC)	OCCUPANT LOAD (CPC)
A-3					
COMMUNITY ROOM	987 SF	A-3	ASSEMBLY WITHOUT FIXED SEATS: PORTABLE SEATING/TABLE SPACE (CONFERENCE, DINING/DRINKING, LOUNGE)	30	33
CONFERENCE ROOM	246 SF	A-3	ASSEMBLY WITHOUT FIXED SEATS: PORTABLE SEATING/TABLE SPACE (CONFERENCE, DINING/DRINKING, LOUNGE)	30	9
					42
B					
LAUNDRY ROOM	356 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	3
LOBBY	319 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	3
OFFICE 1	379 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	3
OFFICE 2	129 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	1
OFFICE 3	106 SF	B	BUSINESS (OFFICE, SALES/SOLICITING, ADMINISTRATION, ETC.)	150	1
					11
N/A					
BIKE STORAGE	892 SF	N/A	ACCESSORY AREA	0	
ELECTRICAL	1151 SF	N/A	ACCESSORY AREA	0	
ELECTRICAL	86 SF	N/A	ACCESSORY AREA	0	
ELECTRICAL	86 SF	N/A	ACCESSORY AREA	0	
ELEVATOR	145 SF	N/A	ACCESSORY AREA	0	
JANITOR 2	111 SF	N/A	ACCESSORY AREA	0	
MAINTENANCE	594 SF	N/A	ACCESSORY AREA	0	
MPOE	285 SF	N/A	ACCESSORY AREA	0	
PLUMBING	603 SF	N/A	ACCESSORY AREA	0	
PLUMBING	594 SF	N/A	ACCESSORY AREA	0	
RR 1	96 SF	N/A	ACCESSORY AREA	0	
RR 2	102 SF	N/A	ACCESSORY AREA	0	
STAIR 1	315 SF	N/A	ACCESSORY AREA	0	
STAIR 2	188 SF	N/A	ACCESSORY AREA	0	
STAIR 3	314 SF	N/A	ACCESSORY AREA	0	
STORAGE	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	111 SF	N/A	ACCESSORY AREA	0	
UTILITY	85 SF	N/A	ACCESSORY AREA	0	
UTILITY	86 SF	N/A	ACCESSORY AREA	0	
WASTE	173 SF	N/A	ACCESSORY AREA	0	
WASTE	239 SF	N/A	ACCESSORY AREA	0	
WASTE	239 SF	N/A	ACCESSORY AREA	0	
WASTE	239 SF	N/A	ACCESSORY AREA	0	
WASTE COLLECTION	661 SF	N/A	ACCESSORY AREA	0	
					0
TOTAL OCCUPANT LOAD					53

REQUIRED PLUMBING FIXTURES CALCULATIONS

CODE ANALYSIS - MINIMUM PLUMBING FIXTURES REQUIRED PER 2025 CPC TABLE 422.1											
OCCUPANCY TYPE (CPC)	TOTAL OCCUPANT LOAD (CPC)	50% MALE SPLIT	50% FEMALE SPLIT	WATER CLOSETS		URINALS	LAVATORIES		DRINKING FOUNTAINS	OTHER PLUMBING FIXTURES
				MALE - WC	FEMALE - WC		MALE - LAV	FEMALE - LAV		
A-3	43	22	22	22/100 = 0.22	22/25 = 0.88	22/100 = 0.22	22/200 = 0.11	22/100 = 0.22	22/250 = 0.09	1 SERVICE SINK
B	11	6	6	6/50 = 0.12	6/15 = 0.4	6/100 = 0.06	6/75 = 0.08	6/50 = 0.12	6/150 = 0.04	1 SERVICE SINK
MINIMUM PLUMBING FIXTURES TOTAL:				0.34 → 1	1.28 → 2	0.28 → 1	0.19 → 1	0.34 → 1	0.13 → 1	2 SERVICE SINKS

PROPOSED FIXTURE COUNT

PLUMBING FIXTURES PROPOSED		
MARK	FIXTURE TYPE	FIXTURE LOCATION
LV-1	LAVATORY	RR 1
LV-2	LAVATORY	RR 2
LAVATORY: 2		
SS-2	SERVICE SINK	MAINTENANCE
SS-3	SERVICE SINK	
SS-4	SERVICE SINK	JANITOR 2
SERVICE SINK: 3		
UR-1	URINAL	RR 2
URINAL: 1		
WC-1	WATER CLOSET	RR 1
WC-2	WATER CLOSET	RR 2
WATER CLOSET: 2		

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

44

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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08.28.2026

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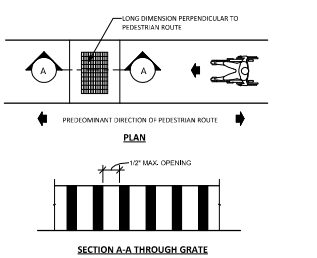
SUBMITTAL	DATE

No.	REVISION	DATE

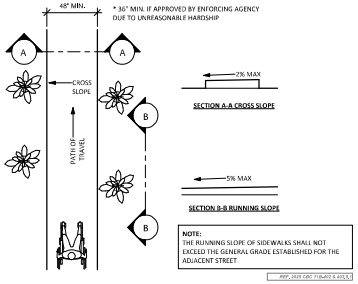
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CODE ANALYSIS - PLUMBING FIXTURES

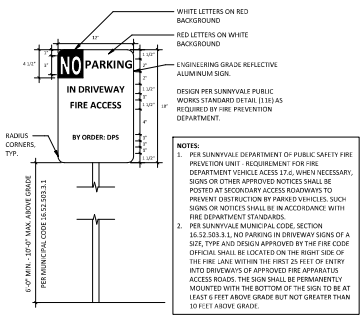
G1.72



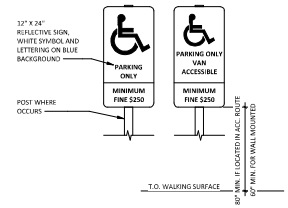
PATH OF TRAVEL - GRATES | 1/4" = 1'-0" | 16



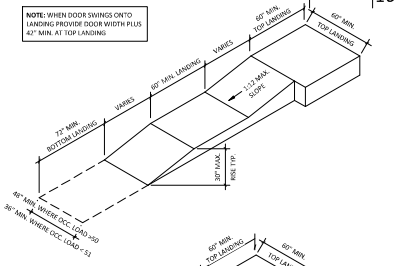
ACC. WALKS AND SIDEWALKS | 1/4" = 1'-0" | 8

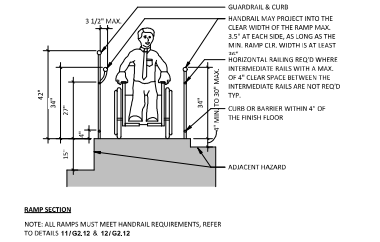


NO PARKING SIGN - FIRE ACCESS | 1 1/2" = 1'-0" | 14

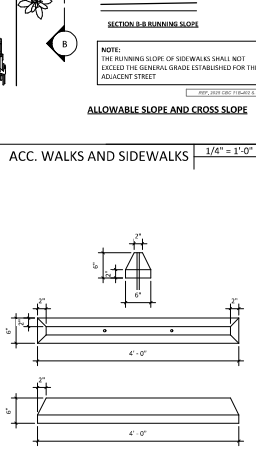


ACCESSIBLE PARKING SIGN | 1" = 1'-0" | 4

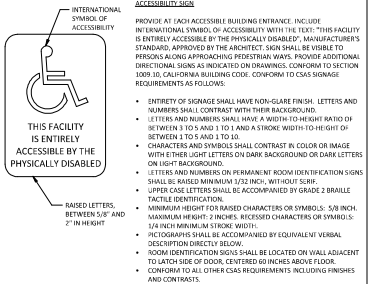




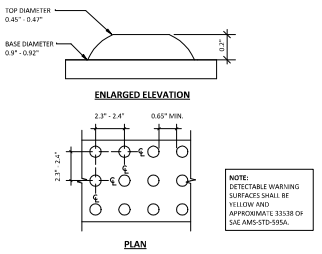
ACC. RAMP DETAILS | 1/2" = 1'-0" | 13



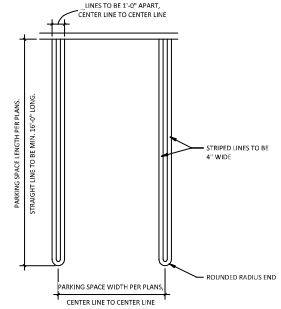
ACC. PARKING SIGN - UNAUTHORIZED VEHICLES | 1 1/2" = 1'-0" | 7



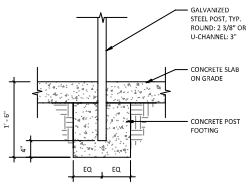
ACCESSIBLE SIGNAGE NOTES | 1" = 1'-0" | 3



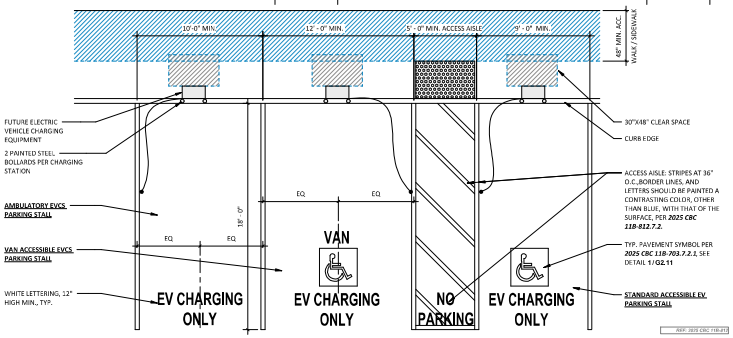
WHEEL STOP DETAIL | 1" = 1'-0" | 11



PARKING STALLS STRIPING | 1/4" = 1'-0" | 6

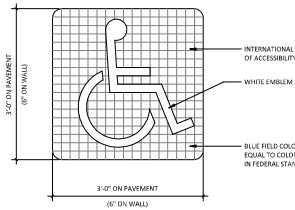


SIGN POST | 1" = 1'-0" | 2



ACC. EV PARKING STALLS | 1/4" = 1'-0" | 1/G1.11 | 5

ACC. DETECTABLE WARNING TEXTURE | 3" = 1'-0" | 10



INTERNATIONAL SYMBOL OF ACCESSIBILITY | 1" = 1'-0" | 1

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Exhibit D

STAMP:
REGISTERED ARCHITECT
C-34650
REN: 1/30/27
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

45

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

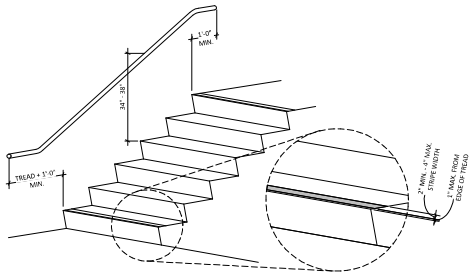
No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	AQ, JG, LG, YJ
CHECKED BY:	KC

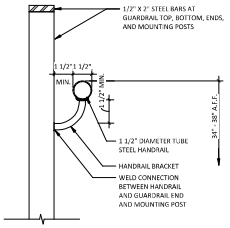
ACCESSIBILITY DETAILS - SITE

G2.11

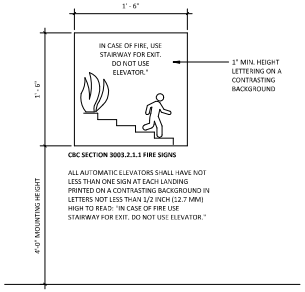
NOTES:
1. ALL TREAD SURFACES TO COMPLY WITH **2022 *CBC SECTION 118-504*** AS FOLLOWS:
   A. STAIR TREADS SHALL BE 11" DEEP MAX., MEASURED FROM RISER TO RISER
   B. SURFACES SHALL BE SLIP RESISTANT
   C. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES
   D. TREADS SHALL NOT HAVE ABRUPT EDGES AT THE NOSING
   E. NOSING SHALL NOT PROJECT 1 1/4" OR MORE PAST THE FACE OF THE RISER BELOW
   F. OPEN RISERS ARE NOT PERMITTED.
2. SEE STAIR SECTIONS AND PLANS FOR RISER/TREAD DIMENSIONS.
3. ALL EXPOSED INTERIOR METAL (STRINGER, RAILING, ETC.) TO BE SHOP PRIMED AND PAINTED PER SPECIFICATIONS.
4. AT EXTERIOR STAIRS, UNDER APPROACH AND ALL TREADS MUST BE MARKED WITH A 2" - 4" WIDE COLOR CONTRASTING, SLIP RESISTANT STRIP. STRIP SHOULD BE LOCATED 1" MAX FROM NOSE FOR THE ENTIRE LENGTH OF TREAD.
5. AT INTERIOR STAIRS, UNDER APPROACH AND LOWER TREAD MUST BE MARKED WITH A 2" - 4" WIDE COLOR CONTRASTING, SLIP RESISTANT STRIP SHOULD BE LOCATED 1" MAX FROM NOSE AT TOP LANDING AND BOTTOM TREAD FOR THE ENTIRE LENGTH OF TREAD.
6. WARNING STRIPES MUST BE CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES. THE STRIPE MUST BE MADE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR (PAINTED STRIPES ARE ACCEPTABLE)
7. GUARDRAIL/HANDRAIL AND INTERMEDIATE POST TO SUPPORT 50 POUNDS PER LINEAR FOOT.
8. FOR STAIR WIDTH CALCULATIONS, SEE CODE ANALYSIS SHEETS.
9. SEE **SHEETS G2.12-G2.13** FOR STAIR SIGNAGE DETAILS AND **SHEETS G1.51-G1.52** FOR LOCATIONS.



TYPICAL STAIR | 1/2" = 1'-0" | 16



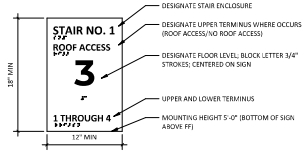
HANDRAIL ATTACHMENT AT GUARDRAIL | 3" = 1'-0" | 12



CBC SECTION 3003.2.1.1 FIRE SIGNS

ALL AUTOMATIC ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2 INCH (12.7 MM) HIGH TO READ: "IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR."

ELEVATOR FIRE SIGNAGE | 1 1/2" = 1'-0" | 8



CBC SECTION 1023.9 STAIRWAY IDENTIFICATION SIGNS

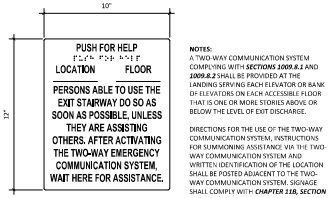
A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL STATE THE STORY OF AND DIRECTION TO THE EXIT DISCHARGE, AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH CHAPTER 11A, SECTION 1143A SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.

IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS THAT COMPLY WITH CHAPTER 11A, SECTION 1143A OR CHAPTER 11B SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE. IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

CBC SECTION 1023.9.1 SIGNAGE REQUIREMENTS

STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

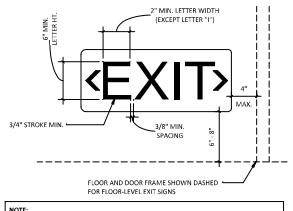
1. THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES (457 MM) BY 12 INCHES (305 MM).
2. THE LETTERS DESIGNATING THE IDENTIFICATION OF THE INTERIOR EXIT STAIRWAY AND RAMP SUCH AS STAIR NO. 1 OR WEST STAIR, SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN HEIGHT BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.
3. THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5 INCHES (127 MM) IN HEIGHT WITH 3/4-INCH (19 MM) STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.
4. OTHER LETTERING AND NUMBERS SHALL BE NOT LESS THAN 1 INCH (25 MM) IN HEIGHT.
5. THE STAIRWAY'S UPPER TERMINUS, SUCH AS ROOF ACCESS OR NO ROOF ACCESS, SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.
6. THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.
7. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
8. WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.



NOTES:
A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH ***SECTIONS 1009.8.1*** AND ***1009.8.2*** SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

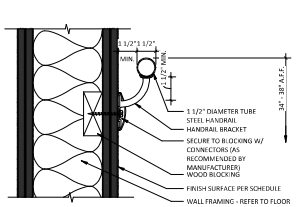
DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM. SIGNAGE SHALL COMPLY WITH ***CHAPTER 11B, SECTION 11B-703.5*** REQUIREMENTS FOR VISUAL CHARACTERS.

2-WAY COMM SYSTEM SIGNAGE | 3" = 1'-0" | 19



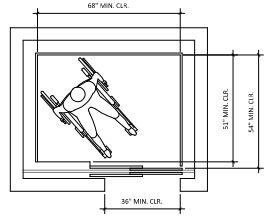
NOTE:
THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. SIGN IS TO BE INTERNALLY OR EXTERNALLY ILLUMINATED IN COMPLIANCE WITH ***2019 CBC SEC. 1013.6.***

ILLUMINATED EXIT SIGN | 1 1/2" = 1'-0" | 15

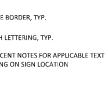


NOTE:
1) SIMILAR @ CMU WALL CONDITION
2) HANDRAIL TO HAVE SMOOTH SURFACE WITH NO SHARP CORNERS
3) HANDRAILS TO ACCOMODATE 50LBS/FT LATERAL LOAD
4) WALL MOUNTED HANDRAILS SHALL RETURN TO WALL AT ENDS

HANDRAIL ATTACHMENT AT WALL | 3" = 1'-0" | 11



ELEVATOR CAR DIMENSIONS-SIDE DOOR | 1/2" = 1'-0" | 7



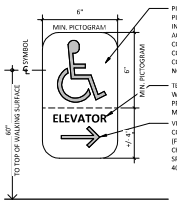
TACTILE EGRESS SIGNAGE

CBC SECTION 1003.2.8.6 TACTILE EXIT SIGNAGE
FOR THE PURPOSES OF SECTION 1003.2.8.6, THE TERM TACTILE EGRESS SIGNAGE SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 1117B.5.1.6.

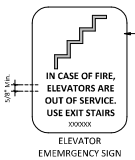
CBC SECTION 1003.2.8.6.1 WHERE REQUIRED
TACTILE EGRESS SIGNAGE SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. EACH GRADE LEVEL EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT."
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
   A. "EXIT STAIR DOWN"
   B. "EXIT RAMP DOWN"
   C. "EXIT STAIR UP"
   D. "EXIT RAMP UP"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "TO EXIT."
6. SEE ADJACENT DETAIL FOR TYPICAL TACTILE SIGNAGE DIMENSIONS.

TACTILE EGRESS SIGNAGE | 3" = 1'-0" | 2

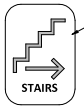


DIRECTIONAL SIGN TO ELEVATOR



PROVIDE PICTORIAL/TACTILE SIGN ADJACENT TO EACH ELEVATOR CALL STATION AT ALL LEVELS PER ***2019 CBC SEC. 3002.3.*** SIGNS TO COMPLY WITH ***2019 CBC 11B-703.5.***

ELEVATOR EMEMRGENCY SIGN

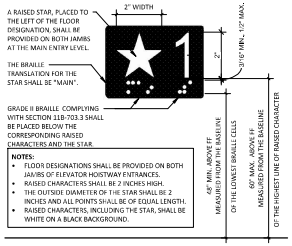


LOCATE AT ELEVATOR LANDINGS INDICATING STAIR ACCESS (VERIFY DIRECTION) PER ***2019 CBC SEC. 1009.10.*** SIGNS TO COMPLY WITH ***2019 CBC 11B-703.5.***

DIRECTIONAL SIGN TO STAIRS

NOTE:
SIGNS SHALL COMPLY WITH ***2019 CBC 11B-703***. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH, OR TWO SEPARATE SIGNS, SHALL BE PROVIDED.

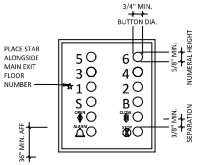
DIRECTIONAL SIGNAGE | 3" = 1'-0" | 17



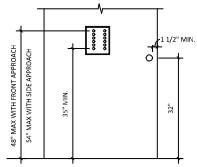
- FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES.
- RAISED CHARACTERS SHALL BE 2 INCHES HIGH.
- THE OUTSIDE DIAMETER OF THE STAR SHALL BE 2 INCHES AND ALL POINTS SHALL BE OF EQUAL LENGTH.
- RAISED CHARACTERS, INCLUDING THE STAR, SHALL BE WHITE ON A BLACK BACKGROUND.

2019 CBC 11B-407.2.3

FLOOR DESIGNATIONS | 6" = 1'-0" | 14

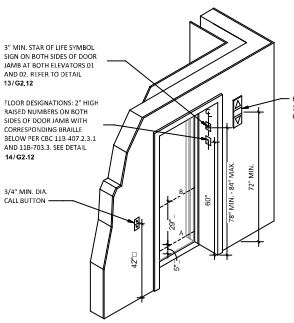


ELEVATOR PANEL - INTERIOR: ENLARGED DETAIL



ELEVATOR PANEL - INTERIOR: MAXIMUM HEIGHTS

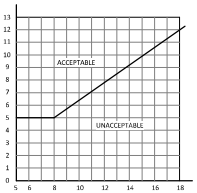
ELEVATOR INSTALLATION AND OPERATION SHALL COMPLY WITH UBC CHAPTER 30 INCLUDING STATE OF CALIFORNIA 2019 CBC AMENDMENT.



HOISTWAY AND ELEVATOR ENTRANCES

NOTE: THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

ACCESSIBLE ELEVATOR STANDARDS | 3/4" = 1'-0" | 5



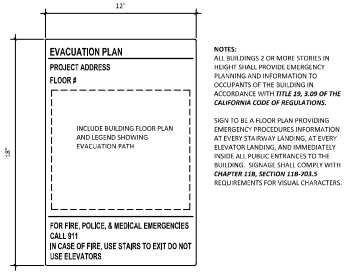
GRAPH OF TIMING EQUATION

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

- ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A.
- MEDICAL EMERGENCY SERVICE ELEVATORS SHALL BE IDENTIFIED BY THE STAR OF LIFE FOR EMERGENCY MEDICAL SERVICES.
- A SYMBOL SHALL BE PERMANENTLY ATTACHED TO EACH SIDE OF THE HOISTWAY DOOR FRAME ON THE PORTION OF THE FRAME AT RIGHT ANGLES TO THE HALLWAY OR LANDING AREA. EACH SYMBOL SHALL BE NOT LESS THAN 78 INCHES AND NOT MORE THAN 84 INCHES ABOVE THE FLOOR LEVEL AT THE THRESHOLD.

2019 CBC SEC. 3002.4a

EMS SYMBOL | 12" = 1'-0" | 13



NOTES:
ALL BUILDINGS 2 OR MORE STORIES IN HEIGHT SHALL PROVIDE EMERGENCY PLANNING AND INFORMATION TO OCCUPANTS OF THE BUILDING IN ACCORDANCE WITH ***TITLE 19, 3.09 OF THE CALIFORNIA CODE OF REGULATIONS.***

SIGN TO BE A FLOOR PLAN PROVIDING EMERGENCY PROCEDURES INFORMATION AT EVERY STAIRWAY LANDING, AT EVERY ELEVATOR LANDING, AND IMMEDIATELY INSIDE ALL PUBLIC ENTRANCES TO THE BUILDING. SIGNAGE SHALL COMPLY WITH ***CHAPTER 11B, SECTION 11B-703.5*** REQUIREMENTS FOR VISUAL CHARACTERS.

EVACUATION SIGNAGE | 3" = 1'-0" | 1

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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

46

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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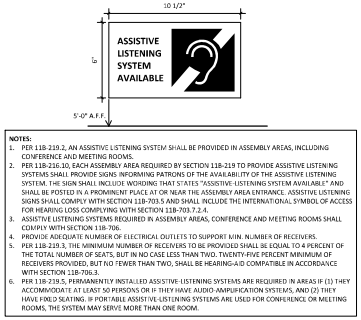
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	AQ, JG, LG, YJ
CHECKED BY:	KC

ACCESSIBILITY DETAILS - COMMON

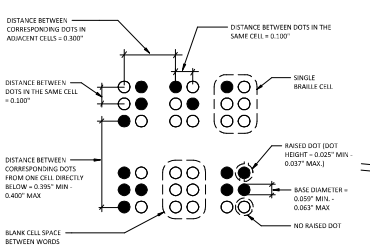
G2.12



NOTES:
1. PER 11B-219.2, AN ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS.
2. PER 11B-216.10, EACH ASSEMBLY AREA REQUIRED BY SECTION 11B-219 TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING SYSTEM. THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH SECTION 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH SECTION 11B-703.7.2.4.
3. ASSISTIVE LISTENING SYSTEMS REQUIRED IN ASSEMBLY AREAS, CONFERENCE AND MEETING ROOMS SHALL COMPLY WITH SECTION 11B-706.
4. PROVIDE ADEQUATE NUMBER OF ELECTRICAL OUTLETS TO SUPPORT MIN. NUMBER OF RECEIVERS.
5. PER 11B-219.3, THE MINIMUM NUMBER OF RECEIVERS TO BE PROVIDED SHALL BE EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE IN ACCORDANCE WITH SECTION 11B-706.3.
6. PER 11B-219.5, PERMANENTLY INSTALLED ASSISTIVE-LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY ACCOMMODATE AT LEAST 50 PERSONS OR IF THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, AND (2) THEY HAVE FIXED SEATING. IF PORTABLE ASSISTIVE-LISTENING SYSTEMS ARE USED FOR CONFERENCE OR MEETING ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM.

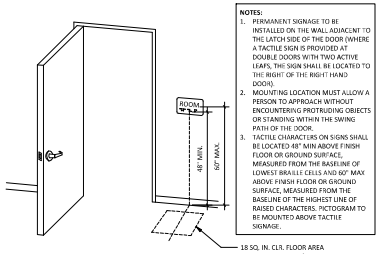
REF. 2019 CBC 11B-216.10

ASSISTIVE LISTENING SYSTEM SIGNAGE | 3" = 1'-0" | 20

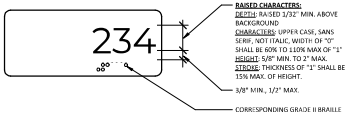


REF. 2019 CBC 11B-703.3.1

BRAILLE DIMENSION REQUIREMENTS | 1" = 1'-0" | 16



NOTES:
1. PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR (WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR).
2. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.
3. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF LOWEST BRAILLE CELLS AND 60" MAX ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. PICTOGRAM TO BE MOUNTED ABOVE TACTILE SIGNAGE.

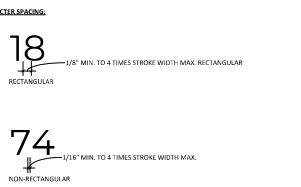


RAISED CHARACTERS:
DEPTH: RAISED 1/32" MIN. ABOVE BACKGROUND
CHARACTERS: UPPER CASE, SANS SERIF, NOT ITALIC, WIDTH OF "O" SHALL BE 60% TO 110% MAX OF "I"
HEIGHT: 5/8" MIN. TO 2" MAX.
STROKE: THICKNESS OF "I" SHALL BE 15% MAX. OF HEIGHT.

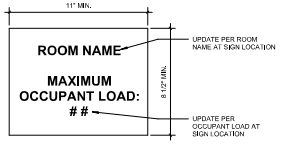
3/8" MIN., 1/2" MAX.

CORRESPONDING GRADE II BRAILLE REFER TO **16/02.13** FOR ADDITIONAL BRAILLE REQUIREMENTS

CHARACTER SPACING:



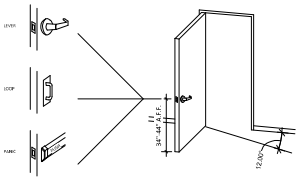
ROOM IDENTIFICATION SIGNAGE | 3" = 1'-0" | 11



NOTES:
1. PER ***2025 CBC SECTION 1004.5*** EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. FOR THE INTENDED CONFIGURATIONS, POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT.
2. THE OCCUPANT LOAD SIGN SHALL BE AT LEAST 8-1/2 INCHES BY 11 INCHES WITH BLOCK CAPITAL LETTERS NOT LESS THAN 3/4" HIGH AND 1/16" STROKE.
3. THE SIGN SHALL BE DURABLE, PERMANENT, AND HAVE A CONTRASTING COLOR FROM THE BACKGROUND.

REF. 2025 CBC 1004.5

MAXIMUM OCCUPANCY SIGN | 3" = 1'-0" | 14

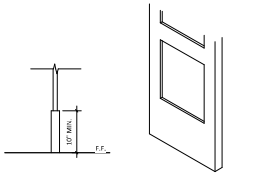


ACCEPTABLE DOOR HARDWARE AND MOUNTING HEIGHTS

DOOR CLOSERS IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO WITHIN 12 DEGREES OF LATCH. THE FORCE TO OPEN DOOR SHALL NOT EXCEED 5 LBS. TYPICAL.

REF. 11B-404.2

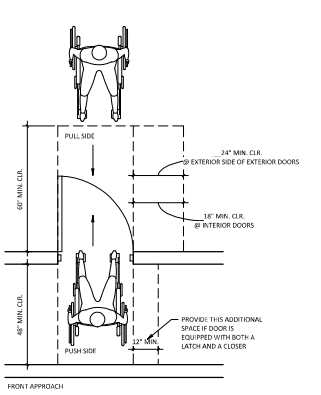
ACC. DOOR REQUIREMENTS | 1" = 1'-0" | 10



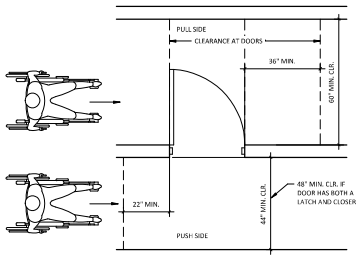
NOTE:
SWINGING DOOR & GATE SURFACES WITHIN 10" OF FINISH FLOOR SHALL HAVE A SMOOTH SURFACE OF THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS SHALL BE WITHIN 1/16" OF SURFACE & SHALL BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.

REF. 11B-404.2.10

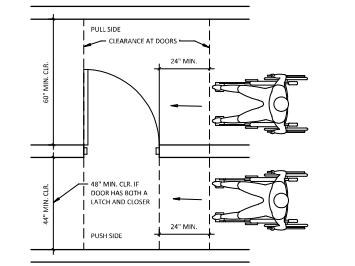
KICK PLATE AT DOORS | 1" = 1'-0" | 9



FRONT APPROACH

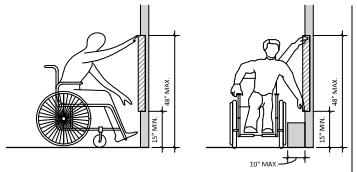


HINGE APPROACH

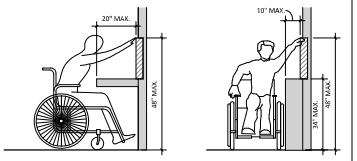


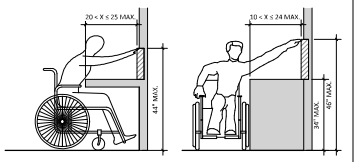
LATCH APPROACH

CLEARANCES AT DOORS & GATES | 1/2" = 1'-0" | 6



UNOBSTRUCTED FORWARD REACH **UNOBSTRUCTED SIDE REACH**



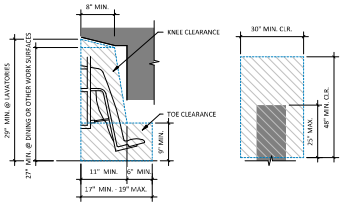


OBSTRUCTED HIGH FORWARD REACH **OBSTRUCTED HIGH SIDE REACH**

NOTE: THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

REF. 2025 CBC 11B-308

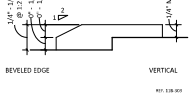
ACC. REACH RANGES | 1/2" = 1'-0" | 3



NOTES:
1. TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MIN. UNDER THE ELEMENT.
2. TOE CLEARANCE SHALL EXTEND 19" MIN. UNDER SINKS, BUILT-IN DINING, AND WORK SURFACES REQUIRED TO BE ACCESSIBLE.
3. THE REQUIRED CLEAR FLOOR SPACE MAY NOT OVERLAP THE REQUIRED KNEE SPACE BY MORE THAN 19".
4. KNEE CLEARANCE AT TABLES, COUNTERS, AND WORK SURFACES IS AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP.

REF. 2025 CBC 11B-306

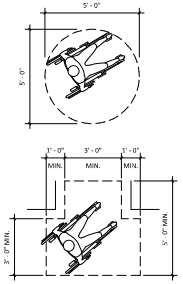
TOE & KNEE CLEARANCES | 1" = 1'-0" | 2



REF. 11B-303

KEY NOTES:
1. 1/4" MAX. VERTICAL CHANGE IN LEVEL
2. 1/2" MAX. VERTICAL CHANGE IN LEVEL WITH BEVELED EDGE

CHANGES IN LEVEL | 12" = 1'-0" | 5



PER 11B-809.2.2, ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE, EXCEPT IN EXTERIOR SPACES 30" MAX. IN DEPTH OR WIDTH

WHEELCHAIR TURNING SPACE | 3/8" = 1'-0" | 1

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

47

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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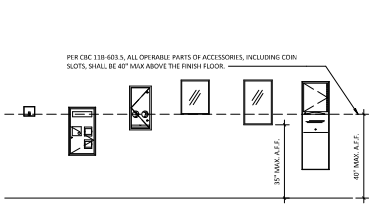
SUBMITTAL	DATE

No.	REVISION	DATE

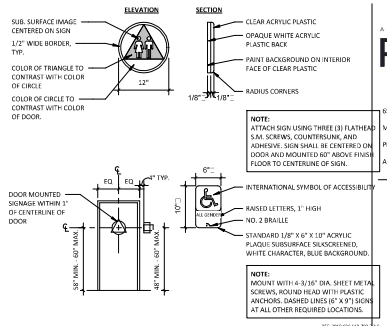
JOB NUMBER:	24007
DRAWN BY:	AQ, JG, LG, YJ
CHECKED BY:	KC

ACCESSIBILITY DETAILS - COMMON

G2.13

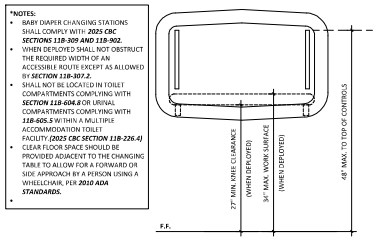


ACC. RESTROOM ACCESSORY HEIGHTS | 1/2" = 1'-0" | 16 /A8.51 | 8

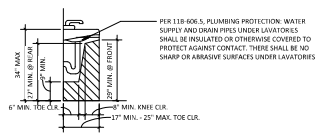


REF: 2025 CBC 11B-703.4

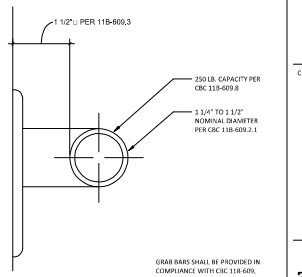
ACC. RESTROOM ID SIGNAGE - ALL-GENDER | 1" = 1'-0" | 2



BABY CHANGING STATION | 1" = 1'-0" | 1

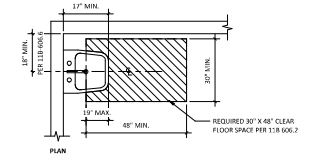


TYPICAL ACC. LAVATORY SECTION

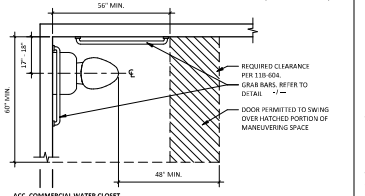


GRAB BARS SHALL BE PROVIDED IN COMPLIANCE WITH CBC 11B-609, 11B-604.5.1, AND 11B-604.5.2

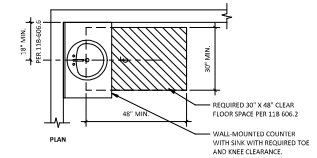
ACC. GRAB BAR ATTACHMENT | 3" = 1'-0" | 12 /A8.51 | 4



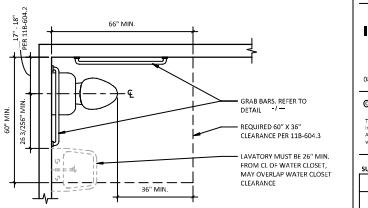
ACC. COMMERCIAL LAVATORY



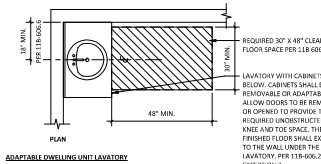
ACC. COMMERCIAL WATER CLOSET



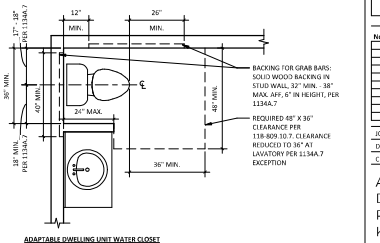
ACC. DWELLING UNIT LAVATORY



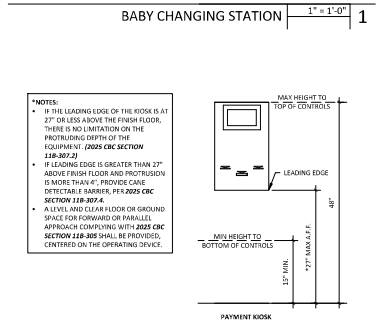
ACC. DWELLING UNIT WATER CLOSET



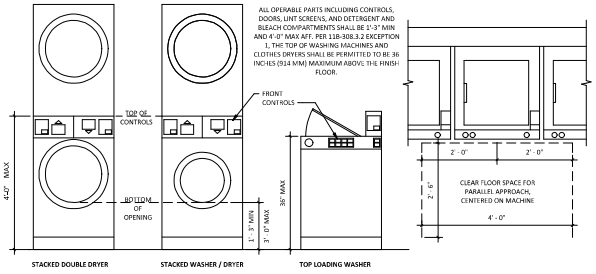
ADAPTABLE DWELLING UNIT LAVATORY



ADAPTABLE DWELLING UNIT WATER CLOSET



PAYMENT KIOSK MOUNTING REQ'S | 1" = 1'-0" | 6B /A5.14 | 7



AT LEAST TWO WASHERS AND TWO DRYERS MUST COMPLY WITH THE ACCESSIBILITY REQUIREMENTS PER CBC SECTION 119-308 AND 118-611.

ACCESSIBILITY REQ. FOR LAUNDRY EQUIP. | 3/4" = 1'-0" | 6B /A5.14 | 3

LAVATORY CLEARANCES | 1/2" = 1'-0" | 6

WATER CLOSET CLEARANCES | 1/2" = 1'-0" | 5

ARCHITECTS
FORA
650 CASTRO STREET, SUITE 120-4480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

48

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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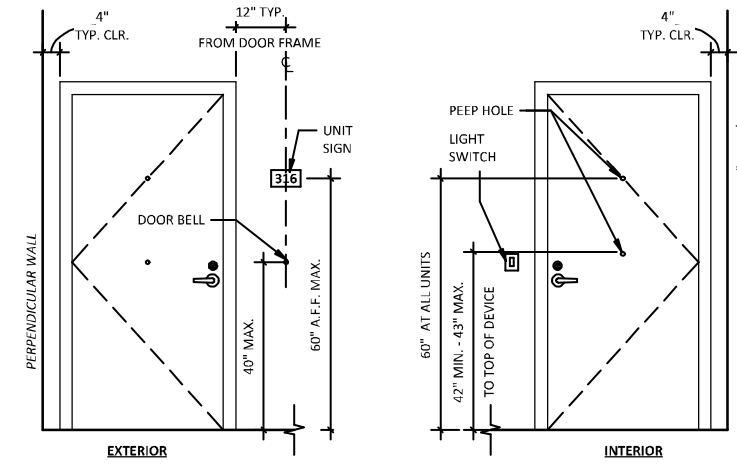
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	AQ, JG, LG, YI
CHECKED BY:	KC

ACCESSIBILITY DETAILS - RESTROOM & KITCHEN

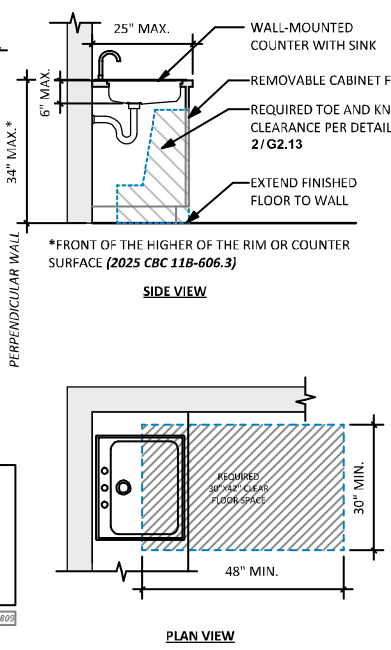
G2.14



NOTES:
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE
2. PER ***2025 CBC 11B-809.1.1***, THE PRIMARY ENTRY DOOR TO THE DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL COMPLY WITH SECTION 11B-309 AND SHALL BE CONNECTED TO PERMANENT WIRING.
3. PEEP HOLES MEETING 2025 CBC 11B-809.1.2 REQUIREMENTS TO BE PROVIDED AT ALL UNIT ENTRY DOORS. ONE AT UNITS WITH ADAPTABILITY FEATURES, TWO AT UNITS WITH MOBILITY FEATURES.

REF: 2025 CBC 11B-809

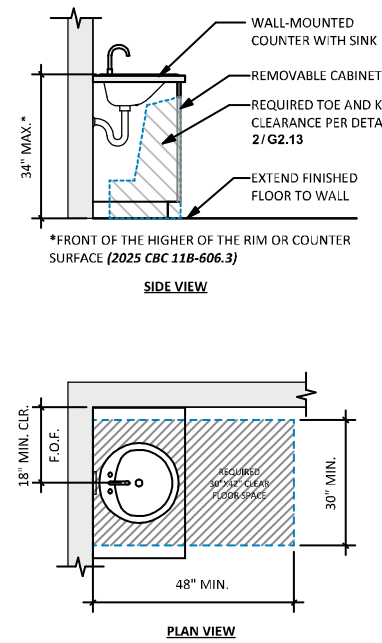
UNIT NUMBER SIGN & DOOR ACCESSORIES - MOUNTING HEIGHTS | 1/2" = 1'-0" | 12



NOTES:
1. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. ***(2025 CBC 11B-309.4)***
2. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. ***(2025 CBC 11B-606.5)***
3. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE & TOE CLEARANCES ***(2025 CBC 11B-606.2 EXC. 6)***
4. CABINETRY COMPLYING WITH ***2025 11B-606.2 EXC. 3***, SHALL BE PERMITTED UNDER KITCHEN SINKS.

REF: 2025 CBC 11B-606

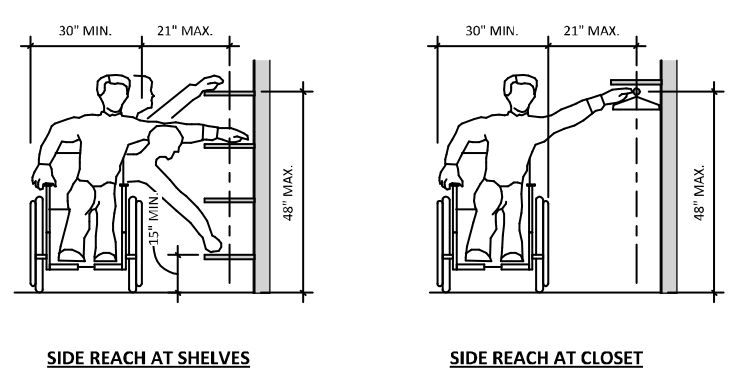
ACC. SINK AT COUNTER | 1/2" = 1'-0" | 7



NOTES:
1. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. ***(2025 CBC 11B-309.4)***
2. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. ***(2025 CBC 11B-606.5)***
3. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE & TOE CLEARANCES ***(2025 CBC 11B-606.2 EXC. 6)***
4. CABINETRY COMPLYING WITH ***2025 11B-606.2 EXC. 3***, SHALL BE PERMITTED UNDER LAVATORIES.

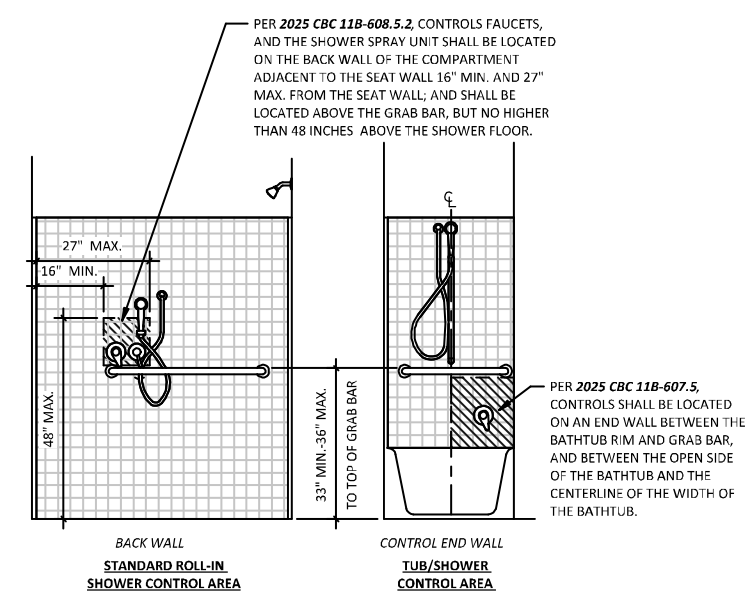
REF: 2025 CBC 11B-606

ACC. LAVATORY AT COUNTER | 1/2" = 1'-0" | 11



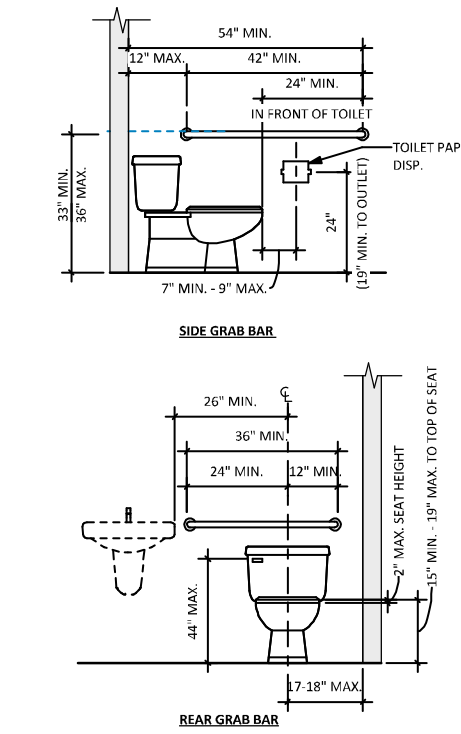
REF: 2025 CBC 11B-308

ACC. REACH RANGES - DWELLING UNITS | 1/2" = 1'-0" | 5



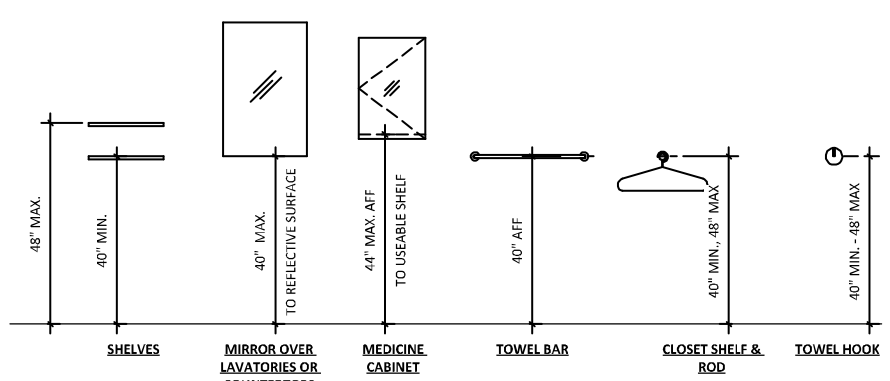
REF: 2025 CBC 11B-607 & 608

CONTROL AREA COMPLIANCE | 1/2" = 1'-0" | 6

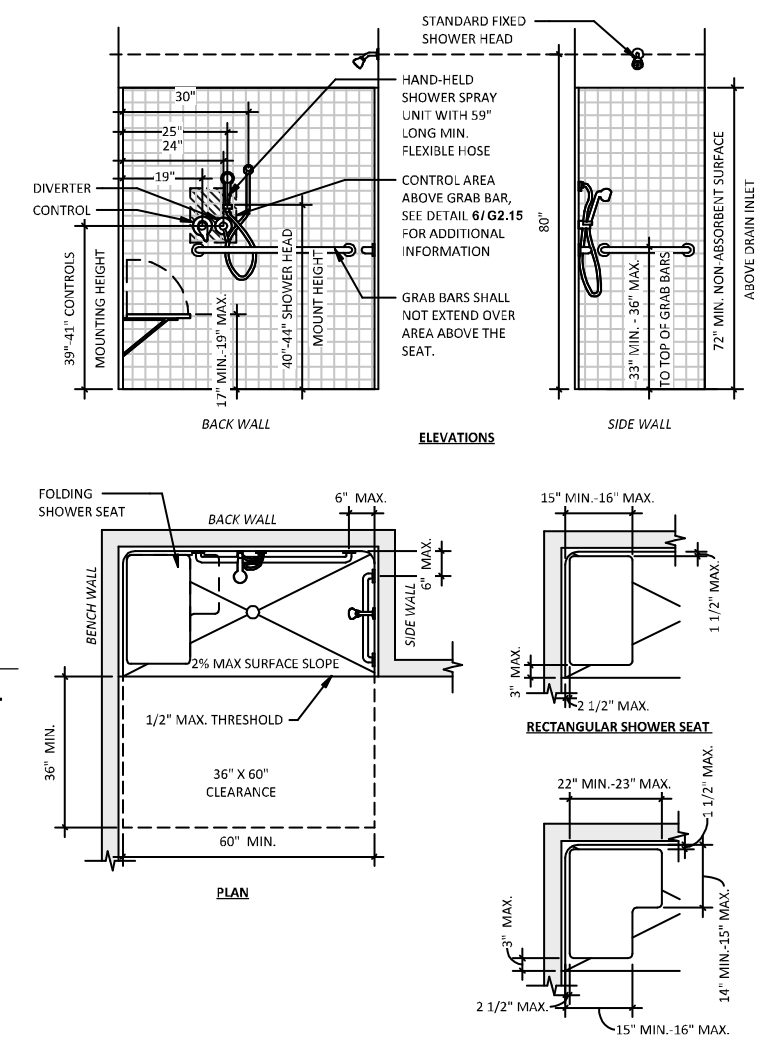


NOTE:
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE
2. PER ***2025 CBC SECTION 11B-604.3.1 EXC. 2***, IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH ***SECTION 11B-604.5***.

2025 CBC 11B-604.5



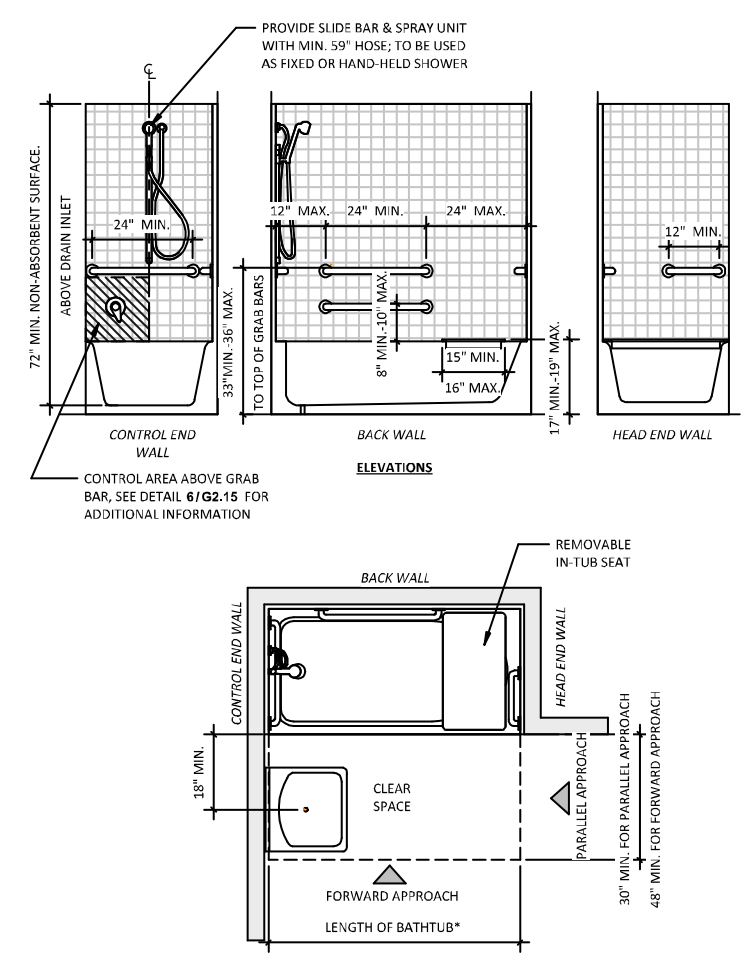
ACC. DWELLING UNIT ACCESSORIES | 1/2" = 1'-0" | 4



NOTES:
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE.
2. SHOWER ENCLOSURES: PROVIDE FACTORY INSTALLED GRAB BARS.
3. SHOWER ENCLOSURES SHALL MEET ***2019 CBC*** REQUIREMENTS FOR STANDARD ROLL-IN SHOWERS.
   - CLEARANCES PER ***11B-608.2.2.***
   - GRAB BARS PER ***11B-608.3.2***
   - SEATS PER ***11B-608.4***
   - CONTROLS PER ***11B-608.5.2***
   - SHOWER SPRAY UNIT PER ***11B-608.6***
   - THRESHOLDS PER ***11B-608.7***
   - FLOOR OR GROUND SURFACES PER ***11B-608.9***
4. SHOWER COMPARMENT WALLS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT 72" MIN. ABOVE THE DRAIN INLET PER ***2019 CBC 1209.2.3.***
5. WATER CONTROLS SHALL BE OF A SINGLE LEVER DESIGN AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE TO ACTIVATE CONTROLS SHALL BE LESS THAN 5 LBS PER ***2019 CBC 11B-309.4.***

REF: 2019 CBC 11B-807

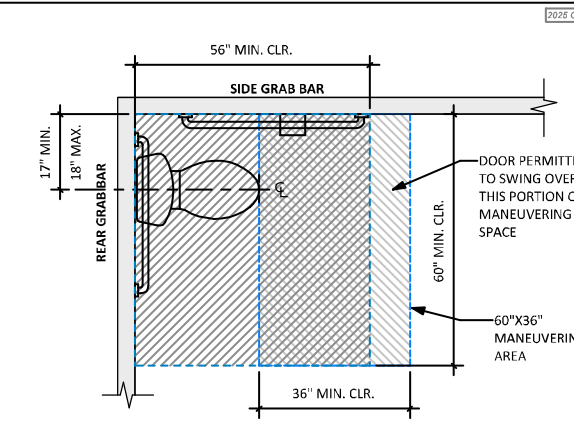
STANDARD SHOWER COMPLIANCE | 1/2" = 1'-0" | 8



NOTES:
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE.
2. TUB/SHOWER ENCLOSURES: PROVIDE FACTORY INSTALLED GRAB BARS.
3. TUB/SHOWER ENCLOSURES SHALL MEET ***2019 CBC*** REQUIREMENTS FOR BATHTUBS.
   - CLEARANCES PER ***11B-607.2***
   - SEATS PER ***11B-607.3***
   - GRAB BARS PER ***11B-607.4.2***
   - CONTROLS PER ***11B-607.5***
   - SHOWER SPRAY UNIT PER ***11B-607.6***
4. WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT 72" MIN. ABOVE THE DRAIN INLET PER ***2019 CBC 1209.2.3.***
5. WATER CONTROLS SHALL BE OF A SINGLE LEVER DESIGN AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE TO ACTIVATE CONTROLS SHALL BE LESS THAN 5 LBS PER ***2019 CBC 11B-309.4.***
6. *AT ADAPTABLE DWELLING UNITS, A 30"X48" CLEAR FLOOR SPACE SHALL BE LOCATED WITH THE LONG EDGE OF THE CLEAR FLOOR SPACE PARALLEL TO THE SIDE OF THE BATHTUB OR TUB-SHOWER AND EDGE SHALL BE FLUSH WITH THE CONTROL WALL SURFACE. THE AREA UNDER A LAVATORY, LOCATED AT THE CONTROL END OF THE TUB, SHALL BE PERMITTED TO ENCROACH ON THE CLEAR FLOOR SPACE PROVIDED THE LAVATORY IS 19 INCHES MAX IN DEPTH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION ***11B-306*** IS PROVIDED, PER ***11B-809.10.5.1.***

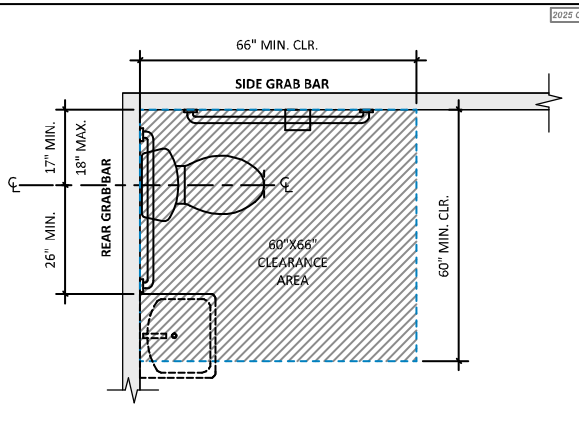
REF: 2019 CBC 11B-807

TUB-SHOWER COMPLIANCE | 1/2" = 1'-0" | 9



NOTES:
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE
2. PER THE EXCEPTION IN ***2025 CBC SECTION 11B-604.3.1***, IN MOBILITY UNITS COMPLYING WITH ***SECTION 11B-233.3.1.1***, MANEUVERING SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM 60 INCHES WIDE AND 36 INCHES DEEP.

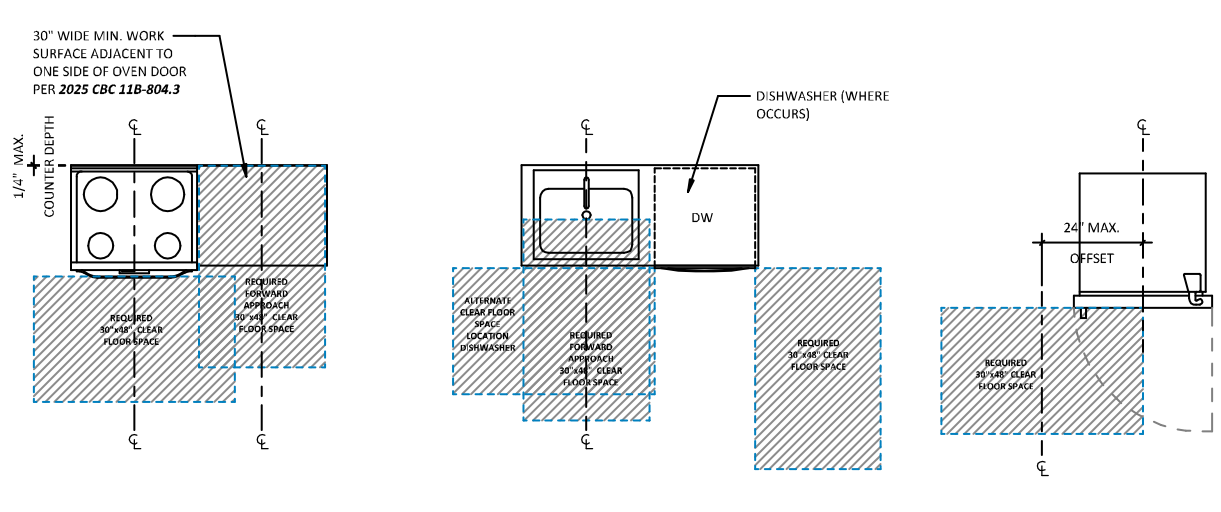
2025 CBC 11B-604.3.1



NOTES:
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE
2. PER THE EXCEPTION IN ***2025 CBC SECTION 11B-604.3.2***, IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH SECTION 11B-606 SHALL BE PERMITTED ON THE REAR WALL 26 INCHES MINIMUM FROM THE WATER CLOSET CENTERLINE TO ALLOW FOR THE INSTALLATION OF A GRAB BAR WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

2025 CBC 11B-604.3.2

ACC. WATER CLOSET CLEARANCES - DWELLING UNITS | 1/2" = 1'-0" | 3



REF: 11B-804

ACC. KITCHEN COMPONENTS | 1/2" = 1'-0" | 1

FORA ARCHITECTS
650 CASTRO STREET, SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:
LICENSED ARCHITECT K. KULLING C-34050 REN. 11/30/27 STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

49

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: KC

ACCESSIBILITY DETAILS - UNIT

G2.15

DRG 261178: Housing Review
855, 901 and 905 Seventh Ave.: 100-unit, 100% Affordable, Density Bonus, -Min Comb Dist.
Community HousingWorks, Applicant (CDBG-DR Grant)

Application Summary: **Review Date:** 6/26/26

Gross Site Area:	2.36 acres Phase 1 site area
GP:	C-C (Community Commercial), O-U (Open Space)
Zoning:	C-2-D-Min (Community Commercial, Designated Park Site, and Ministerial Combining District
Base Density:	107 units, based on the C-2 zoning, which allows 22-45 units/acre.
Bonus Units	The project as proposed qualifies for 80% density bonus per State DB law, because it is a 100% affordable, subsidized, multi-family rental project.
Parking	Plans show 66 parking spaces, 127 parking spaces are required under State DB. Applicant may use a concession to further reduce parking.

Project Description:

Development Review Group (DRG) for a proposal to construct 100 percent affordable 100 multifamily units.

Project is located on the southwest corner of Brommer Street and 7th Avenue (855, 901 & 905 7th Avenue) in the Live Oak Planning Area.

APNs: 026-261-16, 026-261-13, and 026-261-17.

Note: This submittal invokes the Ministerial Combining District (MCD) ministerial processing option available to qualifying affordable housing projects through County Code 13.10.494 *et seq* and associated state law. The MCD provides qualifying housing projects with streamlined, ministerial review, and a CEQA exemption. The two larger parcels in the site were rezoned into the MCD by the County in 2025 (which rezoning was conditionally certified by the Coastal Commission in May 2026, with final certification in July 2026). The smallest, center parcel in the site (APN 026-261-17) has recently been rezoned into the MCD and is pending Coastal Commission certification. No part of the proposed 100-unit project is located on that smallest parcel.

Priority Processing: This project qualifies for priority processing of affordable housing projects per County policy. Please fill out the form available at this link: Housing Priority Processing Determination - PLG610.pdf, email completed form to Housing reviewer (address below) for signature, and include the signed form with your next application submittal (e.g., next DRG, grading or BP application, etc.). Once the form is filed within our system, this Priority status will provide your project with priority processing through all subsequent applications (DRG or any permits).

Density Bonus Summary

The project is eligible for 5 concessions and has requested 2. Please see suggested concessions below:

Concession	Explanation
1. Parking	Reduce from 127 to 66 spaces
2. Commercial Floor Area	Reduce the required commercial floor area percentage in the project from 20% to 0%
3. First floor active commercial uses	Eliminate requirement to have some commercial space in ground floor of building
4. Private open space	Requested, but not necessary in a commercial zone. Could be applied to some other requirement.
5. Available if needed	

The applicant has requested two waivers pursuant to density bonus law:

Waivers	Standard	Proposed
Height	Max 35 feet	45 feet
Stories	Max 3 stories	4 stories

COMPLETENESS

1. Please include an updated list of waivers & concessions in your next submittal, addressing input from any DRG reviewers (Policy, Zoning, Housing, etc.) on this topic.

COMPLIANCE

1. Project is subject to SCCC Chapter 17.12 and state density bonus law. Project is also subject to Chapter 17.10. It meets the requirements of Chapter 17.10 (Affordable Housing Requirements) because the project is a 100% affordable rental project and will be deed restricted as such.
2. Project is subject to SCCC 13.10.494 to 13.10.497 (Ministerial Combining District) which requires at least 20% of the units to be affordable to lower-income households. The project meets this requirement because 100% of the units, except for the manager's units, are affordable lower-income units, with units proposed at a range of affordability levels from Extremely Low (ELI) to Low (up to 60% of AMI).
3. Because applicants are seeking federal funding for the project, the project is subject to NEPA review. An Environmental Review (EA) is underway to meet this NEPA requirement. Project is required to comply with any mitigations noted in the EA. State HCD is the lead agency for this EA.
4. Provide any current tenants of the property with relocation assistance as required pursuant to state/federal law and County code as applicable.

CONDITIONS OF APPROVAL:

1. Applicant/Property Owner shall enter into an Affordable Housing Regulatory Agreement in a form provided by the County to meet the requirements of SCCC Chapters 17.10, 17.12, state

density bonus law, the Ministerial Combining District, and Surplus Lands Act. A draft regulatory agreement is included in the Purchase and Sale Agreement between the RSA and CHW, subject to final approval of the parties, CDI Director and County Housing Counsel. The Regulatory Agreement and associated documents shall be recorded against the project site prior to issuance of a Building Permit for the project.

2. Applicant shall comply with the Ministerial Combining District requirements of 13.10.497(A)(1-4), including the noticing requirements of 13.10.497(A)(3):

   (3) Within five working days of submittal for a building permit and assignment of a building permit application number, the applicant shall send via U.S. mail a notice of application to all property owners and residents within 300 feet of the property boundary. The notice shall describe the parcel number and location of the site, the name of the applicant and owner, a description of the proposed project, and applicant contact information for obtaining more information on the proposed project. Once sent, the applicant shall submit the notice and list of recipients to the Building Section.

3. Applicant shall implement the mitigations required by the Environmental Assessment prior to building permit issuance, or during construction, as applicable. **Environmental Planning** will place a hold on their approval of the grading and/or building permits to ensure completion of these mitigations at the appropriate stage of the project.

4. Provide Housing Division with evidence of compliance with applicable State/Federal and County relocation requirements prior to Building Permit issuance.

If you have questions, please contact Porcila Wilson at (831) 454-2217 or Porcila.Wilson@santacruzcountyca.gov

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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

50

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE
02	DRG RESPONSES 01	07/31/26

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CONDITIONS OF APPROVAL

G3.11

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements o a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 on nonresidential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamn lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

ZEV. [BSC-CG, DSA-SS] Any vehicle certified to zero-emission standards.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain a minimum 45 percent combined of the existing building's gross structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURBE ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/construction/stormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.2.3 shall be conveniently located near the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Calculations for bicycle parking requirements shall be rounded up to the nearest whole number.

5.106.4.1.2.1
For new buildings with tenant spaces, provide secure bicycle parking for 10 percent of the tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.1.2.2
For additions or alterations, provide secure bicycle parking for 10 percent of the tenant-occupants being added, with a minimum of one bicycle parking facility.

5.106.4.1.2.3
For new shell buildings in phased projects, provide secure bicycle parking for 10 percent of the anticipated tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrics system and any on-site distribution transformers shall have sufficient capacity to supply full-rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1 EV Capable Spaces and EVCS

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	OTHER THAN OFFICE AND RETAIL NUMBER OF REQUIRED EVCS[a,2,3]	OFFICE AND RETAIL NUMBER OF REQUIRED EVCS[a,2,3]
1-9	0	0	0
10-25	4	2	3
26-50	8	4	6
51-75	13	6	8
76-100	17	8	13
101-150	25	12	19
151-200	35	18	26
201 AND OVER	20 percent of actual parking spaces[1]	50 percent of EV capable spaces[1]	75 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required capable spaces by the same number.
3. At least one Level 2 EVSE shall be provised.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.3. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

5.106.5.3.2.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 5-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

5.106.5.3.2.2 EV charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors.When using level 2 SAE J3400 SAE connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.2.3 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.4 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.2.4.1 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving ow power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt-40-ampere receptacle.

5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSE shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charg ng station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[a,2,3] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[a,2,3] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.
5. For Office and Retail buildings the maximum allowed kVA to be utilized for EV capable is 25 percent.

5.106.5.3.6.1 Receptacle configurations. 208/240v EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R,
2. For 30-ampere receptacles, NEMA 14-30R,
3. For 50-ampere receptacles, NEMA 14-50R,

5.106.5.3.6.2 EV Charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors. When using level 2 SAE J3400 connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connacors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.6.3 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6. Install EVCS at all existing EV capable spaces, utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered, prior to adding any new EV capable spaces. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanes shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 80,000	1 or 2	200
		3 or Greater	400
	Greater than 80,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 80,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

ARCHITECTS
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650 CASTRO STREET, SUITE 120-4490
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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

51

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CALGREEN

G4.11

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

TABLE 5.106.5.5.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EvSE shall be permitted toreduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
1-9	0
13-25	7
25-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 5.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 whena new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); and
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building façade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	**LIGHTING ZONE LZ0**	**LIGHTING ZONE LZ1**	**LIGHTING ZONE LZ2**	**LIGHTING ZONE LZ3**	**LIGHTING ZONE LZ4**
MAXIMUM ALLOWABLE BACKLIGHT RATING .					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting -	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING . (G)					
MAXIMUM ALLOWABLE GLARE RATING . (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING . (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING . (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING . (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U-value* limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, 1a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the Luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a 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.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade trees plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, handscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope (BSC-CG) *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS] An area of the landscape dedicated solely to edible plants, planting areas used for educational purposes, recreational areas, areas irrigated with recycled water, water features using recycled water, and where turf provides a playing surface or gathering space.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

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.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi. and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 (rim space (inches) at 60 psi).

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 (rim space (inches) at 60 psi).

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 8 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (SCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes withinat least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

52

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CALGREEN

G4.12

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of this material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, consistency, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:

1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary/). Paid options include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed aid listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.58	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2496 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	565	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2496 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 1.5 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_T < GWP_{allowed}$
where
$GWP_T = \Sigma\ (GWP_m)(v_m)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_m)$
and
$_m$ = each concrete mix installed in the project
GWP_m = the GWP for concrete mix $_m$ per concrete mix EPD, in kg $CO2e/m3$
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_m$ per Table 5.409.3
v_m = the volume of concrete mix $_m$ installed in the project, in $m3$

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.8 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of Design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration as specified in Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour; also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14., the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone-depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2006).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2006).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixure" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, gauge.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.505.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

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 Tables 5.504.4.1 and 5.504.4.2. 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 one 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.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & 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 & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and 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
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

ARCHITECTS
FORA
650 CASTRO STREET, SUITE 120-4490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

53

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: KC

CALGREEN

G4.13

AIA California 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

Y = YES | N/A = NOT APPLICABLE | RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMR 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.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS(1,2)

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURREN" VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	'00
NONFLAT HIGH GLOSS COATINGS	'50
SPECIALTY COATINGS:	
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	'00
DRIVEWAY SEALERS	50
DRY FOG COATINGS	'50
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	'00
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS:	'20
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	'00
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	'00
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	'30
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	'00
STAINS	350
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	'00
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & 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, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 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

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials no exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European EN 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - 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
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD(2)	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM 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 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city county, city and county, California Community College, campus of the California State University, or campus ofthe University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO_2)monitoring in classrooms.
[DSA-SS] Classrooms and other similar rooms that are used for group instruction shall be equipped with a carbon dioxide monitor or sensor.

[BSC-CG] Newly constructed projects and qualifying additions and alterations (per scope in Section 301.3) for University of California, California State University and private school classrooms, lecture and post-secondary classrooms shall be equipped with a carbon dioxide monitor or sensor.

[DSA-SS, BSC-CG] The carbon dioxide monitor or sensor shall meet the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceed 1,100ppm.
4. The monitor or EMCS devices used to measure carbon dioxide levels shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTME 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTME 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L-eq CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L-eq or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L-eq noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} -1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control. www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction systems apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-touth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 3 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not pastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ov the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerantreceivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shal be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system br leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unsttered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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 a 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 [HCD]. 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 inspection 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. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

[BSC-CG] 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 inspection 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. In addition, the special inspector shall have a certification from a recognized state, national or international association as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

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 corrollance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

54

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: KC

CALGREEN

G4.14

AIA California 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.1 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet control.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

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.

Note: Refer to he State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

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.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers

a. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.

   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code* Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1108A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.2.6 Hotels and motels.

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1.For 20- ampere receptacles, NEMA 6-20R
2.For 30- ampere receptacles, NEMA 14-30R
3.For 50- ampere receptacles, NEMA 14-50R2.

2. EV Ready parking spaces with EV chargers.

a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels.
When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.

4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.

4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1.Permanently anchored bicycle parking (racks, racks, or lockers in an unsheltered, open area.
2.Covered or uncovered enclosures with permanently anchored bicycle parking (racks or racks.

4.106.4.4.2 Long-term bicycle parking for multifamily buildings.
Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1. Covered, lockable enclosures with permanently anchored bicycle parking (racks or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking (racks or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.
Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1. Covered, lockable enclosures with permanently anchored bicycle parking (racks or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking (racks or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

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. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operational at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, commercial pre-rinse spray values shall meet the requirements in the California Plumbing Code, Section 420.3.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANESCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous 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 in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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 collected 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.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% 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..

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

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 all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-leating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods are to be used by the occupant to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste; and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope.
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does 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 California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

55

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

CALGREEN

G4.15

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram of O³/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentages of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & 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 or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant 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.

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 Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 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)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(b)(1) and (f)(1) 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.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	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 & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT 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 & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
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
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & 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, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS:
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[1]	0.13

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings 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

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA/0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by 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 (101.6 mm) thick base of 1/2-inch (12.7-mm) or larger clean aggregate shall be provided with a vapor barrier 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 (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece 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.

4.506 INDOOR AIR QUALITY AND EXHAUST
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 adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. 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*.

4.507 ENVIRONMENTAL COMFORT
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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (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 - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
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 [HCD]. 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 inspection 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. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] 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 inspection 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. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
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, hat method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

56

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: KC

CALGREEN

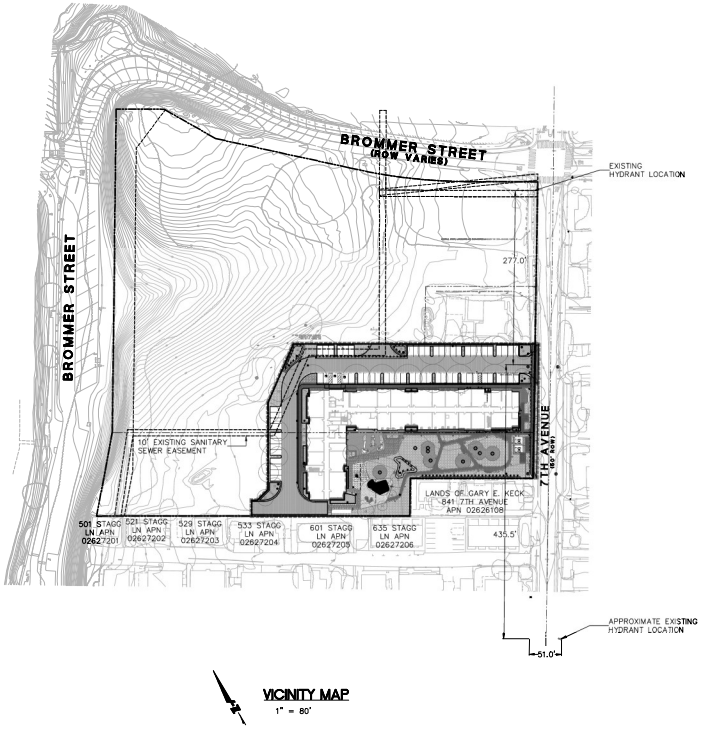
G4.16

7TH AND BROMMER AFFORDABLE HOUSING

7TH AND BROMMER STREET
SANTA CRUZ, CA 95065



VICINITY MAP
N.T.S.



VICINITY MAP
1" = 80'

APPLICANT

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SAN DIEGO, CA 92108
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ARCHITECT

ARCHITECTS FORA
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CIVIL ENGINEER

BKF ENGINEERS
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SALINAS, CA 93907
TEL: (408) 467-9100
ATTN: ISSAC KONTOROVSKY

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

CIVIL ENGINEER _____ DATE _____

RCE NUMBER:_____ EXPIRES:_____

SHEET INDEX

C1.0	*TITLE SHEET*
C1.1	*CONSTRUCTION NOTES*
C2.0	*EXISTING CONDITIONS*
C3.0	*DEMOLITION PLAN*
C4.0	*PRELIMINARY SITE PLAN*
C5.0	*PRELIMINARY GRADING PLAN*
C5.1	*PRELIMINARY SECTIONS*
C6.0	*PRELIMINARY UTILITY PLAN*
C7.0	*PRELIMINARY STORMWATER CONTROL PLAN*
C8.0-C8.5	*CONSTRUCTION DETAILS*
C9.0-C9.2	*PRELIMINARY EROSION CONTROL PLAN*

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	LT	LEFT
AD	AREA DRAIN	MAX	MAXIMUM
AGG	AGGREGATE	MH	MANHOLE
AHJ	AUTHORITY HAVING JURISDICTION	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEUOS STRUCTURE
BC	BEGINNING OF CURVE	MON	MONUMENT
BCR	BEGIN CURB RETURN	(N)	NORTH / NEW
BLDG	BUILDING	NO., #	NUMBER
BM	BENCH MARK	NTS	NOT TO SCALE
BO	BLOWOFF	P.A.E.	PUBLIC ACCESS EASEMENT
BOV	BLOWOFF VALVE	PCC	PORTLAND CEMENT CONCRETE
BVC	BEGIN VERTICAL CURVE	PE	PAD ELEVATION
BW	BACK OF WALK/BOTTOM OF WALL	PG&E	PACIFIC GAS AND ELECTRIC
CC	CURB CUT	P.I.E.E.	PRIVATE INGRESS EGRESS EASEMENT
CDS	CUL-DE-SAC	PL	PROPERTY LINE
C&G	CURB & GUTTER	P.O.C.	POINT OF CONNECTION
CL	CENTERLINE	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
CO	CLEANOUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
CONC	CONCRETE	P.S.E.	PUBLIC SERVICE EASEMENT
CR	CURB RETURN	PT	POINT
CVC	CENTER OF VERTICAL CURVE	P.U.E.	PUBLIC UTILITY EASEMENT
DEFL	DEFLECTION	P.U.U.E.	PRIVATE UNDERGROUND UTILITY EASEMENT
DI	DROP INLET	PV	PAVEMENT
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DS	DOWNSPOUT	R	RADIUS
DW	DOMESTIC WATER	RCP	REINFORCED CONCRETE PIPE
D/W	DRIVEWAY	RCW	RECYCLED WATER
DWG	DRAWING	RIM	RIM ELEVATION
E	ELECTRIC	RT	RIGHT
(E)	EAST / EXISTING	ROW	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
ECR	END OF CURB RETURN	(S)	SOUTH
E.E.	ELECTRICAL EASEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDAD	STORM DRAIN AREA DRAIN
E.V.A.	EMERGENCY VEHICLE ACCESS	S.D.E.	STORM DRAIN EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	SDMH	STORM DRAIN MANHOLE
E.V.I.E.E.	EMERGENCY VEHICLE INGRESS EGRESS EASEMENT	SHT.	SHEET
EVC	END VERTICAL CURVE	S.L.D.	SEE LANDSCAPE DRAWINGS
EW	EACHWAY	S.P.D.	SEE PLUMBING DRAWINGS
EX	EXISTING	SS	SANITARY SEWER
(F)	FUTURE	S.S.D.	SEE STRUCTURAL DRAWINGS
FC OR FOC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	ST.	STREET
FF	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	T OR TELE	TELEPHONE
FM	FORCE MAIN	TBD	TO BE DETERMINED
FOB	FACE OF BUILDING	T&B	TOP AND BOTTOM
FP	FINISHED PAVEMENT	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
FT	FEET	TEMP	TEMPORARY
G	GAS	TG	TOP OF GRATE
GB	GRADE BREAK	TH	THRESHOLD
GE	GARAGE ELEVATION	TP	TOP OF PAVEMENT
GM	GAS METER	TW	TOP OF WALL
HP	HIGH POINT	TYP.	TYPICAL
HV	HIGH VOLTAGE	U.G.E.E.	UNDERGROUND ELECTRICAL EASEMENT
HYD	HYDRANT	VC	VERTICAL CURVE
I.E.E.	INGRESS/EGRESS EASEMENT	VERT.	VERTICAL
INV	INVERT	W	WATER
IRR	IRRIGATION	W	WEST
JT	JOINT TRENCH	W.C.E.	WIRE CLEARANCE EASEMENT
LAT	LATERAL	WM	WATER METER
L	LENGTH	WV	WATER VALVE
LG	LIP OF GUTTER		
LF	LINEAR FEET		

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Exhibit D

STAMP:

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8/28/2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2026000082
DRAWN BY: MG/RM
CHECKED BY: RM

TITLE SHEET

C1.0

GENERAL NOTES

1. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR/OWNER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE STATE OF CALIFORNIA BEST MANAGEMENT PRACTICES HANDBOOK FOR APPLICABLE CONTROL MEASURES AND EMPLOY ITS PROVISIONS THROUGHOUT ALL CONSTRUCTION.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-277-2600) 48 HOURS BEFORE DIGGING. EXCAVATION FOR UNDERGROUND FACILITIES SHALL NOT BE PERMITTED PRIOR TO CONTACTING UNDERGROUND SERVICE ALERT. UNDER NO CIRCUMSTANCES WILL EXCAVATION COMMENCE BEFORE BEING ISSUED AN IDENTIFICATION NUMBER FROM U.S.A. (SECTION 4210.1 OF THE GOVERNMENT CODE)
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCIES' REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL LAWS.
5. WHEN IT IS FOUND THAT FIELD CONDITIONS ARE NOT AS SHOWN ON THE PLANS, THE CONSULTING ENGINEER MUST MAKE REVISIONS AND/OR ADJUSTMENTS TO THE SATISFACTION OF THE CITY ENGINEER/OWNER PRIOR TO FURTHER CONSTRUCTION.
6. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATION WITHIN THE LIMITS OF WORK AREA. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER/OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.
7. ANY DISCHARGE (DURING CONSTRUCTION) OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED. THE CONTRACTOR SHALL MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE. CONTRACTOR SHALL SECURE A DISCHARGE PERMIT FROM THE RWQCB PRIOR TO CONSTRUCTION.
8. CONSTRUCTION STOCKPILING AND STAGING PLANS SHALL BE SUBMITTED TO CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ALL STANDARD STREET MONUMENTS, LOT CORNER PIPES, AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AT THE SOLE EXPENSE OF THE CONTRACTOR AND A RECORD OF SURVEY OR CORNER RECORD PER SECTION 8771 OF THE PROFESSIONAL LAND SURVEYORS ACT FILED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY.
10. CONTRACTOR SHALL KEEP UP-TO-DATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER AND CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
11. PROVIDE ACCESS AT ALL TIMES TO ALL ABUTTING PROPERTIES, EXCEPT AS APPROVED BY THE INSPECTOR. 48 HOURS WRITTEN NOTICE MUST BE GIVEN TO THE AFFECTED PROPERTY OWNER(S) WHEN ACCESS IS AFFECTED. TRENCHES SHALL BE BACKFILLED AND PAVED (TEMPORARY CUTBACK ASPHALT) PRIOR TO LEAVING THE JOB SITE EACH WORKDAY. THE INSPECTOR MAY APPROVE STEEL PLATING AT HIS/HER DISCRETION.
12. CONTRACTOR IS 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; THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. ALL CONSTRUCTION MATERIALS, EQUIPMENT, AND DEBRIS ARE PROHIBITED FROM BEING STORED IN THE PUBLIC RIGHT OF WAY. LANE CLOSURES FOR PARKING, STORAGE OF MATERIALS AND/OR EQUIPMENT, OR STOCKPILING WILL NOT BE PERMITTED.
14. THE CONTRACTOR SHALL CONFORM TO THE RULES AND REGULATIONS OF THE CONSTRUCTION SAFETY ORDERS OF THE STATE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PER SECTION 306 OF THE STANDARD PROVISIONS.
15. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE PER SECTION 7-8 OF THE STATE STANDARD PROVISIONS. THE CONTRACTOR SHALL PERFORM SUCH TREATMENT WITHIN 2 HOURS AFTER NOTIFICATION BY THE CITY THAT AN AIRBORNE NUISANCE EXISTS.
16. SIDEWALK AND/OR WALKWAY AREAS TO REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS AND TO ALLOW FOR THE SAFE PASSAGE OF THE GENERAL PUBLIC. ANY CONSTRUCTION FENCING SHALL BE BEHIND THE PROPERTY LINE. ALL CONSTRUCTION-RELATED DEBRIS TO BE PLACED ON PRIVATE PROPERTY.
17. THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHALL CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CRUZ COUNTY CORONER IMMEDIATELY.
18. DEWATERING:
    THERE ARE SEVERAL OPTIONS FOR CONSTRUCTION DEWATERING DISCHARGES THAT CAN'T BE MANAGED ON SITE. ONE POTENTIAL OPTION IS DISCHARGE UNDER A PERMIT FROM THE STATE WATER BOARD/REGIONAL WATER QUALITY CONTROL BOARD (E.G. LOW-THREAT DISCHARGE PERMITS, HIGHLY TREATED GROUNDWATER DISCHARGE PERMIT, ETC.). PLEASE CONTACT THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD FOR MORE INFORMATION AT 805-549-3147 OR REFER TO THEIR WEBSITE AT:
    HTTP://WWW.WATERBOARDS.CA.GOV/CENTRALCOAST/
    ANOTHER OPTION IS DISCHARGE TO THE SANITARY SEWER SYSTEM UNDER A PERMIT FROM THE CITY. FOR MORE INFORMATION ABOUT THIS PERMIT, INCLUDING THE APPLICATION PROCESS, REQUIREMENTS AND FEES, PLEASE CONTACT SANTA CRUZ COUNTY SANITATION DISTRICT (SCCSD) ENVIRONMENTAL COMPLIANCE UNIT AT (831) 477-3907.
    PLEASE ADD THE ABOVE CONSTRUCTION DEWATERING OPERATIONS TEXT ON THE APPLICABLE PLAN SHEET. PLEASE INFORM IF CONSTRUCTION DEWATERING IS EXPECTED AND THE INTENDED DISCHARGE OPTION.
19. CONSTRUCTION WASTE MANAGEMENT PLAN: PRIOR TO DEMOLITION PERMIT ISSUANCE, A FULLY COMPLETED CONSTRUCTION WASTE MANAGEMENT PLAN FOR 65% MINIMUM DIVERSION RATE MUST BE SUBMITTED AND SHALL INCLUDE DIVERSION RATES AND METHODS FOR INDIVIDUAL WASTE STREAMS. CONTRACTOR TO PREPARE AND SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN.

FIRE PREVENTION NOTES

1. THE ONSITE FIRE HYDRANT SHALL BE FLUSHED AND PLACED IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
2. FIRE LANES SHALL REMAIN CLEAR THROUGHOUT CONSTRUCTION.

SURFACE IMPROVEMENT NOTES

1. ALL PAVING SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION AND PAVEMENT DESIGN PREPARED BY CTS CONSTRUCTION TESTING SERVICES, DATED MAY 26, 2026 AND TO THE COUNTY STANDARD PLANS AND SPECIFICATIONS, AS APPLICABLE.
2. A DEEPENED CURB EXTENDING 6" MIN. BELOW PAVEMENT SUBGRADE SHALL BE INSTALLED AS A PART OF ALL NEW CURB/CURB & GUTTER, WHERE ADJACENT TO LANDSCAPED AREAS.
3. MANHOLES, WATER VALVE BOXES, CLEAN OUT FRAMES AND COVERS SHALL BE BROUGHT TO FINISHED GRADE BY THE CONTRACTOR AFTER PAVING IS COMPLETED.
4. GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF (WHILE CONCRETE FINISHING WORK IS IN PROGRESS) DURING FORM WORK AND FINISH SURFACING.
5. POSITIVE SURFACE GRADIENTS OF AT LEAST 2% MUST BE PROVIDED ADJACENT TO FOUNDATIONS IN ORDER TO DIRECT SURFACE WATER TOWARD COLLECTION AND DISCHARGE FACILITIES.

NOTE TO CONTRACTOR:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION 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 TO BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UTILITY NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY (OFF-SITE) SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SANTA CRUZ AND THE CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED. ALL WORK ON PRIVATE PROPERTY (ON-SITE) SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, NOTES AND DETAILS, AS OUTLINED HEREIN.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE LOCATION AND DEPTHS OF EXISTING UNDERGROUND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE POSITIONS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ANY ADDED COST TO THE CONTRACTOR AS A RESULT OF THE ACTUAL LOCATIONS OF EXISTING UTILITIES BEING DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT PRICES.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND LOCATIONS OF EXISTING PIPES AND UTILITIES BEFORE EXCAVATION WORK OR MAKING ANY CONNECTION.
4. ANY NEW PIPES SHOWN CROSSING ANY EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THAT TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSINGS (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO THEIR OPERATIONS.
5. ALL UTILITY STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, CABLE TV, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES ETC. THAT LIE WITHIN THE PUBLIC RIGHT OF WAY, EASEMENTS OR AREAS AFFECTED BY THE WORK ON THE PROJECT SHALL BE ADJUSTED TO NEW FINISHED GRADE BY THE CONTRACTOR OF THE RESPECTIVE UTILITY COMPANY, FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO COORDINATE.
6. UTILITY TRENCHING AND BACKFILL WORK SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION AND PAVEMENT DESIGN PREPARED BY CORNERSTONE EARTH GROUP, DATED AUGUST 14, 2024.
7. CONTRACTOR SHALL COORDINATE UTILITY INFORMATION SHOWN ON THE PLANS WITH INSTALLATION OF PG&E, CABLE, TELEPHONE AND/OR JOINT TRENCH LAYOUT AND DETAILS.
8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS DOWNSTREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICE LATERALS FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS. ANY AND ALL UTILITY LINES, SERVICES, STRUCTURES, ETC. THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER/RESPECTIVE UTILITY AT THE SOLE EXPENSE OF CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO THE SERVICE TRENCH AND PAVEMENT FOR A ONE-YEAR WARRANTY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE CITY. ONE YEAR AFTER ACCEPTANCE, THE CITY WILL MAKE A FINAL INSPECTION. IF REPAIRS HAVE TO BE MADE, THE CONTRACTOR OR DEVELOPER WILL BE NOTIFIED TO MAKE REPAIRS.
10. JOINT TRENCH LINES AND APPURTENANCES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE OTHER PLANS FOR INSTALLATION OF THESE FACILITIES.
11. CONTRACTOR SHALL STENCIL ALL CATCH BASINS WITH THE NON-POINT-SOURCE "NO DUMPING" MESSAGE PER COUNTY OF SANTA CRUZ STANDARDS.
12. IN THE EVENT OF WET UNSTABLE TRENCH BOTTOM OR IF GROUND WATER IS ENCOUNTERED, DEWATERING WILL BE REQUIRED. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR DEWATERING RECOMMENDATIONS.
13. ON-SITE POLYVINYL CHLORIDE (PVC) SANITARY PIPE AND FITTINGS 4" AND LARGER SHALL CONFORM TO ASTM D3034 AND F-679, SDR 26 WITH BELL AND SPIGOT TYPE RUBBER-GASKETED JOINTS, AS MANUFACTURED BY JM EAGLE, OR APPROVED EQUAL. POLYVINYL CHLORIDE PIPE AND FITTINGS 3" AND SMALLER SHALL BE SOLVENT-WELD, SCHEDULE 80.
14. ALL SEWER CLEANOUT FRAMES AND COVERS SHALL BE CHRISTY, MODEL FO8R, OR APPROVED EQUAL.
15. THE INSTALLED PIPE SHALL BE TESTED WITH LOW PRESSURE AIR IN ACCORDANCE WITH ASTM C828. WYES SHALL BE PLUGGED DURING THE TEST. IF THE PIPE FAILS THE AIR TEST, THE CONTRACTOR SHALL LOCATE THE SOURCE(S) OF THE LEAK AND REPAIR THE DEFECT(S) OR RELAY THE PIPE, AS NECESSARY. THE PIPE SHALL THEN BE RETESTED UNTIL A SATISFACTORY RESULT IS OBTAINED. ANY LEAKS DEVELOPED BEFORE THE END OF A 1-YEAR GUARANTEE PERIOD SHALL BE EXPEDITIOUSLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
16. ON-SITE (PRIVATE) STORM SEWER PIPE SHALL BE PVC OR RCP. PVC STORM SEWER PIPE & FITTINGS SHALL BE ASTM D-3034 SDR 35 "RING-TITE" PVC GRAVITY SEWER PIPE AS MANUFACTURED BY JM EAGLE OR APPROVED EQUAL. RCP STORM PIPE SHALL BE CLASS III, MINIMUM WALL THICKNESS "B", CONFORMING TO ASTM C76 AND SHALL HAVE RUBBER-GASKETED JOINTS CONFORMING TO ASTM C361 AND C443.
17. ALL MANHOLES SHALL CONFORM TO COUNTY OF SANTA CRUZ STANDARD DETAILS.
18. ON-SITE (PRIVATE) STORM DRAIN INLETS SHALL BE U.S. CONCRETE OR APPROVED EQUAL, WITH FIELD POURED BASE. INSTALL GALVANIZED, TRAFFIC RATED FRAME AND GRATE WHERE SUBJECT TO VEHICULAR TRAFFIC.
19. AREA DRAINS IN LANDSCAPE AREAS SHALL BE DURA-DRAIN "P" SERIES AS MANUFACTURED BY KRISTAR ENTERPRISES, ADS AS MANUFACTURERED BY ADS PIPE OR APPROVED EQUAL. AREA DRAINS IN HARDSCAPE AREAS SHALL BE ZURN, MODEL ZN-513, OR APPROVED EQUAL.
20. CONTRACTOR TO CONFIRM UTILITY POINT OF CONNECTIONS BETWEEN PLUMBING AND CIVIL PLAN PRIOR TO CONSTRUCTION.
21. ALL WATER MAINS IN THE CITY RIGHT-OF-WAY SHALL BE PER THE CITY OF SANTA CRUZ WATER DEPARTMENT (SCWD) STANDARDS.

    A. ON PROVIDER SIDE OF METER:
    LARGE SIZE SERVICE AND DISTRIBUTION PIPES: 4" THROUGH 24": PER SCWD STANDARDS

    SMALL SIZE SERVICE PIPES: 5/8" THROUGH 3": PER SCWD STANDARDS

    B. ON CONSUMER SIDE OF METER:
    SMALL SIZE SERVICE PIPES: 5/8" THROUGH 2": BRASS PIPE; SCH 80 PVC

22. ON-SITE PIPE:
    A. LARGE SIZE SERVICE AND DISTRIBUTION PIPES:
    (4" THROUGH 24"):
    DIP: PIPE: ANSI/AWWA C151/A21.51, THICKNESS, CLASS 50 MIN.
    FITTINGS: COMPACT: AWWA C153.
    PIPE AND FITTING LINING: CEMENT MORTAR, AWWA C104.
    PIPE AND FITTING COATING: ASPHALTIC COATING, AWWA C151
    UNRESTRAINED JOINTS: MECHANICAL JOINT: AWWA C111.

    PVC: PIPE: AWWA C900
    FITTINGS: DUCTILE IRON, SEE ABOVE.
    UNRESTRAINED JOINTS: PUSH-ON BELL AND SPIGOT; AWWA C900

    B. SMALL SIZE SERVICE PIPES: (3/4" THROUGH 3"):

    COPPER: PIPE & AND FITTINGS: ASTM B88, TYPE K, SEAMLESS WATER TUBE, ANNEALED.
    JOINTS: RESTRAIN BY COUPLINGS.

    PVC: PIPE & FITTINGS: ASTM D1785, SCHEDULE 80. RESTRAIN WITH SOLVENT CEMENT. DO NOT USE THREADED PIPE.

    SOLVENT CEMENT: ASTM D2564.

SUBSURFACE NOTES

1. STRUCTURAL FILL SHALL BE COMPACTED TO THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
2. ON-SITE TRENCH BACKFILL SHALL BE COMPACTED TO THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

NOTIFICATION

1. IF ANY DAMAGE OCCURS TO AN UNDERGROUND FACILITY THAT RESULTS IN THE ESCAPE OF ANY FLAMMABLE, TOXIC OR CORROSIVE GAS OR LIQUID OR ENDANGERS LIFE, HEALTH, OR PROPERTY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND CALL THE 911 EMERGENCY TELEPHONE NUMBER TO NOTIFY LOCAL PUBLIC SAFETY OFFICIALS.
2. THE CONTRACTOR SHALL PROVIDE THE NAME AND TELEPHONE NUMBER OF THE AUTHORIZED REPRESENTATIVE (SUPERINTENDENT) OF THE WORK TO THE CITY IN WRITING PRIOR TO THE START OF WORK.
3. CONTRACTOR SHALL REFERENCE COUNTY STANDARD PLANS AND SPECIFICATIONS FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.

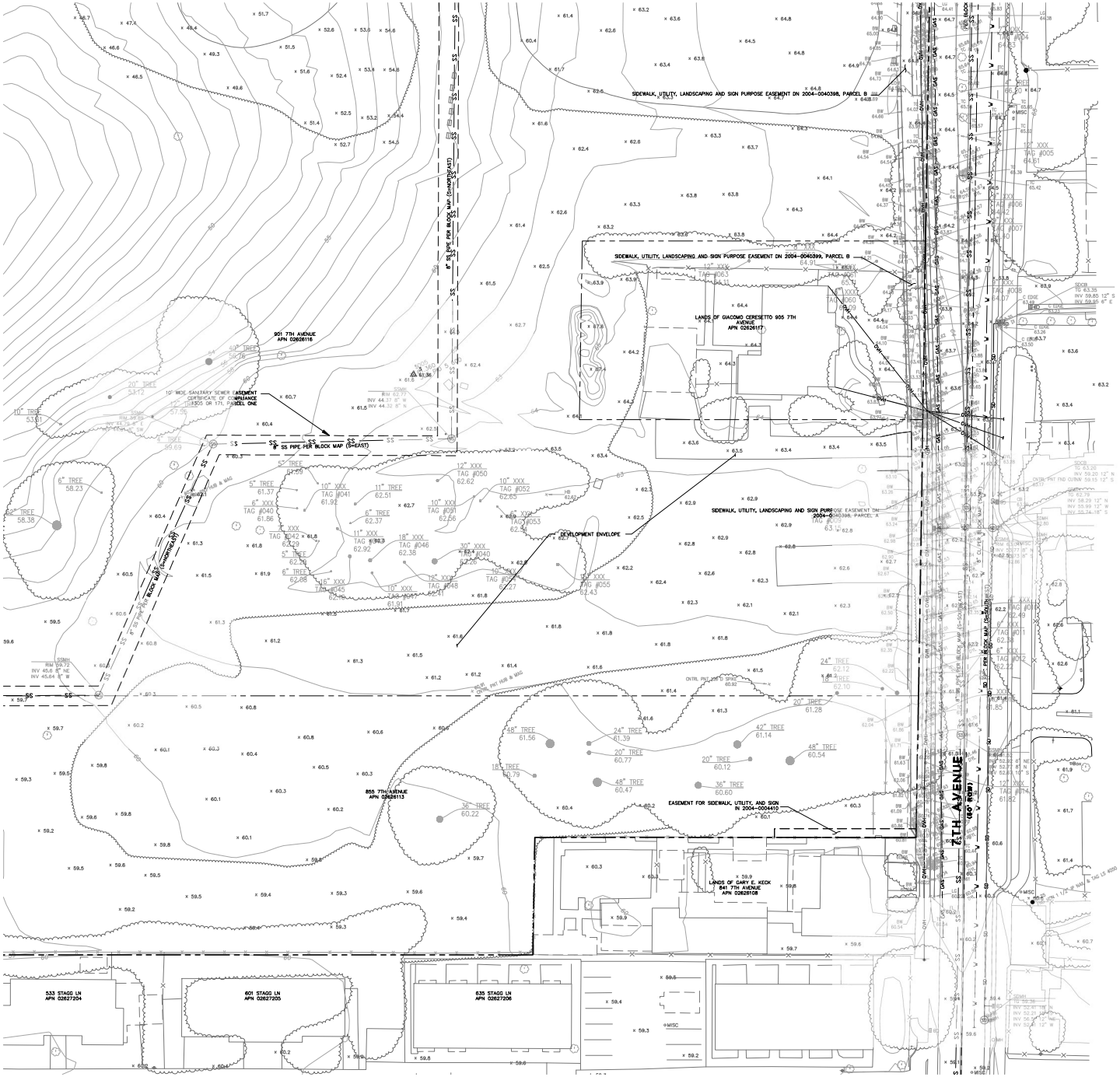
CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD CONSTRUCTION NOTES

1. ALL WORK ON THE WATER SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF SANTA CRUZ WATER SYSTEM STANDARD SPECIFICATIONS AND DETAILS; DECEMBER 2009 REVISION.
2. THE CONTRACTOR SHALL SUBMIT AT LEAST 2 COPIES OF THE PROJECT SCHEDULE AND SUBMITTALS FOR ALL MATERIALS THAT WILL BECOME THE PROPERTY OF SCWD. DELIVER TO THE PROJECT ENGINEER PRIOR TO START OF CONSTRUCTION AND WITH SUFFICIENT TIME TO VERIFY COMPLIANCE: 212 LOCUST STREET, SUITE C SANTA CRUZ, CA 95060.
3. THE CONTRACTOR SHALL SUBMIT THE CONTACT INFORMATION FOR AND IF REQUIRED, PROVIDE THE QUALIFICATIONS OF AN INDEPENDENT GEOTECHNICAL ENGINEERING FIRM QUALIFIED TO CONDUCT COMPACTION TESTING. THE MINIMUM COMPACTION TEST FREQUENCY SHALL BE ONCE EVERY 50 LINEAL FEET IN EACH BACKFILL TYPE, EXCEPT CLSM. ALL COSTS ASSOCIATED WITH SUCH TESTING AND POSSIBLE RETESTING OF FAILED AREAS OR AREAS THAT HAVE BEEN RE-EXCAVATED SUBSEQUENT TO INITIAL TESTING, SHALL BE BORNE BY THE CONTRACTOR. DOCUMENTATION OF TEST RESULTS SHALL BE SUBMITTED TO INSPECTOR WITHIN 24 HOURS OF TESTING.
4. A MINIMUM OF TWO WORKING DAYS ADVANCED NOTICE SHALL BE GIVEN TO THE CITY OF SANTA CRUZ WATER DEPARTMENT (SCWD) BEFORE CONSTRUCTION ON ANY PORTION OF THE WATER SYSTEM. A MINIMUM OF TWO WORKING DAYS WRITTEN NOTICE SHALL BE GIVEN TO ALL CUSTOMERS IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. NOTIFICATION DOOR HANGERS WILL BE PROVIDED BY SCWD TO BE DISTRIBUTED BY THE CONTRACTOR.
5. A MINIMUM OF THREE WORKING DAYS ADVANCED NOTICE SHALL BE GIVEN TO THE SCWD IN ORDER TO SCHEDULE A SHUT DOWN OF THE SYSTEM. VALVES CONNECTED TO THE EXISTING SYSTEM SHALL BE OPERATED BY SCWD PERSONNEL ONLY. CONTRACTOR SHALL PRE-DIG SYSTEM CONNECTION LOCATIONS SUFFICIENTLY IN ADVANCE OF SCHEDULED SHUTDOWN TO VERIFY EXISTING CONDITIONS AND OBTAIN EXACT MATERIALS NEEDED TO COMPLETE THE CONNECTION IN ORDER TO REDUCE THE POSSIBILITY OF A PROLONGED OR FALSE SHUTDOWN. SCWD SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION DELAYS DUE TO INABILITY TO OBTAIN A COMPLETE SHUTDOWN.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR PRESSURE AND LEAKAGE TESTING. SCWD WILL PROVIDE MATERIAL AND EQUIPMENT AND PERFORM THE INITIAL DISINFECTION AND WATER QUALITY TESTING OF THE PIPELINE. MAINLINE CHLORINATION MUST BE SCHEDULED FOR A MONDAY OR TUESDAY MORNING DUE TO LABORATORY TESTING CONSTRAINTS.
7. A SERVICE TO BE "RENEWED" SHALL CONSIST OF INSTALLING NEW COPPER SERVICE PIPE FROM THE NEW MAIN TO THE METER. A SERVICE TO BE "RECONNECTED" SHALL CONSIST OF CONNECTING NEW COPPER SERVICE PIPE FROM THE NEW MAIN TO THE EXISTING SERVICE LINE. UNDER NO CIRCUMSTANCE SHALL COPPER SERVICES BE CRIMPED AS A METHOD OF RECONNECTION.
8. NO EXISTING SERVICES SHALL BE RECONNECTED UNTIL THE NEW MAIN HAS BEEN FLUSHED, HYDROSTATICALLY TESTED, DISINFECTED, HAS PASSED ALL WATER QUALITY TESTING, AND HAS BEEN TIED INTO THE SYSTEM.
9. ALL VALVES AND FITTINGS (EXCEPT TRANSITION COUPLINGS AT SYSTEM CONNECTIONS) SHALL HAVE RESTRAINTS INCORPORATED INTO THE JOINTS AND FOR ALL OTHER JOINTS WITHIN A DISTANCE OF SUCH FITTING AS DEFINED BY STANDARD DETAIL #18.
10. MINIMUM SEPARATION FROM OTHER PARALLEL AND CROSSING UTILITIES SHALL BE MAINTAINED PER CALIFORNIA CODE OF REGULATIONS. IF CONDITIONS REQUIRE CONSTRUCTION AT CLEARANCES LESS THAN THOSE PRESCRIBED BY CALIFORNIA CODE, APPROVAL FROM THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SHALL BE OBTAINED PRIOR TO PROCEEDING.
11. CONTRACTOR SHALL EXPOSE THE CORPORATION STOPS AND PROVIDE A MINIMUM OF TWO WORKING DAYS NOTICE TO SCWD TO SCHEDULE SHUTOFF AND INSPECTION OF EXISTING SERVICE LINES TO BE RETIRED ON A MAIN TO REMAIN IN SERVICE. CONTRACTOR SHALL REMOVE METER BOXES AND RESTORE SIDEWALK AND PAVING. SERVICE LINES SHALL NOT BE CRIMPED AS A METHOD OF RETIREMENT.
12. EXISTING VALVES TO BE RETIRED MUST HAVE OPEN/CLOSE STATUS BE CONFIRMED BY SCWD PRIOR TO THE VALVE BOX REMOVAL, THE HOLE BACKFILLED WITH SLURRY-CEMENT OR CONCRETE, AND PAVEMENT TO MATCH EXISTING.
13. EXACT FIRE HYDRANT LOCATIONS MUST BE APPROVED BY THE APPLICABLE FIRE DEPARTMENT, PUBLIC WORKS DEPARTMENT, AND SCWD PRIOR TO INSTALLATION.
14. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND EXISTING UTILITIES AND UNDERGROUND STRUCTURES MAY NOT BE SHOWN. LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED PRIOR TO THE SAWCUT AND EXCAVATION FOR INSTALLATION OF THE NEW FACILITIES TO CONFIRM CONSTRUCTABILITY IN THE PROPOSED ALIGNMENT. IF DURING THE COURSE OF WORK, THE CONTRACTOR ENCOUNTERS ANY EXISTING UTILITIES OR OTHER CONFLICTING STRUCTURES THAT FORCE THE REALIGNMENT OF THE NEW PIPELINE AT A DIFFERENT GRADE, OR REQUIRE OTHER MINOR ALTERATIONS, SUCH RELAYING OR MINOR ALTERATIONS WILL BE MADE AT NO ADDITIONAL EXPENSE TO THE CITY. CALL UNDERGROUND SERVICE ALERT AT LEAST TWO WORKING DAYS BEFORE DIGGING AT 811 / (800) 227-2600. ALWAYS CONFIRM STATUS AND SAFETY OF SUSPECTED ABANDONED FACILITIES PRIOR TO REMOVAL.
15. SHOULD ANY UTILITY OR PROPERTY BE DAMAGED BY THE OPERATIONS OF THE CONTRACTOR, IMMEDIATELY NOTIFY THE OWNER AND THE WATER DEPARTMENT. ANY NON-PRESSURIZED SEWER OR DRAINAGE PIPELINES OR ABANDONED FACILITIES ARE NOT REQUIRED TO BE MARKED. DAMAGE TO NON-PRESSURIZED SEWER OR DRAINAGE PIPELINES DURING THE COURSE OF WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A NEAT AND CLEAN CONDITION AT ALL TIMES. ALL TRASH AND EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AS NEEDED AND AT THE END OF EACH WORK DAY. STREET AREAS SHALL BE SWEPT AS NEEDED AND AT THE END OF EACH WORK DAY. IF DUST PROBLEMS SHOULD OCCUR, DUST CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE SCWD AND OTHER REGULATORY AGENCIES.
17. CONTRACTOR SHALL KEEP ON SITE AND READY AT ALL TIMES DURING CONSTRUCTION ALL EQUIPMENT AND MATERIALS NEEDED TO BE IMPLEMENTED TO ENSURE THE PROTECTION OF ALL SURFACE WATER BODIES AND SEWER AND STORM DRAIN SYSTEMS FROM RUNOFF WHICH MAY BE CONTAMINATED BY SEDIMENT, SAWCUT SLURRY OR OTHER POLLUTION IN THE EVENT OF EMERGENCY WATER FACILITY BREAKAGE, TRENCH DEWATERING ACTIVITY, OR WET WEATHER EVENT THAT MAY ERODE STOCKPILES OR EXPOSED SOIL AREAS.
18. APPROVAL BY THE CITY OF SANTA CRUZ WATER DEPARTMENT FOR THE FIRE SERVICE INSTALLATION SHALL ONLY BE FOR THE SERVICE LINE LOCATION AND THE CONNECTION TO THE CITY WATER SYSTEM. THE FIRE SERVICE SIZE AND DESIGN APPROVAL ARE THE RESPONSIBILITY OF THE LOCAL FIRE PROTECTION AGENCY.
19. CONTRACTOR SHALL COMPLY WITH ALL CURRENT FEDERAL, STATE AND LOCAL LAWS, STANDARDS, AND REGULATORY AGENCY REQUIREMENTS CONCERNING THE HANDLING OF ASBESTOS CONTAINING MATERIALS. CONTRACTOR SHALL SUBMIT A COPY OF ALL RELAVANT CAL/OSHA DOCUMENTATION, AND DOCUMENTED WORKER TRAINING TO CITY PRIOR TO HANDLING ANY ASBESTOS CONTAINING MATERIALS. ASBESTOS DISTURBANCE AND/OR REMOVAL ACTIVITIES SHALL BE CONDUCTED BY PROPERLY TRAINED, ACCREDITED, AND LICENSED PERSONNEL USING PROPER PROTECTIVE EQUIPMENT. TRANSITE PIPE SHALL BE CUT ONLY WITH A SNAP TYPE CUTTER IN A POSTED REGULATED AREA AND NEVER WITH AN ABRASIVE SAW. FIELD CUT TRANSITE PIPE ENDS SHALL NOT BE RE-BEVELED. REMOVE ALL DISTURBED ASBESTOS CONTAINING MATERIALS AS INTACT AS POSSIBLE AND IMMEDIATELY SEAL IN LEAK-TIGHT SIX MIL THICK POLY WRAP WITH PROPER LABELING. CONTRACTOR SHALL SUBMIT A COPY OF THE NON-HAZARDOUS WASTE MANIFEST TO CITY TO DOCUMENT PROPER DISPOSAL.

GRADING AND PAVING

ALL GRADING AND PAVING WORK SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION AND PAVEMENT DESIGN PREPARED BY CORNERSTONE EARTH GROUP, DATED AUGUST 14, 2024. GRADING SHALL BE DONE DURING PERIODS OF DRY WEATHER AND PROTECTIVE MEASURES SHALL BE INCORPORATED DURING GRADING TO PREVENT SILTATION FROM ANY GRADING PROJECT HALTED DUE TO RAIN.

1. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER, SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING OPERATIONS. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
2. PAVEMENT EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL INCLUDE REMOVAL AND DISPOSAL OF EXISTING A.C. AND PCC REQUIRED FOR THE CONSTRUCTION OF NEW SURFACE IMPROVEMENTS. THE CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT AT LOCATIONS AS SHOW



LEGEND

PROPERTY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
STREET CENTER LINE	
STORM DRAIN LINE	
SANITARY SEWER	SS
DOMESTIC WATER	W
NATURAL GAS	G
EXISTING OVER HEAD LINE	
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER MANHOLE	SSMH
CATCH BASIN	
WATER VALVE	
FIRE HYDRANT	
JOINT POLE	
TRAFFIC SIGNAL POLE	
COMMUNICATION BOX	COMM
SPOT ELEVATION	x 46.21
(E) TREE TO BE REMOVED	X
(E) TREE TO BE PROTECTED	O

ABBREVIATIONS

AC	ASPHALT CONCRETE	N.A.P.	NOT A PART OF PROJECT
AD	AREA DRAIN	(N)	NEW
BFP	BACK FLOW PREVENER	OFD	OVERFLOW DRAIN
CC	CURB CUT	PERF	PERFORATED
CO	CLEAN OUT	PV	PAVEMENT
DI	DRAINAGE INLET	SAP	SEE ARCHITECTURAL PLAN
DW	DOMESTIC WATER	SCC	SANTA CRUZ COUNTY
(E)	EXISTING	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDAD	STORM DRAIN AREA DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDBB	STORM DRAIN BUBBLER BOW
FG	FINISH GRADE	SDCB	STORM DRAIN CATCH BASIN
FH	FIRE HYDRANT	SDJB	STORM DRAIN JUNCTION BOX
FL	FLOW LINE	SLP	SEE LANDSCAPE PLANS
FW	FIRE WATER	SS	SANITARY SEWER
GM	GAS METER	SSAD	SANITARY SEWER AREA DRAIN
GV	GATE VALVE	SSFM	SANITARY SEWER FORCE MAIN
HDPE	HIGH-DENSITY POLYETHYLENE	SSMH	SANITARY SEWER MANHOLE
INV	INVERT	STD	STANDARD(S)
IRR	IRRIGATION	TC	TOP OF CURB
JP	JOINT POLE	TG	TOP OF GRATE
MAX	MAXIMUM	TH	THRESHOLD
MH	MANHOLE	(TYP)	TYPICAL
MISC	MISCELLANEOUS STRUCTURE	W	WATER
		WM	WATER METER

GENERAL NOTES

1. EXISTING UTILITIES SHOWN ARE BASED ON RECORD INFORMATION ONLY. UTILITY LOCATING HAS NOT BEEN PROVIDED AND THE LOCATIONS OF THE UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN VERIFIED.
2. CLIENT SHALL HOLD HARMLESS BKF ENGINEERS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).
3. SEE ARBORIST REPORT FOR COMPLETE LIST AND LOCATION OF ALL TREES TO BE REMOVED.
4. EXISTING GRADES SHOWN IN ( ) ARE EXTRAPOLATED FROM THE CONSTRUCTION PLANS ON SOQUEL DRIVE BUFFERED BIKE LANE AND CONGESTION MITIGATION.

GRAPHIC SCALE
20 0 20 40

ARCHITECTS FORA
650 CASTRO STREET, SUITE 120-4490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

59

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8/28/2026

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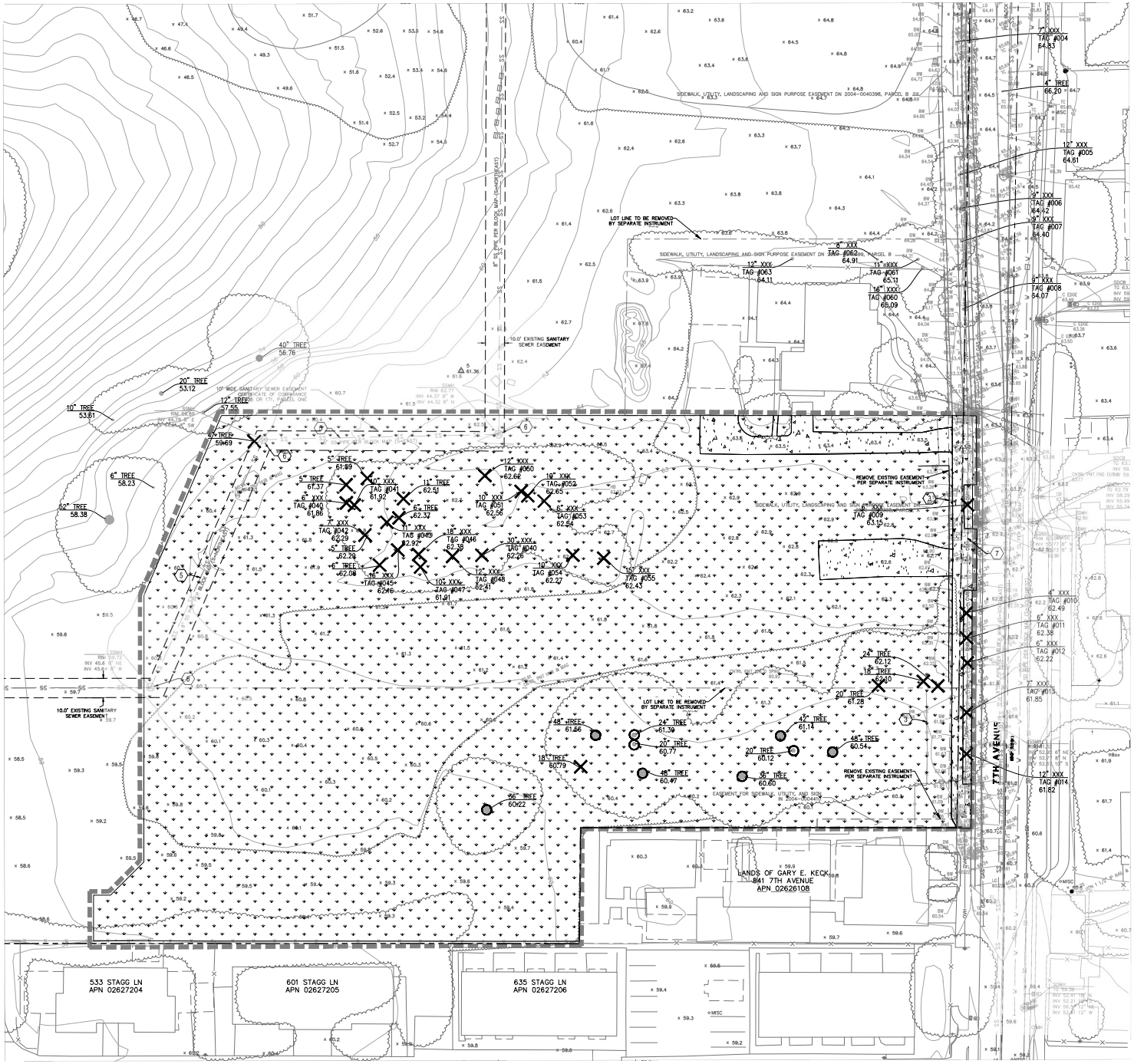
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2026000082
DRAWN BY: MG/RM
CHECKED BY: RM

EXISTING CONDITIONS

C2.0



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO BE UNCHANGED
- EXISTING PROPERTY LINE TO BE DELETED
- EASEMENT LINE
- STREET CENTER LINE
- LIMIT OF WORK
- (E) STORM DRAIN LINE
- (E) SANITARY SEWER
- (E) DOMESTIC WATER
- (E) NATURAL GAS
- (E) EXISTING OVER HEAD LINE
- (E) STORM DRAIN MANHOLE
- (E) SANITARY SEWER MANHOLE
- (E) CATCH BASIN
- (E) WATER VALVE
- (E) FIRE HYDRANT
- (E) JOINT POLE
- (E) TRAFFIC SIGNAL POLE
- (E) COMMUNICATION BOX
- (E) SPOT ELEVATION
- (E) TREE TO BE REMOVED
- (E) TREE TO BE PROTECTED
- LANDSCAPE TO BE DEMOLISHED, TREES AND SHURBS SHALL BE MULCHED AND STOCKPILED FOR REUSE, TOP SOIL TO BE STRIPPED AND STOCKPILED FOR REUSE
- HARDSCAPE TO BE DEMOLISHED AND REMOVED (INCLUDING AC PAVEMENT, AB, SIDEWALK, PLANTERS, MISC. CONCRETE)

KEY NOTES

1. EXISTING CURB/CURB AND GUTTER TO BE REMOVED.
2. EXISTING STREET LIGHT AND ASSOCIATED APPURTENANCES TO BE REMOVED.
3. EXISTING FENCE/GATE TO BE REMOVED.
4. EXISTING OVERHEAD UTILITY POLE TO BE REMOVED.
5. PROTECT EXISTING SANITARY SEWER LINE IN PLACE
6. ADJUST EXISTING SANITARY MANHOLE TO GRADE, SEE UTILITY PLAN ON SHEET C6.0
7. PROTECT EXISTING OVERHEAD UTILITY LINE IN PLACE

DEMOLITION NOTES

1. PLEASE SEE LANDSCAPE PLANS FOR TREE SURVEY/TREE PRESERVATION AND TREE SPECIES TABLE.
2. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR (800) 227-2600 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR GRADING WORK.
3. EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM RECORD INFORMATION KNOWN TO THE ENGINEER. THESE PLANS ARE NOT MEANT TO BE A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS TO VERIFY ALL LOCATIONS AND ELEVATIONS OF EXISTING SUBSURFACE UTILITIES, WHETHER SHOWN ON PLANS OR NOT.
4. DEMOLISH EXISTING STRUCTURES, UTILITIES, AND OTHER FEATURES WITHIN THE LIMIT OF DEMOLITION AS SHOWN. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION WITHIN THE LIMITS OF THE PROPOSED PROJECT AND WHERE APPLICABLE ON THESE PLANS.
5. CONTRACTOR SHALL REPLACE ANY DAMAGED STRUCTURE, PAVEMENT, CURB OR SIDEWALK THAT IS SAID TO REMAIN AND IS DAMAGED DURING THE COURSE OF CONSTRUCTION.
6. CONTRACTOR TO COORDINATE WITH PG&E FOR ALL TEMPORARY POWER CONNECTIONS, REQUIREMENTS, AND TO DISCONNECT AND REMOVE EXISTING CABLE TELEVISION AND TELECOMMUNICATIONS SERVICE(S) AS SHOWN.
7. REMOVE ALL INTERIOR FENCING, FENCE POSTS FOUNDATIONS, AND OTHER LANDSCAPING FEATURES AS WHERE, APPLICABLE.
8. AN APPROVED TEMPORARY FENCE SHALL BE INSTALLED ALONG THE LIMITS OF DEMOLITION PRIOR TO DEMOLITION, WHERE REQUIRED. FENCE SHALL NOT BE INSTALLED WITHIN PUBLIC RIGHT OF WAY. GATES SHALL BE KEPT LOCKED DURING NON-WORKING HOURS.
9. CONTRACTOR SHALL PROVIDE EMERGENCY VEHICULAR ACCESS TO THE SITE. FIREFIGHTING VEHICLE ACCESS SHALL BE PROVIDED TO THE SITE WITHIN 150 FEET OF FIRE DEPARTMENT CONNECTIONS. IF HYDRANTS, NO DEMOLITION SHALL OCCUR UNTIL TEMPORARY ACCESS.
10. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION IN THE VICINITY OF EXISTING UTILITY LINES AND SHALL REPAIR OR REPLACE ALL UTILITIES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE COUNTY AND/OR AFFECTED AGENCY.
11. SEE LANDSCAPE PLAN FOR TREE REMOVAL. CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
12. TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL HAVE ROOTBALLS AND ANY ROOTS GREATER THAN 12 INCH DIAMETER REMOVED.
13. BASE ROCK UNDER CONCRETE CAN BE REUSED IF APPROVED BY SOILS ENGINEER AND COUNTY INSPECTOR.
14. CONTRACTOR SHALL MAINTAIN EXISTING BIKE LANE STRIPING AND BUFFER IN PLACE UNTIL CONSTRUCTION BEGINS. ONCE CONSTRUCTION STARTS, CONTRACTOR SHALL USE APPROPRIATE MEANS AND METHOD TO ENSURE THE BIKE LANE IS SAFELY REOPENED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF WORK. TEMPORARY TRAFFIC CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED TO MAINTAIN CYCLIST SAFETY.
15. EXISTING BUILDINGS ON THE PROPOSED PROJECT SITE WILL BE REMOVED.
16. ITEMS SHOWN TO BE PROTECTED ARE INDICATED, UTILITIES WILL BE ADJUSTED TO MATCH PROPOSE GRADING.
17. WORK OUTSIDE OF THE PROPERTY LINE SHOULD BE PERFORMED AS NEEDED, ON SCHEDULE, SUCH AREAS ARE NOT TO BE CLOSED FOR THE ENTIRE DURATION OF CONSTRUCTION.
18. CONTRACTOR SHALL PROTECT EXISTING DRY UTILITY INSTALLATIONS, POLES, TRANSFORMER, OVERHEAD LINES AND/OR UTILITY VAULTS UNTIL THEY ARE REMOVED.
19. CONTRACTOR TO REFER TO THE CONSTRUCTION NOTES (C1.1), EROSION CONTROL PLANS AND DETAILS (C6.0-C6.1) FOR STORM WATER POLLUTION PREVENTION REQUIREMENTS.
20. CONTRACTOR SHALL CLEAR, GRUB AND REMOVE ALL EXISTING VEGETATION AND TOP SOIL FROM LANDSCAPE AREA. TOP SOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPE AREAS UPON APPROVAL.
21. ALL HARDSCAPE WITHIN THE LIMITS OF DEMOLITION AS INDICATED IS TO BE DEMOLISHED, REMOVED AND/OR RECYCLED UNLESS OTHERWISE NOTED.
22. CONTRACTOR IS RESPONSIBLE FOR PROPERLY DISPOSING OF REMOVED MATERIALS.
23. ALL TRENCHING WITHIN STREETS SHALL BE BACKFILLED AND PATCHED UPON UTILITY LINE REMOVAL TO THE SATISFACTION OF THE COUNTY.
24. CONTRACTOR TO PROVIDE TEMPORARY RAMPS, BARRICADES, AND ASSOCIATED SIGNAGE FOR PEDESTRIAN CROSSING AND REROUTE DURING CONSTRUCTION, TO THE APPROVAL AND SATISFACTION OF THE COUNTY.
25. SEE SHEET C1.1 FOR APPLICABLE DEMOLITION REQUIREMENTS.
26. DEMOLITION OF EXISTING UTILITIES MAY EXTEND OUTSIDE OF THE LIMIT OF WORK, LIMIT OF WORK SHOWN IS FOR GRADING AND SITE IMPROVEMENTS.
27. CONTRACTOR SHALL VERIFY PRIOR TO REMOVAL THAT UTILITIES AS NO LONGER NEEDED AND WILL NOT IMPACT ANY UTILITY SERVICES TO REMAIN. IF A SERVICE IS TO REMAIN, CONTRACTOR SHALL PROTECT AND ADJUST TO FINISHED GRADE.
28. ITEMS SHOWN TO BE REMOVED OR ABANDONED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. IT IS THE INTENTION OF THESE PLANS TO REMOVE OR ABANDON ALL EXISTING UTILITIES AND IMPROVEMENTS TO ALLOW CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, WHETHER INDICATED ON PLANS OR NOT.

Construction site water source is required prior to site work. SCWD options for construction site water include:

1) The use of a SCWD provided hydrant meter, if available.

2) Bulk Water permit issued by SCWD.

Include a note to the preferred method of construction site water source.

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20 0 20 40

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Exhibit D

STAMP:

REGISTERED PROFESSIONAL ENGINEER
RUBEN MENDOZA
No. 91597
CIVIL
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

60

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

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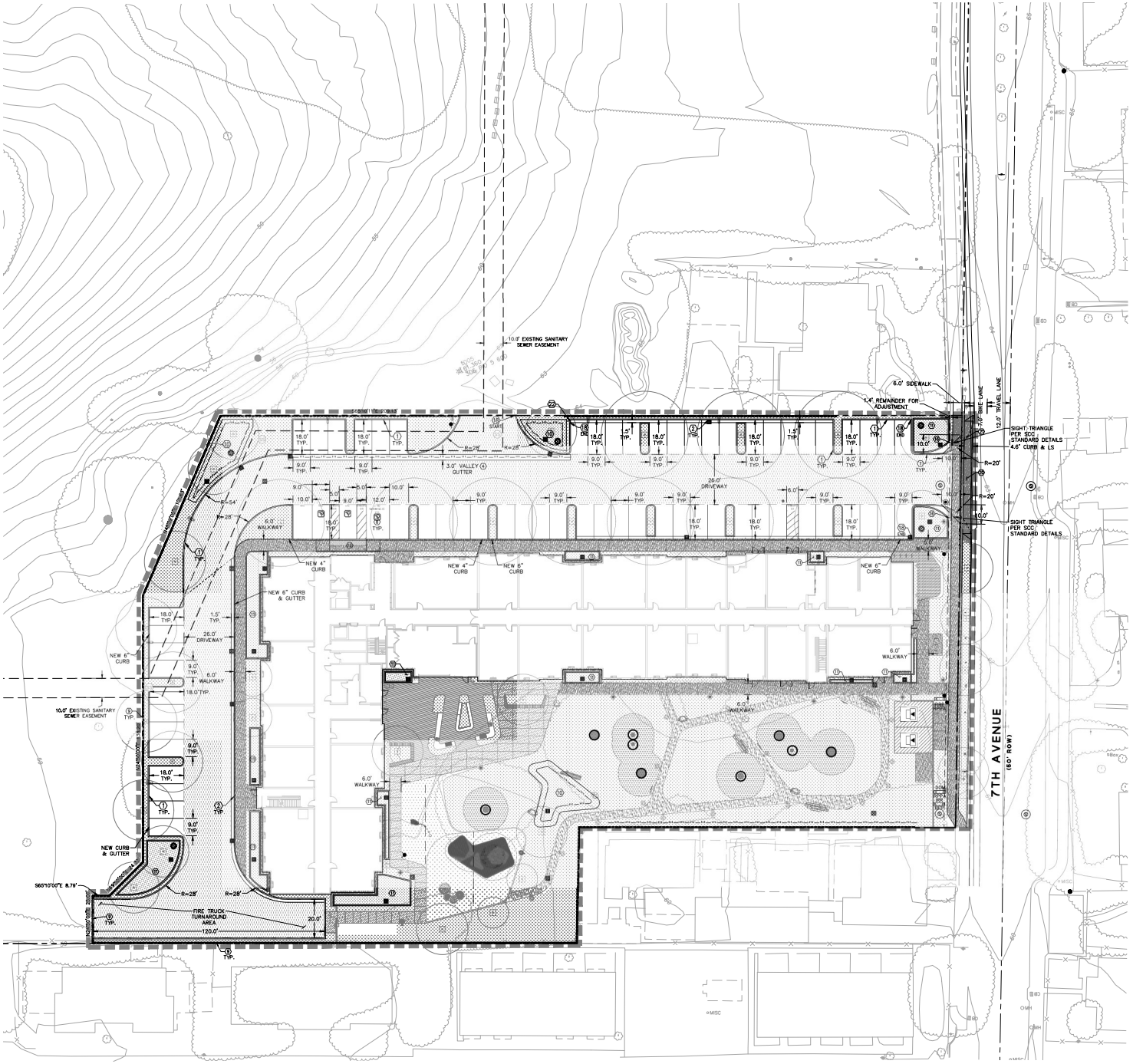
DEMOLITION PLAN

C3.0



LEGEND

- (N) PROJECT BOUNDARY
- (E) ADJACENT LOT LINE
- (N) INTERIOR LOT LINE
- (E) STREET CENTER LINE
- LIMIT OF WORK
- (N) VERTICAL CURB
- (N) VERTICAL CURB & GUTTER
- (N) RETAINING WALL
- (N) CITY STD DRIVEWAY
- (N) BIORETENTION BASIN
- (N) FLOW-THROUGH PLANTER
- (N) EMERGENCY VEHICLE ACCESS
- (N) CONCRETE
- (N) SAWCUT
- (N) DECOMPOSED GRANITE PATH, SEE LANDSCAPE PLANS
- (N) PAVERS, SEE LANDSCAPE PLANS
- (N) CONCRETE PAVING, SEE LANDSCAPE PLANS
- (N) SEE LANDSCAPE PLANS
- (N) ARTIFICIAL TURF, SEE LANDSCAPE PLANS
- (N) CONCRETE BENCH, SEE LANDSCAPE PLANS
- EX. TREE TO REMAIN
- TRANSFORMER FOR REFERENCE ONLY. SIZE AND LOCATION TO BE COORDINATED WITH PLANNER AND JT CONSULTANT

KEY NOTES

1. INSTALL VERTICAL CURB PER DETAIL 1, SHEET C8.0.
2. INSTALL VERTICAL CURB & GUTTER PER DETAIL 9, SHEET C8.0.
3. INSTALL FLUSH CURB & GUTTER PER DETAIL 2, SHEET C8.0.
4. INSTALL VALLEY GUTTER PER DETAIL 33, SHEET C8.3.
5. INSTALL AC DEEPLIFT PER DETAIL 12, SHEET C8.0.
6. INSTALL AC GRIND & OVERLAY PER DETAIL 12, SHEET C8.0.
7. INSTALL COUNTY STANDARD CURB RAMP PER DETAIL 40, SHEET C8.4.
8. INSTALL ADA PARKING STALLS PER DETAIL 16, SHEET C8.1.
9. INSTALL NEW RETAINING WALL (PENDING DESIGN).
10. INSTALL BIORETENTION BASIN PER DETAIL 21, SHEET C8.1.
11. INSTALL ON-GRADE FLOW-THROUGH PLANTER PER DETAIL 28, SHEET C8.3.
12. INSTALL CURB RAMP PER CALTRANS CURB RAMP DETAILS A88A & A88B PER DETAIL 35, SHEET C8.3.
13. INSTALL SPILL ROLLED CURB & GUTTER PER DETAIL 10, SHEET C8.0.
14. INSTALL ROLLED CURB TRANSITION (ROLLED C&G TO VERTICAL CURB) PER DETAIL 5, SHEET C8.0.
15. INSTALL VERTICAL CURB & GUTTER TO FLUSH CURB & GUTTER TRANSITION PER DETAIL 6, SHEET C8.0
16. INSTALL VERTICAL CURB TO FLUSH CURB TRANSITION PER DETAIL 7, SHEET C8.0.
17. INSTALL BIORETENTION DEEPENED CURB & GUTTER PER DETAIL 30, SHEET C8.3.
18. INSTALL BIORETENTION DEEPENED CURB PER DETAIL 31, SHEET C8.3.
19. INSTALL COUNTY STANDARD CURB, GUTTER, & SIDEWALK PER DETAIL 39, SHEET C8.4.
20. INSTALL COUNTY STANDARD DRIVEWAY PER DETAIL 41, SHEET C8.4.
21. INSTALL COUNTY STANDARD SIDEWALK TRANSITION PER DETAIL 38, SHEET C8
22. INSTALL CURB CUT PER DETAIL 34, SHEET C8.3

SITE PLAN NOTES

1. ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST CA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS, CA BUILDING CODE, AND COUNTY OF SANTA CRUZ STANDARD SPECIFICATIONS AND DETAILS.
2. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL CONFORM TO SECTION 84 OF THE LATEST STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS.
3. SEE ARCHITECTURAL PLANS FOR PARKING STALL COUNT.
4. ALL DIMENSIONS SHOWN TO CURBS ARE TO FACE OF CURB.

N

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20 0 20 40

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STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

91

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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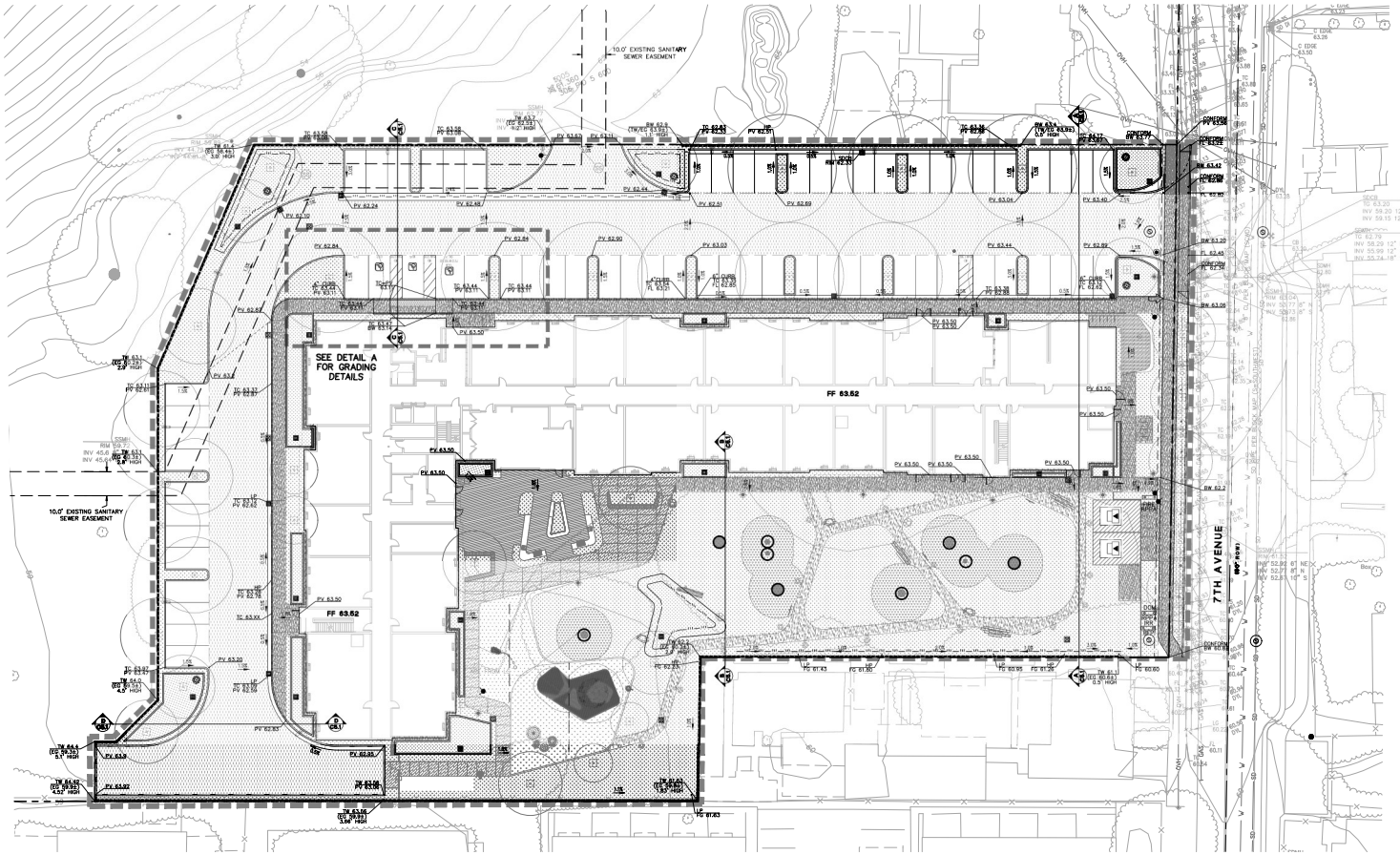
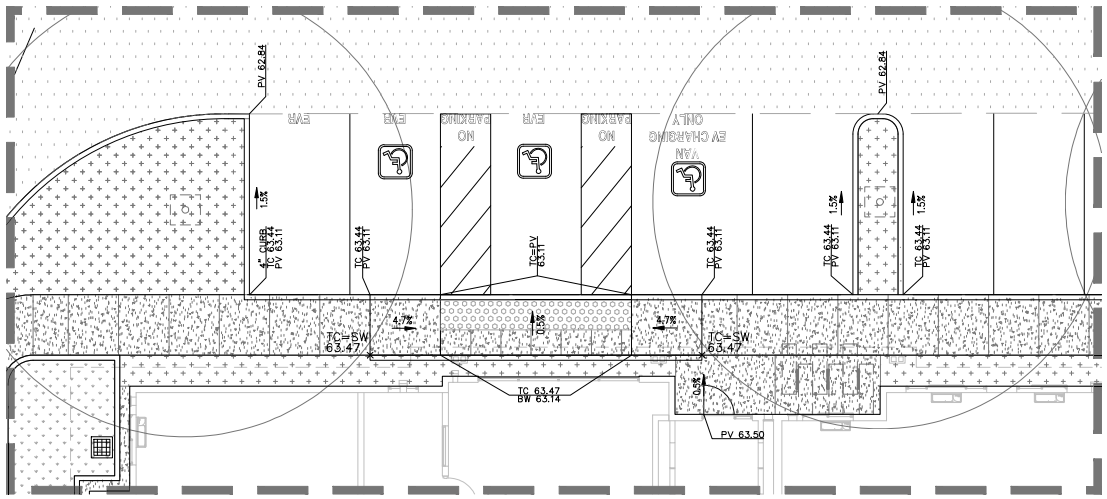
SITE PLAN

C4.0



LEGEND

PROPERTY LINE	
SAW-CUT LINE	
GRADE BREAK LINE	
BIORETENTION BASIN	
FLOW-THROUGH PLANTER	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
ROLLED CURB & GUTTER	
VALLEY GUTTER	
(N) RETAINING WALL	
FINISHED GRADE ELEVATION	36.05
FINISHED FLOOR ELEVATION	FF 36.05
GARAGE SLAB FLOOR ELEVATION	GS 36.05
TOP OF STEP ELEVATION	TS 36.05
BOTTOM OF STEP ELEVATION	BS 36.05
TOP OF CURB ELEVATION	TC 36.05
TOP OF ROLLED CURB ELEVATION	TRC 36.05
FLOW LINE ELEVATION ELEVATION	FL 36.05
HIGH POINT	HP
LOW POINT	LP
PAVEMENT ELEVATION	PV 36.05
GRADE TO DRAIN	~~
SLOPE/DIRECTION OF FLOW	5.0%
OVERLAND RELEASE	
STORM DRAIN MANHOLE	SDMH
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
CATCH BASIN	CB
AREA DRAIN	AD
BUBBLER BOX	BB
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO
TRANSFORMER FOR REFERENCE ONLY. SIZE AND LOCATION TO BE COORDINATED WITH PLANNER AND JT CONSULTANT	
PROTECT EXISTING TREE	



A DETAIL A
SCALE: 1" = 5'

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20 0 20 40

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

62

DEVELOPMENT FOR:
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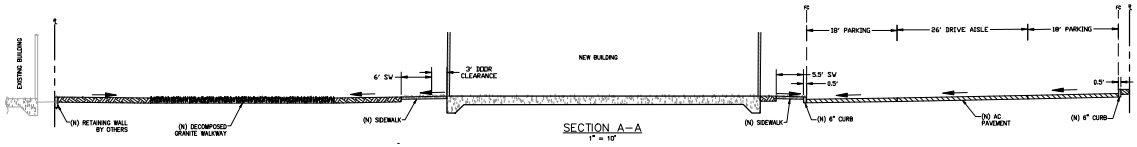
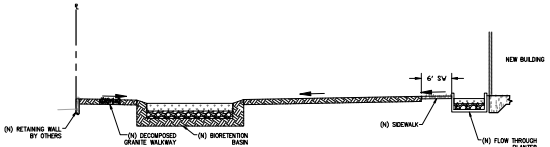
PRELIMINARY GRADING PLAN

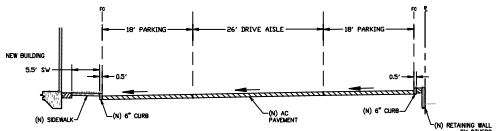
C5.0



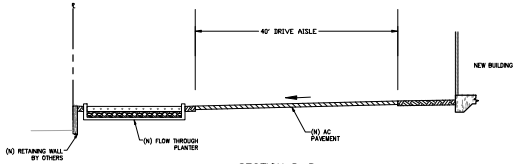
SECTION A–A
1" = 10'



SECTION B–B
1" = 10'



SECTION C–C
1" = 10'



SECTION D–D
1" = 10'

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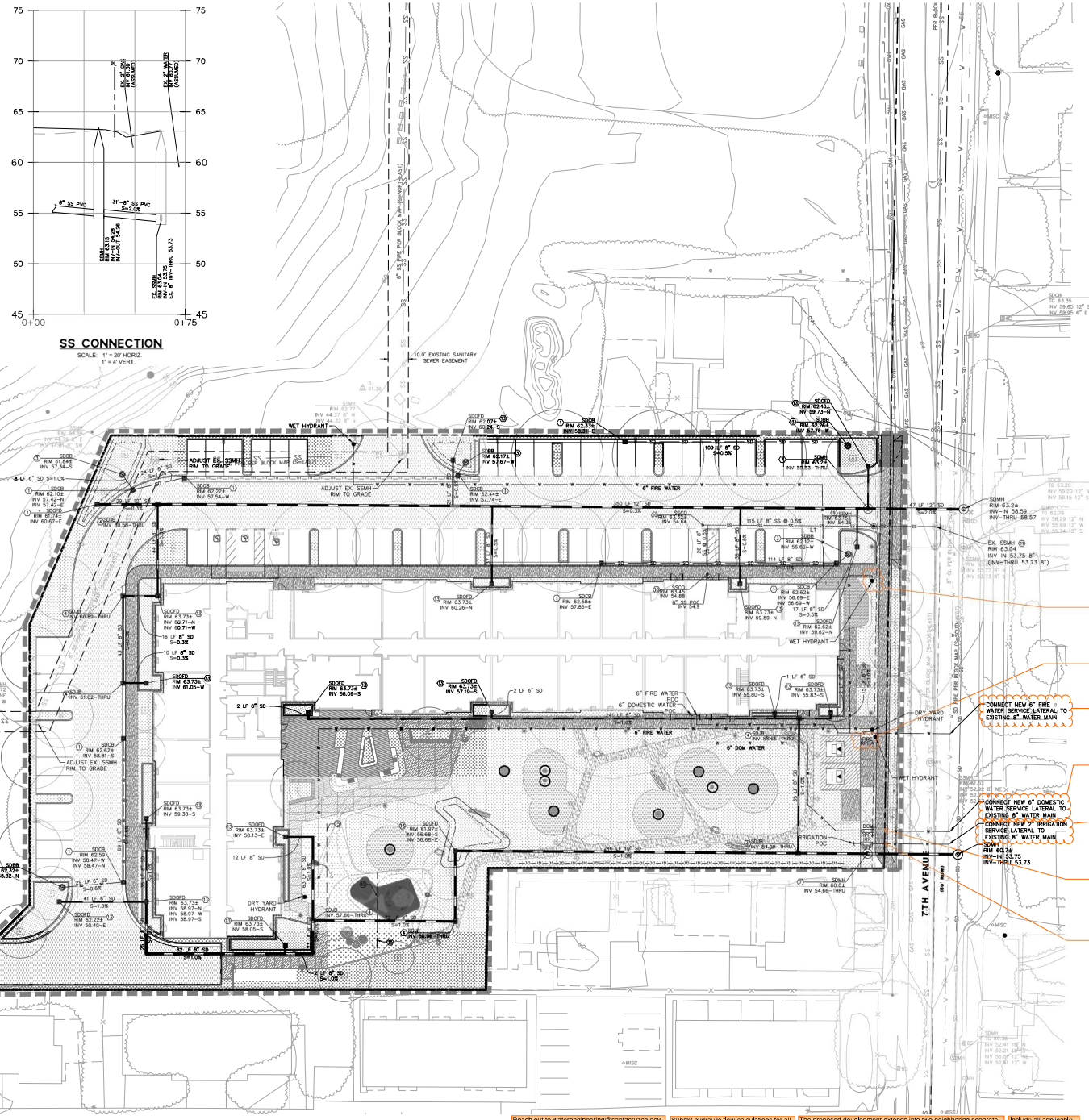
PRELIMINARY SECTIONS

C5.1



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- STREET CENTER LINE
- LIMIT OF WORK
- PERFORATED PIPE
- (N) RETAINING WALL
- BIORETENTION BASIN
- FLOW-THROUGH PLANTER
- PROPOSED STORM DRAIN (UNTREATED) — SD
- PROPOSED STORM DRAIN (TREATED)
- PROPOSED SANITARY SEWER — SS
- PROPOSED DOMESTIC WATER — W
- PROPOSED RECYCLED WATER — RW
- PROPOSED NATURAL GAS — G
- PROPOSED IRRIGATION — IRR
- PROPOSED FIRE WATER — FW
- EXISTING OVER HEAD LINE — OH
- PROPOSED JOINT TRENCH — JT
- STORM DRAIN MANHOLE — SDMH
- SANITARY SEWER MANHOLE — SSMH
- OVERFLOW DRAIN/DROP INLET — OFD
- STORM DRAIN JUNCTION BOX — SDJB
- CATCH BASIN — CB
- AREA DRAIN — AD
- BUBBLER BOX — BB
- STORM DRAIN/SANITARY SEWER CLEANOUT — SDCO/SSCO
- INVERT ELEVATION — INV 36.05
- RIM ELEVATION — RIM 36.05
- WATER VALVE — WV
- FIRE HYDRANT — FH
- WATER METER — WM
- BACKFLOW PREVENTION — BFP
- REDUCED PRESSURE PRINCIPLE ASSEMBLY — RPPA
- REDUCED PRESSURE DETECTION ASSEMBLY — RPDA
- TRANSFORMER FOR REFERENCE ONLY. SIZE AND LOCATION TO BE COORDINATED WITH PLANNER AND JT CONSULTANT
- PROTECT EXISTING TREE

KEYNOTES

1. INSTALL STORM DRAIN CATCH BASIN PER DETAIL 29, SHEET C8.2.
2. INSTALL STORM DRAIN CURB INLET PER DETAIL 34, SHEET C8.3.
3. INSTALL STORM DRAIN BUBBLER BOX PER DETAIL 21, SHEET C8.1.
4. INSTALL STORM DRAIN JUNCTION BOX PER DETAIL 22, SHEET C8.1.
5. INSTALL STORM DRAIN AREA DRAIN PER DETAIL 42, SHEET C8.5.
6. INSTALL STORM DRAIN CLEAN OUT PER DETAIL 20, SHEET C8.1.
7. INSTALL STORM DRAIN MANHOLE PER DETAIL 44, SHEET C8.5.
8. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL SANITARY SEWER MANHOLE PER DETAIL 44, SHEET C8.5.
10. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 20, SHEET C8.1.
11. CONNECT TO (E) SANITARY SEWER MANHOLE.
12. INSTALL SANITARY SEWER AREA DRAIN PER DETAIL 19, SHEET C8.1.
13. INSTALL STORM DRAIN OVERFLOW DRAIN PER DETAIL 23, SHEET C8.1.
14. INSTALL STORM DRAIN ROCK DISSIPATER PER DETAIL 43, SHEET C8.5.
15. INSTALL 4" PERFORATED DRAIN, S.L.D.

UTILITY PLAN NOTES

1. ALL ON-SITE STORM DRAIN INLETS SHALL HAVE TRASH CAPTURE DEVICES INSTALLED.
2. UTILITY LOCATING MEASURES (TRACER WIRE, ETC.) REQUIRED FOR ALL NON METALLIC NEW UTILITIES.
3. EXTREME CAUTION TO BE TAKEN AT PROPERTY LINE CONFORM TO NOT REVISE EXISTING CONDITIONS.
4. ALL DOMESTIC WATER LINE SIZES SHOWN ARE APPROXIMATE AND FINAL SIZES SHALL BE DETERMINED BY THE PLUMBING ENGINEER.
5. ALL FIRE WATER LINE SIZES SHOWN ARE APPROXIMATE AND FINAL SIZES SHALL BE DETERMINED BY THE FIRE PROTECTION ENGINEER.
6. ALL ON-SITE STORM LINES SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED. IF THE STORM DRAIN LINE HAS LESS THAN 3' OF COVER IN THE ROADWAY, THE MATERIAL SHALL BE DUCTILE IRON PIPE.
7. ALL ON-SITE SEWER LINES SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED. IF THE SEWER LINE HAS LESS THAN 3' OF COVER IN THE ROADWAY, THE MATERIAL SHALL BE DUCTILE IRON PIPE.
8. PROVIDE ONE FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTE ON THE PLANS.
9. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
10. PROVIDE TEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND RECYLED WATER MAINS AND SERVICES AND SANITARY MAINS AND SERVICES AND TREES.
11. UNDERGROUND FIRE SERVICE FROM WATER MAIN CONNECTION TO BUILDING IS FOR REFERENCE ONLY. CERTIFICATION AND INSTALLATION OF FINAL APPURTENANCES TO BE A DEFERRED SUBMITTAL. CERTIFICATION SHALL BE BY A PROPERLY LICENSED FIRE PROTECTION ENGINEER/CONTRACTOR.
12. DEVELOPER SHALL INSTALL APPROPRIATE STORMWATER POLLUTION PREVENTION MESSAGE SUCH AS "NO DUMPING – FLOWS TO BAY" ON ANY STORM DRAIN LOCATED ON PRIVATE PROPERTY.
13. SANITARY SEWER AND STORM DRAIN SHALL BE CONSTRUCTED FROM THE DOWNSTREAM UP. CONTRACTOR TO PROCEED WITH SANITARY SEWER AND STORM DRAIN IMPROVEMENT ON-SITE AFTER OBTAINING AN ENCROACHMENT PERMIT FOR OFF-SITE IMPROVEMENTS.

The new fire hydrant along the principal frontage shall be connected to the 8" CI water main in the street per SCWD Standard specifiacton 6.5.2 and details 1, 10, 11, 12, 14, 18, & 19.

Fire service backflow devices must be Dual Check Detector Assemblies (DCDA).

edit callout to 6" Fire water service to state "to be installed per SCWD Standard details 1, 9, 11, 12, 14, 18, & 19."

Edit callout to 6" domestic water service to state "to be installed per SCWD Standard details 1, 2, 7, 11, 12, 14, 18, & 19."

Edit callout to 2" irrigation water service to state "to be installed per SCWD Standard details 1, 2, 5, 8, & 14."

Show new water meter box for the 6" Domestic water service in the right of way sidewalk per SCWD Standard Details 7.

Show new water meter box for the 2" Irrigation water service in the right of way sidewalk per SCWD Standard Detail 2.

Reach out to waterengineering@santacruzca.gov for access to the City of Santa Cruz Water Department portal: Access Santa Cruz. All permit applications, status, fee payments, inspection scheduling will be made through Access Santa Cruz.

Submit hydraulic flow calculations for all new domestic water services over 2" in diameter. Include a conclusion summary stating the meter sizing demand needed and GPM maximum.

The proposed development extends into two neighboring separate parcels (026-261-16 and 026-261-13). This classifies as a cross parcel service. Contact waterengineering@santacruzca.gov for information on the City of Santa Cruz cross parcel service policy and see Santa Cruz Municipal Code(SCMC) section 16.04.050 (g).

Include all applicable SCWD Standard details on a separate sheet in the plan set.

GRAPHIC SCALE
20 0 20 40

ARCHITECTS FORA
650 CASTRO STREET, SUITE 120-4490
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PHONE: (408) 295-2210
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BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

64

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 9/28/2026

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SUBMITTAL	DATE

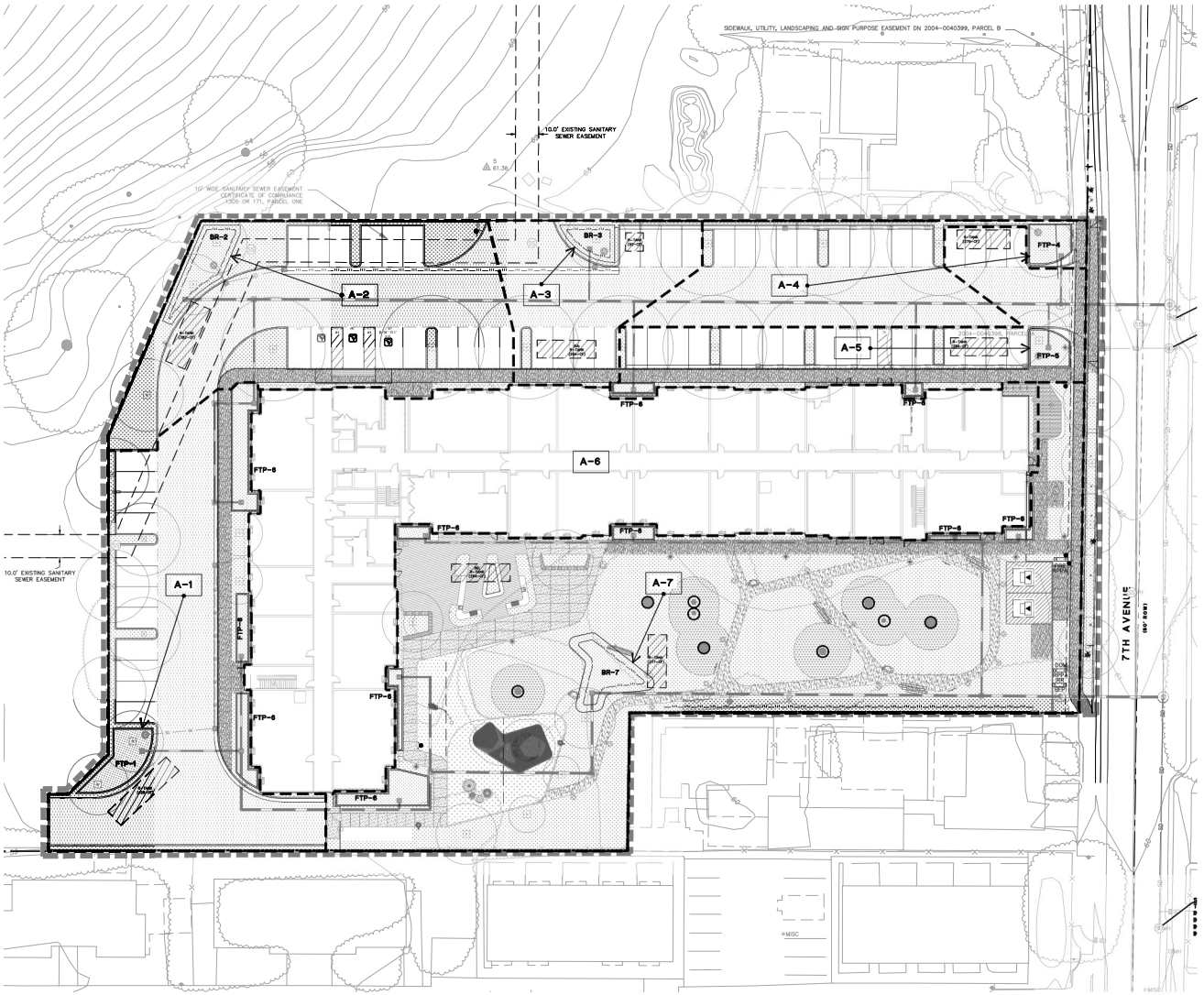
No.	REVISION	DATE

JOB NUMBER:	2026000082
DRAWN BY:	MG/RM
CHECKED BY:	RM

PRELIMINARY UTILITY PLAN

C8.0

DRAINAGE AREA	TOTAL DRAINAGE AREA (SF)	PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	STORM WATER CONTROL MEASURE	AREA REQUIRED (4% of Impervious Area)	BASIN AREA PROVIDED (SF)
A-1	13,301	3,296	10,005	FLOW-THROUGH PLANTER	400	427
A-2	11,614	3,162	8,452	BIORETENTION BASIN	338	352
A-3	4,787	749	4,038	BIORETENTION BASIN	162	246
A-4	6,533	161	6,372	FLOW-THROUGH PLANTER	255	279
A-5	7,141	1,291	5,850	FLOW-THROUGH PLANTER	234	244
A-6	28,279	76	28,203	FLOW-THROUGH PLANTER	1,128	1,588
A-7	31,437	24,219	7,218	BIORETENTION BASIN	289	338
TOTAL	103,092	32,954	70,138			



LEGEND

PROJECT BOUNDARY

LIMIT OF WORK

RETAINING WALL

DRAINAGE AREA BOUNDARY — A-8

POINT OF TREATMENT OF DRAINAGE AREA

BIORETENTION

PLANTER BOX

R-TANK

OVERLAND RELEASE

DRAINAGE SLOPE (SOFTSCAPE)

DRAINAGE SLOPE (HARDSCAPE)

TRANSFORMER FOR REFERENCE ONLY, SIZE AND LOCATION TO BE COORDINATED WITH PROJECT PLANNER AND JT CONSULTANT

PROTECT EXISTING TREE

STORM WATER CONTROL NOTES

1. THIS SUBMITTAL INCLUDES A CONCEPTUAL STORMWATER MANAGEMENT APPROACH CONSISTENT WITH COUNTY DESIGN CRITERIA. DETAILED STORMWATER CALCULATIONS, FINALIZED SWP, AND SUPPORTING REPORT WILL BE PROVIDED WITH SUBSEQUENT IMPROVEMENT PLAN SUBMITTALS.
2. THE PROPOSED DRAINAGE CONDITIONS ARE FOUND ON THE GRADING & DRAINAGE PLAN ON SHEET C5.0.
3. THE PROPOSED STORMWATER MANAGEMENT APPROACH INCLUDES BIOFILTRATION TREATMENT MEASURES AND CONVEYANCE OF RUNOFF VIA SITE GRADING AND ONSITE STORM DRAIN SYSTEMS. RUNOFF WILL BE TREATED PRIOR TO DISCHARGE AND RELEASED IN A CONTROLLED MANNER CONSISTENT WITH COUNTY REQUIREMENTS TO MAINTAIN PEAK FLOWS AND TIMING TO GENERALLY MATCH EXISTING DRAINAGE CONDITIONS, WITH OVERLAND RELEASE DIRECTED TOWARD THE REAR (WEST) OF THE SITE, ACROSS THE OPEN SPACE / POTENTIAL FUTURE PUBLIC PARK AREA, AND ULTIMATELY TOWARD BROMMER STREET AND WOODS LAGOON. FINAL BMP SIZING, HYDROLOGY/HYDRAULIC ANALYSIS, AND DOWNSTREAM CAPACITY VERIFICATION WILL BE PROVIDED WITH SUBSEQUENT IMPROVEMENT PLAN SUBMITTALS.

DETENTION VOLUME CALCULATION (25-YEAR VOLUME @ 10-YEAR RELEASE)

REQUIRED VOLUME CALCULATIONS WERE COMPLETED USING COUNTY OF SANTA CRUZ SWM7 WORKSHEET (100% VOID SPACE).

ALL CALCULATIONS ASSUME 40% VOID SPACE IN GRAVEL STORAGE AND 6" PONDING DEPTH IN BIORETENTION BASINS.

STORAGE 1 INCLUDES ONLY GRAVEL STORAGE AND 6" PONDING DEPTH IN TREATMENT AREAS.

STORAGE 1 (INCLUDES DMA 1)
REQUIRED VOLUME = 1,016 CF

VOLUME OF BASIN PONDING (6" PONDING): 213 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 427 CF
VOLUME OF R-TANK STORAGE (SINGLE, 18" LAYER): 428 CF

TOTAL PROVIDED VOLUME = 1,068 CF

STORAGE 2 (INCLUDES DMA 2)
REQUIRED VOLUME = 860 CF

VOLUME OF BASIN PONDING (6" PONDING): 176 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 352 CF
VOLUME OF R-TANK STORAGE (SINGLE, 18" LAYER): 382 CF

TOTAL PROVIDED VOLUME = 910 CF

STORAGE 3 (INCLUDES DMA 3)
REQUIRED VOLUME = 411 CF

VOLUME OF BASIN PONDING (6" PONDING): 123 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 246 CF
VOLUME OF R-TANK STORAGE (SINGLE, 18" LAYER): 92 CF

TOTAL PROVIDED VOLUME = 461 CF

STORAGE 4 (INCLUDES DMA 4)
REQUIRED VOLUME = 648 CF

VOLUME OF BASIN PONDING (6" PONDING): 140 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 279 CF
VOLUME OF R-TANK STORAGE (SINGLE, 18" LAYER): 279 CF

TOTAL PROVIDED VOLUME = 698 CF

STORAGE 5 (INCLUDES DMA 5)
REQUIRED VOLUME = 560 CF

VOLUME OF BASIN PONDING (6" PONDING): 122 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 244 CF
VOLUME OF R-TANK STORAGE (SINGLE, 18" LAYER): 284 CF

TOTAL PROVIDED VOLUME = 650 CF

STORAGE 6 (INCLUDES DMA 6)
REQUIRED VOLUME = 1,435 CF

VOLUME OF BASIN PONDING (6" PONDING): 397 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 794 CF
VOLUME OF R-TANK STORAGE (6A & 6B SINGLE, 18" LAYER): 294 CF

TOTAL PROVIDED VOLUME = 1,485 CF

STORAGE 7 (INCLUDES DMA 7)
REQUIRED VOLUME = 734 CF

VOLUME OF BASIN PONDING (6" PONDING): 169 CF
VOLUME OF GRAVEL STORAGE (12" LAYER): 338 CF
VOLUME OF R-TANK STORAGE (SINGLE, 18" LAYER): 277 CF

TOTAL PROVIDED VOLUME = 784 CF

GRAPHIC SCALE
20 0 20 40

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650 CASTRO STREET, SUITE 120-4490
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1730 N. FIRST STREET SUITE 600
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(408) 467-9100
www.bkf.com

Exhibit D

STAMP:

RUBEN MENDOZA
PE 91567
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

65

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8/28/2026

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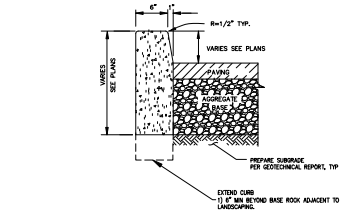
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2026000082
DRAWN BY: MG/RM
CHECKED BY: RM

PRELIMINARY STORMWATER CONTROL PLAN

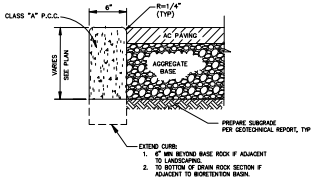
C7.0



NOTES
1. UPPER 12" OF SUBGRADE SHOULD BE COMPACTED NOT LESS THAN 92%.

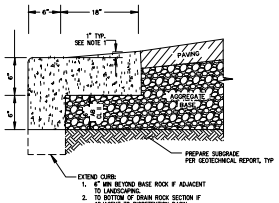
NTS

1 VERTICAL CURB



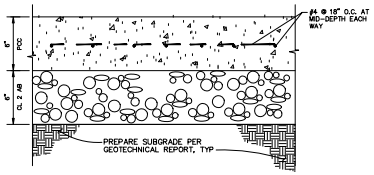
NTS

2 FLUSH CURB



NTS

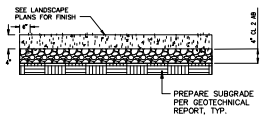
3 FLUSH CURB & GUTTER



NOTE:
1. CONTROL JOINT SPACING SHALL BE PER GEOTECHNICAL REPORT AND LANDSCAPE DETAILS.
2. SEE RIGID PAVEMENT DESIGN FOR ADDITIONAL DETAILS.

NTS

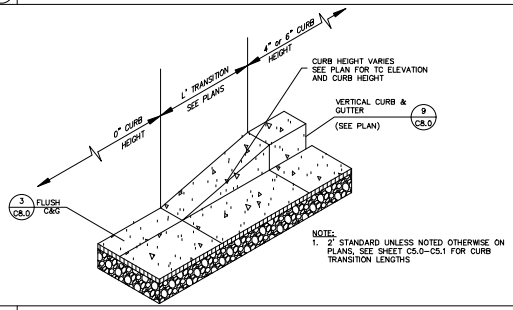
4 VEHICULAR CONCRETE PAVEMENT SECTION



NOTE:
1. TYPE OF CONCRETE: CLASS A
2. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.

NTS

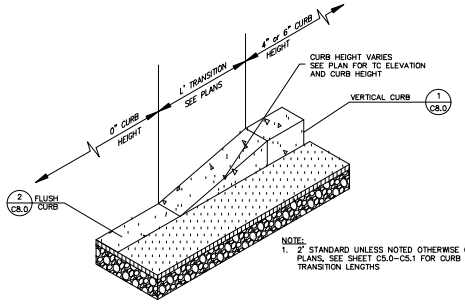
5 PEDESTRIAN CONCRETE PAVEMENT SECTION



NOTE:
1. 2' STANDARD UNLESS NOTED OTHERWISE ON PLANS, SEE SHEET C5.0–C5.1 FOR CURB TRANSITION LENGTHS

NTS

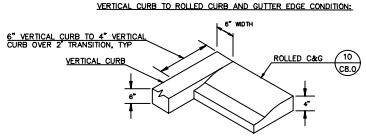
6 VERTICAL CURB & GUTTER TO FLUSH CURB & GUTTER TRANSITION



NOTE:
1. 2' STANDARD UNLESS NOTED OTHERWISE ON PLANS, SEE SHEET C5.0–C5.1 FOR CURB TRANSITION LENGTHS

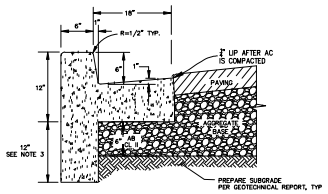
NTS

7 VERTICAL CURB TO FLUSH CURB TRANSITION



NTS

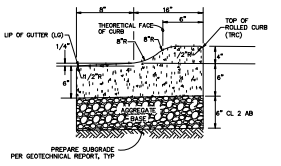
8 ROLLED CURB TRANSITIONS



NOTES
1. UPPER 12" OF SUBGRADE SHOULD BE COMPACTED NOT LESS THAN 92%.
2. AT ACCESSIBLE CURB RAMPS WITH ADJACENT GUTTER, ELEVATION DIFFERENCE BETWEEN FLOW LINE AND LIP OF GUTTER TO BE 3" INSTEAD OF 1".
3. EXTEND CURB 6" BEYOND BASE ROCK WHEN ADJACENT TO LANDSCAPING. WHEN ADJACENT TO SIDEWALK DON'T INCLUDE ADDITIONAL 12" OF CURB.

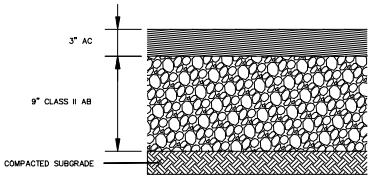
NTS

9 VERTICAL CURB AND GUTTER



NTS

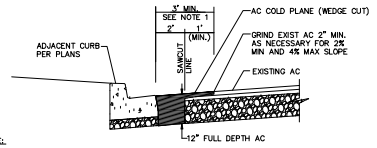
10 SPILL ROLLED CURB & GUTTER



NOTES:
1. REFER TO THE GEOTECHNICAL REPORT FOR R-VALUES.
2. REFER TO THE GEOTECHNICAL REPORT FOR AB COMPACTION REQUIREMENTS.
3. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.

NTS

11 AC PAVEMENT



NOTE:
1. 3" MINIMUM DIMENSION FROM FACE OF CURB/LIP OF GUTTER TO EDGE OF IMPROVEMENTS. SEE PLANS TO DETERMINE CURB TYPE.

NTS

12 AC DEEPLIFT AND GRIND & OVERLAY

ARCHITECTS
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650 CASTRO STREET, SUITE 120-6480
MOUNTAIN VIEW, CA 94041
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BKF ENGINEERS
2121 N. CALIFORNIA STREET
SUITE 600
WALNUT CREEK, CA 94596
(925) 940-2200
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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

99

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 11/26/2025

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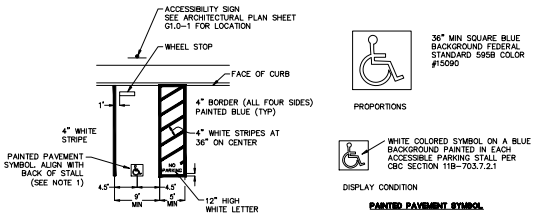
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	2026000082
DRAWN BY:	MG/RM
CHECKED BY:	RM

CONSTRUCTION DETAILS

C8.0



36" MIN SQUARE BLUE BACKGROUND FEDERAL STANDARD 595B COLOR #15090

PROPORTIONS

WHITE COLORED SYMBOL ON A BLUE BACKGROUND PAINTED IN EACH ACCESSIBLE PARKING STALL PER CBC SECTION 11B-703.7.2.1

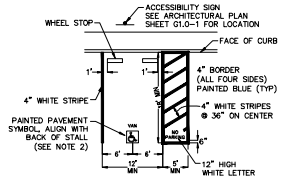
DISPLAY CONDITION

PAINTED PAVEMENT SYMBOL

NOTES:

1. EACH ACCESSIBLE SPACE SHALL HAVE SURFACE IDENTIFICATION IN COMPLIANCE WITH CBC SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2
2. "NO PARKING" PAVEMENT MARKING SHALL BE 12" HIGH WHITE LETTERS AND SHALL BE LOCATED TO BE VISIBLE FROM ADJACENT VEHICULAR WAY.
3. SURFACE OF PARKING SPACE AND ACCESS AISLE (INCLUDING GUTTERS) SHALL NOT BE STEEPER THAN 1:48 (2%) IN ANY DIRECTION. NO CHANGES IN ELEVATION ARE ALLOWED.
4. VERTICAL CLEARANCE SHALL NOT BE LESS THAN 8'-2".
5. ACCESS AISLE SHALL BE LOCATED ON EITHER SIDE OF VEHICLE PARKING SPACE.
6. STALL AND LOADING AISLE DIMENSIONS ARE MEASURED TO THE CENTERLINE OF STRIPES PER CBC SECTION 11B-502.1.

STANDARD ADA PARKING STALL



VAN — PAINTED TEXT AT VAN ACCESSIBLE SPACE ONLY



36" MIN SQUARE BLUE BACKGROUND FEDERAL STANDARD 595B COLOR #15090

PROPORTIONS



WHITE COLORED SYMBOL ON A BLUE BACKGROUND PAINTED IN EACH ACCESSIBLE PARKING STALL PER CBC SECTION 11B-703.7.2.1

DISPLAY CONDITION

PAINTED PAVEMENT SYMBOL

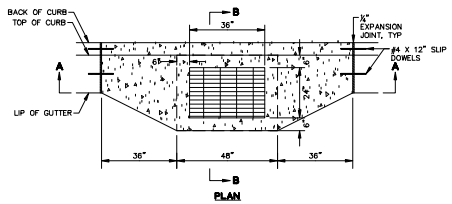
NOTES:

1. EACH ACCESSIBLE SPACE SHALL HAVE SURFACE IDENTIFICATION IN COMPLIANCE WITH CBC SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2
2. "NO PARKING" PAVEMENT MARKING SHALL BE 12" HIGH WHITE LETTERS WITH WORD SPACING OF 8" AND SHALL BE LOCATED TO BE VISIBLE FROM ADJACENT VEHICULAR WAY.
3. SURFACE OF PARKING SPACE AND ACCESS AISLE (INCLUDING GUTTERS) SHALL NOT BE STEEPER THAN 1:48 (2%) IN ANY DIRECTION. NO CHANGES IN ELEVATION ARE ALLOWED.
4. VERTICAL CLEARANCE SHALL NOT BE LESS THAN 8'-2".
5. ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE PARKING SPACE.
6. IF MESSAGE CONSISTS OF MORE THAN ONE WORD, IT SHOULD BE READ "UP", THE FIRST WORD SHOULD BE NEAREST THE DRIVER.
7. THE SPACE BETWEEN WORDS SHOULD BE AT LEAST FOUR TIMES THE HEIGHT OF THE CHARACTERS FOR LOW SPEED ROADS, BUT NOT MORE THAN TEN TIMES THE HEIGHT OF THE CHARACTERS. THE SPACE MAY BE REDUCED APPROPRIATELY WHERE THERE IS LIMITED SPACE BECAUSE OF LOCAL CONDITIONS
8. ALL LETTERS SHOULD BE IN CONFORMANCE WITH "STANDARD" ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS PRINTED BY US DEP. OF TRANSPORTATION.
9. PORTIONS OF A LETTER NUMBER OR SYMBOL MAY BE SEPARATED BY CONNECTING SEGMENTS NOT TO EXCEED 2" IN WIDTH.
10. PAINT COLOR (YELLOW OR WHITE) SHOULD CONTRAST TO ANY PAINTED STRIPE BELOW.
11. STALL AND LOADING AISLE DIMENSIONS ARE MEASURED TO THE CENTERLINE OF STRIPES PER CBC SECTION 11B-502.1.
12. SEE GRADING SHEET C5.2–C5.4 FOR DETAILED LAYOUT.

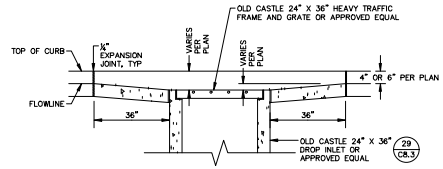
NTS

VAN ADA PARKING STALL

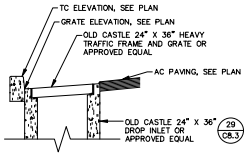
16 ADA PARKING STALLS



PLAN



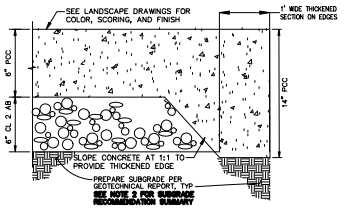
SECTION A-A



SECTION B-B

NTS

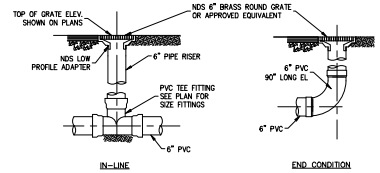
17 MODIFIED CATCH BASIN APRON



NOTE:
1. FOR GEOTECHNICAL REPORT, REFER TO "GEOTECHNICAL EVALUATION CENTRAL PARK COMMUNITY CENTER 40000 PASEO PADRE PARKWAY, FREMONT, CALIFORNIA" BY NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS, DATED AUGUST 5, 2024.
2. SCARIFY AND MOISTURE-CONDITION SUBGRADE TO 2% ABOVE OPTIMUM, COMPACT TO 90% ASTM D1557 FOR NON-VEHICULAR FLATWORK AND 95% FOR PAVEMENT/VEHICULAR AREAS. PROOF-ROLL PAVEMENT SUBGRADE UNDER GEOTECH OBSERVATION, MITIGATE YIELDING SOILS PER ENGINEER. PLACE AND COMPACT AGGREGATE BASE/SUBBASE IN LESS THAN OR EQUAL TO 8" LIFTS TO 95% ASTM D1557, MAINTAIN MOISTURE, RECONDITION, AND RECOMPACT IF DRIED, LOOSENED, OR CRACKED PRIOR TO HARDSCAPE PLACEMENT.

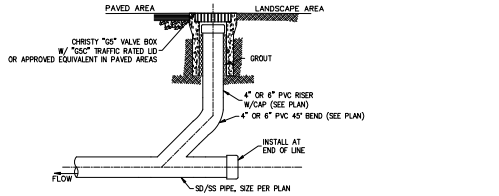
NTS

18 CONCRETE PAD WITH THICKENED EDGE



NTS

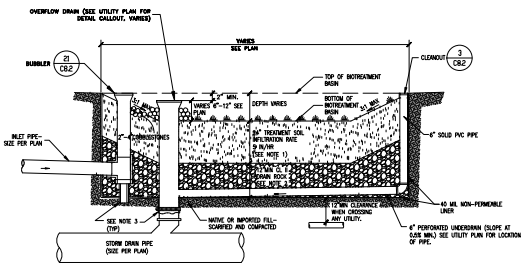
19 SANITARY SEWER AREA DRAIN



NOTES:
1. ALL SD PIPE TO BE PVC SDR 35.
2. ALL SS PIPE TO BE PVC SDR 26.
3. INSTALL H20 TRAFFIC LOADING FRAME & COVER WHEN CLEAN-OUTS ARE SUBJECT TO VEHICULAR TRAFFIC

NTS

20 SANITARY SEWER / STORM DRAIN CLEAN OUT



NOTES

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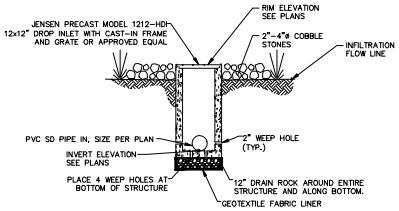
4. MAINTAIN SPECIFIED DEPTH BENEATH PERFORATED PIPE.
5. BIORETENTION BASINS CONSTRUCTED WITHIN 10 FEET OF THE BUILDING PERIMETER OR WITHIN 5 FEET OF EXTERIOR FLATWORK OR PAVEMENT MUST LINE THE SIDE AND BOTTOM(S) OF THE TRENCH EXCAVATION WITH 10-MIL VISQUEEN PER THE GEOTECHNICAL REPORT.

21 BIORETENTION BASIN



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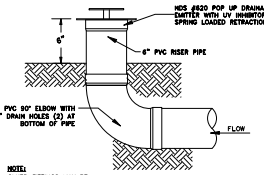

NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

CASE 2

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22 STORM DRAIN BUBBLER BOX

ARCHITECTS
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BKF ENGINEERS
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(408) 482-9100
www.bkf.com

STAMP:

RUBEN MENDOZA
No. 31597
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

CITY STAMP:

Exhibit D

7TH & BROMMER AFFORDABLE HOUSING

97

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 9/25/2025

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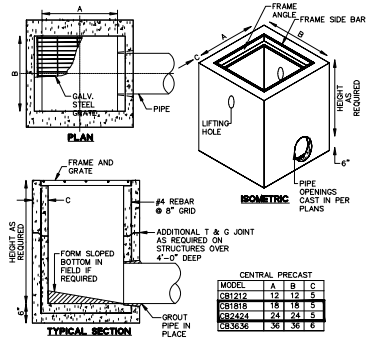
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2026000082
DRAWN BY: MG/RM
CHECKED BY: RM

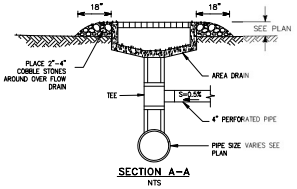
CONSTRUCTION DETAILS

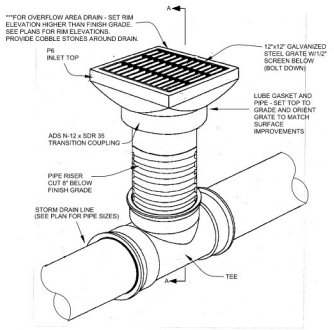
C8.1

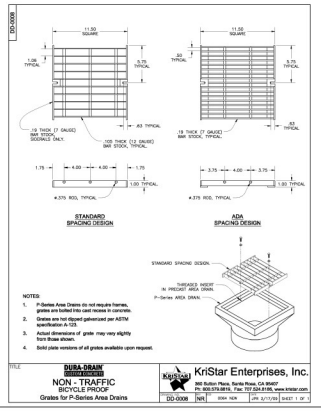


MODEL	A	B	C
CB1212	12	12	5
CB1818	18	18	5
CB2424	24	24	5
CB3636	36	36	6

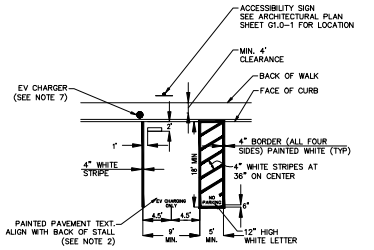
CENTRAL PRECAST





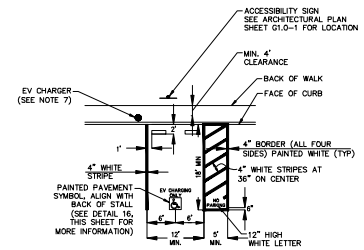


23 STORM DRAIN OVERFLOW DRAIN



NOTES:
1. EACH ACCESSIBLE SPACE SHALL BE IN CONFORMANCE WITH CBC SECTION 11B-812.
2. EACH ACCESSIBLE EV SPACE SHALL HAVE SURFACE MARKING STATING "EV CHARGING ONLY" IN LETTERS 12 INCHES HIGH MINIMUM IN COMPLIANCE WITH CBC SECTION 11B-812.9.
3. "NO PARKING" PAVEMENT MARKING SHALL BE 12" HIGH WHITE LETTERS AND SHALL BE LOCATED TO BE VISIBLE FROM ADJACENT VEHICULAR WAY.
4. SURFACE OF PARKING SPACE AND ACCESS AISLE (INCLUDING GUTTERS) SHALL NOT BE STEEPER THAN 1:48 (2%) IN ANY DIRECTION. NO CHANGES IN ELEVATION ARE ALLOWED.
5. VERTICAL CLEARANCE SHALL NOT BE LESS THAN 8'-2".
6. ACCESS AISLE SHALL BE LOCATED ON EITHER SIDE OF THE VEHICLE PARKING SPACE.
7. EV CHARGER SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.
8. SEE GRADING SHEET C5.3 FOR DETAILED LAYOUT.

STANDARD ACCESSIBLE EV CHARGING STALL



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2. EACH ACCESSIBLE EV SPACE SHALL HAVE SURFACE MARKING STATING "EV CHARGING ONLY" IN LETTERS 12 INCHES HIGH MINIMUM IN COMPLIANCE WITH CBC SECTION 11B-812.9.
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5. VERTICAL CLEARANCE SHALL NOT BE LESS THAN 8'-2".
6. ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE PARKING SPACE.
7. EV CHARGER SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.
8. SEE GRADING SHEET C5.3 FOR DETAILED LAYOUT.

VAN ACCESSIBLE EV CHARGING STALL

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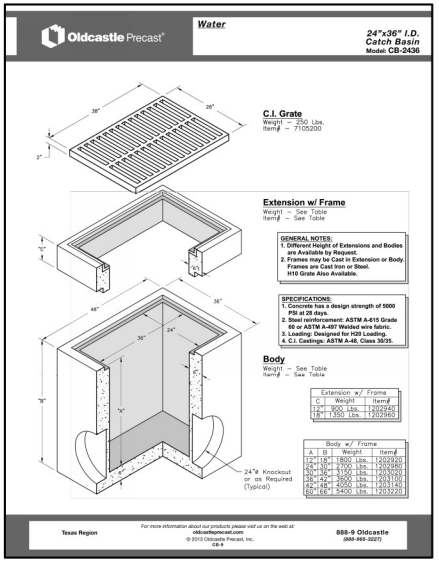
24 ACCESSIBLE EV CHARGING STALLS



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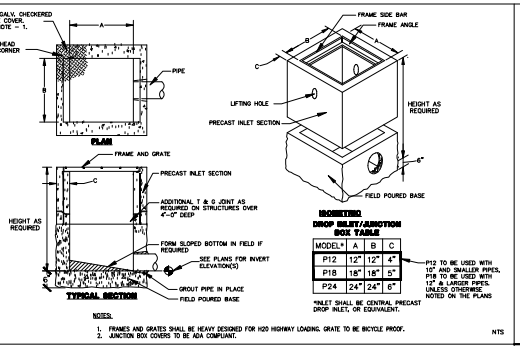
25 STORM DRAIN CATCH BASIN



DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
P12	12"	12"	4"
P18	18"	18"	5"
P24	24"	24"	6"

P12 TO BE USED WITH 10" AND SMALLER PIPES, P18 TO BE USED WITH 12" & LARGER PIPES. UNLESS OTHERWISE NOTED ON THE PLANS

*INLET SHALL BE CENTRAL PRECAST DROP INLET, OR EQUIVALENT.

NOTES:
1. FRAMES AND GRATES SHALL BE HEAVY DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.
2. JUNCTION BOX COVERS TO BE ADA COMPLIANT.

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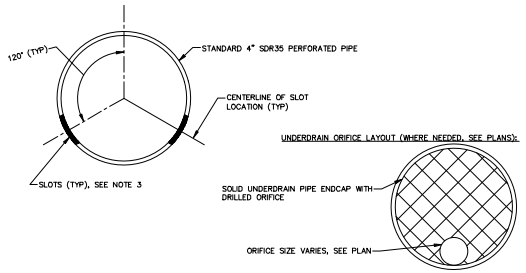
26 STORM DRAIN JUNCTION BOX



1. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM.
2. UNDERDRAIN PIPE SHALL BE STANDARD 4" SDR35 PERFORATED PIPE.
3. UNDERDRAIN PIPE SHALL BE STANDARD SDR35 PVC PERFORATED PIPE WITH 2 ROWS OF ½" HOLES 120° APART WITH 5" ON CENTER SPACING.

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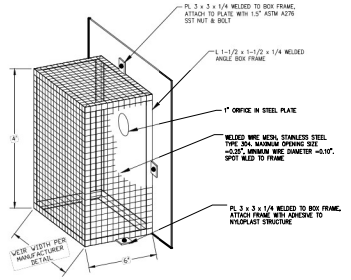
27 STORM DRAIN UNDERDRAIN PIPE



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27.1 ORIFICE TRASH SCREEN

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650 CASTRO STREET, SUITE 120-6480
MOUNTAIN VIEW, CA 94041
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(408) 482-9100
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No. 91597
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

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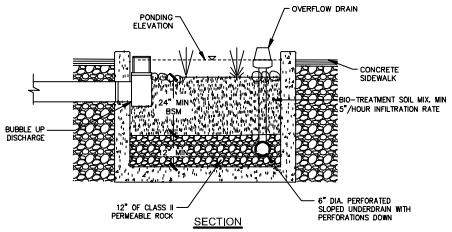
CHECKED BY: RM

CONSTRUCTION DETAILS

C8.2



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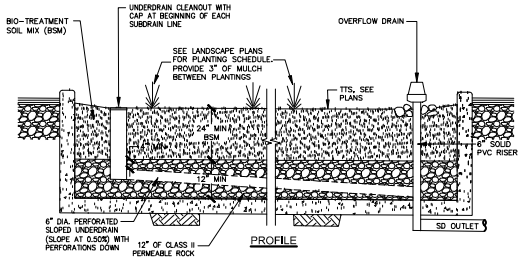

PROFILE

NOTE:

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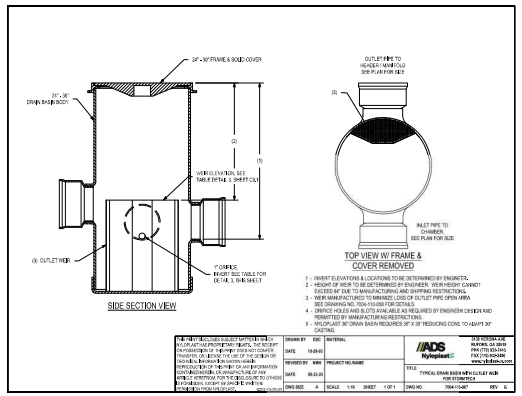
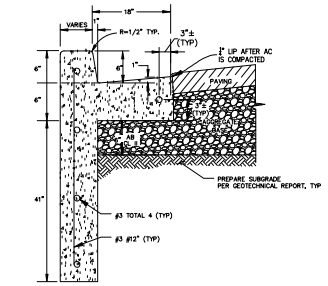
NTS

28 ON-GRADE FLOW THROUGH PLANTER



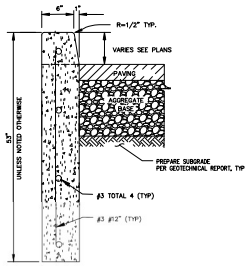
NTS

29 OUTLET CONTROL STRUCTURE



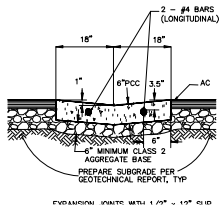
NTS

30 BIORETENTION DEEPENED CURB & GUTTER



NTS

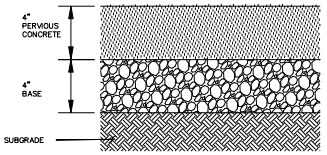
31 BIORETENTION DEEPENED CURB



EXPANSION JOINTS WITH 1/2" x 12" SLIP DOWELS AT 20 FEET INTERVALS. EXPANSION JOINTS SHALL BE 1/4".

NTS

32 PERMEABLE PAVEMENT

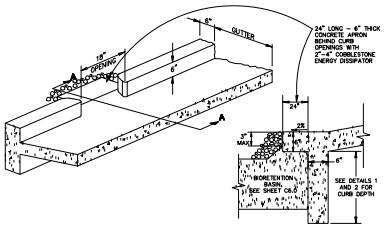


BASE: OPEN GRADED CRUSHED ROCK WITH ARPPROX 40% VOIDS, I.E: 3/4" CRUSHED DRAIN ROCK/ ASTM #57 STONE/ CALTRANS CLASS 1 TYPE B PERMEABLE. MAKE TWO PASSES WITH VIBRATORY PLATE COMPATOR. ADJUST GRADE AS NEEDED. SHALL BE FLAT FOR MAXIMUM PERFORMANCE. SECTION THICKNESS MAY BE ADJUSTED FOR EXPANSIVE SOILS BASED ON GEOTECH REPORT.

SUBGRADE: SHALL BE FLAT FOR MAXIMUM PERFORMANCE. 88-92% COMPACTION. OVER COMPACTION REDUCES SOIL INFILTRATION CAPACITY. IF OVERCOMPACTED FROM HEAVY EQUIPMENT TRAFFIC, SCARIFY AND RECOMPACT TOP 6". GEOTEXTILE FABRIC OVER HIGH PLASTICITY SOILS AND OR SLOPES GREATER THAN 6%

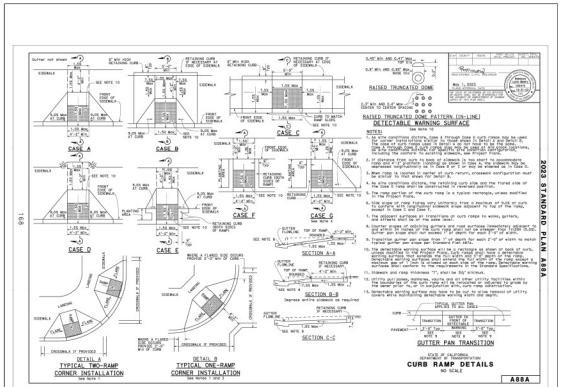
NTS

33 VALLEY GUTTER



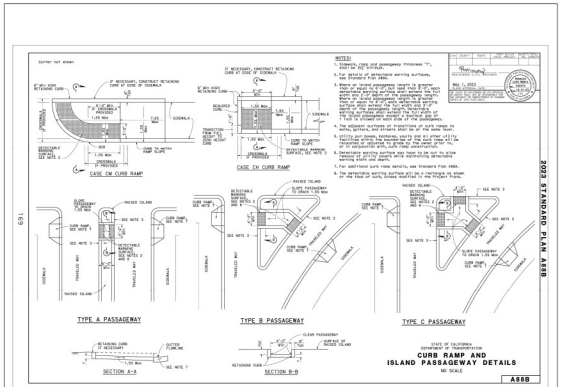
SECTION A-A

34 CURB INLET



Return to Table of Contents

NTS



Return to Table of Contents

35 CALTRANS CURB RAMPS

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650 CASTRO STREET, SUITE 120-6490
MOUNTAIN VIEW, CA 94041
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REUBEN, WITHDROFT
RE 81597
LICENSED PROFESSIONAL ENGINEER
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CIVIL

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:

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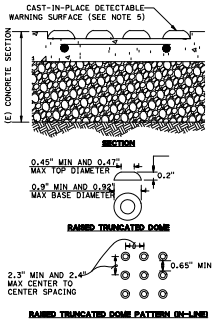
DRAWN BY:	MG/RM
CHECKED BY:	RM

CONSTRUCTION DETAILS

C8.3

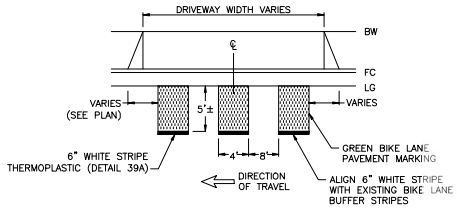


NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD 595C (CBC SECTION 11B-705.1.1.3.1).
2. DETECTABLE WARNINGS AT CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING FLARED SIDES (CBC SECTION 11B-705.1.2.2).
3. DETECTABLE WARNINGS AT CURB RAMPS (EXCEPT PARALLEL CURB RAMPS) SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY (CBC SECTION 11B-705.1.2.2).
4. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED (CBC SECTION 11B-705.3).
5. INSTALL ARMOR-TILE CAST-IN-PLACE DETECTABLE WARNING SURFACE MODEL ADA-C-3648W (OR APPROVED EQUAL) ON CONCRETE SURFACE.
6. RESILIENCY: EXCEPT AT CURB RAMPS, ISLANDS, OR CUT-THROUGH MEDIANS, DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
7. CONTRAST: DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. CONTRAST SHALL BE DETERMINED BY:
CONTRAST = [(B1-B2)/B1] X 100% WHERE
B1= LIGHT REFLECTANCE VALUE (LRV) OF LIGHTER AREA &
B2= LIGHT REFLECTANCE VALUE (LRV) OF DARKER AREA.

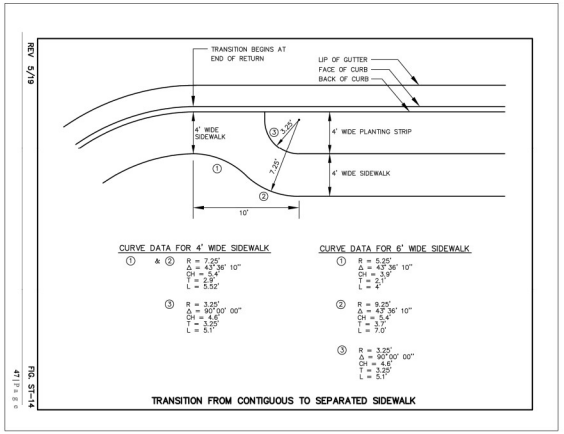
NTS

36 DETECTABLE WARNING SURFACE



NTS

37 CLASS IV BIKE LANE STRIPING



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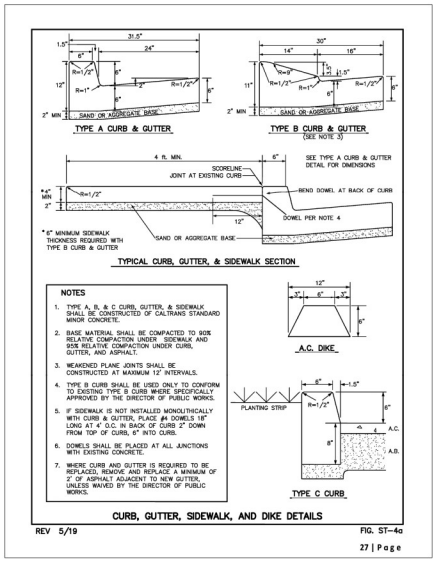
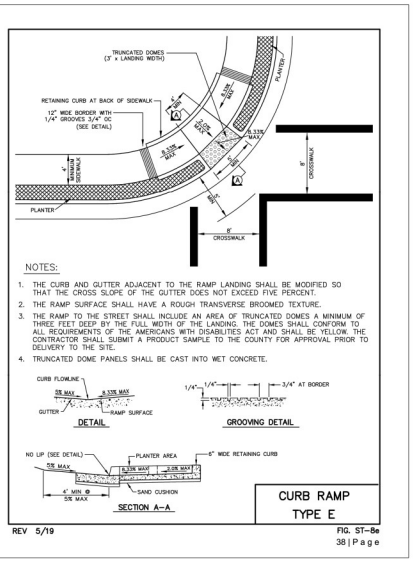
38 COUNTY OF SANTA CRUZ SIDEWALK TRANSITION



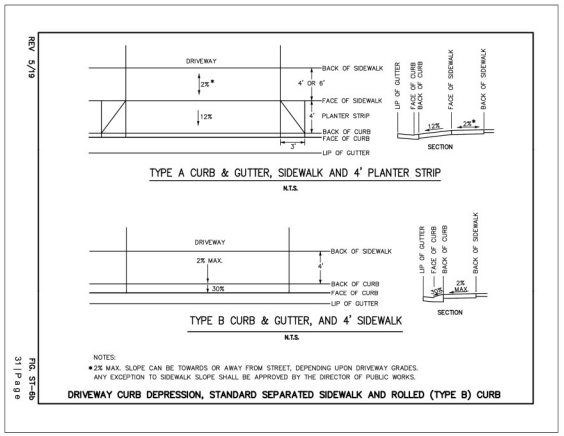
NTS

39 COUNTY OF SANTA CRUZ CURB, GUTTER, & SIDEWALK



NTS

40 COUNTY OF SANTA CRUZ CURB RAMP



NTS

41 COUNTY OF SANTA CRUZ DRIVEWAY

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2026000082
DRAWN BY: MG/RM
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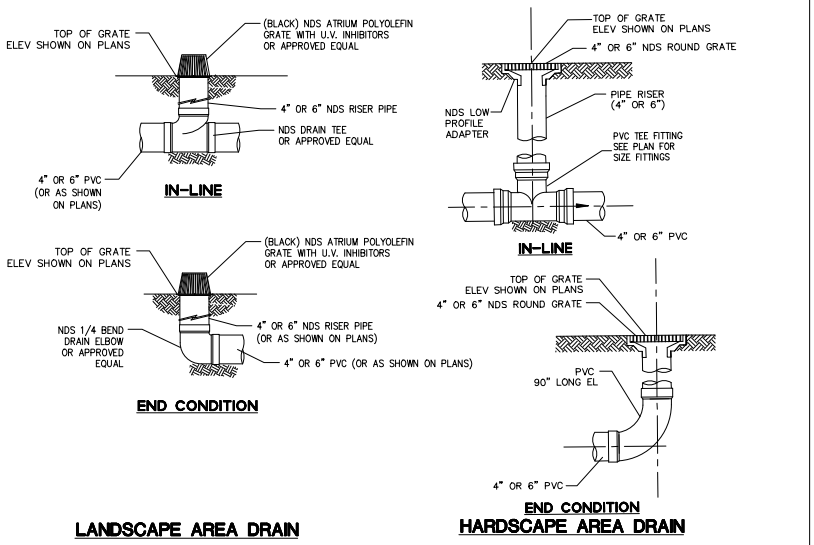
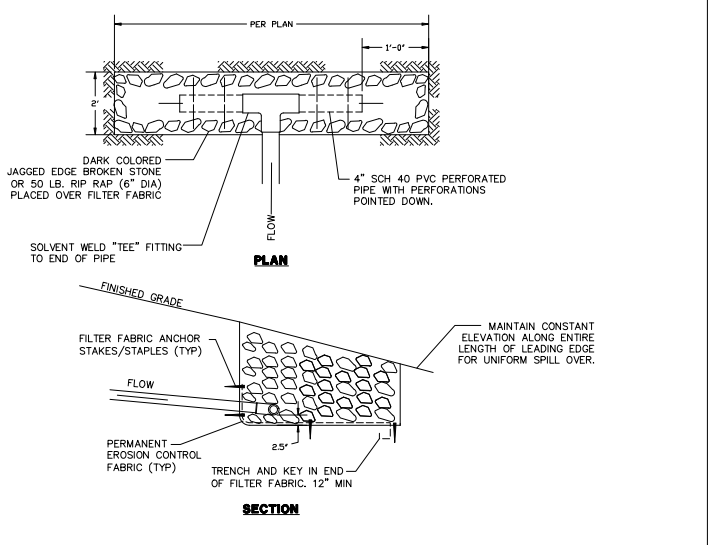
CONSTRUCTION DETAILS

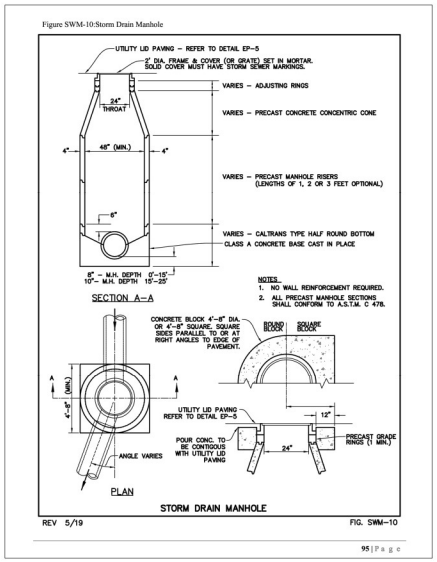
C8.4



42 STORM DRAIN AREA DRAIN

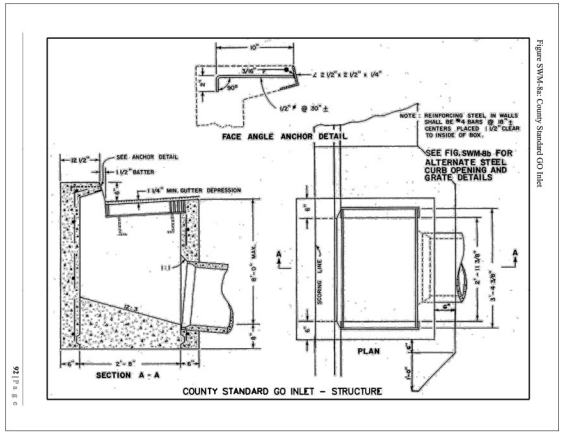


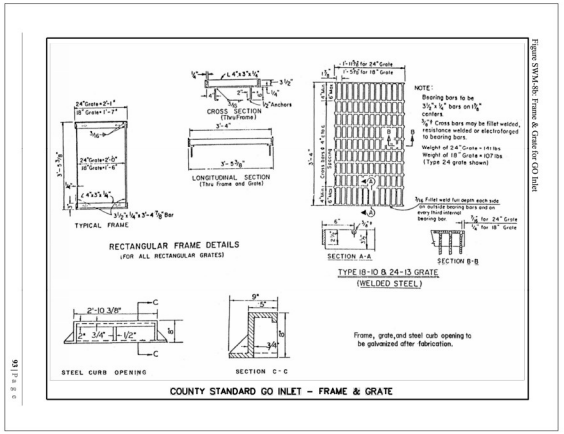
43 ROCK DISSIPATER



NTS

44 COUNTY OF SANTA CRUZ MANHOLE





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45 COUNTY OF SANTA CRUZ GO INLET

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DEVELOPMENT FOR:

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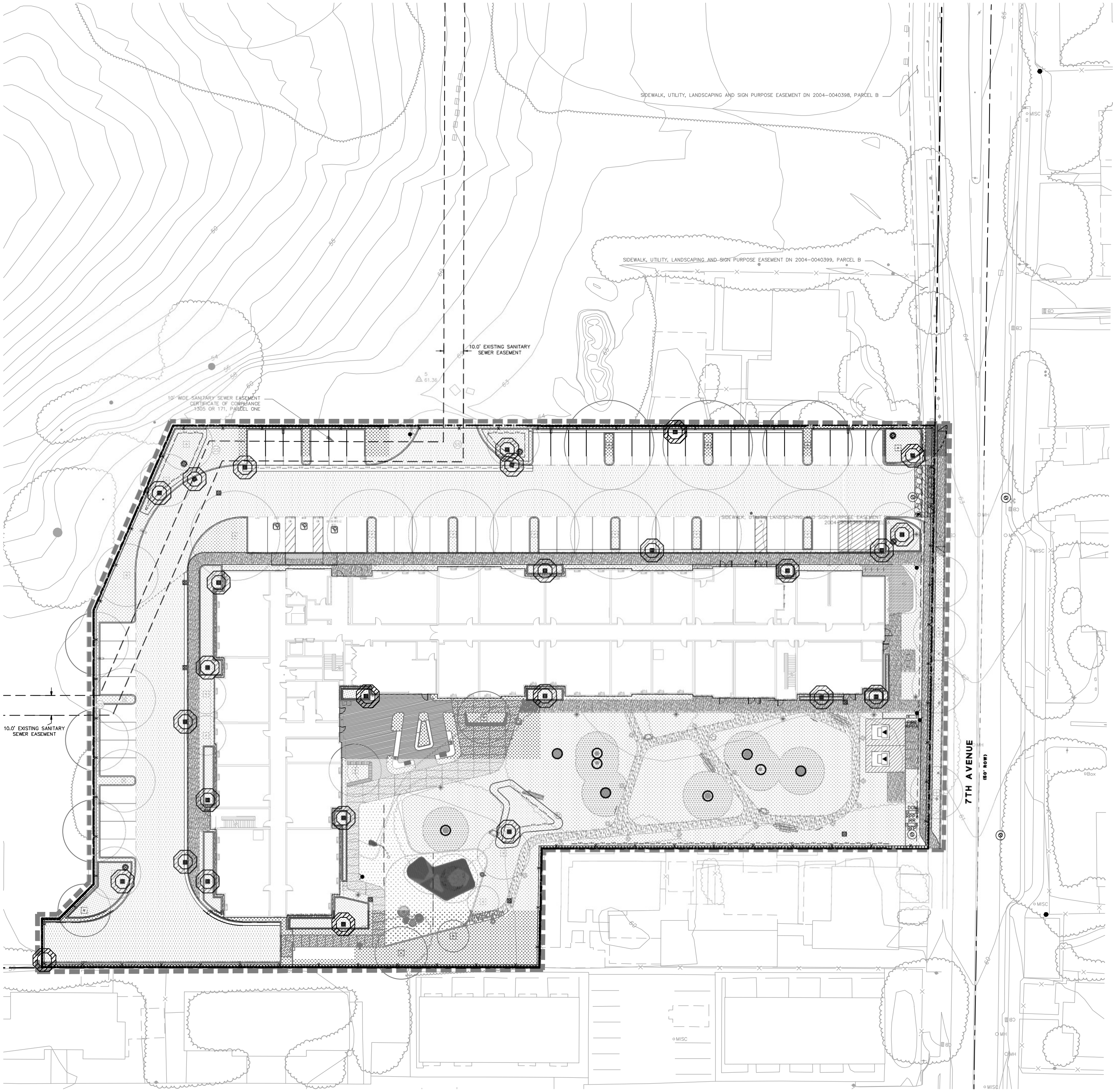
CONSTRUCTION DETAILS

C8.5



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- FIBER ROLL; SEE DETAIL 1 ON SHEET C9.1
- TEMPORARY 6' CONSTRUCTION FENCE SEE DETAIL 4 ON SHEET C9.1
- STORM DRAIN INLET PROTECTION, SEE DETAIL 3 ON SHEET C9.1
- INLET PROTECTION, SEE DETAIL 2 ON SHEET C9.1
- STABLIZED CONSTRUCTION ENTRANCE/EXIT SEE DETAIL 5 ON SHEET C9.1
- ENTRANCE/EXIT TIRE WASH SEE DETAIL 5 ON SHEET C9.1
- BIOTREATMENT AREA
- PORTABLE TOILETS SEE DETAIL 9 SHEET C9.1 AND C9.2
- MATERIAL AND STOCKPILE AREA SEE SHEET C9.2
- EXISTING TREE TO BE PROTECTED

EROSION CONTROL NOTES

1. SHEET C8.0 & C8.1 ARE INTENDED TO BE USED FOR EROSION CONTROL ONLY.
2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED WITH ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURE MAINTENANCE THROUGHOUT THE DURATION OF THE PROJECT.
4. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATE OWNED AND MAINTAINED ROAD CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON LANDSCAPED SURFACES.
6. EROSION & SEDIMENT CONTROL BMPS, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT. MAKE NEEDED REPAIRS IMMEDIATELY.
7. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
8. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB). ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) – PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE COUNTY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE COUNTY WEBSITE AT: HTTPS://SCCOPLANNING.COM/PLANNINGHOME/ENVIRONMENTAL/EROSIONSTORMWATERPOLLUTIONCONTROL.ASPX
9. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
10. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
11. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB).
12. DURING PERIODS WHEN STORMS ARE FORECAST:
    a. EXCAVATED SOILS MAY NOT BE PLACED IN THE STREETS OR ON PAVED AREAS.
    b. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
    c. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS.
    d. USE INLET CONTROLS (E.G. FILTER MAT) FOR STORM DRAINS ADJACENT TO STOCKPILED SOIL.
    e. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
13. DURING PERIODS WHEN STORMS ARE NOT FORECAST –
    a. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
    b. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
14. THIS EROSION CONTROL PLAN IS FOR CONSTRUCTION YEAR ROUND. OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15 (BEFORE RAINY SEASON). IF THESE CONDITIONS ARE NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE PROJECT ENGINEER THAT REFLECTS CURRENT SITE CONDITIONS FOR REVIEW AND APPROVAL.
15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE MAINTAINED REPAIRED AND REPLACED AFTER EACH SIGNIFICANT RAINFALL OR AS DIRECTED BY THE COUNTY OF SANTA CRUZ AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB).
16. ALL DRAINAGE INLETS WITHIN AND NEAR THE PROJECT SITE SHALL BE PROVIDED WITH SEDIMENT TRAPS OR SEDIMENT BARRIERS AS PER THIS PLAN.
17. SEDIMENT DAMS AND TRAPS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED FROM THESE DEVICES WHEN IT HAS ACCUMULATED TO THREE-QUARTER OF THE ORIGINAL STORAGE HEIGHT
18. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB) BASED ON FIELD REVIEWS OF THE SITE.
19. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS SOON AS PRACTICAL AFTER THE DAMAGE OCCURS.
20. ALL EXPOSED DISTURBED SURFACES SHALL BE HYDROSEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET, OR APPROVED EQUAL. SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH. HYDROSEEDED AREAS SHALL THEN BE COVERED WITH STRAW MULCH AND STABILIZED BY CRIMPING OR THE APPLICATION OF A LIQUID TACKIFIER.
21. DURING GRADING OPERATIONS, THE SITE SHALL BE WATERED ON A DAILY BASIS WITH MINIMAL WATER AND NO RUNOFF TO STORM DRAIN SYSTEM TO MINIMIZE THE RELEASE OF DUST AND OTHER PARTICULATE MATTER.
22. EARTHWORK SHALL NOT BE PERFORMED DURING UNFAVORABLE CONDITIONS. AFTER INTERRUPTION OF WORK DUE TO HEAVY RAIN, THE ENGINEER SHALL APPROVE EARTHWORK BEFORE RESUMPTION OF EARTHMOVING OPERATIONS.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PUT IN PLACE THE NECESSARY MEANS AND EXECUTE PROPER METHODS TO PROTECT EARTHWORK AGAINST UNFAVORABLE WEATHER CONDITIONS. CONTRACTOR SHALL NOT BE PAID FOR ANY DELAY OR ADDITIONAL WORK TO REMEDY PREVIOUS EARTHWORK RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO PROTECT THE SITE.
24. SITE CONSTRUCTION ENTRANCE & EXIT: CHECK THE SIDEWALK AND STREET DAILY DURING THE DEMOLITION AND CONSTRUCTION PHASES FOR SOIL OR SEDIMENT DRAG-OUT, AND SWEEP IF NEEDED. ROUTINELY MAINTAIN THE CONSTRUCTION ENTRANCE/EXIT TO ENSURE IT REMAINS EFFECTIVE AT PREVENTING DRAG-OUT.
25. STORE OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE KEPT COVERED OR CLOSED, AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY CONTAINMENT.
26. DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
27. SOIL & MATERIAL STOCKPILES: SOIL AND MATERIALS STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN-ON, WHEN NOT IN USE, BY BMPS SUCH AS SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES AND COVERED WITH SHEETING OR TARPS. SOIL STOCKPILES SHOULD BE STORED ON A FLAT AREA. IF STORED ON AN AREA WITH A 10% SLOPE OR MORE, PLEASE ADD NOTE THAT SOIL SHALL BE HAULED OFFSITE AT END OF EACH THE DAY.
28. CONSTRUCTION ENTRANCE/EXIT: INSTALL THE STABILIZED CONSTRUCTION ENTRANCE/EXIT AT THE PROJECT'S COMMENCEMENT.
29. PORTA-POTTIES: DO NOT LOCATE PORTA-POTTIES ADJACENT TO WATERCOURSES OR STORM DRAIN INLETS.
30. DURING THE RAINY SEASON, ENSURE THAT SEDIMENT CONTROL MEASURES ARE IN PLACE AND EFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE.
31. STORM DRAIN INLET/CATCH BASIN PROTECTION: PLEASE USE FILTER FABRIC OR INSERTS FOR ANY ADJACENT STREET CATCH BASINS AND BMPS FOR ANY ONSITE INLETS. (SAND BAGS, GRAVEL BAGS AND STRAW WATTLES AROUND STORM DRAIN INLETS EXPOSED TO STREET TRAFFIC ARE NOT RECOMMENDED). IF USING FILTER FABRIC, MAY USE FILTREX 8" SOXX WITH MIRAFI 140N FABRIC (OR SIMILAR) UNDERNEATH THE GRATE. ENSURE FABRIC EXTENDS A MINIMUM OF 6-INCHES BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE AND SECURE PROPERLY. CONTRACTOR SHALL REMOVE FILTER FABRIC UPON PROJECT COMPLETION.
32. INSPECTIONS: PLEASE CONTACT (TBD), AT XXX-XXXX, FOR THE FOLLOWING INSPECTIONS:
    A. INSPECTIONS DURING INSTALLATION OF ANY REQUIRED STORM WATER LID (LOW IMPACT DEVELOPMENT) FEATURES AND BEST MANAGEMENT PRACTICES (BMPS) SUCH AS INSTALLATION OF PERMEABLE PAVERS, PERMEABLE PAVEMENT, BIO-SWALES, BIOTREATMENT AREAS AND RETENTION/INFILTRATION FACILITIES.
    B. INSPECTIONS DURING INSTALLATION OF ANY REQUIRED STORM WATER QUALITY TREATMENT UNITS SUCH AS BIO-PLANTERS, BIO-FILTRATION TREE UNITS, PERK FILTERS, CUDOS, STORM WATER FILTER UNITS, ETC.
    C. FINAL INSPECTION FOR STORM WATER ONCE THE WORK IS COMPLETED AS PART OF THE PERMIT "SIGN-OFF" PROCESS.ALL EXPOSED SOILS/DIRT SHALL BE PROTECTED BY MULCHING AND/OR SEEDING, IF NOT PERMANENTLY LANDSCAPED PER LANDSCAPING PLAN. ADDITIONALLY, ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS, SUCH AS FIBER ROLLS, WADDLES AND SILT FENCE SHALL BE REMOVED. THESE ITEMS SHALL BE COMPLETED PRIOR TO CALLING FOR FINAL INSPECTION OF THE PROJECT.

N

GRAPHIC SCALE
20 0 20 40

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Exhibit D

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REGISTERED PROFESSIONAL ENGINEER
RUBEN MENDOZA
PE 91597
CIVIL
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

72

DEVELOPMENT FOR:
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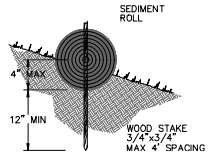
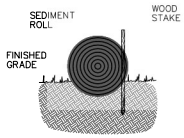
PRELIMINARY EROSION CONTROL PLAN

C9.0



ENTRENCHMENT DETAIL IN SLOPE AREA

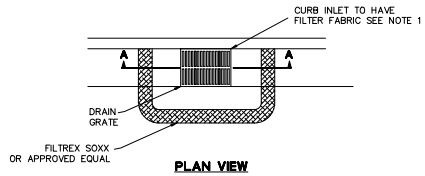


ENTRENCHMENT DETAIL IN FLAT AREA

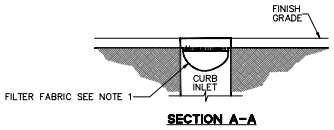
NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1 – FIBER ROLL
SCALE: NTS



PLAN VIEW

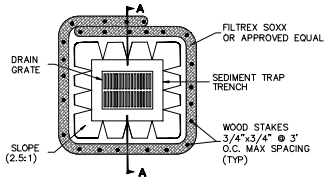


SECTION A-A

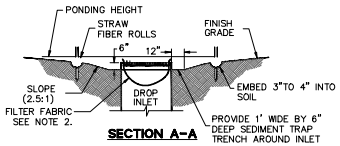
NOTE:

1. FILTER FABRIC TO BE MIRAFI 140N FABRIC OR APPROVED EQUAL.

2 – INLET PROTECTION (TYPE A)
SCALE: NTS



PLAN VIEW

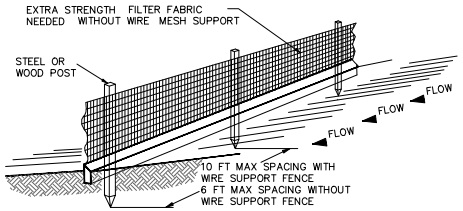


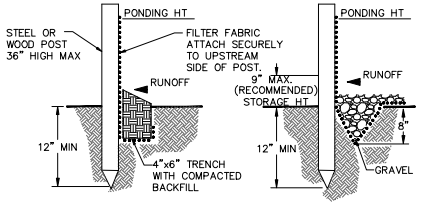
SECTION A-A

NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET.
2. FILTER FABRIC SHALL BE MIRAFI 140N FABRIC OR APPROVED EQUAL.

3 – INLET PROTECTION (TYPE B)
SCALE: NTS



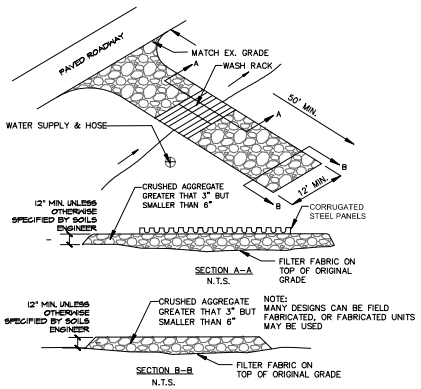


STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

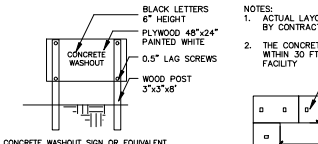
4 – SILT FENCE
NTS



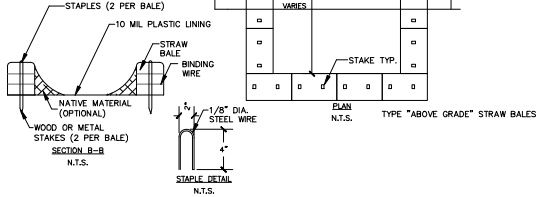
5 – ENTRANCE / OUTLET TIRE WASH
SCALE: NTS



6 – PORTABLE TOILET SECONDARY CONTAINMENT
SCALE: NTS



NOTES:
1. ACTUAL LAYOUT DETERMINED TO BE DETERMINE IN FIELD BY CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



7 – CONCRETE WASTE MANAGEMENT
SCALE: NTS

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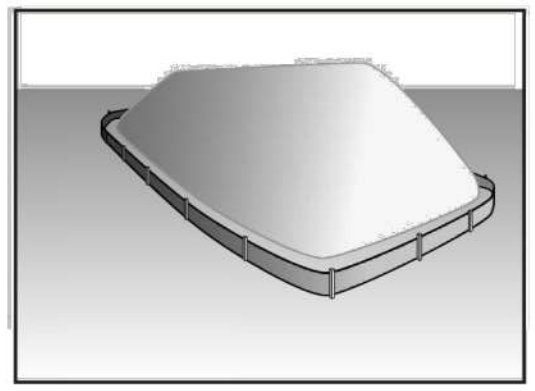
PRELIMINARY EROSION CONTROL DETAILS

C9.1

Stockpile Management WM-3



Treat Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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CASQA CALIFORNIA STORMWATER QUALITY ASSOCIATION

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

- On larger sites, a minimum of 50 ft separation from concentrated flows of stormwater, drainage courses, and inlets is recommended.
- After 14 days of inactivity, a stockpile is non-active and requires further protection described below. All stockpiles are required to be protected as non-active stockpiles immediately if they are not scheduled to be used within 14 days.
- Protect all stockpiles from stormwater run-on using temporary perimeter sediment barriers such as compost berms (SE-13), temporary silt dikes (SE-12), fiber rolls (SE-5), silt fences (SE-1), sandbags (SE-8), gravel bags (SE-6), or biofilter bags (SE-14). Refer to the individual fact sheet for each of these controls for installation information.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, Wind Erosion Control.
- Manage stockpiles of contaminated soil in accordance with WM-7, Contaminated Soil Management.
- Place bagged materials on pallets and under cover.
- Ensure that stockpile coverings are installed securely to protect from wind and rain.
- Some plastic covers withstand weather and sunlight better than others. Select cover materials or methods based on anticipated duration of use.

Protection of Non-Active Stockpiles

A stockpile is considered non-active if it either is not used for 14 days or if it is scheduled not to be used for 14 days or more. Stockpiles need to be protected immediately if they are not scheduled to be used within 14 days. Non-active stockpiles of the identified materials should be protected as follows:

Soil stockpiles

- Soil stockpiles should be covered or protected with soil stabilization measures and a temporary perimeter sediment barrier at all times.
- Temporary vegetation should be considered for topsoil piles that will be stockpiled for extended periods.

Stockpiles of Portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, or aggregate sub base

- Stockpiles should be covered and protected with a temporary perimeter sediment barrier at all times.

Stockpiles of "cold mix"

- Cold mix stockpiles should be placed on and covered with plastic sheeting or comparable material at all times and surrounded by a berm.

Stockpiles of fly ash, stucco, hydrated lime

- Stockpiles of materials that may raise the pH of runoff (i.e., basic materials) should be covered with plastic and surrounded by a berm.

Stockpiles/Storage of treated wood

- Treated wood should be covered with plastic sheeting or comparable material at all times and surrounded by a berm.

Protection of Active Stockpiles

A stockpile is active when it is being used or is scheduled to be used within 14 days of the previous use. Active stockpiles of the identified materials should be protected as follows:

- All stockpiles should be covered and protected with a temporary linear sediment barrier prior to the onset of precipitation.
- Stockpiles of "cold mix" and treated wood, and basic materials should be placed on and covered with plastic sheeting or comparable material and surrounded by a berm prior to the onset of precipitation.
- The downstream perimeter of an active stockpile should be protected with a linear sediment barrier or berm and runoff should be diverted around or away from the stockpile on the upstream perimeter.

Costs

For cost information associated with stockpile protection refer to the individual erosion or sediment control BMP fact sheet considered for implementation (For example, refer to SE-1 Silt Fence for installation of silt fence around the perimeter of a stockpile.)

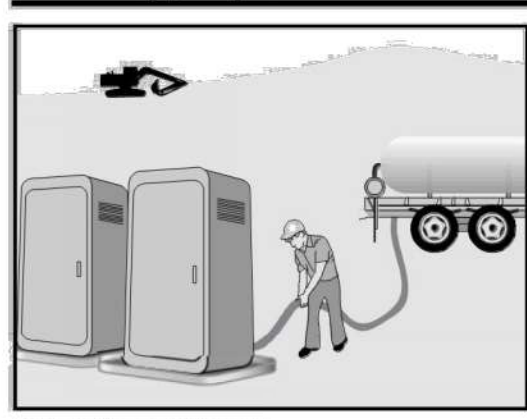
Inspection and Maintenance

- Stockpiles must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- It may be necessary to inspect stockpiles covered with plastic sheeting more frequently during certain conditions (for example, high winds or extreme heat).
- Repair and/or replace perimeter controls and covers as needed to keep them functioning properly.
- Sediment shall be removed when it reaches one-third of the barrier height.

References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Sanitary/Septic Waste Management WM-9



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

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CASQA CALIFORNIA STORMWATER QUALITY ASSOCIATION

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

- Temporary sanitary facilities must be equipped with containment to prevent discharge of pollutants to the stormwater drainage system of the receiving water.
- Consider safety as well as environmental implications before placing temporary sanitary facilities.
- Wastewater should not be discharged or buried within the project site.
- Sanitary and septic systems that discharge directly into sanitary sewer systems, where permissible, should comply with the local health agency, city, county, and sewer district requirements.
- Only reputable, licensed sanitary and septic waste haulers should be used.
- Sanitary facilities should be located in a convenient location.
- Temporary septic systems should treat wastes to appropriate levels before discharging.
- If using an onsite disposal system (OSDS), such as a septic system, local health agency requirements must be followed.
- Temporary sanitary facilities that discharge to the sanitary sewer system should be properly connected to avoid illicit discharges.
- Sanitary and septic facilities should be maintained in good working order by a licensed service.
- Regular waste collection by a licensed hauler should be arranged before facilities overflow.
- If a spill does occur from a temporary sanitary facility, follow federal, state and local regulations for containment and clean-up.

Education

- Educate employees, subcontractors, and suppliers on sanitary and septic waste storage and disposal procedures.
- Educate employees, subcontractors, and suppliers of potential dangers to humans and the environment from sanitary and septic wastes.
- Instruct employees, subcontractors, and suppliers in identification of sanitary and septic waste.
- Hold regular meetings to discuss and reinforce the use of sanitary facilities (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.

Costs

All of the above are low cost measures.

Inspection and Maintenance

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Arrange for regular waste collection.
- If high winds are expected, portable sanitary facilities must be secured with spikes or weighed down to prevent over turning.
- If spills or leaks from sanitary or septic facilities occur that are not contained and discharge from the site, non-visible sampling of site discharge may be required. Refer to the General Permit or to your project specific Construction Site Monitoring Plan to determine if and where sampling is required.

References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Stormwater Management for Construction Activities; Developing Pollution Prevention Plans and Best Management Practice, EPA 832-R-92005; USEPA, April 1992.

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Exhibit D

STAMP:

REGISTERED PROFESSIONAL ENGINEER RUBEN MENDOZA PE 91597 CIVIL STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

74

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE 8/28/2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	2026000082
DRAWN BY:	MG/RM
CHECKED BY:	RM

PRELIMINARY EROSION CONTROL DETAILS

C9.2

Sheet List Table

Sheet Number	Sheet Title
L0.00	LANDSCAPE NOTES AND LEGENDS
L0.01	LANDSCAPE NOTES AND LEGENDS
L0.02	LANDSCAPE NOTES AND LEGENDS
L0.03	LANDSCAPE IRRIGATION LEGEND
L0.04	OVERALL SITE PLAN
L0.05	TREE PROTECTION PLAN
L1.00	LANDSCAPE SHADE PARKING LOT CALCULATION
L2.00	LANDSCAPE MATERIALS PLAN
L2.01	LANDSCAPE MATERIALS PLAN
L3.00	LANDSCAPE DIMENSION PLAN
L3.01	LANDSCAPE DIMENSION PLAN
L4.00	LANDSCAPE IRRIGATION PLAN
L5.00	LANDSCAPE PLANTING PLAN
L6.00	LANDSCAPE CONSTRUCTION DETAILS
L6.01	LANDSCAPE CONSTRUCTION DETAILS
L6.02	LANDSCAPE CONSTRUCTION DETAILS
L6.03	LANDSCAPE CONSTRUCTION DETAILS
L6.04	LANDSCAPE CONSTRUCTION DETAILS
L6.05	LANDSCAPE CONSTRUCTION DETAILS
L6.06	LANDSCAPE CONSTRUCTION DETAILS
L6.07	LANDSCAPE CONSTRUCTION DETAILS
L7.00	LANDSCAPE IRRIGATION DETAILS
L7.01	LANDSCAPE IRRIGATION DETAILS
L8.00	LANDSCAPE PLANTING DETAILS

PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LSJ	LONGITUDINAL SHRINKAGE JOINT
AB	AGGREGATE BASE	MAX	MAXIMUM
AD	AREA DRAIN	MFR	MANUFACTURER
ARCH	ARCHITECT	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
B&B	BALL AND BURLAP	MM	MILLIMETERS
BC	BACK OF CURB	NIC	NOT IN CONTRACT
BF	BOTTOM OF FENCE	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BOR	BACK OF RAMP	OCEW	ON CENTER EACH WAY
BOS	BOTTOM OF SLOPE	OD	OUTSIDE DIAMETER
BR	BIKE RACK	OPP	OPPOSITE
BS	BOTTOM OF STEP (STAIR)	PA	PIPE ANCHOR
BSW	BACK OF SIDEWALK	PLA	PLANTING AREA
BW	BOTTOM OF WALL	PED	PEDESTAL
CAL	CALIPER	PDSN	PEDESTRIAN
CB	CATCH BASIN OR CEMENT BASE	PERF	PERFORATED
CH	CHANNEL OR CHILLER	PIP	POURED-IN-PLACE
CHD	CONCRETE HEADER	POC	POINT OF CONNECTION
CIP	CAST-IN-PLACE	PT	POINT OF TANGENCY
CJ	CONTROL JOINT	R	RADIUS
CL	CENTER LINE	RB	ROOT BARRIER
CLR	CLEARANCE	RGB	ROUNDED GRADE BREAK
CMU	CONCRETE MASONRY UNIT	RIM	RIM ELEVATION
CO	CLEAN OUT	ROW	RIGHT OF WAY
COJ	CONSTRUCTION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SB	SPLASH BLOCK
CONT	CONTINUOUS	SBSD	SEE BUILDING STRUCTURAL DRAWINGS
CP	CENTER POINT	SCD	SEE CIVIL DRAWINGS
CTR	CENTER	SD	STORM DRAIN
D/B	DESIGN/BUILD	SED	SEE ELECTRICAL DRAWINGS
DI	DRAIN INLET	SG	SUBGRADE
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SHP	SWALE FLOWLINE HIGH POINT
DN	DOWN	SIM	SIMILAR
EA	EACH	SJ	SCORE JOINT
EF	EACH FACE	SLD	SEE LIGHTING DRAWINGS
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
EJS	EXPANSION JOINT W/ SEALANT	SSL	STRAIGHT SLOPE
EL	ELEVATION	SSD	SEE STRUCTURAL DRAWINGS
ENGR	ENGINEER	SSGD	SEE SIGN DRAWINGS
EP	EDGE OF PAVEMENT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EQ	EQUAL	TBD	TO BE DETERMINED
EW	EACH WAY	TD	TOP OF DRAIN
(E)	EXISTING	TOC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TOR	TOP OF RAMP
FFE	FINISHED FLOOR ELEVATION	TPTL	TREE PLANTING TRENCH LIMIT
FG	FINISHED GRADE	TOBR	TOP OF BERM
FH	FIRE HYDRANT	TOF	TOP OF FENCE
FL	FLOW LINE	TOFG	TOP OF FOOTING
FOW	FACE OF WALL	TOFN	TOP OF FOUNDATION
FS	FINISHED SURFACE	T&B	TOP AND BOTTOM
GC	GENERAL CONTRACTOR	TOP	TOP OF POST
GB	GRADE BREAK	TOS	TOP OF SLOPE
GJ	GROUT JOINT	TS	TOP OF STEP (STAIR)
H	HANDICAP PARKING STALL	TSS	TOP OF STRUCTURAL SLAB
HC	HANDICAP	TW	TOP OF WALL
HDR	HEADER	TWL	TREE WELL
HH	HANDHOLE	TYP	TYPICAL
HP	HIGH POINT	UFC	UNIFORM FIRE CODE
HV	HOSE VALVE	VEH	VEHICULAR
HVP	HANDICAP VAN PARKING STALL	WPM	WATER PROOF MEMBRANE
ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC
IE	INVERT ELEVATION		
INV	INVERTED		
LOW	LIMIT OF WORK		
LPT	LOW POINT		

GENERAL LANDSCAPE PROJECT NOTES

1. ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING LOCATIONS OF FIBER OPTIC LINES, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS. OBTAIN COPIES OF UTILITY PLANS FROM OWNERS ARCHIVES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POTHOLE AS NEEDED TO IDENTIFY OBJECTS.
5. FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
6. PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
7. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
8. CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
9. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
10. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
11. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, AND GUTTERS.
12. REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
13. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS.
14. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
15. STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
16. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
18. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
19. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
21. ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTH OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, SEE SPEC. SECTIONS 32-93-00, PLANTING.
23. KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

LANDSCAPE MATERIAL & DIMENSION NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. SIDEWALKS & ACCESS RAMPS WITHIN CITY RIGHT OF WAY SHALL BE INSTALLED ACCORDING TO SANTA CRUZ COUNTY DESIGN STANDARDS.
3. DIMENSIONS ARE MEASURED TO FACE OF BLDG., FACE OF CURB, EDGE OF PAVING, FACE OF HEADER, CENTERLINE OF POST, CENTERLINE OF FIXTURE, CENTERLINE OF COLUMN/BLDG. GRIDLINE, CENTERLINE OF PAVING BAND, OR CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.
4. STAKE LOCATION OF LANDSCAPE ELEMENTS INCLUDING PAVING, BENCHES, POTS, ETC. FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SPACING OF SCORE MARKS EQUALS WIDTH OF WALK, EXCEPT WHERE DRAWN OTHERWISE. ALIGN WITH OBVIOUS PAVING EDGES, AND PERPENDICULAR TO EDGE OF CURVED WALKWAYS UNLESS SHOWN OTHERWISE.
6. PROVIDE EXPANSION JOINTS WITH SEALANT WHERE CONCRETE PAVING MEETS EXISTING PAVING WHETHER SHOWN ON PLAN OR NOT. AT NEW CONCRETE PAVING, SPACING OF EXPANSION JOINTS IS TYPICALLY 20' MIN. O.C., OR WHERE SHOWN. REFER TO SPECIFICATIONS. PROVIDE DOWELS INTO BACK OF CURB, FACE OF WALL, BOTTOM OF STAIRS, ETC. TO PREVENT DIFFERENTIAL SETTLEMENT AS SHOWN ON DETAILS.
7. ALL CURVES SHALL BE CONSTRUCTED SMOOTH AND TANGENT WITH OTHER CURVES OR STRAIGHT LINES WHEREVER POSSIBLE. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO ABRUPT CHANGES.
8. LIGHTING SHOWN FOR POSITION ONLY, REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, INSTALLATION AND LIGHTING REQUIREMENTS.
9. SET LIGHT POLE BASES 1-1/2" ABOVE FINISH GRADE TO ALLOW INSTALLATION OF MULCH. TOP OF LIGHT POLE BASES SHALL BE FLUSH W/ SIDEWALK FINISH GRADE. REFER TO DETAIL #6, SHEET L600.3 FOR RELATIONSHIP BETWEEN TOP OF LIGHTPOLE BASES TO FINISH GRADE.
10. REFER TO LANDSCAPE LEGENDS & SPECIFICATIONS FOR ALL PAVEMENT TYPES & FINISHES.
11. REFER TO LANDSCAPE LEGENDS & SPECIFICATIONS FOR FURNISHINGS
12. ALL WALKWAYS AND HARDSCAPE AREAS SHALL HAVE A MINIMUM SLOPE OF 1%, MAXIMUM SLOPE OF 5%, AND MAXIMUM CROSS SLOPE OF 2%. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.

PREINSTALLATION MEETING REQUIREMENTS

1. THE FOLLOWING PREINSTALLATION MEETINGS SHALL TAKE PLACE AT THE SITE DURING THE CONSTRUCTION PROCESS PRIOR TO INSTALLATION.
2. IN ADDITION TO SCHEDULING THE MEETINGS BELOW, THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW THE REQUIREMENTS OF THE LANDSCAPE SPECIFICATIONS AND DRAWINGS AS PART OF THIS CONTRACT.
   A. MEETING 1: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 1 WEEK PRIOR TO THE COMPLETION OF SITE ROUGH GRADING AND DRAINAGE INSTALLATION TO SCHEDULE AN INSPECTION. THE PURPOSE OF THE MEETING WILL BE TO REVIEW THE ROUGH GRADING OF THE SITE AND INSTALLATION OF ANY LANDSCAPE RELATED DRAINS AS THEY RELATE TO THE LANDSCAPE SCOPE OF WORK AND CONSTRUCTION DOCUMENTS.
   B. MEETING 2: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 1 WEEK PRIOR TO THE COMPLETION OF STAKING ALL HARDSCAPE ELEMENTS INCLUDING PAVING EDGES, BANDS, WALLS, STRUCTURE LOCATIONS, POSTS AND ANY ADDITIONAL IMPORTANT SITE ELEMENTS TO SCHEDULE AN INSPECTION. THE PURPOSE OF THE MEETING WILL BE TO REVIEW THE STAKING OF LANDSCAPE ELEMENTS IN RELATION TO THE CONSTRUCTION DOCUMENTS.
   C. MEETING 3: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 1 WEEK PRIOR TO CONCRETE BEING POURED AND AFTER FORMS HAVE BEEN INSTALLED TO SCHEDULE AN INSPECTION. THE LANDSCAPE ARCHITECT WILL REVIEW FORM HEIGHTS IN RELATION TO PAVING GRADES, WALL FORMS, ALIGNMENTS AND INTERSECTIONS AS IT RELATES TO THE LANDSCAPE SCOPE OF WORK AND CONSTRUCTION DOCUMENTS. IN ADDITION, ALL PAVING AND WALL MOCK UPS WILL BE REVIEWED AT THIS MEETING.
   D. MEETING 4: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 1 WEEK PRIOR TO SAFETY SURFACE INSTALLATION FOR INSPECTION TO REVIEW THE LAYOUT AND GEOMETRIES AS THEY RELATE TO THE CONSTRUCTION DOCUMENTS. IN ADDITION, ALL SAFETY SURFACE MOCK UPS WILL BE REVIEWED AT THIS MEETING.
   E. MEETING 5: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 1 WEEK PRIOR TO COMPLETION OF THE IRRIGATION SYSTEM TO SCHEDULE AN INSPECTION TO REVIEW LOCATIONS OF IRRIGATION VALVE BOX LOCATIONS.
   F. MEETING 6: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 1 WEEK PRIOR TO THE ARRIVAL OF PLANTING MATERIAL TO SCHEDULE AN INSPECTION. THE PURPOSE OF THE MEETING WILL BE TO REVIEW THE FINISH PLANTING SOIL CONDITION, REVIEW PLANT QUALITY AND TO ESTABLISH CRITICAL LAYOUT OF PLANTING PATTERNS.
   G. MEETING 7 (PUNCH WALK): THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 2 WEEKS PRIOR TO THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE PROJECT. THE PURPOSE OF THE PROJECT WILL BE TO REVIEW THE OVERALL COMPLETION OF THE PROJECT AND REVIEW INCOMPLETE
   H. MEETING 8 (BACK CHECK OF PUNCH ITEMS AND SIGN OFF): THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 2 WEEKS PRIOR TO THE COMPLETION OF THE LANDSCAPE PUNCH ITEMS TO SCHEDULE A FINAL REVIEW OF PUNCH ITEMS IN ANTICIPATION OF SIGN OFF BY THE LANDSCAPE ARCHITECT. IF THE PUNCH ITEMS ARE NOT COMPLETED BY THE SCHEDULED MEETING DATE THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN ADVANCE OF THE MEETING TO RESCHEDULE.

CAL GREEN NOTES

1. THIS LANDSCAPE PROJECT AREA COMPLIES WITH CAL GREEN SECTION 5.304 OUTDOOR WATER USE
2. THIS LANDSCAPE PROJECT AREA COMPLIES WITH CAL GREEN SECTION A5.304.4 POTABLE WATER REDUCTION
3. THIS LANDSCAPE PROJECT AREA COMPLIES WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

I AGREE TO COMPLY WITH THE LANDSCAPING REQUIREMENTS IN CHAPTER SCCC 13.13. WATER EFFICIENT LANDSCAPE ORDINANCE.

SIGNATURE   06/26/26 DATE

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LANDSCAPE ARCHITECT

Exhibit D

STAMP:

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CITY STAMP:

REGISTERED LANDSCAPE ARCHITECT — TODD S. LANSING — 5698 — 09/30/27 — 08/26/26 — STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

75

A DEVELOPMENT IN PARTNERSHIP WITH:
COMMUNITY HOUSINGWORKS (CHW)

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DRAWN BY: RP
CHECKED BY: TL

LANDSCAPE NOTES AND LEGENDS

L0.00

LANDSCAPE GRADING LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	LIMIT OF GRADING LINE	
88	EXISTING CONTOUR	
88	PROPOSED CONTOUR	
XXX.XX	EXISTING ELEVATION	
FG. XXX.XX	PROPOSED ELEVATION	
FFE	FINISH FLOOR ELEVATION (S.A.D.)	
FG.	FINISH GRADE	
FG. XXX.XX	SLOPE	
	LANDSCAPE SWALE	
GB	GRADE BREAK	
RIDGE	RIDGE	
	FLUSH	
HP/+	HIGH POINT	
TW.	TOP OF WALL	
BW.	BOTTOM OF WALL	
TC.	TOP OF CURB	
BC.	BOTTOM OF CURB	
TR.	TOP OF RAMP	
BR.	BOTTOM OF RAMP	
SCD	SEE CIVIL DRAWINGS	
SAD.	SEE ARCHITECTURAL DRAWINGS	
(E), EX.	EXISTING	
INVERT	INVERT ELEVATION (SCD.)	
RIM.	RIM ELEVATION	
VIF.	VERIFY IN FIELD	
AD	LANDSCAPE AREA DRAIN, CONNECT TO STORM DRAIN SYSTEM . SCD.	
	X" FLEXIBLE PERFORATED DRAIN PIPE. S.C.D.	

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	BREAK LINE	
	EXISTING TREE TO REMAIN	
	EXISTING TREE REMOVAL	
SS	(E) SANITARY LINE	
SD	(E) STORM DRAIN LINE	
W	(E) WATER LINE	
	(E) WATER LINE	
G	(E) GAS LINE	
XX / XX	DETAIL CALLOUT	
XX / XX	ELEVATION INDICATOR	
XX / XX	SECTION / ELEVATION DETAIL	
	TREE, REFER TO PLANTING PLAN	

LANDSCAPE MATERIAL LEGEND

KEY	DESCRIPTION	MANUFACTURER	MODEL	COLOR/FINISH	MOCKUP	DETAIL# / SHEET #	SPEC SECTION	CONTACT INFORMATION
	ASPHALT	S.C.D.	S.C.D.	S.C.D.	YES	S.C.D.	S.C.D.	S.C.D.
	CONCRETE PAVING	-	-	**COLOR:** NONE **FINISH:** LIGHT BROOM FINISH	YES	1/L6.00	32 13 13 LANDSCAPE CONCRETE	-
	SPECIAL INTEGRAL CONCRETE	DAVIS COLOR/ DAYTON SUPERIOR	TOP CAST SURFACE RETARDER	**COLOR:** PEBBLE 641 **FINISH:** LIGHT BLUE	YES	1/L6.00	32 13 13 LANDSCAPE CONCRETE	DAVISCOLORS.COM 844-341-4780, DAYTONSUPERIOR.COM 888-905-7966
EJ	EXPANSION JOINT W/ SEALANT (EJS)	-	-	-	YES	2/L6.00	32 13 13 LANDSCAPE CONCRETE	-
SC	SCORE JOINT (SAWCUT)	-	-	-	YES	2/L6.00	32 13 13 LANDSCAPE CONCRETE	-
	STABILIZED DECOMPOSED GRAVEL PAVING	LYNGSO	SUNSET GOLD PATH FINES	GOLD & TAN	YES	4/L6.00	31 11 24 STABILIZED DECOMPOSED GRANITE PAVING	WWW.LYNGSOGARDEN.COM 650-364-1730
	PORCELAIN WOOD PAVERS	ATLAS CONCORDE	MEMORY OAK 8X39	CARAMEL	YES	5/L6.00	32 14 00 UNIT PAVING	WWW.ATLASCONCORDE.COM 615-661-7200
	TACTILE WARNING DOMES	S.C.D.	S.C.D.	S.C.D.	-	S.C.D.	S.C.D.	S.C.D.
MTL	METAL EDGE RESTRAINT/HEADER	PERMALOC	RESIN STOP AT DG PAVING BRICK BLOCK AT PAVERS	BLACK	-	3/L6.00	32 93 00 PLANTING	WWW.PERMALOC.COM 800-356-9660
	PLANTING AREA W/ MULCH	LYNGSO	FIR BARK - SMALL	NATURAL	-	-	32 93 00 PLANTING	WWW.LYNGSOGARDEN.COM 650-364-1730
	BIOTREATMENT PLANTING IN FLOW THROUGH PLANTERS	LYNGSO	3/8" CRUSHED YOSEMITE TAN	TAN	-	-	32 93 00 PLANTING	WWW.LYNGSOGARDEN. COM
	BARK MULCH ONLY (BENEATH EXISTING OAK TREES)	LYNGSO	FIR BARK - SMALL	NATURAL	-	-	32 93 00 PLANTING	WWW.LYNGSOGARDEN.COM 650-364-1730
	ARTIFICIAL PLAY TURF	SYNLAWN	SYNAUGUSTINE X47	-	YES	6/L6.03	32 18 16 PLAYGROUND PROTECTIVE SURFACING	WWW.SYNLAWN.COM
	PLAY SURFACING	TBD	TBD	TBD	YES	7/L6.00	32 18 16 PLAYGROUND PROTECTIVE SURFACING	TBD
	STORMWATER RETENTION BASIN	LYNGSO	NO FLOAT MULCH	NATURAL	-	5/L8.00	32 93 00 PLANTING	WWW.LYNGSOGARDEN. COM

LIGHTING LEGEND

KEY	DESCRIPTION	MODEL	MANUFACTURER	COLOR/FINISH	DETAIL# / SHEET #
E1	PARKING LOT LIGHT	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	TBD	7/L6.01 SIM.
E2	SINGLE COLUMN POST LIGHT	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	TBD	7/L6.01
E3	AREA POST LIGHT	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	TBD	7/L6.01
E4	BOLLARD LIGHT	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	TBD	8/L6.01
E5	CATENARY LIGHT	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	SEE ELECTRICAL ENGINEERS LIGHTING SCHEDULE	TBD	6/L6.01

SITE FURNISHING SCHEDULE

NOTE: SEE SPECIFICATIONS FOR PRODUCT AND INSTALLATION REQUIREMENTS

KEY	DESCRIPTION	MANUFACTURER	MODEL	COLOR/FINISH	MOCKUP	DETAIL# / SHEET #	SPEC SECTION	CONTACT INFORMATION
	BIKE RACK	SITE PIECES	MONOLINE DUO, ML-DUO26, EMBEDED	TBD	-	3/L6.01	32 33 00 SITE FURNISHINGS	WWW.SITEPIECES.COM
	BIKE RREPAIR STAND	DERO	FIXIT PLUS	GRAY	-	7/L6.02	32 33 00 SITE FURNISHINGS	HTTPS://WWW.DERO.COM/
	TABLE + CHAIR	LANDSCAPE FORMS	EVERYDAY CHAIR WITH ARMS	TBD	NA	NA	32 33 00 SITE FURNISHINGS	WWW.LANDSCAPEFORMS.COM
	CONCRETE SEATWALL	NA	TOP CAST SURFACE RETARDER	COLOR: NATURAL GREY	YES	1/L6.02	32 33 00 SITE FURNISHINGS	NA
	COMMUNITY TABLE	SITE PIECES	MONOLINE STAND-CMTTEXT-144	KEBONY SLATS METAL FRAME:TBD	-	3/L6.01	32 33 00 SITE FURNISHINGS	WWW.SITEPIECES.COM
T R	TRASH/RECYCLE UNIT	SITE PIECES	ML-LSLITTER	TBD	-	2/L6.01	32 33 00 SITE FURNISHINGS	WWW.SITEPIECES.COM
	CONCRETE BENCH WITH 'WOOD' TOPPER, BACKREST AND LED LIGHT STRIP	CONCRETE BENCH: WOOD: STEEL SUPPORT:	COLOR:NATURAL GREY, KEBONY 2X4 CLEAR, MILLED, POWDER COAT	NATURAL, POWDER COAT COLOR: DARK BRONZE	YES	2/L6.02	32 33 00 SITE FURNISHINGS	WWW.KEBONY.US
	6' TALL WOOD FENCE & ENTRY GATE	KEBONY	2X4 KEBONY CHARACTER	NA	YES	1 & 2/L6.03	32 31 19 FENCES AND GATES	WWW.KEBONY.US
	6' TALL WOOD FENCE	KEBONY	2X4 KEBONY CHARACTER	NA	YES	1 /L6.03	32 31 19 FENCES AND GATES	WWW.KEBONY.US
	BOULDER SEATING	LYNGSO	BEDFORD HILLS GRANITE BOULDERS	NATURAL, 2'X3'X3'	-	9/L6.00	32 93 00 PLANTING	WWW.LYNGSOGARDEN. COM
	INTERPRETIVE SIGNAGE	TO BE BY DESIGN BUILD CONTRACTOR	NA	NA	NA	5/L6.01	32 33 00 SITE FURNISHINGS	NA
	FALLEN LOGS	CUSTOM ARCHITECTURAL MILLWORK	TBD	NATURAL	-	-	32 33 00 SITE FURNISHINGS	WWW.BAYAREAREDWOOD.COM
	TIERED LOG BENCH	STREETLIFE	DRIFTER LINEAR STRUCTURES	MATERIAL: POWDER COATING - DARK BRONZE SEATING MATERIAL: UPCYCLED HARDWOOD	-	6/L6.02	32 33 00 SITE FURNISHINGS	WWW.STREETLIFE.COM
	TRELLIS	CUSTOM	NA	MARINE GRADE POWDER COAT FINISH, COLOR: WHITE. SUBMIT SAMPLES	-	1/L6.06	05 50 00 METAL FABRICATION	-
	OUTDOOR GAMING	QCP	PING PONG 3	TBD	MISSION WHITE	4/L6.01	32 33 00 SITE FURNISHINGS	WWW.QCP-CORP.COM
	COUNTER SEATING	COUNTER: CONCRETE COLLABORATIVE	COUNTER: PACIFICA LARGE STEEL FRAME WITH CONCRETE COUNTERTOP	CONCRETE COUNTER FINISH: ALABASTER MMC MEDIUM MARBLE FRAME FINISH: HIGH BUILD EPOXY PAINT OVER OUTDOOR RATED PRIMER OR EQUAL COLOR: DUSK, SUBMIT SAMPLES	-	1/L6.04	05 50 05 METAL FABRICATION & 06 10 65 ROUGH CARPENTRY	WWW.CONCRETE-COLLABORATIVE.COM
	PLAY STRUCTURE & EQUIPMENTS	MUSIC PLAY: BURKE PLAY STRUCTURE: BERLINER PLAY MOUND: CUSTOM	NUCLEUS NU-3730, BAM.01	TBD	-	1&2/#####, 1,2,,3,4 & 5 /L6.07	32 33 00 SITE FURNISHINGS	SPEC PLAY DAVID YOSSO 650.863.5006 DAVID@SPECPLAY.COM
	OUTDOOR KITCHEN W/ CONCRETE COUNTER + WATERFALL EDGE	CONCRETE COLLABORATIVE	PACIFICA LARGE	ALABASTER MMC MEDIUM MARBLE	YES	1/L6.05	04 20 00 UNIT MASONRY (FOR BBQ COUNTER STRUCTURE) & 32 33 00 SITE FURNISHINGS	WWW.CONCRETE-COLLABORATIVE.COM
	BBQ	ELECTRICHEF	32" DUAL BUILT-IN GRILL	RUBY	-			WWW.ELECTRI-CHEF.COM 800-442-7207
	BBQ ADA HANDLE	LYNX	LYNX ADA KIT	STAINLESS STEEL	-			WWW.LYNXGRILLS.COM/ 888-299-5969
	FACIA TILE	CONCRETE COLLABORATIVE	SOLANA 2" X 8"	TYPE: LICHEN	YES			WWW.CONCRETE-COLLABORATIVE.COM 855-268-0800
	ACCESS DOOR	ALFRESCO GRILLS	30" DOUBLE ACCESS DOOR - AXE-30	STAINLESS STEEL	-			WWW.ALFRESCOGRILLS.COM 888-383-8800

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ARCHITECTSFORA.COM

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www.creativelandscape.com
LANDSCAPE ARCHITECT

Exhibit D

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REGISTERED LANDSCAPE ARCHITECT TERRI L. TAU No. 5658 Renewal 09/30/2027 08/26/26 STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

76

A DEVELOPMENT IN PARTNERSHIP WITH:

COMMUNITY HOUSINGWORKS (CHW)

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08/26/2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	26-005
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE NOTES AND LEGENDS

L0.01

PLANTING LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
●	TREE PLANTING HOLE	4/L8.00
00 | XXX XXX / X GAL	PLANT CALLOUT	
FG.	FLAT GROWN	
GAL	GALLON SIZED PLANT	
BOX	BOXED SIZE TREE	
O.C.	ON CENTER SPACING	
TYP.	TYPICAL	

LANDSCAPE PLANTING NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OF ANY PLANT MATERIALS.
3. REFER TO SPECIFICATIONS FOR PLACEMENT OF TOPSOIL, SOIL AMENDMENTS, FERTILIZERS AND ADDITIONAL PLANTING INFORMATION.
4. A COPY OF THE NURSERY INVOICE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE TO VERIFY COMPLIANCE WITH DRAWINGS AND SPECS.
5. ALL PLANTS SHALL BE OF THE GENUS, SPECIES, VARIETY, CULTIVAR, AND SIZES AS SHOWN ON THE PLANS. UNDER NO CONDITION WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE
6. ALL PLANTS SHALL BE TRUE TO NAME, AND SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. IMPORT/ OR AMENDED TOPSOIL MEETING SPECIFICATIONS SHALL BE INSTALLED IN ALL ON GRADE PLANTING AREAS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT AS SPECIFIED, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE.
8. CALIPER OF TREES SHALL BE MEASURED 6" ABOVE FINISH GRADE.(if applicable)
9. PROVIDE 3" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS INCLUDING PLANTERS OVER STRUCTURE.
10. PROVIDE GRAVEL MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS INCLUDING PLANTERS OVER STRUCTURE. (if applicable)
11. PLANT TREES A MINIMUM OF 4'-0" FROM EDGE OF PAVING, UTILITY STRUCTURES, WALLS AND BUILDINGS UNLESS RESTRICTED BY SIZE OF PLANTER. NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS PRIOR TO PLANTING. (if applicable)
12. ALL TREES 36" BOX AND LARGER SHALL BE GUYED. REFER TO DETAILS. (if applicable)
13. ALL 15" GALLON AND 24" BOX SIZED TREES SHALL BE STAKED. REFER TO DETAILS. (if applicable)
14. ALL SHRUBS AND GROUNDCOVERS SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN.
15. ALL SHRUB AND GROUNDCOVER SPACING SHALL BE EITHER LINEAR OR TRIANGULAR UNLESS DRAWN OTHERWISE. REFER TO PLANS AND DETAILS FOR PATTERNS.
16. LIGHT WEIGHT SOIL MIX SHALL BE INSTALLED IN ALL OVER-STRUCTURE PLANTERS. SEE DETAILS AND SPECS. (if applicable)
17. WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
18. FOR DESCRIPTION OF PREFABRICATED PLANTERS SEE LANDSCAPE SPECIFICATIONS. (if applicable)
19. PROVIDE HEALTHY, VIGOROUS PLANTS TYPICAL OF THE SPECIES, FREE OF PESTS OR INJURIES.
20. ORIENT PLANTS IN PLANTERS SO THAT THEIR BEST APPEARANCE IS MOST VISIBLE.
21. VINES SHALL BE TRAINED TO SUPPORTING STRUCTURE, WALL OR FENCE AS INDICATED ON PLANS AND DETAILS. (if applicable)
22. FOR HYDROZONES, SEE IRRIGATION PLANS.
23. ALL PLANTING AREAS SCHEDULED TO RECEIVE HYDROSEED SHALL BE PREPPED AS OUTLINED IN THE SPECIFICATIONS OR AS REQUIRED BY THE SEED MANUFACTURER. VERIFY W/ OWNER'S REPRESENTATIVE. (if applicable)
24. ALL PROPOSED TREES SHALL BE PRUNED FOR STRUCTURAL SOUNDNESS AND THINNED TO REDUCE WIND SAIL AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE. (if applicable)
25. HYDROSEED MIX IS AVAILABLE FROM 'MANUFACTURER NAME',. (ADDRESS & PHONE NUMBER) (if applicable)
26. WHERE PROPOSED TREE ROOTBALL IS ADJACENT TO EXISTING PROTECTED UTILITY LINE, A TREE ROOT BARRIER IS REQUIRED. SEE DETAILS. (if applicable)
27. NOTE: REFER TO SPECIFICATION SECTION 32-93-00 PLANTING FOR NOTES ON CONTRACT GROWN/PRE-PURCHASE OF TREES BY OWNER. CONTRACTOR'S BID PRICE SHALL INCLUDE BALANCE OF CONTRACT GROW PRICE, FEES, TAXES, FREIGHT, ANY STORAGE FEES,TREE PLANTING HOLES, IMPORT TOP SOIL BACKFILLING WITH COMPOST AMENDMENT, IRRIGATION SYSTEM, SAWCUT ROOT BALL, STAKING OR GUYING, 60 DAY MAINTENANCE, 1 YEAR WARRANTY, ETC. TO PROVIDE COMPLETE INSTALLATION TO THE OWNER'S SATISFACTION. (if applicable)

LANDSCAPE TREE PROTECTION NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. PROTECT EXISTING TREES TO REMAIN. DO NOT DRIVE BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES TO REMAIN. PROVIDE TEMPORARY PROTECTION FENCING PER SPECIFICATION SECTION 32 96 00..
3. TREE PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE PLANS AND ESTABLISHED PRIOR TO ANY GRADING OR THE ARRIVAL OF CONSTRUCTION EQUIPMENT OR MATERIALS ON SITE. IT SHALL BE COMPRISED OF 6' HIGH CHAIN LINK FENCING MOUNTED ON 8' TALL, 2" DIA. GALVANIZED POSTS DRIVEN 24" INTO THE GROUND AND SPACED NO MORE THAN 10' APART. ONCE ESTABLISHED, THE FENCING MUST REMAIN UNDISTURBED AND BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL FINAL INSPECTION.
4. UNLESS OTHERWISE APPROVED, ALL CONSTRUCTION ACTIVITIES MUST BE CONDUCTED OUTSIDE THE DESIGNATED FENCED AREA EVEN AFTER FENCING HAS BEEN REMOVED. THESE ACTIVITIES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING: DEMOLITION, GRADING, TRENCHING, EQUIPMENT CLEANING, STOCKPILING AND DUMPING MATERIALS (INCLUDING SOIL FILL) AND EQUIPMENT/VEHICLE OPERATION AND PARKING.
5. TRENCHING TO INSTALL UTILITIES SHALL REMAIN OUTSIDE OF THE DRIPLINE OF ANY TREE. WITHIN DRIPLINES OF TREES, CONTRACTOR SHALL TUNNEL UNDER THE ROOTS AT THE NECESSARY DEPTH FOR THE UTILITY. MINIMUM DEPTH FOR TUNNELING SHALL BE 2' BELOW NATURAL GRADE. UTILITIES INCLUDE DRAINAGE AND IRRIGATION FOR LANDSCAPING.
6. ANY PRUNING OF TREES ON SITE MUST BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND ACCORDING TO ISA STANDARDS AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. EXISTING TREES LABELED TO BE REMOVED SHALL BE REMOVED AND ROOTS GROUND TO 3' DEPTH BELOW EX. GRADE AND HAULED OFFSITE. REFER TO LANDSCAPE DEMOLITION NOTES.
8. ALL EXISTING TREES TO REMAIN SHALL BE WATERED THROUGHOUT CONSTRUCTION AS PART OF THIS CONTRACT AND SHALL RECEIVE FERTILIZER PER THE PROJECT SPECIFICATIONS.
9. REFER TO SPECIFICATIONS FOR ALL EXISTING PLANTING TO REMAIN.
10. FOR SCOPE OF DEMOLITION, REFER TO LANDSCAPE DEMOLITION PLAN / OR CIVIL DRAWINGS (if applicable). ANY DISCREPANCIES BETWEEN THE SCOPE OF DEMOLITION AND THE PROPOSED DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
11. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL HOLD A MEETING WITH THE PROJECT TEAM TO REVIEW THE TREE PROTECTION PLAN, THE PROJECT ARBORIST REPORT WITH ALL SUBCONTRACTORS AND PROJECT DESIGN TEAM TO ENSURE THAT RECOMMENDATIONS, AS LAID OUT WITHIN THE PLANS AND SPECIFICATIONS ARE FOLLOWED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE	QTY
TREES								
	ARB MAR	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	36" BOX	AS SHOWN	L	25' H X 20' W	10
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	AS SHOWN	L	15' H X 15' W	4
	MEL QUI	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	36" BOX	AS SHOWN	L	25' H X 25' W	10
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	AS SHOWN	L	45' H X 45' W	12
	ULM PAR	ULMUS PARVIFOLIA	LACEBARK ELM	24" BOX	AS SHOWN	M	40' H X 30' H	5
BIORETENTION PLANTING								
	ACH MI2	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	2'-0"	L	2' H X 2' W	134
	CHO ELE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL.	5'-0"	L	4' H X 5' W	42
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.	4'-0"	L	3' H X 3' W	116
	JUN PAT	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL.	4'-0"	L	2' H X 2' W	475
	MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL.	4'-0"	VL	4' H X 4' W	35
PLANTING UNDERNEATH OAK TREE DRIPLINE								
	CLI DOU	CLINOPODIUM DOUGLASII	YERBA BUENA	5 GAL.	4'-0"	L	1.5' H X 4' W	99
	FES CA2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	2'-0"	L	2' H X 2' W	323
	HEU MAX	HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL.	2'-0"	L	1' H X 2' W	179
	IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	3'-0"	L	2' H X 2' W	233
	POL CAL	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY	5 GAL.	3'-0"	L	1.5' H X 3' W	92
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL.	4'-0"	L	2' H X 4' W	149
	SYM MOL	SYMPHORICARPOS MOLLIS	CREEPING SNOWBERRY	5 GAL.	4'-0"	L	2' H X 4' W	102
SHRUB, GRASSES & PERENNIALS								
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	2'-0"	L	2' H X 2' W	23
	ANI BRD	ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW	1 GAL.	3'-0"	L	4' H X 3' W	39
	ARC DEN	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL.	9'-0"	L	6' H X 7' W	5
	BAC PIL	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	6'-0"	L	2' H X 6' W	19
	BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL.	4'-0"	L	2' H X 2' W	285
	CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL.	2'-0"	L	1' H X 2' W	230
	CEA RAY	CEANOTHUS X 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	5 GAL.	12' -0"	L	12' H X 12' W	7
	EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	4'-0"	L	2' H X 4' W	8
	ERI GLA	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL.	2'-0"	L	1' H X 2' W	29
	ERI FAS	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL.	3'-0"	VL	2' H X 3' W	15
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	4" POT	1'-0"	VL	1" H X 1' W	95
	FRA CAL	FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL.	7'-0"	L	8' H X 7' W	13
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	7'-0"	L	12' H X 7' W	12
	HEU MA2	HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL.	3'-6"	L	2' H X 2' W	49
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	5 GAL.	3'-0"	L	3' H X 3' W	278
	MAH SOF	MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL.	4'-0"	L	3' H X 4' W	26
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	4'-0"	L	4' H X 4' W	166
	OLE LIT	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE	5 GAL.	5'-0"	L	5' H X 5' W	15
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL.	2'-6"	L	2.5' H X 2.5' W	43
	RHA CAL	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL.	5'-0"	L	4' H X 4' W	11
	RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	2 GAL.	7'-0"	L	7' H X 7' W	2
	ROM COU	ROMNEYA COULTERI	MATILIJA POPPY	1 GAL.	6'-0"	L	6' H X 6' W	4
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	4'-0"	L	1' H X 4' W	34
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL.	1'-0"	L	1' H X 1' W	19
	WES MOR	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL.	3'-0"	L	3' H X 3' W	28

PLANTING HOLE SCHEDULE

TREES	WIDTH	DEPTH
15 GALLON	3'-0" SQUARE	AS DETAILED
24" BOX	4'-0" SQUARE	AS DETAILED
36" BOX	6'-0" SQUARE	AS DETAILED
48" BOX	8'-0" SQUARE	AS DETAILED
60" BOX	10'-0" SQUARE	AS DETAILED
SHRUBS		
BAREROOT	12" ROUND	AS DETAILED
4" POT	12" ROUND	AS DETAILED
1 GALLON	1'-6" ROUND	AS DETAILED
5 GALLON	2'-0" ROUND	AS DETAILED

ARCHITECTS FORA

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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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LANDSCAPE ARCHITECT

Exhibit D

STAMP:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

CITY STAMP:

REGISTERED LANDSCAPE ARCHITECT — TODD S. LANSING — 5698 — 09/30/27 — 08/26/26 — STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

A DEVELOPMENT IN PARTNERSHIP WITH:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08/26/2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 26-005
DRAWN BY: RP
CHECKED BY: TL

LANDSCAPE NOTES AND LEGENDS

L0.02

IRRIGATION WATERING SCHEDULES

SUB-SURFACE DRIP IRRIGATION FOR LOW WATER-USE SHRUBS AND GROUNDCOVERS

SPRINKLER MANUFACTURER:	RAIN BIRD	LOCATION:	SANTA CRUZ, CALIFORNIA		
PRECIPITATION RATE (INCHES/HOUR):	1.01	EMITTER SPACING:	12" O.C.		
IRRIGATION SYSTEM EFFICIENCY:	0.81	EMITTER FLOW	0.9		
PLANT FACTOR:	0.30				
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES				

MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):	1.50	1.90	2.90	3.70	4.50	4.60	4.60	4.20	3.60	2.90	1.80	1.30	37.20
ETO PER MSIX (INCHES):	0.346	0.439	0.670	0.855	0.893	1.062	1.062	0.970	0.831	0.670	0.416	0.300	
APPLIED ETO PER MSIX (INCHES):	0.128	0.163	0.248	0.316	0.368	0.393	0.393	0.359	0.308	0.248	0.154	0.111	
MINUTES OF WATER PER WEEK: YEAR 1	5	6	10	13	15	16	16	14	12	10	6	4	
MINUTES OF WATER PER WEEK: YEAR 2	5	6	9	11	13	14	14	13	11	9	6	4	
DAYS PER WEEK: YEAR 1	1	1	2	2	3	3	3	3	2	2	1	1	
DAYS PER WEEK: YEAR 2	1	1	2	2	3	3	3	3	2	2	1	1	
MINUTES OF WATER PER DAY: YEAR 1	5	6	5	6	5	5	5	5	6	5	6	4	
MINUTES OF WATER PER DAY: YEAR 2	5	6	4	6	4	5	5	4	6	4	6	4	
CYCLES PER DAY: YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
CYCLES PER DAY: YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE: YEAR 1	5	6	5	6	5	5	5	5	6	5	6	4	
MINUTES PER CYCLE: YEAR 2	5	6	4	6	4	5	5	4	6	4	6	4	

SUB-SURFACE DRIP IRRIGATION FOR MODERATE WATER-USE SHRUBS

SPRINKLER MANUFACTURER:	RAIN BIRD	LOCATION:	SANTA CRUZ, CALIFORNIA		
PRECIPITATION RATE (INCHES/HOUR):	1.51	EMITTER SPACING:	12" O.C.		
IRRIGATION SYSTEM EFFICIENCY:	0.81	EMITTER FLOW	0.9		
PLANT FACTOR:	0.50				
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES				

MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):	1.50	1.90	2.90	3.70	4.50	4.60	4.60	4.20	3.60	2.90	1.80	1.30	37.20
ETO PER MSIX (INCHES):	0.346	0.439	0.670	0.855	0.893	1.062	1.062	0.970	0.831	0.670	0.416	0.300	
APPLIED ETO PER MSIX (INCHES):	0.214	0.271	0.413	0.527	0.613	0.656	0.656	0.599	0.513	0.413	0.257	0.185	
MINUTES OF WATER PER WEEK: YEAR 1	8	11	16	21	24	26	26	24	20	16	10	7	
MINUTES OF WATER PER WEEK: YEAR 2	8	10	15	19	22	23	23	21	18	15	9	7	
DAYS PER WEEK: YEAR 1	1	1	2	2	3	3	3	3	2	2	1	1	
DAYS PER WEEK: YEAR 2	1	1	2	2	3	3	3	3	2	2	1	1	
MINUTES OF WATER PER DAY: YEAR 1	8	11	8	10	8	9	9	8	10	8	10	7	
MINUTES OF WATER PER DAY: YEAR 2	8	10	7	9	7	8	8	7	9	7	9	7	
CYCLES PER DAY: YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
CYCLES PER DAY: YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE: YEAR 1	8	11	8	10	8	9	9	8	10	8	10	7	
MINUTES PER CYCLE: YEAR 2	8	10	7	9	7	8	8	7	9	7	9	7	

BUBBLER IRRIGATION FOR LOW WATER-USE TREES

SPRINKLER MANUFACTURER:	RAIN BIRD	LOCATION:	SANTA CRUZ, CALIFORNIA		
PRECIPITATION RATE (INCHES/HOUR):	1.50	HEAD SPACING:	VARIES		
IRRIGATION SYSTEM EFFICIENCY:	0.81	HEAD GPM:	0.25 GPM X 2		
PLANT FACTOR:	0.30				
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES				

MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):	1.50	1.90	2.90	3.70	4.50	4.60	4.60	4.20	3.60	2.90	1.80	1.30	37.20
ETO PER MSIX (INCHES):	0.346	0.439	0.670	0.855	0.893	1.062	1.062	0.970	0.831	0.670	0.416	0.300	
APPLIED ETO PER MSIX (INCHES):	0.128	0.163	0.248	0.316	0.368	0.393	0.393	0.359	0.308	0.248	0.154	0.111	
MINUTES OF WATER PER WEEK: YEAR 1	5	7	10	13	15	16	16	14	12	10	6	4	
MINUTES OF WATER PER WEEK: YEAR 2	5	6	9	11	13	14	14	13	11	9	6	4	
DAYS PER WEEK: YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
DAYS PER WEEK: YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES OF WATER PER DAY: YEAR 1	5	7	10	13	15	16	16	14	12	10	6	4	
MINUTES OF WATER PER DAY: YEAR 2	5	6	9	11	13	14	14	13	11	9	6	4	
CYCLES PER DAY: YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
CYCLES PER DAY: YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE: YEAR 1	5	7	10	13	15	16	16	14	12	10	6	4	
MINUTES PER CYCLE: YEAR 2	5	6	9	11	13	14	14	13	11	9	6	4	

NOTES:
THE CHARTS ARE INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATE APPROXIMATE RUN TIMES (IN MINUTES) FOR EACH ZONE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE FIGURES SHOWN IN THIS SCHEDULE ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT MAXIMUM IRRIGATION REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND SPACING. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, ETC.

WATER EFFICIENT LANDSCAPE WORKSHEET – WELO

Project Applicant: 7th & Brommer Affordable Housing

Project Address: 855, 901, & 905 7th Avenue, Santa Cruz Date: 08-26-2025 ETo[a] (in./year): 37.2

Maximum Applied Water Allowance (MAWA):

MAWA - Eto[a] x 0.62 x [ETAF x RLA + 1.0 x SLA] = 295,413 (Annual Gallons Allowed)

The maximum ETAF allowed in the MAWA equation must be equal to or below:
0.55 - for residential regular landscape areas (RLA)
0.45 - for non-residential regular landscape areas (RLA)
1.00 - for special landscape areas (SLA)

Estimated Total Water Use (ETWU) Table:

A	B	C	D	E	F
Hydrozone (Number, letter or other designation)	Plant Factor[b] "PF"	Irrigation Efficiency[c] "IE"	Evapotranspiration Adjustment Factor ETAF = PF/IE	Hydrozone Area (sq.ft.)	Estimated Water Use "EWU" = D x E x ETo[a] x 0.62 (gallons/year)
C-1	0.30	0.81	0.37	950	8,107
C-2	0.30	0.81	0.37	820	6,998
C-3	0.30	0.81	0.37	1,090	9,302
C-4	0.30	0.81	0.37	1,060	9,046
C-5	0.30	0.81	0.37	1,200	10,240
C-6	0.30	0.81	0.37	1,175	10,027
C-7	0.30	0.81	0.37	338	2,884
C-8	0.30	0.81	0.37	457	3,900
C-9	0.30	0.81	0.37	1,005	8,576
C-10	0.50	0.81	0.62	186	2,574
C-11	0.30	0.81	0.37	160	1,365
C-12	0.30	0.81	0.37	480	4,096
C-13	0.30	0.81	0.37	1,150	9,814
C-14	0.30	0.81	0.37	748	6,386
C-15	0.30	0.81	0.37	1,050	8,960
C-16	0.30	0.81	0.37	96	819
C-17	0.30	0.81	0.37	1,190	10,155
C-18	0.30	0.81	0.37	598	5,018
C-19	0.30	0.81	0.37	350	2,987
C-20	0.30	0.81	0.37	394	3,362
C-21	0.30	0.81	0.37	428	3,652
C-22	0.30	0.81	0.37	578	4,907
C-23	0.30	0.81	0.37	638	5,427
C-24	0.30	0.81	0.37	192	1,638
C-25	0.30	0.81	0.37	438	3,712
C-26	0.30	0.81	0.37	638	5,444
C-27	0.50	0.81	0.62	445	6,363
C-28	0.30	0.81	0.37	352	3,004
C-29	0.30	0.81	0.37	823	7,023
C-30	0.30	0.81	0.37	510	4,352
C-31	0.30	0.81	0.37	156	1,331
C-32	0.30	0.81	0.37	691	5,897
C-33	0.30	0.81	0.37	192	1,638
C-34	0.30	0.81	0.37	414	3,533
C-35	0.30	0.81	0.37	103	879
C-36	0.30	0.81	0.37	523	4,463
C-37	0.30	0.81	0.37	610	5,206
C-38	0.30	0.81	0.37	96	819
C-39	0.30	0.81	0.37	920	7,851
C-40	0.30	0.81	0.37	70	597
				(A)	
			Totals	23,281	202,336

[a] Annual Eto from nearest City

[b] Plant Factor from WUCOLS:
Very Low = -less than 0.1
Low = 0.1 - 0.3
Moderate = 0.4 - 0.6
High = 0.7 - 1.0

[c] Average Irrigation System Efficiency: (IE)
Overhead Irrigation = 0.75
Drip Irrigation = 0.81

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

7. IRRIGATION DEMAND WILL RANGE BETWEEN 2 GPM AND 20 GPM AT 55 PSI STATIC PRESSURE AFTER THE PRESSURE REDUCING VALVE. ACTUAL PRESSURE IN THE STREET MAIN IS 100 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

10. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRISTINE HAWKINS 650-298-5308) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.

11. CONTROLLER PROGRAMMING:
A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF 20 GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.

12. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC #73540) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

13. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE (PAIGE ELECTRIC P7162D-A, SIZE #16. NO SPLICES ALLOWED.

14. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.

15. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC. ONE REMOTE CONTROL VALVE PER BOX, NO EXCEPTIONS.

17. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

18. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

19. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

20. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.

21. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

23. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
B. PERFORM TESTING AT HIS OWN EXPENSE.
C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

25. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

26. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

27. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

28. RECORD DRAWINGS:
A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

29. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

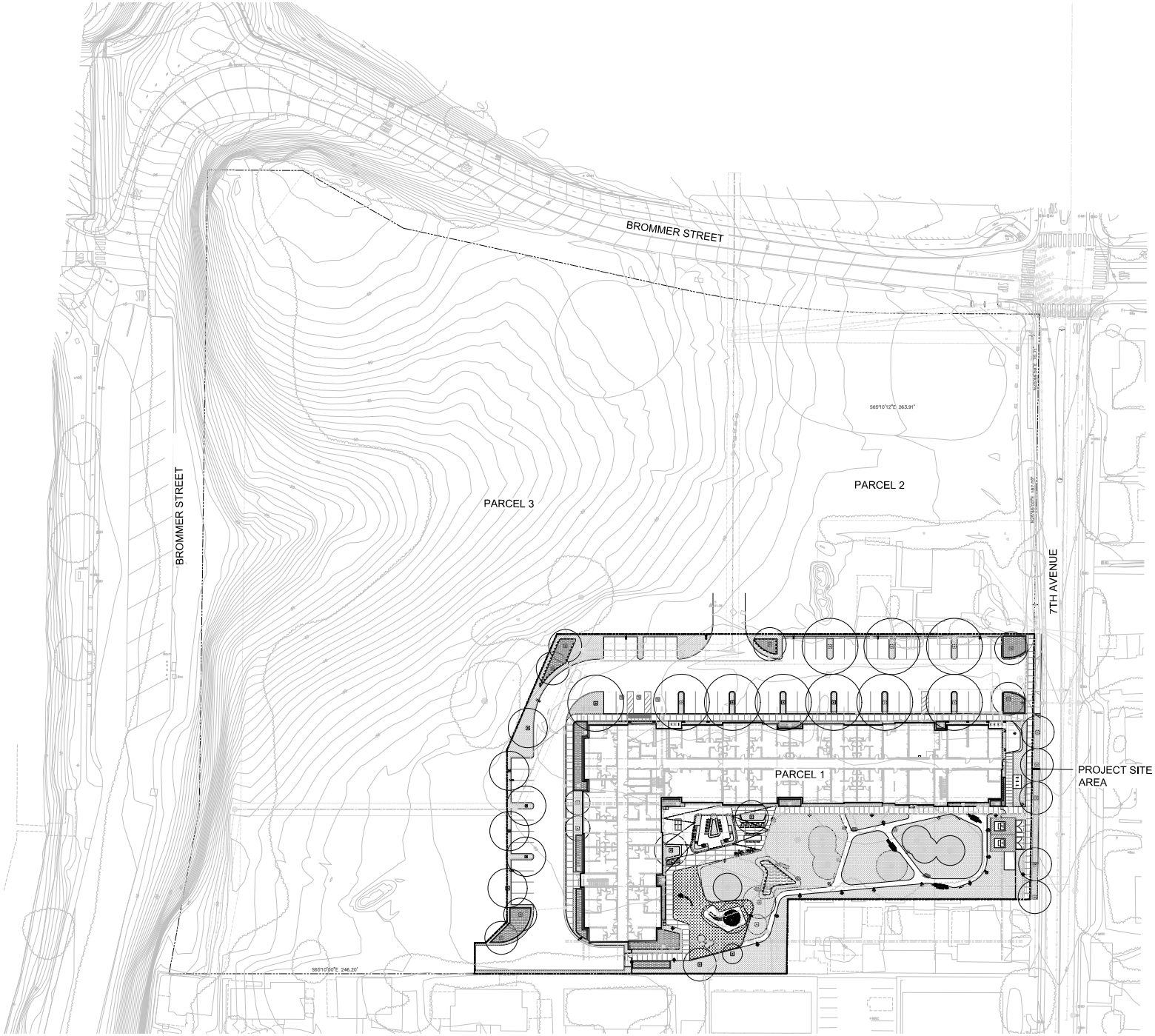
30. WARRANTY:
A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

31. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

32. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
▪	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
⚠	LT-0750-S	FLUSH VALVE (SEE DETAIL) – KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP)
⊞	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
⊙	OPERIND – (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
Ⓢ	3200-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
◩	FSI-T10-001-1" / P7162D-A	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR / PAIGE SHIELDED COMMUNICATION CABLE
◉	100-PESB-1" / LT-T	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
◉	XCZ-100-PRB-COM (1 GPM TO 15 GPM)	RAIN BIRD CONTROL ZONE KIT – PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
◉	XCZ-150-LCS / LT-T (16 GPM TO 40 GPM)	RAIN BIRD CONTROL ZONE KIT – 1½" PESB VALVE, 1½" PRESSURE REGULATOR (40 PSI), 1½" SCREEN FILTER (120 MESH) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
◆	33DRC	RAIN BIRD QUICK COUPLING VALVE
⋈	T-113-LF	NIBCO GATE VALVE – LEAD FREE (LINE SIZE)
◪	600XL-1"	ZURN PRESSURE REDUCING VALVE (LEAD FREE)
◪	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
▽	182199C	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
ⓜ	CAB-HUI-75 / HSSE / UPP / FAN / GTFS-100P / P7162D-A / ICD-100 / P7354D	SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A TOP OPENING STAINLESS STEEL STRONG BOX ENCLOSURE WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, PAIGE SENSOR CABLE (P7162D-A), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ALL EARTH GROUNDING EQUIPMENT, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND SOLAR SYNC SENSOR ASSEMBLY. CONTACT KYRSTIE RHEA, SITE ONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925-549-3123) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRISTINE HAWKINS, HUNTER INDUSTRIES, (650-288-5308) WITH QUESTIONS REGARDING THE TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS.
		PRECIPITATION R



SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.01 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1"=30'-0"

0' 15' 30' 60'

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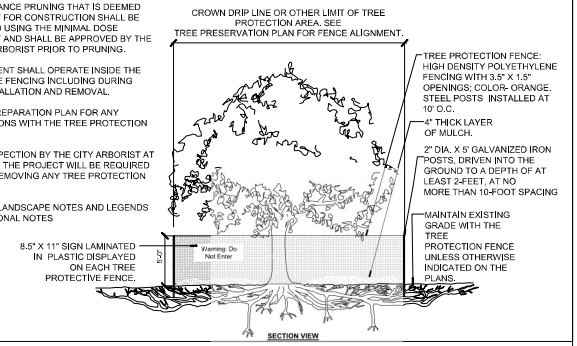
OVERALL SITE PLAN

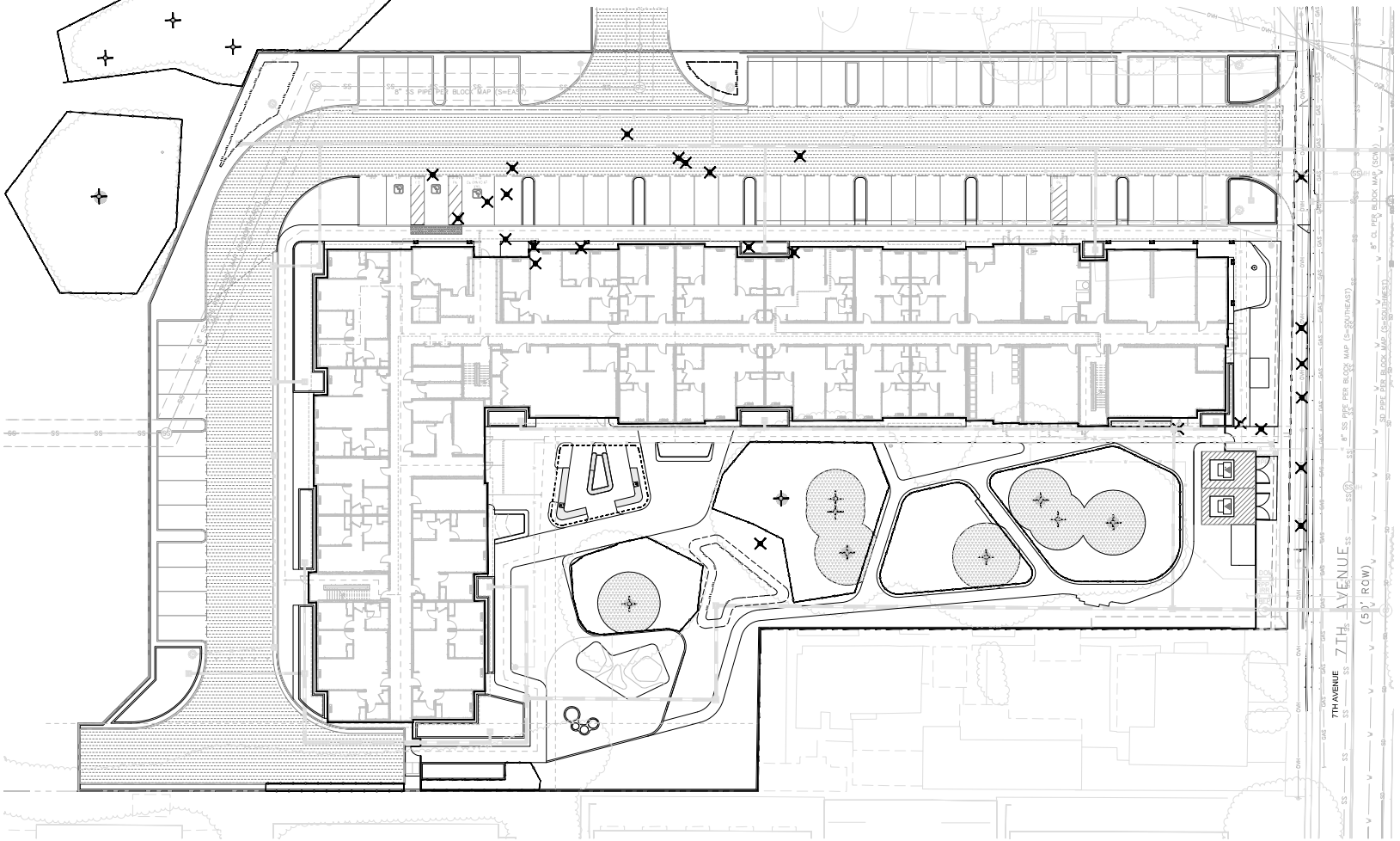
L0.04

NOTES:
1. ANY CLEARANCE PRUNING THAT IS DEEMED NECESSARY FOR CONSTRUCTION SHALL BE COMPLETED USING THE MINIMAL DOSE NECESSARY AND SHALL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO PRUNING.
2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
3. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
4. A FINAL INSPECTION BY THE CITY ARBORIST AT THE END OF THE PROJECT WILL BE REQUIRED PRIOR TO REMOVING ANY TREE PROTECTION FENCING
5. SEE L0.00 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL NOTES



1 TREE PROTECTION NTS

TREE PROTECTION PLAN LEGEND	
KEY	DESCRIPTION
	TEMPORARY TREE PROTECTION ZONE FENCE
	EXISTING TREE TO REMAIN = 9 TREES (WITHIN THE PROPERTY LINE AND 5 TREES NEAR THE NW CORNER TO RECEIVE PROTECTION FENCING)
	EXISTING TREE TO BE REMOVED = 26 TREES
	NEW TREES TO BE PLANTED = 41 SEE PLANTING PLANS FOR LOCATIONS



SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.01 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1/16"=1'-0"
0' 8' 16' 32'

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TREE PROTECTION PLAN

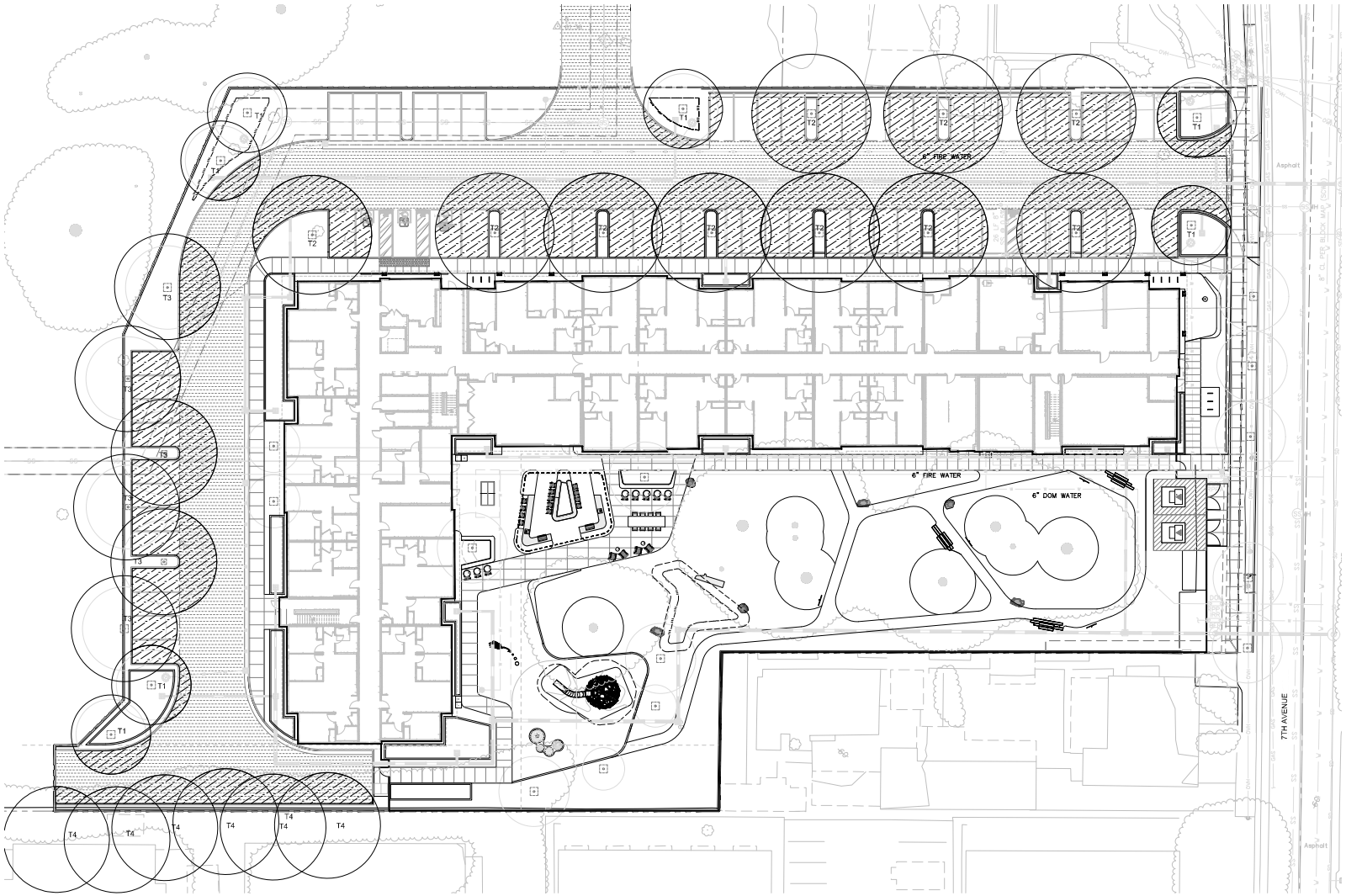
L0.05

PROPOSED SHADE TREES			
T#	BOTANICAL NAME/ COMMON NAME	15 YEAR SPREAD	MATURE SPREAD
T1	MELALEUCA QUINQUENERVIA	30' W	45' W
T2	QUERCUS AGRIFOLIA	45' W	45' W
T3	QUERCUS TOMENTELLA	40' W	40' W

EXISTING SHADE TREES			
T#	BOTANICAL NAME/ COMMON NAME	15 YEAR SPREAD	MATURE SPREAD
T4	PITTOSPORUM UNDULATUM, VICTORIA BOX (OFF-SITE)	40' W	40 W

TOTAL SHADE CALC.	
TOTAL TREE SHADE	15,896 S.F.
TOTAL PAVED AREA	30,193 S.F.
PERCENT SHADED	52%
REQUIRED SHADE PERCENT	50%

LEGEND	
	PARKING LOT PAVED AREA
	SHADE HATCH



SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.01 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

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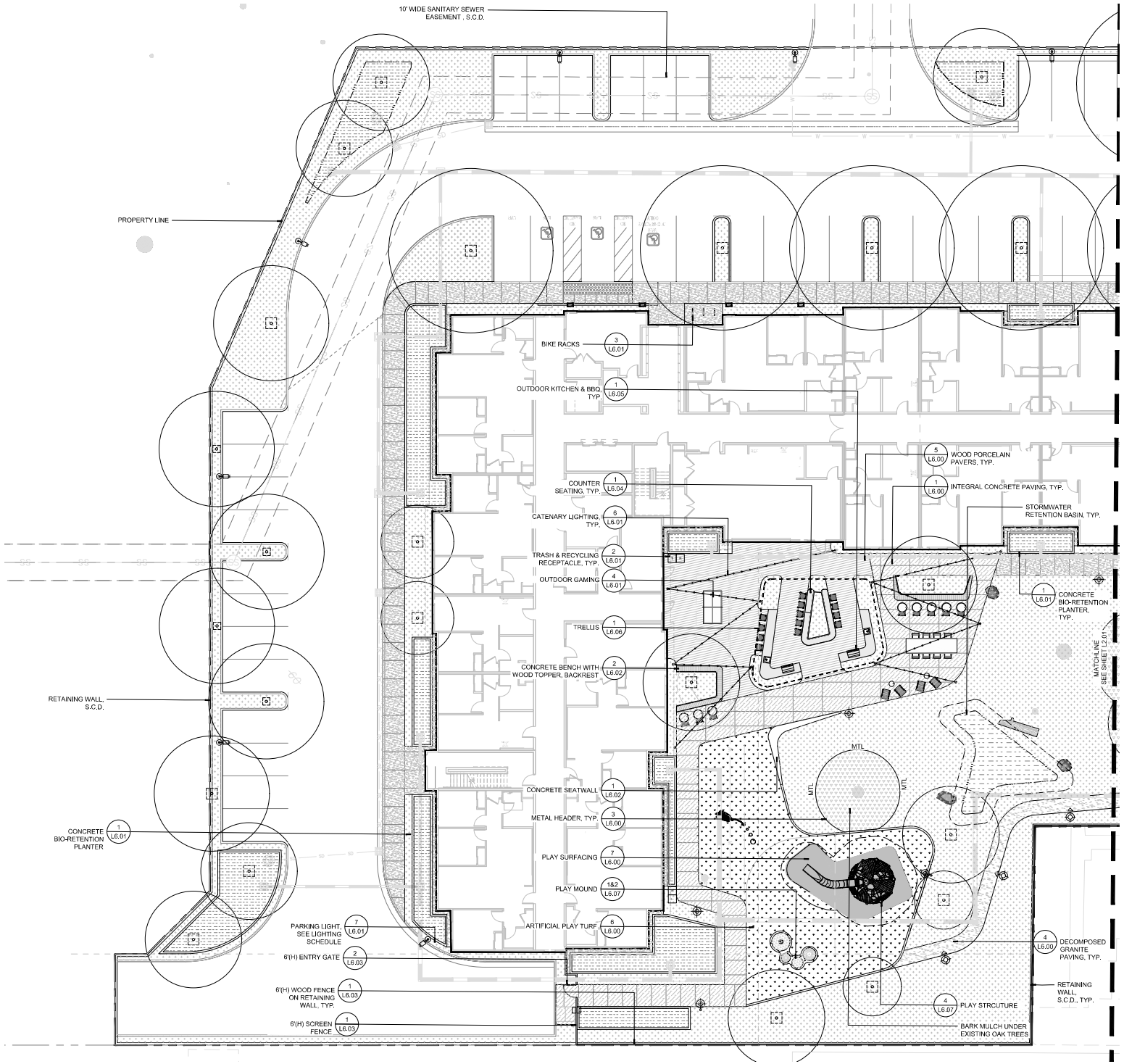
LANDSCAPE SHADE PARKING LOT CALCULATION

L1.00



KEY MAP

SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.01 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1"=10'-0"
0' 5' 10' 20'

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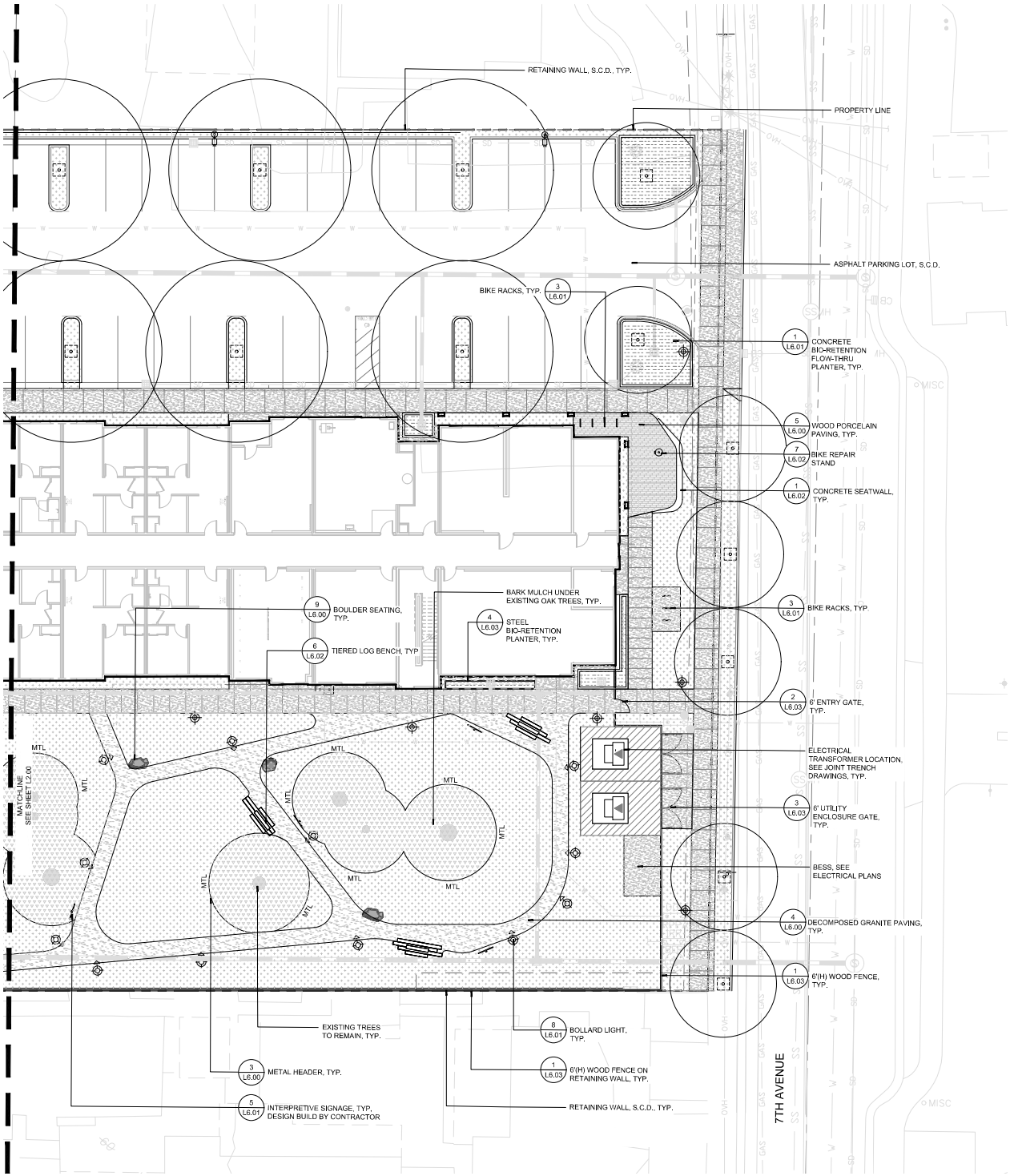
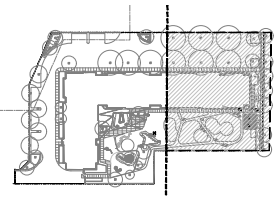
LANDSCAPE MATERIALS PLAN

L2.00





KEY MAP

SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.01 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1"=10'-0"

0' 5' 10' 20'

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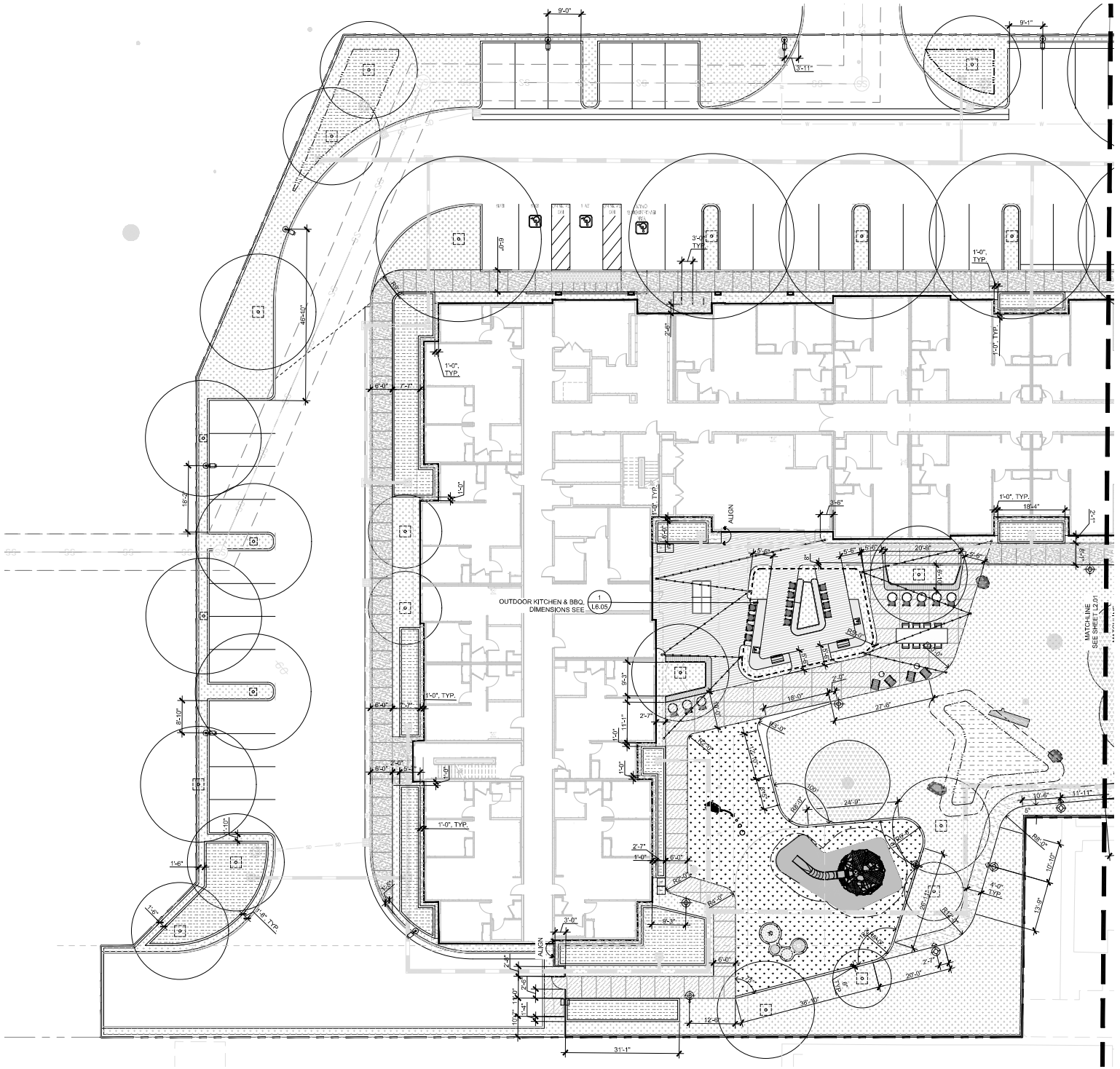
LANDSCAPE MATERIALS PLAN

L2.01



NOTE: ALL LIGHTS SHALL BE LOCATED 1'-6" CLEAR FROM ALL PAVING AND WALLS

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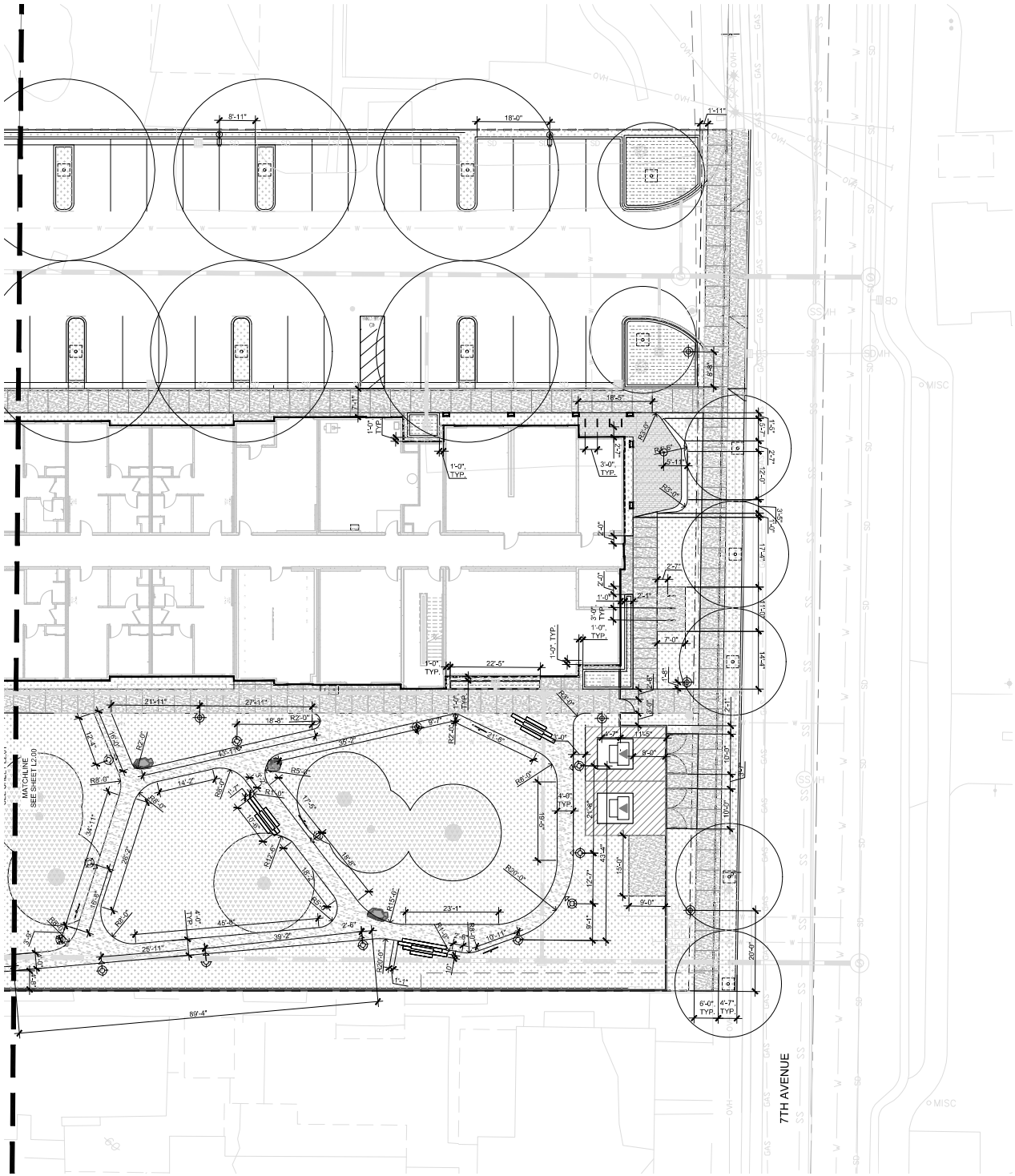
LANDSCAPE DIMENSION PLAN

L3.00



NOTE: ALL LIGHTS SHALL BE LOCATED 1'-6" CLEAR FROM ALL PAVING AND WALLS

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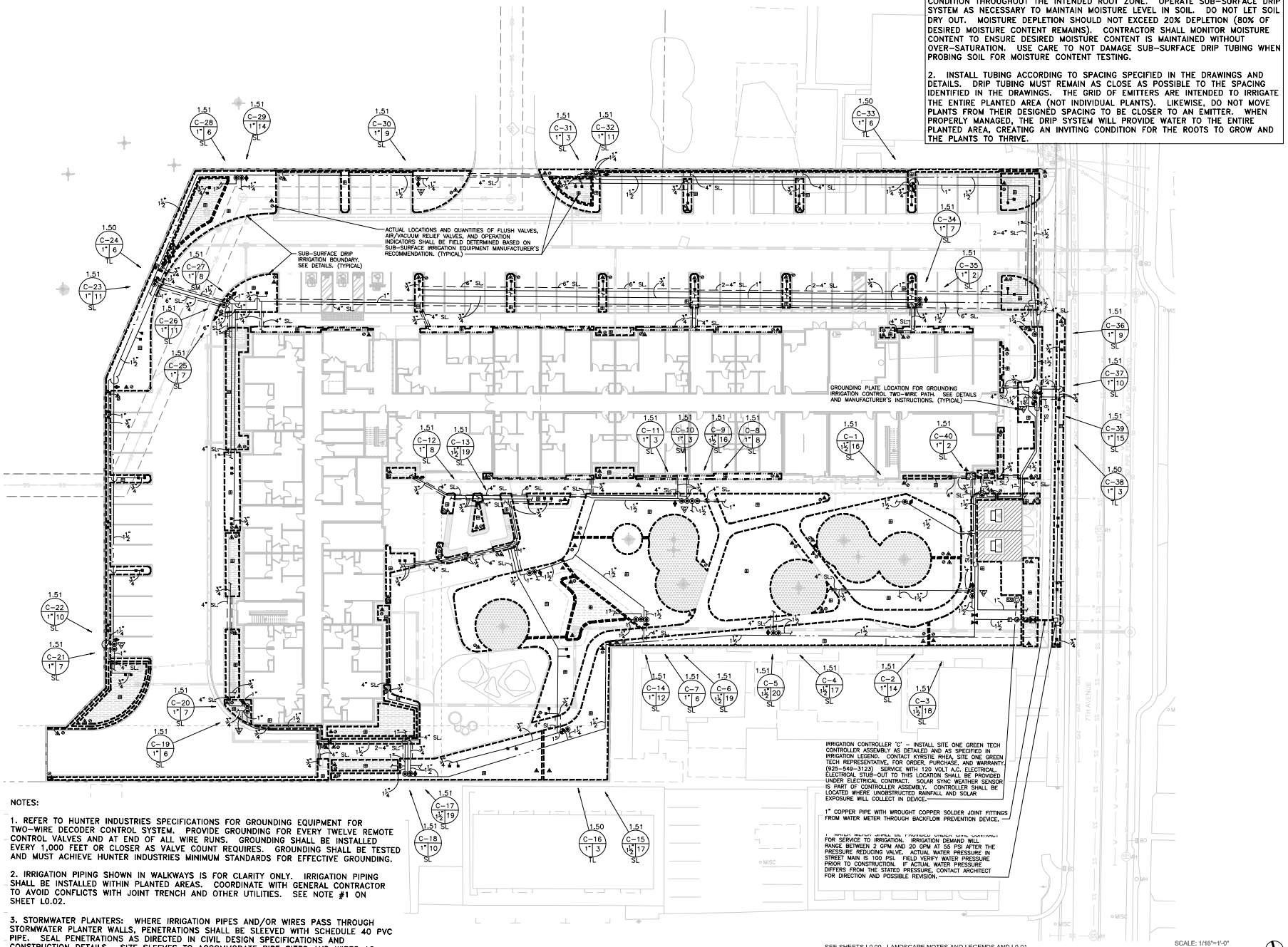
LANDSCAPE DIMENSION PLAN

L3.00



COMMISSIONING AND MANAGEMENT OF SUB-SURFACE DRIP IRRIGATION SYSTEMS

1. PRIOR TO PLANTING, CONTRACTOR SHALL PREPARE SOIL FOR PLANTING BY HAND WATERING TO BRING SOIL MOISTURE CONTENT UP TO AN IDEAL GROWING CONDITION THROUGHOUT THE INTENDED ROOT ZONE. OPERATE SUB-SURFACE DRIP SYSTEM AS NECESSARY TO MAINTAIN MOISTURE LEVEL IN SOIL. DO NOT LET SOIL DRY OUT. MOISTURE DEPLETION SHOULD NOT EXCEED 20% DEPLETION (80% OF DESIRED MOISTURE CONTENT REMAINS). CONTRACTOR SHALL MONITOR MOISTURE CONTENT TO ENSURE DESIRED MOISTURE CONTENT IS MAINTAINED WITHOUT OVER-SATURATION. USE CARE TO NOT DAMAGE SUB-SURFACE DRIP TUBING WHEN PROBING SOIL FOR MOISTURE CONTENT TESTING.

2. INSTALL TUBING ACCORDING TO SPACING SPECIFIED IN THE DRAWINGS AND DETAILS. DRIP TUBING MUST REMAIN AS CLOSE AS POSSIBLE TO THE SPACING IDENTIFIED IN THE DRAWINGS. THE GRID OF EMITTERS ARE INTENDED TO IRRIGATE THE ENTIRE PLANTED AREA (NOT INDIVIDUAL PLANTS). LIKEWISE, DO NOT MOVE PLANTS FROM THEIR DESIGNED SPACING TO BE CLOSER TO AN EMITTER. WHEN PROPERLY MANAGED, THE DRIP SYSTEM WILL PROVIDE WATER TO THE ENTIRE PLANTED AREA, CREATING AN INVITING CONDITION FOR THE ROOTS TO GROW AND THE PLANTS TO THRIVE.

NOTES:

1. REFER TO HUNTER INDUSTRIES SPECIFICATIONS FOR GROUNDING EQUIPMENT FOR TWO-WIRE DECODER CONTROL SYSTEM. PROVIDE GROUNDING FOR EVERY TWELVE REMOTE CONTROL VALVES AND AT END OF ALL WIRE RUNS. GROUNDING SHALL BE INSTALLED EVERY 1,000 FEET OR CLOSER AS VALVE COUNT REQUIRES. GROUNDING SHALL BE TESTED AND MUST ACHIEVE HUNTER INDUSTRIES MINIMUM STANDARDS FOR EFFECTIVE GROUNDING.

2. IRRIGATION PIPING SHOWN IN WALKWAYS IS FOR CLARITY ONLY. IRRIGATION PIPING SHALL BE INSTALLED WITHIN PLANTED AREAS. COORDINATE WITH GENERAL CONTRACTOR TO AVOID CONFLICTS WITH JOINT TRENCH AND OTHER UTILITIES. SEE NOTE #1 ON SHEET L0.02.

3. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.01 - LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1/16"=1'-0"
0' 8' 16' 32'

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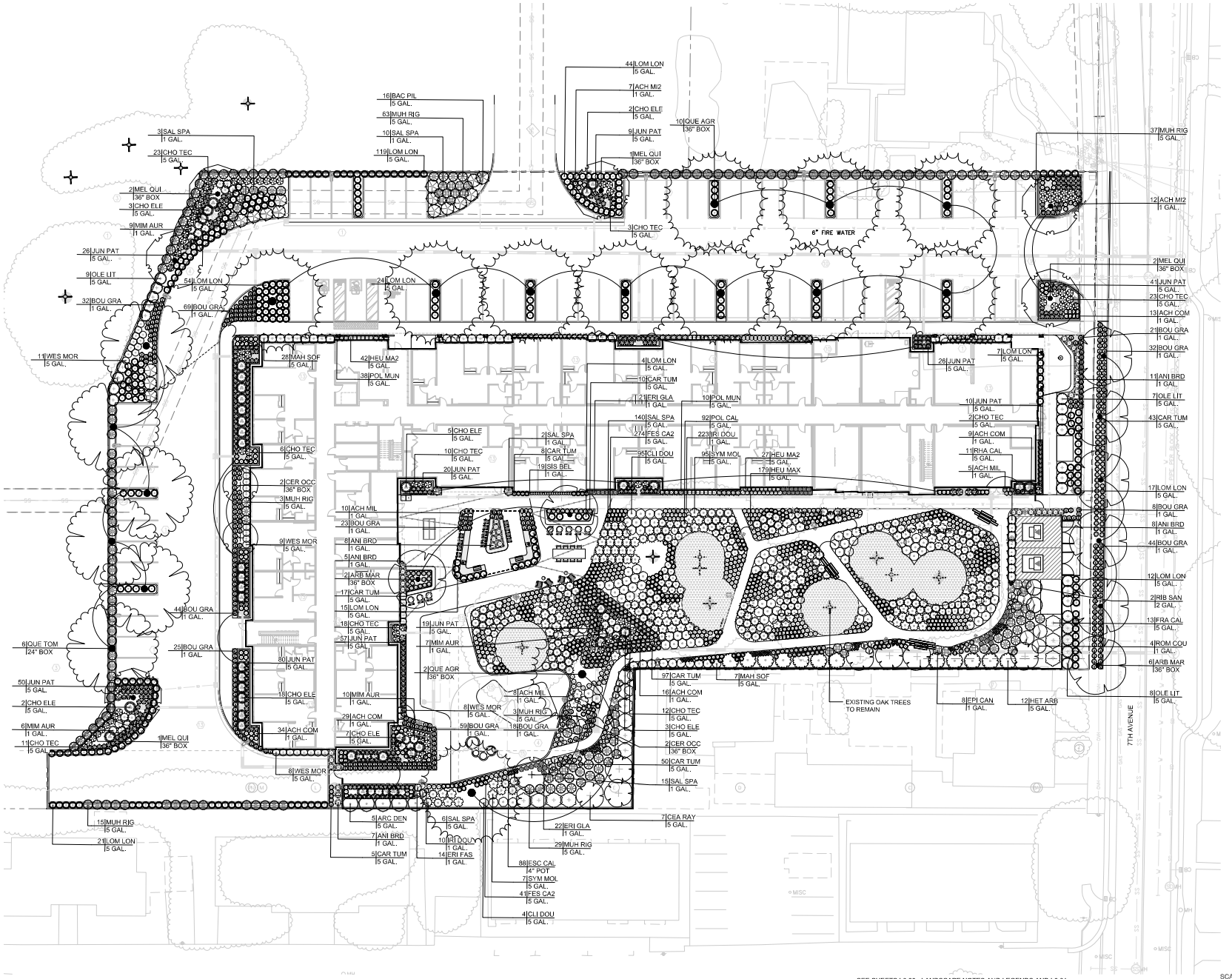
LANDSCAPE IRRIGATION PLAN

L4.00



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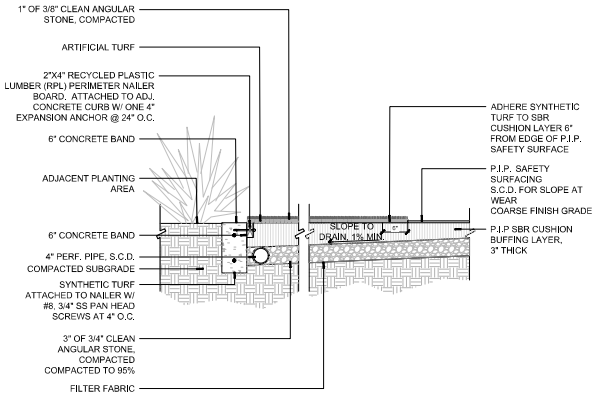
SUBMITTAL	DATE

No.	REVISION	DATE

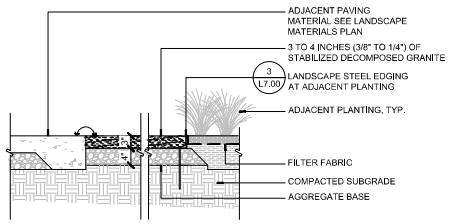
JOB NUMBER:	26-005
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE PLANTING PLAN

L5.00



6 ARTIFICIAL PLAY TURF NTS



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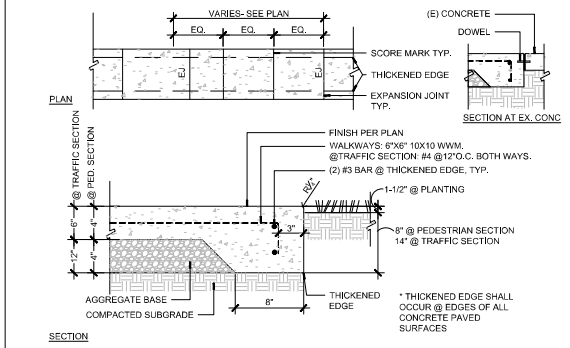

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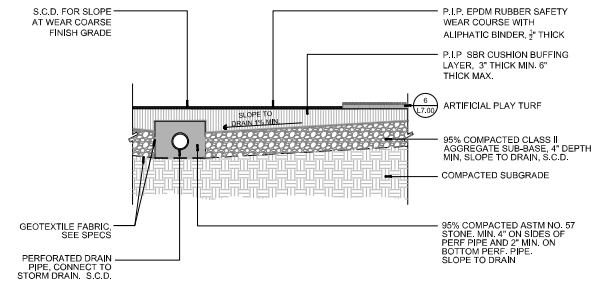

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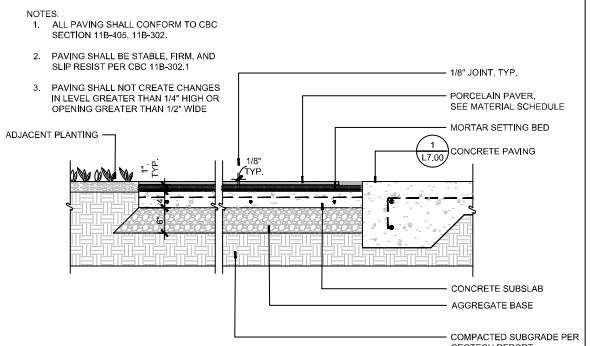
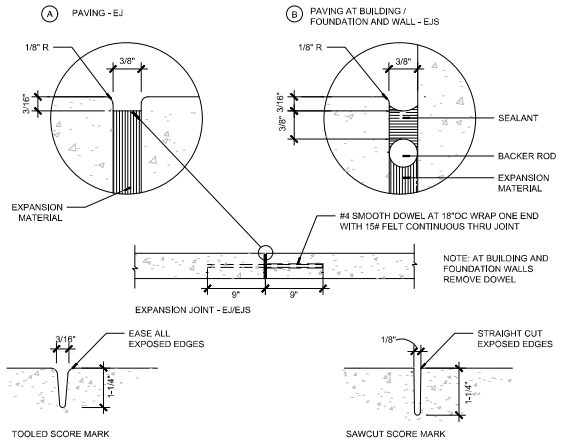


5 WOOD PORCELAIN PAVING NTS



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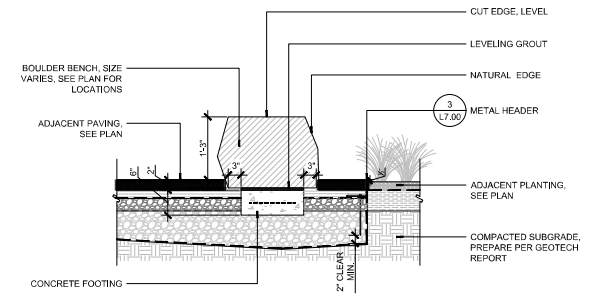

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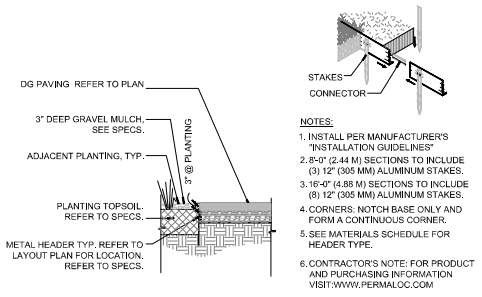

3 METAL HEADER NTS

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www.creativelandscape.com
LANDSCAPE ARCHITECT

Exhibit D

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CITY STAMP:

REGISTERED LANDSCAPE ARCHITECT
TERRY T. TAM
No. 5476
Expires 09/30/27
08/29/26
STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

88

A DEVELOPMENT IN PARTNERSHIP WITH:
COMMUNITY HOUSINGWORKS (CHW)

7TH & BROMMER STREET, SANTA CRUZ, CA 95062

INITIAL PLANNING SUBMITTAL

06/29/2026

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SUBMITTAL	DATE

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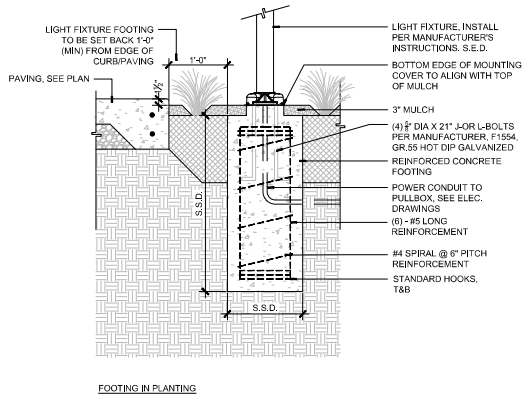
JOB NUMBER:	26-005
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE CONSTRUCTION DETAILS

L6.00



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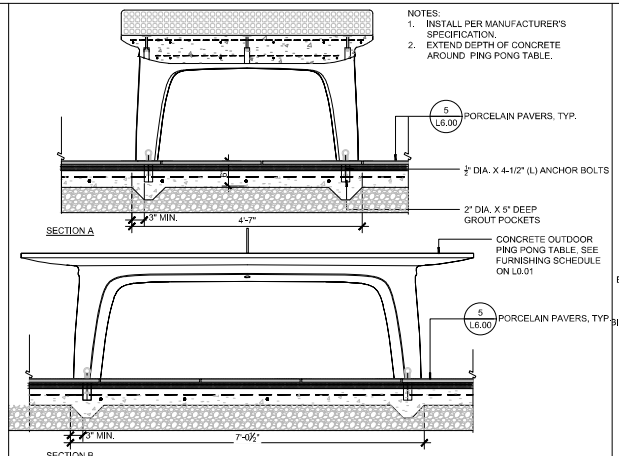

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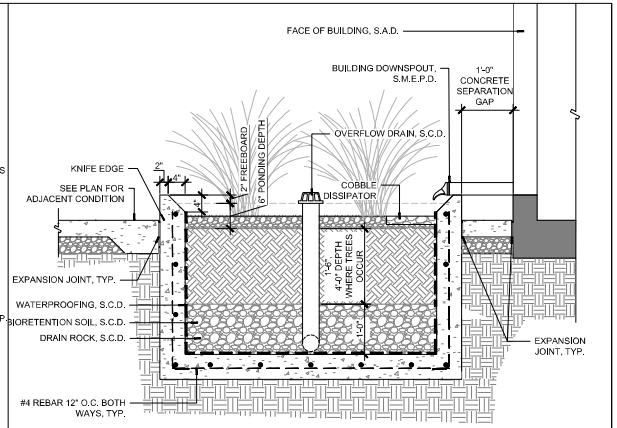

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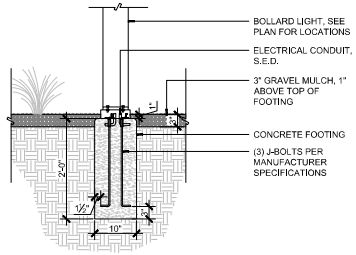

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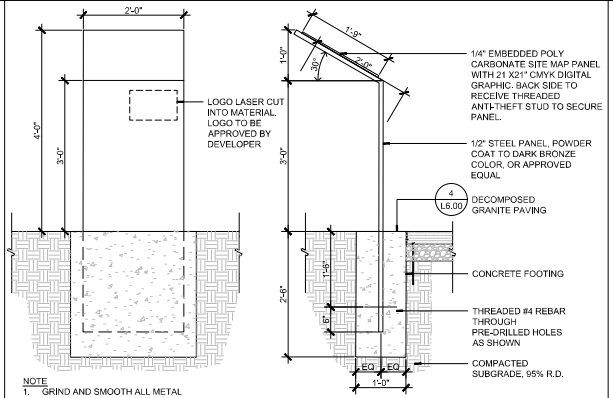

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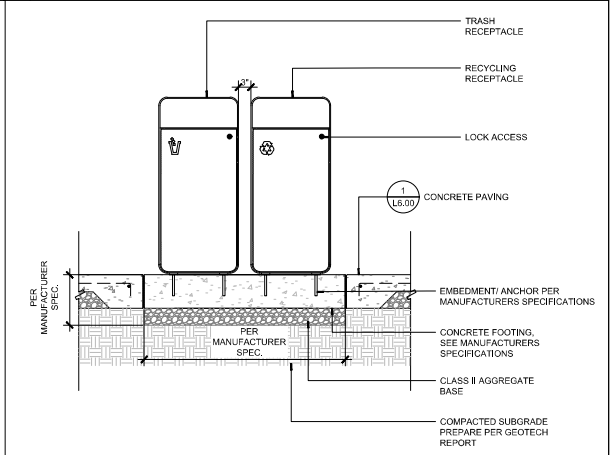

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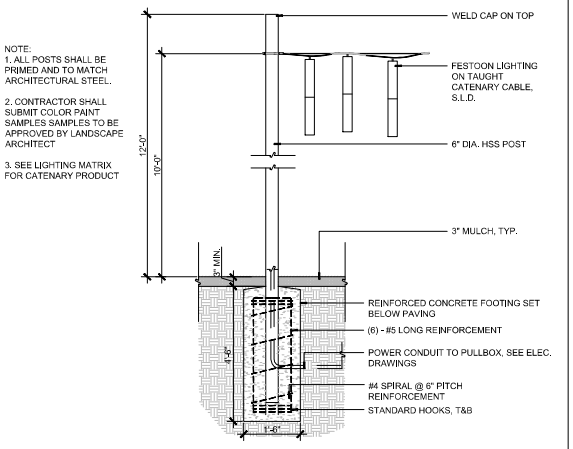
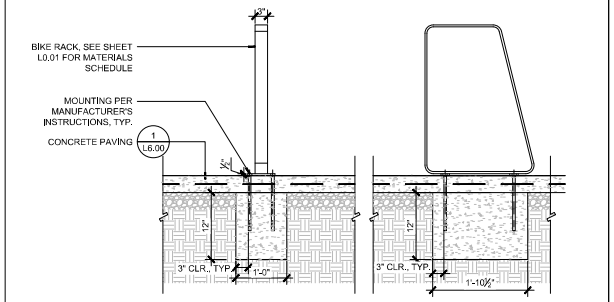


6 CATENARY LIGHT IN PLANTING NTS



3 BIKE RACKS NTS

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LANDSCAPE ARCHITECT

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7TH & BROMMER AFFORDABLE HOUSING

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A DEVELOPMENT IN PARTNERSHIP WITH:
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INITIAL PLANNING SUBMITTAL

06/29/2026

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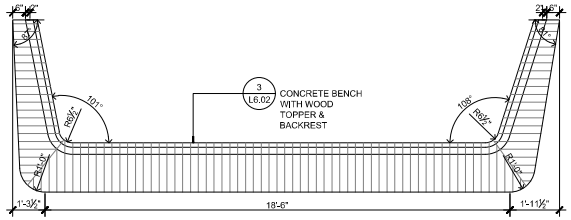
No.	REVISION	DATE

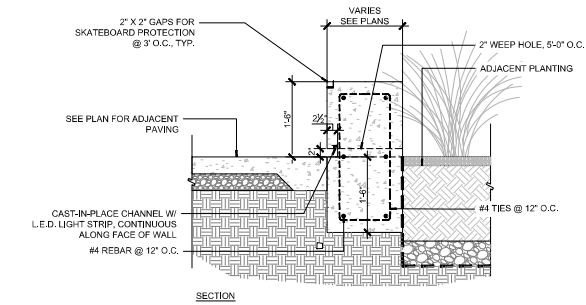
JOB NUMBER:	26-005
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE CONSTRUCTION DETAILS

L6.01



4 BENCH SEATING PLAN - EAST NTS



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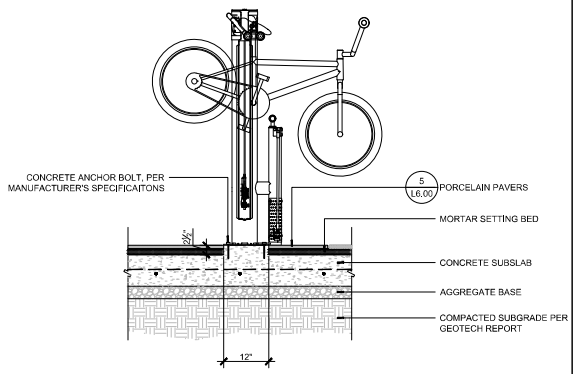
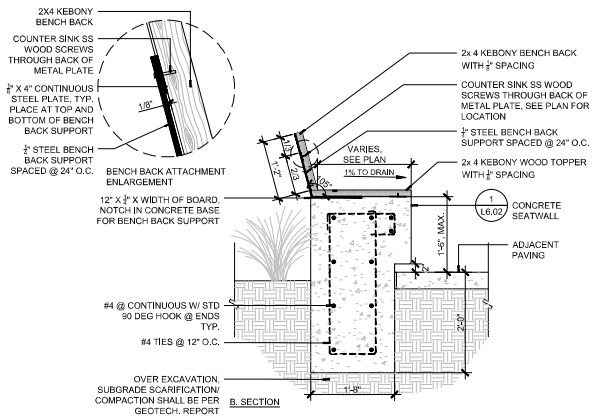
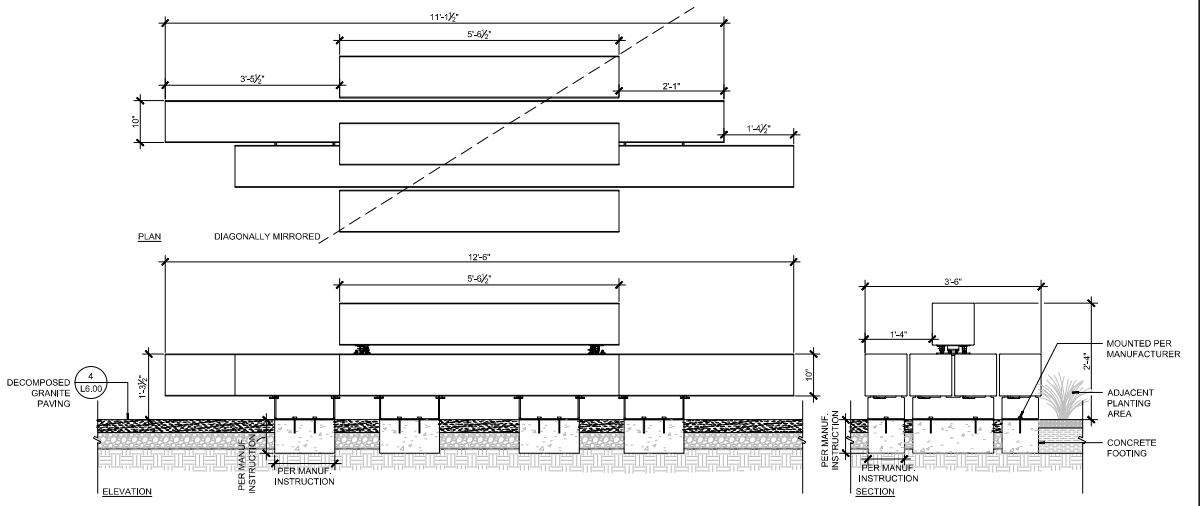


7 BIKE REPAIR STAND NTS



2 CONCRETE BENCH WITH WOOD TOPPER & BACKREST & LED LIGHT STRIP NTS



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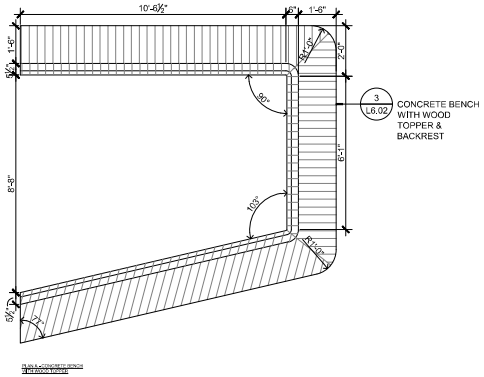

3 BENCH SEATING PLAN - WEST NTS

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TIMOTHY A. LEE
No. 5456
Renewal
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08/26/26
STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

90

A DEVELOPMENT IN PARTNERSHIP WITH:
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855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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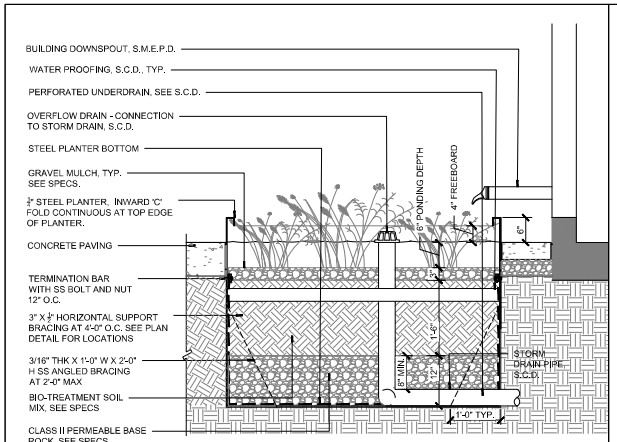
CHECKED BY:	TL

LANDSCAPE CONSTRUCTION DETAILS

L6.02



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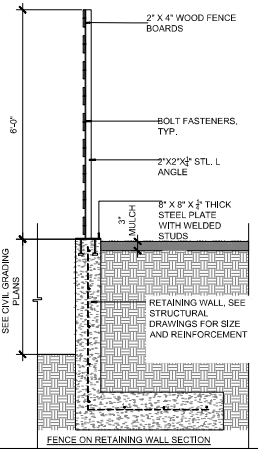

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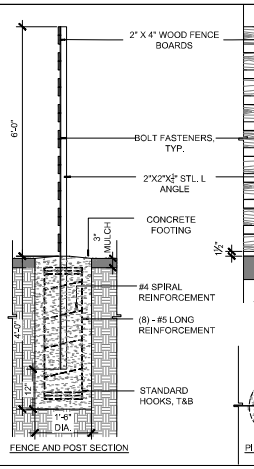

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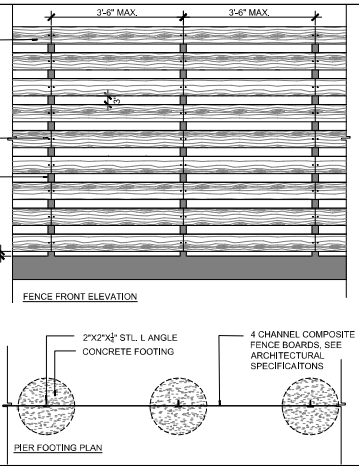


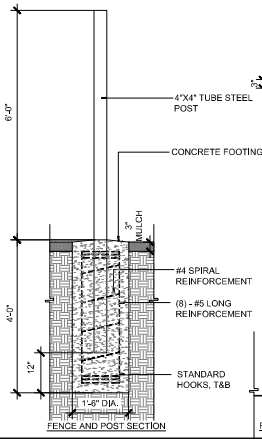
FENCE FRONT ELEVATION

PIER FOOTING PLAN

NOTES
1) SEE SPECS FOR ADDITIONAL FENCE INFORMATION
2) THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FENCING AND GATES. THE FENCE AND GATE DETAILING AND DIMENSIONS TO BE VERIFIED PER THE SHOP DRAWINGS
3) ALL FENCE AND GATE STEEL SHALL BE POWDER COATED TO MATCH BUILDING MULLIONS. COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT
4) ALL WOOD SHALL BE KEBONY & WEATHER NATURALLY
5) ALL FASTENERS TO BE NON-CORROSIVE

1 6' TALL WOOD FENCE NTS

NOTES
1) SEE SPECS FOR ADDITIONAL FENCE INFORMATION
2) THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FENCING AND GATES. THE FENCE AND GATE DETAILING AND DIMENSIONS TO BE VERIFIED PER THE SHOP DRAWINGS
3) ALL FENCE AND GATE STEEL SHALL BE POWDER COATED TO MATCH BUILDING MULLIONS. COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT
4) ALL WOOD SHALL BE KEBONY & NATURALLY WEATHER
5) ALL FASTENERS TO BE NON-CORROSIVE
6) GATE HARDWARE TO REFER TO ARCH. DOOR SCHEDULE



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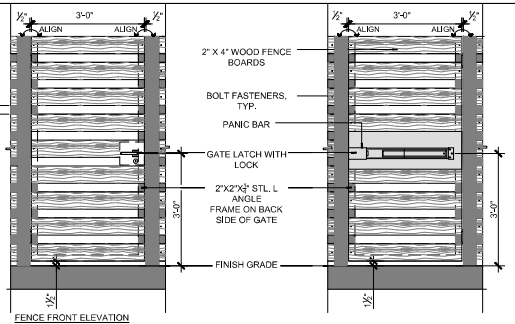
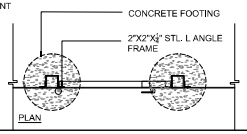


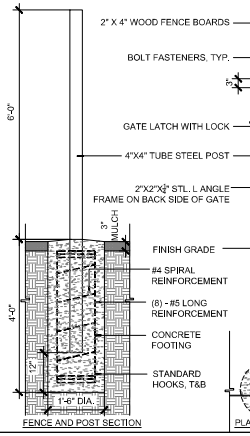
FENCE FRONT ELEVATION



PLAN

2 6' ENTRY GRATE NTS

NOTES
1) SEE SPECS FOR ADDITIONAL FENCE INFORMATION
2) THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FENCING AND GATES. THE FENCE AND GATE DETAILING AND DIMENSIONS TO BE VERIFIED PER THE SHOP DRAWINGS
3) ALL FENCE AND GATE STEEL SHALL BE POWDER COATED TO MATCH BUILDING MULLIONS. COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT
4) ALL WOOD SHALL BE KEBONY & NATURALLY WEATHER
5) ALL GATE HARDWARE TO REFER TO ARCH. DOOR SCHEDULE



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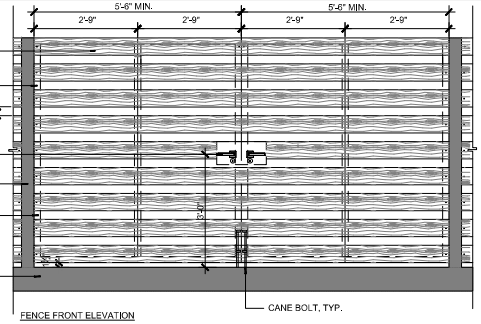

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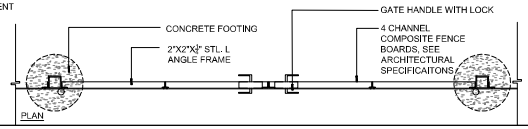

PLAN

3 UTILITY ENCLOSURE GATE NTS

ARCHITECTS
FORA
650 CASTRO STREET, SUITE 120-280
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

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CITY STAMP:



7TH & BROMMER AFFORDABLE HOUSING

91

A DEVELOPMENT IN PARTNERSHIP WITH:
COMMUNITY HOUSINGWORKS (CHW)

7TH & BROMMER STREET, SANTA CRUZ, CA 95062

INITIAL PLANNING SUBMITTAL

06/29/2026

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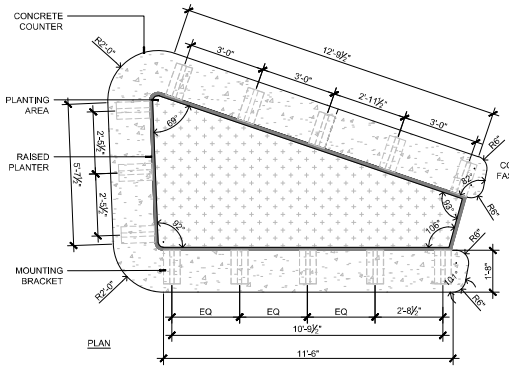
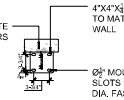
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE CONSTRUCTION DETAILS

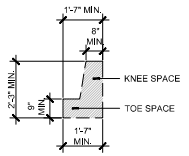
L6.03



PLAN

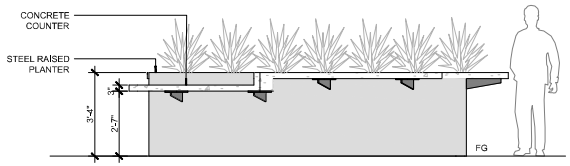


MOUNTING BRACKET ENLARGEMENT



ACCESSIBLE KNEE AND TOE CLEARANCE

NOTE:
1. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ALL PAVING, PLANTER, AND TRANSITION CONDITIONS FOR LANDSCAPE ARCHITECT APPROVAL.
2. SEE LAYOUT PLAN FOR LENGTH OF PLANTERS
3. INSTALL PER MANUFACT. SPEC.



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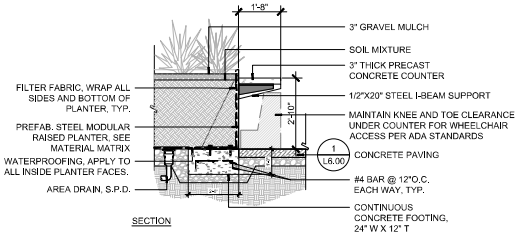
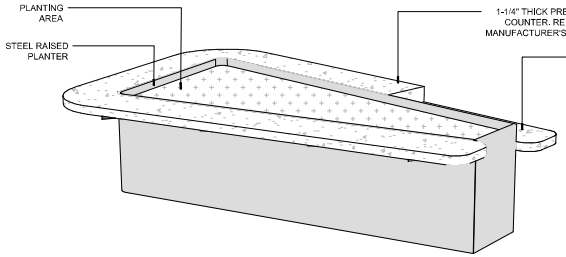


SECTION



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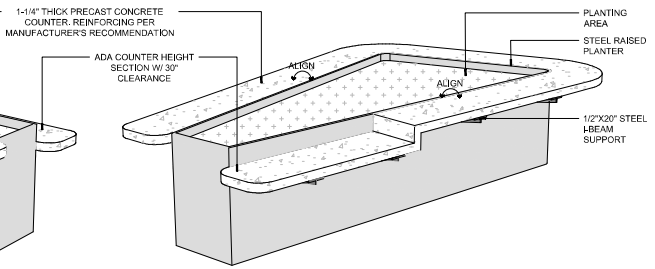

ISO-METRIC ADA COUNTER SIDE

1 COUNTER SEATING PLANTER NTS

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MOUNTAIN VIEW, CA 94041
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REGISTERED LANDSCAPE ARCHITECT — TERRI L. TAUTFEST — No. 5098 — Renew: 09/30/27 — 08/26/26 — STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

92

A DEVELOPMENT IN PARTNERSHIP WITH:

COMMUNITY HOUSINGWORKS (CHW)

7TH & BROMMER STREET, SANTA CRUZ, CA 95062

INITIAL PLANNING SUBMITTAL

06/29/2026

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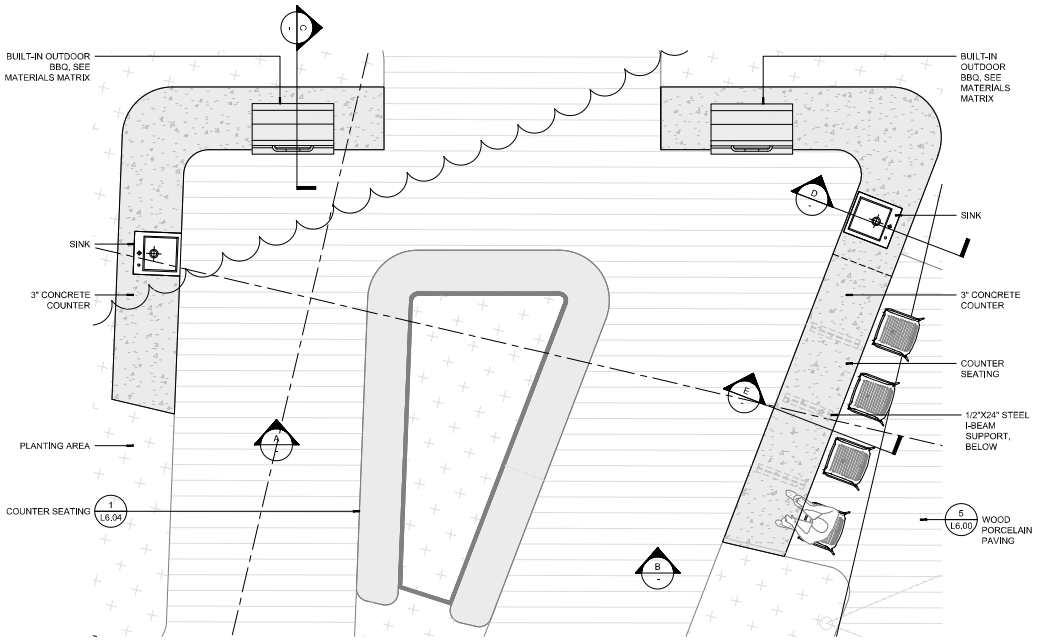
SUBMITTAL	DATE

No.	REVISION	DATE

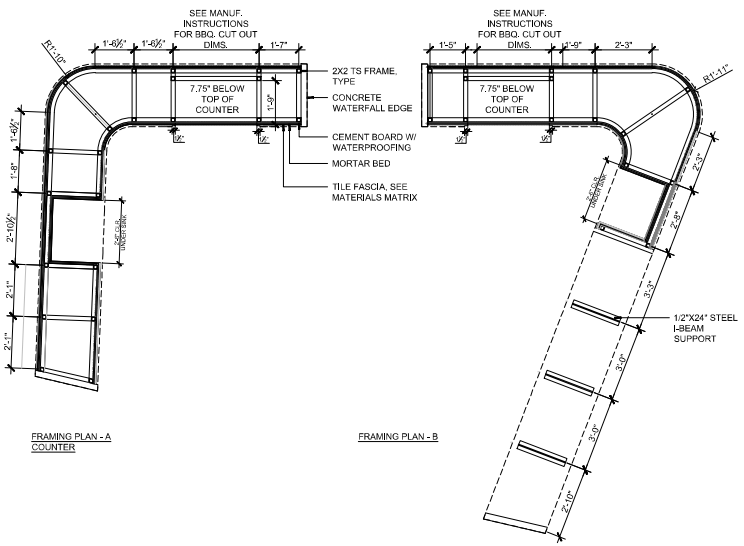
JOB NUMBER:	26-005
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE CONSTRUCTION DETAILS

L6.04

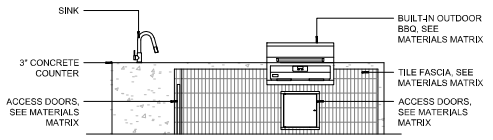


PLAN VIEW

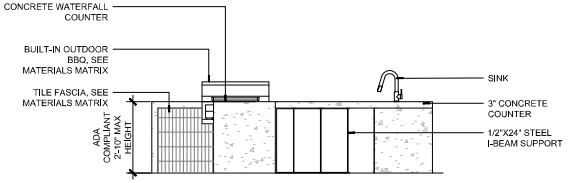


FRAMING PLAN - A COUNTER

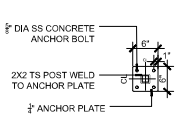
FRAMING PLAN - B



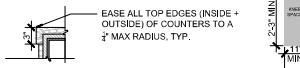
ELEVATION A



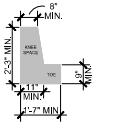
ELEVATION B



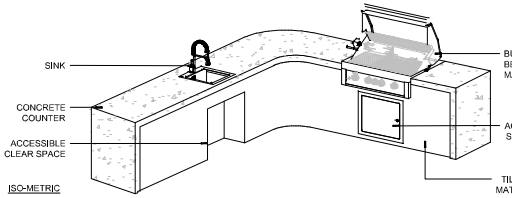
ANCHOR PLATE ENLARGEMENT



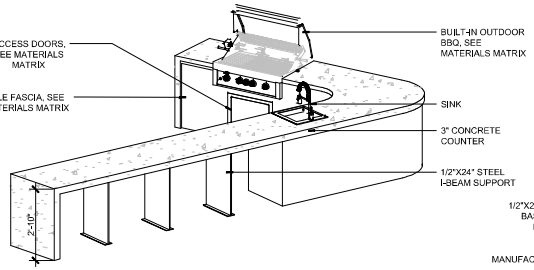
COUNTER CORNER ENLARGEMENT



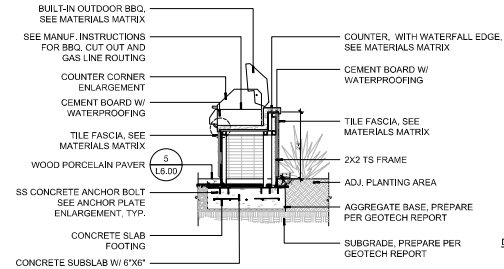
ACCESSIBLE KNEE AND TOE CLEARANCE



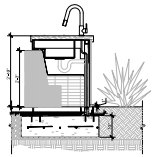
ISO-METRIC



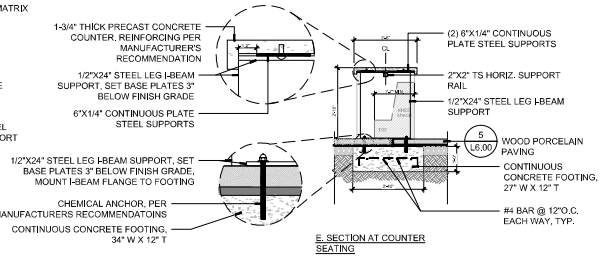
NOTES:
1) REFER TO THE PROJECT SPECIFICATIONS FOR ALL SUPPLEMENTARY REQUIREMENTS REGARDING THE CONCRETE COUNTER.
2) THE CONTRACTOR SHALL SUBMIT COMPREHENSIVE SHOP DRAWINGS FOR THE CONCRETE COUNTER PRIOR TO FABRICATION. ALL FINAL DETAILING AND DIMENSIONS MUST BE FIELD-VERIFIED AND COORDINATED WITH THE APPROVED SHOP DRAWINGS.
3) ALL EXPOSED METAL JOINTS SHALL BE CONTINUOUSLY WELDED, GROUND SMOOTH, AND FINISHED FLUSH.
4) ALL METAL FASTENERS, ANCHORS, AND ATTACHMENTS MUST BE MANUFACTURED FROM NON-CORROSIVE MATERIALS.
5) PROVIDE A SOLID, TYPE 316 STAINLESS STEEL COVER FOR EACH SINK, TO BE PLACED WHEN THE SINK IS NOT IN ACTIVE USE.



C. SECTION AT BBQ



D. SECTION AT SINK



E. SECTION AT COUNTER SEATING

1	OUTDOOR KITCHEN & BBQ GRILL	NTS

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LANDSCAPE ARCHITECT

Exhibit D

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7TH & BROMMER AFFORDABLE HOUSING

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A DEVELOPMENT IN PARTNERSHIP WITH:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08/26/2026

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SUBMITTAL	DATE

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JOB NUMBER:	26-005
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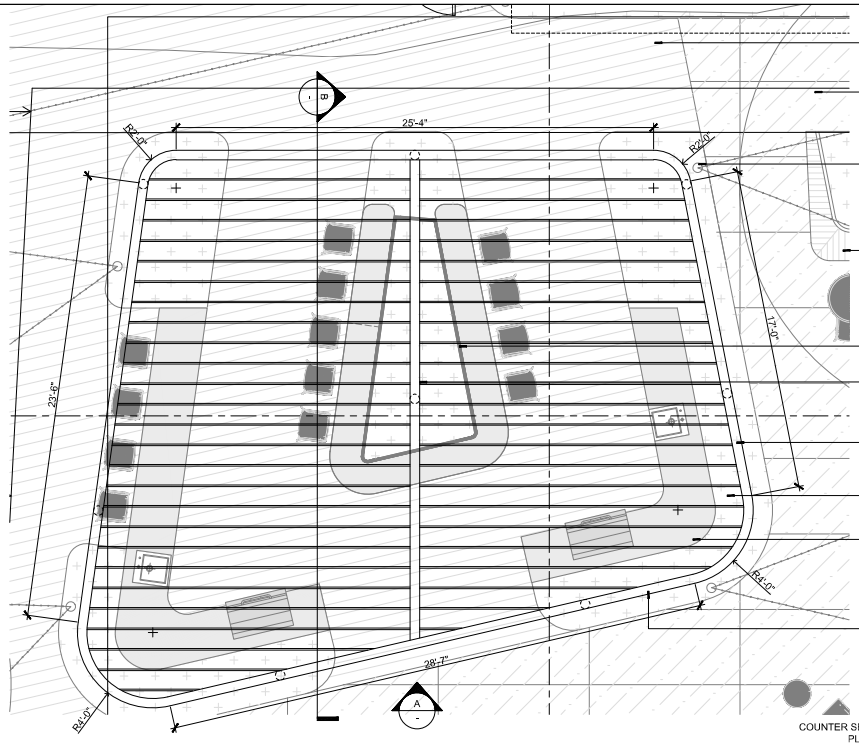
CHECKED BY:	TL

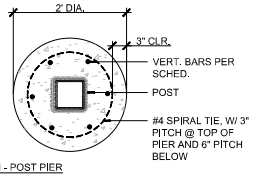
LANDSCAPE CONSTRUCTION DETAILS

L6.05

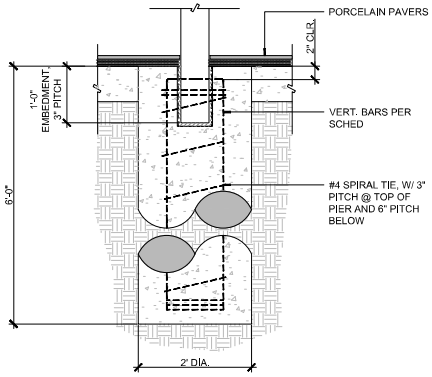


PLAN

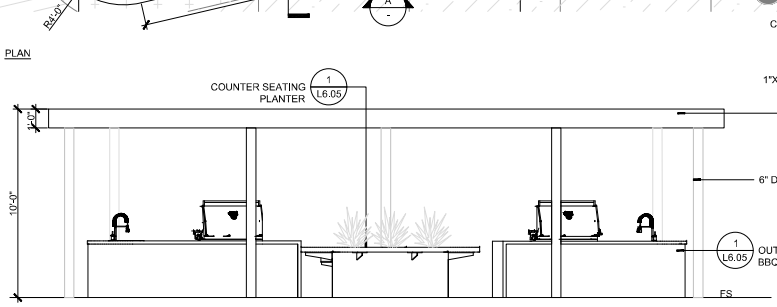
5 L6.00 WOOD PORCELAIN PAVING
1 L6.00 CONCRETE PAVING
L6.03 CATENARY LIGHTING
L6.03 WOOD SEATWALL
HSS 6"X12"X¼" INTERMEDIATE FRAME
HSS 6"X12"X¼" INTERMEDIATE FRAME
HSS 6"X12"X¼" FRAME, TYP.
PLANTING AREA
1 L6.05 OUTDOOR KITCHEN & BBQ GRILL
1"X10" HSS RAFTERS



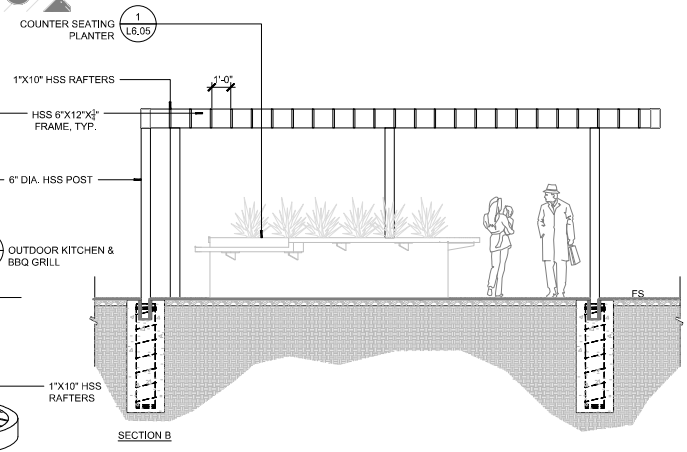
PLAN - POST PIER FOOTING



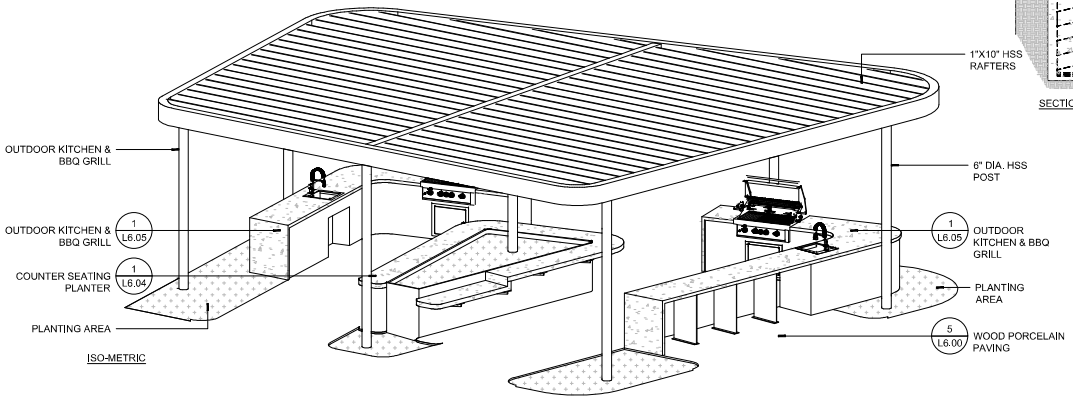
SECTION - FOOTING ENLARGEMENT



ELEVATION A



SECTION B



ISO-METRIC

NOTE:
1. METAL FRAME TO BE H.S.S
2. ALL ATTACHMENTS TO BE NON CORROSIVE COATING.
3. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO CONSTRUCTION.
4. STEEL FRAME SHALL BE PAINTED OFF-WHITE. PROVIDE COLOR SAMPLE TO L.A. FOR APPROVAL PRIOR TO CONSTRUCTION.
5. WELD ALL CONNECTIONS AND GRIND SMOOTH.
6. SEE SPECIFICATIONS FOR MORE INFORMATION.

1 TRELLIS SHADE STRUCTURE NTS

Exhibit D

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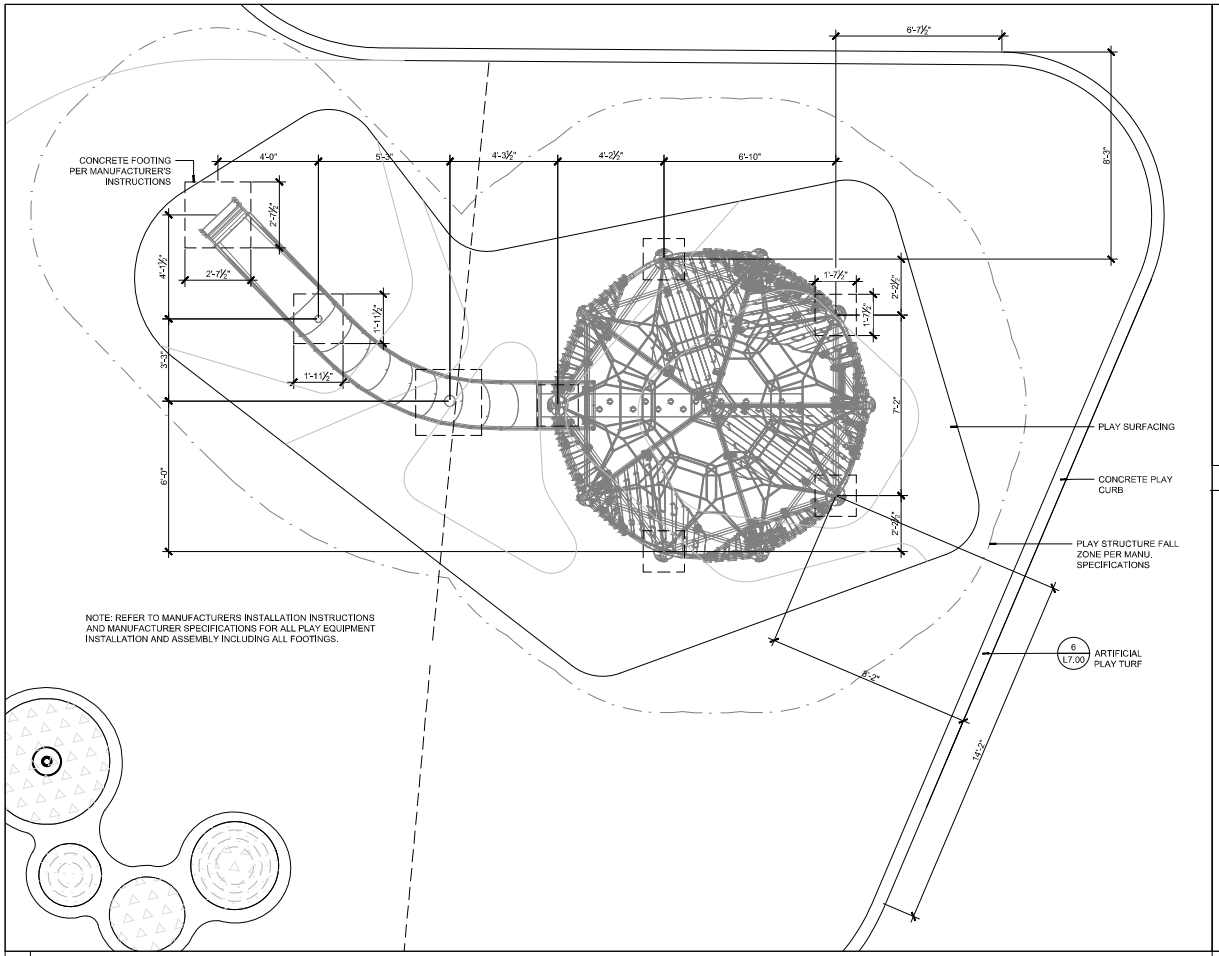
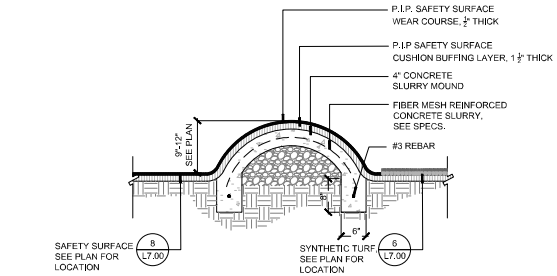
CHECKED BY:	TL

LANDSCAPE CONSTRUCTION DETAILS

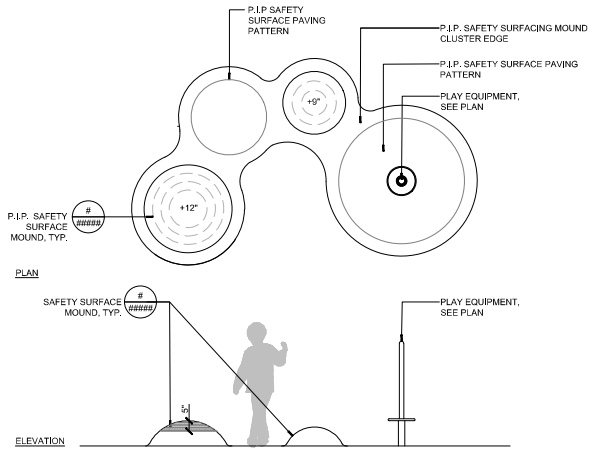
L6.06



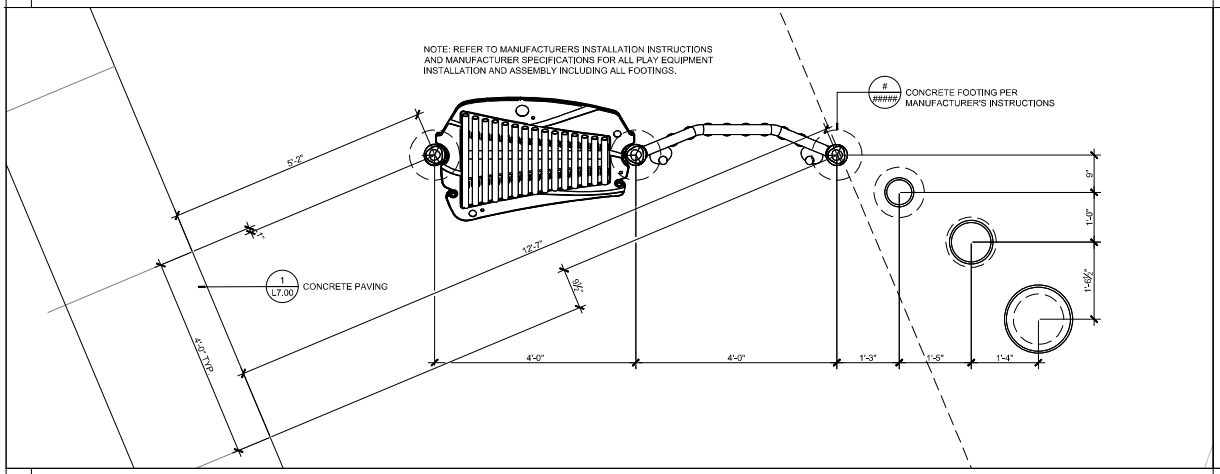
4 PLAY STRUCTURE NTS



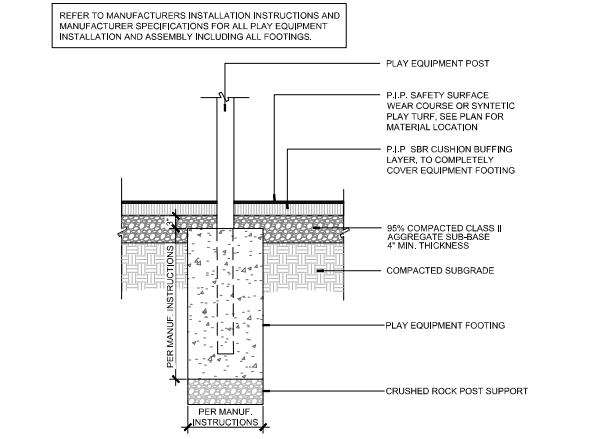
1 PLAY MOUNDS NTS



2 PLAY MOUND PLAN & ELEVATION NTS



5 MUSIC PLAY NTS



3 PLAY FOOTING @ SAFTEY SURFACE NTS

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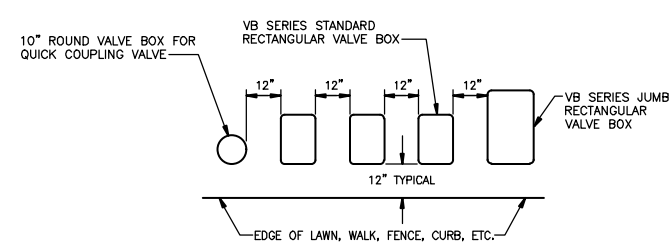
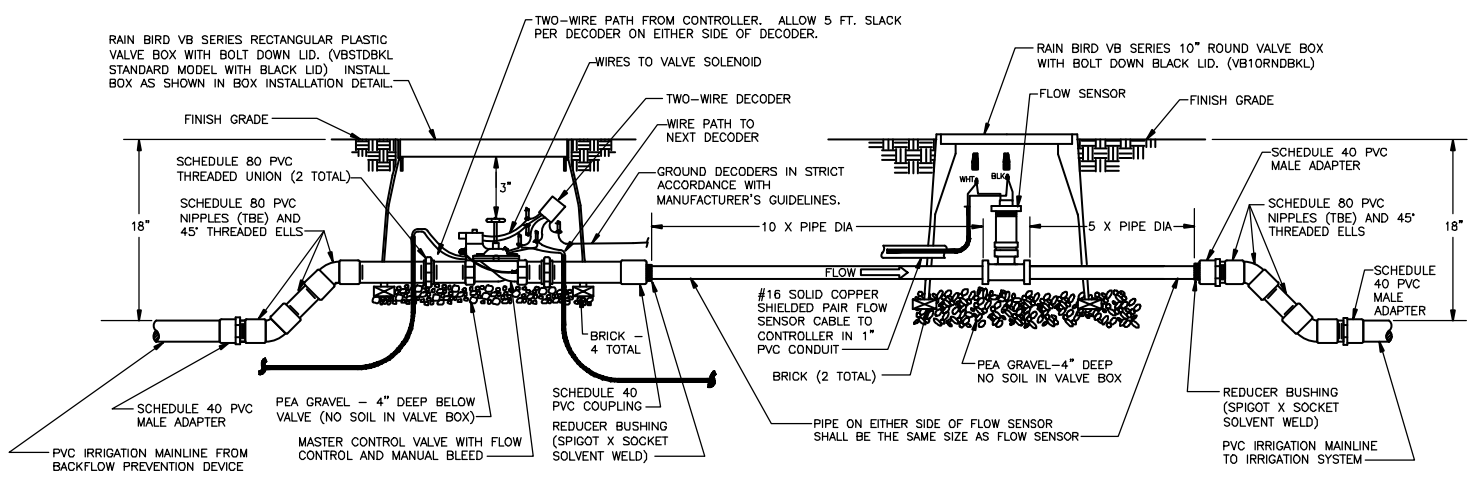
LANDSCAPE CONSTRUCTION DETAILS

L6.07

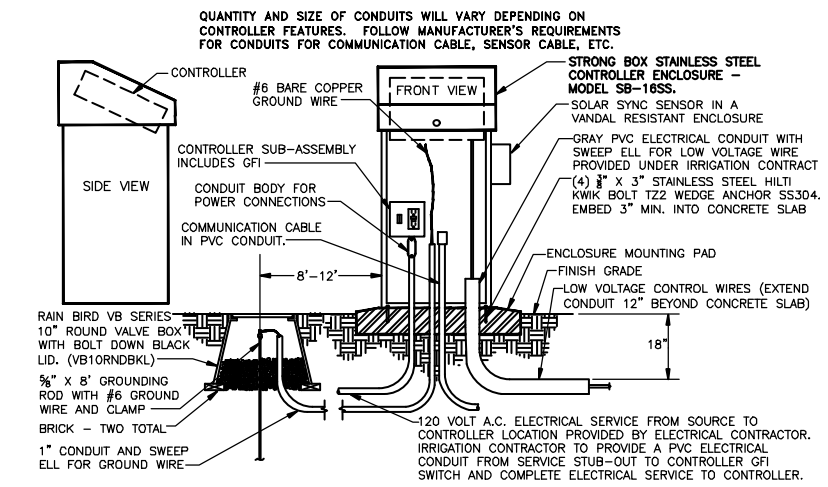


1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

12 VALVE BOX INSTALLATION — NOT TO SCALE

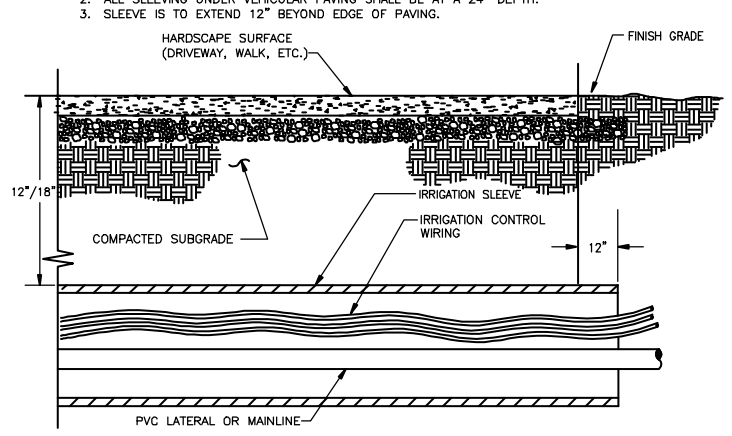


5 MASTER VALVE / FLOW SENSOR — NOT TO SCALE

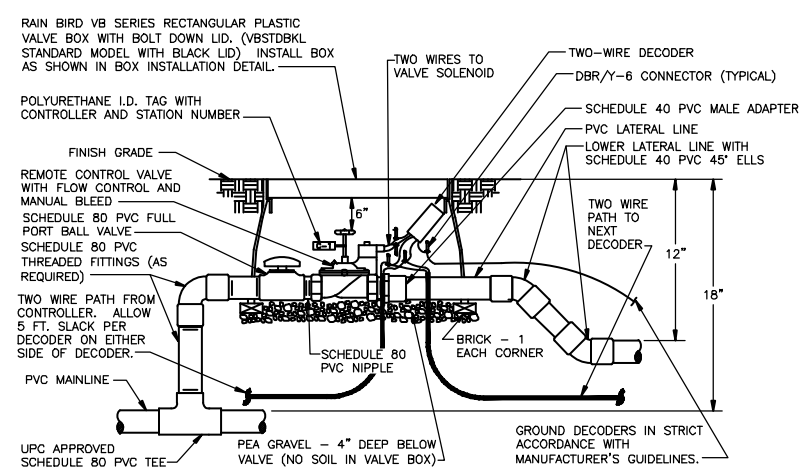


1 CONTROLLER - TOP OPENING ENCLOSURE — NOT TO SCALE

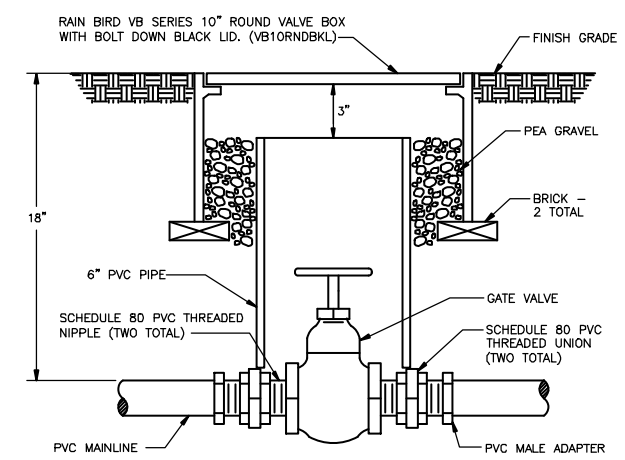
NOTES:
1. SLEEVING SHALL BE AT A 12" DEPTH FOR LATERAL LINES AND A 18" DEPTH FOR MAINLINE AND MAINLINE AND LATERAL LINES IN A SHARED SLEEVE.
2. ALL SLEEVING UNDER VEHICULAR PAVING SHALL BE AT A 24" DEPTH.
3. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.



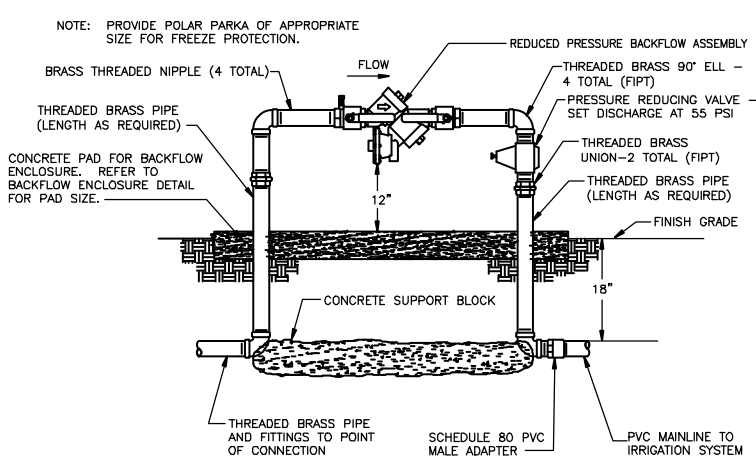
13 SLEEVING INSTALLATION — NOT TO SCALE



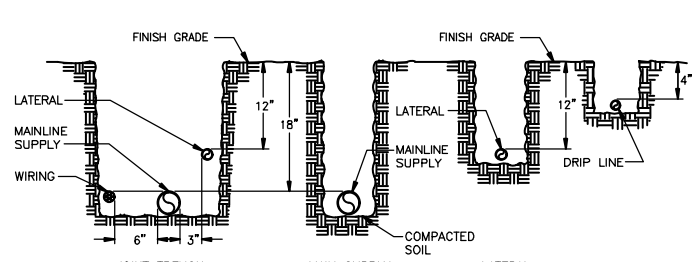
9 REMOTE CONTROL VALVE — NOT TO SCALE



6 GATE VALVE — NOT TO SCALE

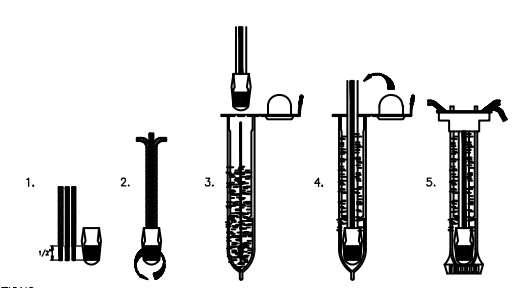


2 REDUCED PRESSURE BACKFLOW ASSEMBLY — NOT TO SCALE



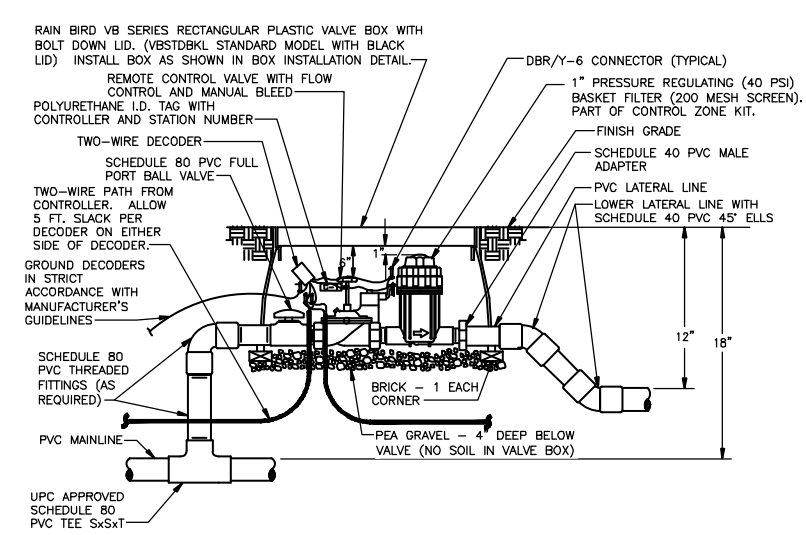
NOTES:
1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

14 TRENCHING — NOT TO SCALE

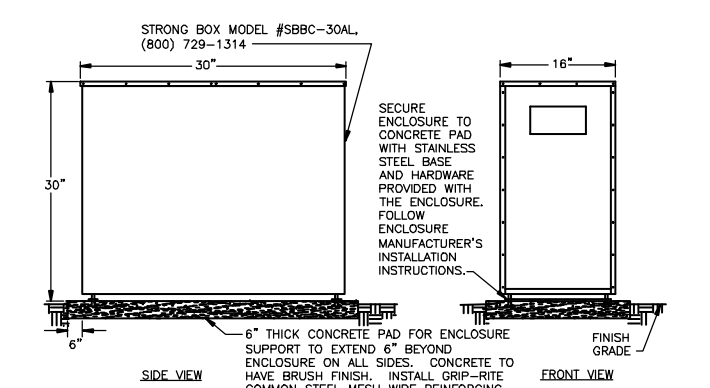


INSTRUCTIONS:
1. USE 3M-DBR/Y-6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

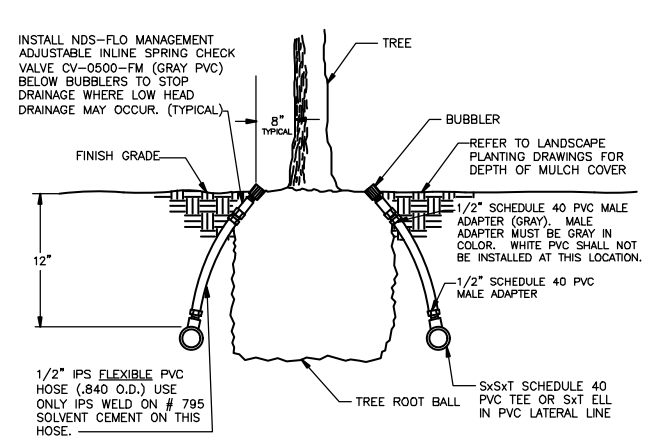
10 WEATHERPROOF SPLICE ASSEMBLY — NOT TO SCALE



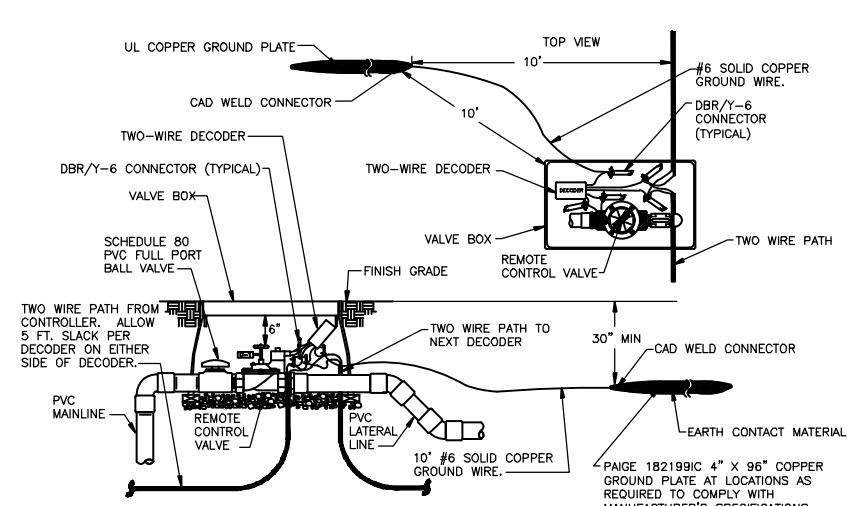
7 1" DRIP KIT - RCV, FILTER, PRESSURE REGULATOR — NOT TO SCALE



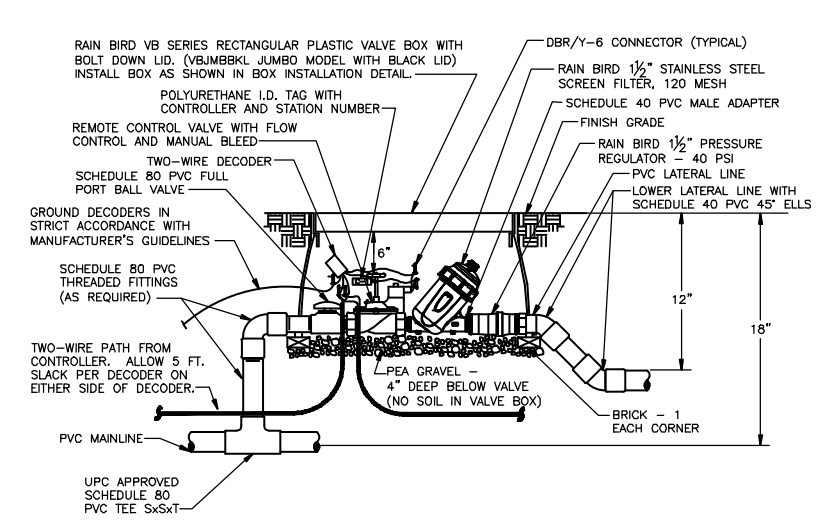
3 BACKFLOW PREVENTER ENCLOSURE — NOT TO SCALE



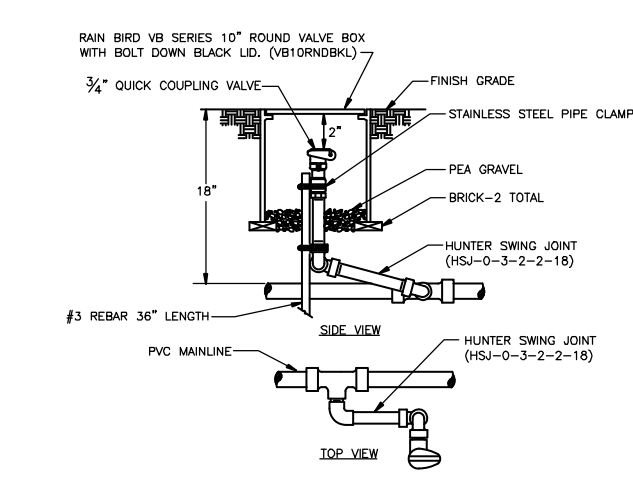
15 TREE BUBBLERS — NOT TO SCALE



11 DECODER GROUNDING — NOT TO SCALE



8 1.5" DRIP KIT - RCV, FILTER, PRESSURE REGULATOR — NOT TO SCALE



4 QUICK COUPLING VALVE — NOT TO SCALE

7th & Brommer/A/JOB/26-612/ L-IRRI-LND / L7.00 /SYMBOL SIZE: NTS / 08-25-2026 LND

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Exhibit D

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LA 5698
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08/26/26
STATE OF CALIFORNIA

7TH & BROMMER AFFORDABLE HOUSING

96

A DEVELOPMENT IN PARTNERSHIP WITH:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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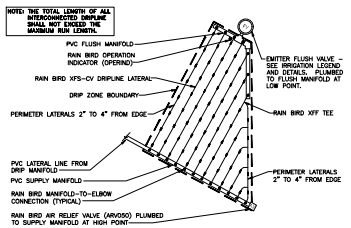
SUBMITTAL	DATE

No.	REVISION	DATE

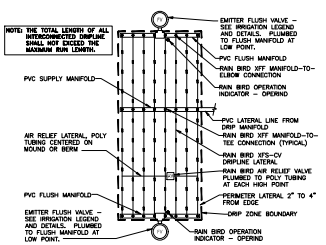
JOB NUMBER:	26-005
DRAWN BY:	RP
CHECKED BY:	TL

LANDSCAPE IRRIGATION DETAILS

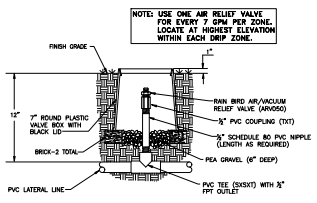
L7.00



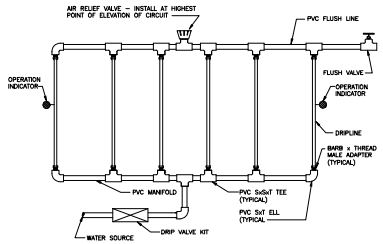
14 TRIANGULAR LAYOUT FOR SUB-SURFACE DRIP NOT TO SCALE



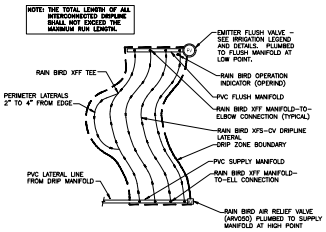
9 CENTER FEED LAYOUT FOR SUB-SURFACE DRIP NOT TO SCALE



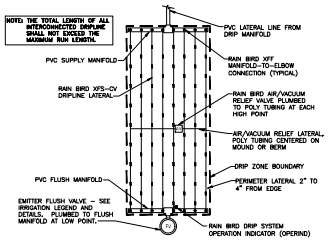
5 AIR/VACUUM RELIEF VALVE AT PVC LATERAL NOT TO SCALE



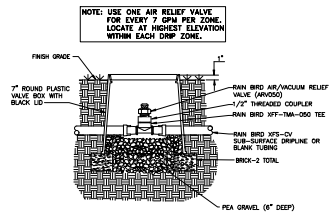
1 SUB-SURFACE INSTALLATION LAYOUT NOT TO SCALE



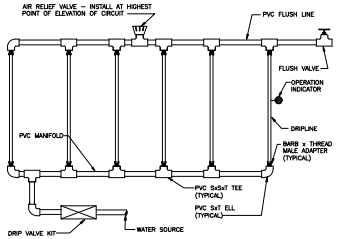
15 ODD CURVES LAYOUT FOR SUB-SURFACE DRIP NOT TO SCALE



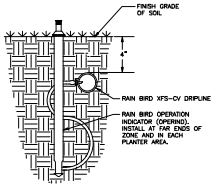
10 END FEED LAYOUT FOR SUB-SURFACE DRIP NOT TO SCALE



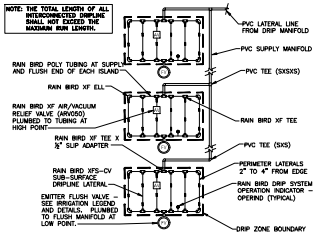
6 AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE NOT TO SCALE



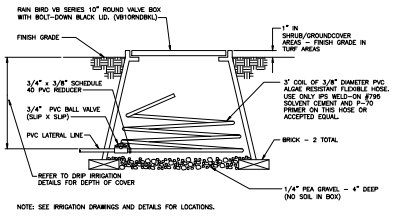
2 SUB-SURFACE INSTALLATION LAYOUT – END FEED NOT TO SCALE



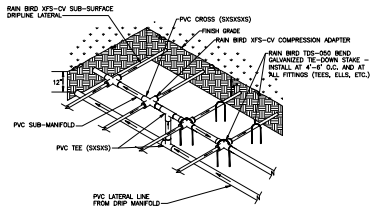
16 POP-UP OPERATION INDICATOR NOT TO SCALE



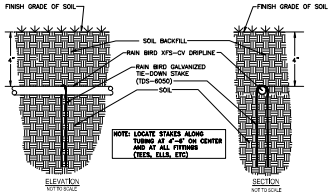
11 ISLAND LAYOUT FOR SUB-SURFACE DRIP NOT TO SCALE



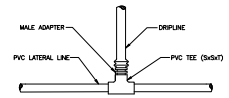
7 DRIPLINE FLUSH VALVE NOT TO SCALE



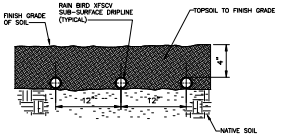
3 SUB-MANIFOLD CENTER FEED NOT TO SCALE



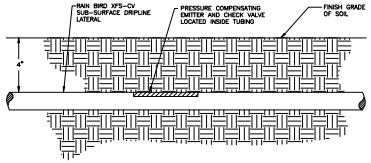
17 GALVANIZED TIE-DOWN STAKE NOT TO SCALE



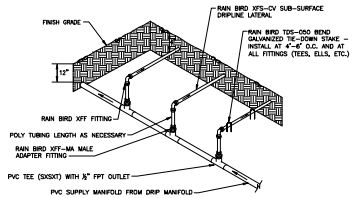
12 DRIPLINE TO PVC CONNECTION NOT TO SCALE



13 DRIPLINE SUB-SURFACE INSTALLATION 12 O.C. NOT TO SCALE



8 DRIPLINE DEPTH NOT TO SCALE



4 MANIFOLD END FEED NOT TO SCALE

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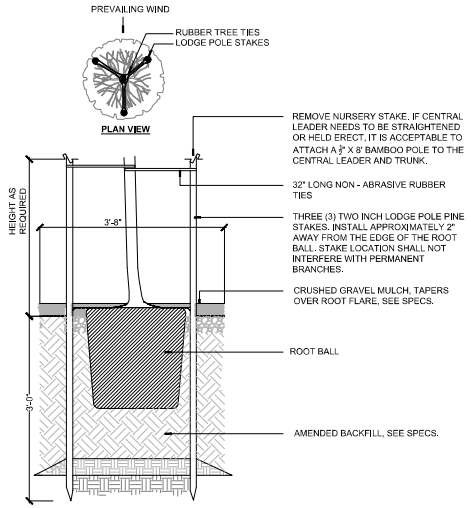
CHECKED BY:	TL

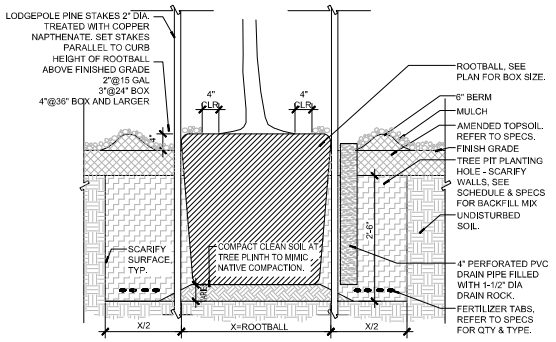
LANDSCAPE IRRIGATION DETAILS

L7.01

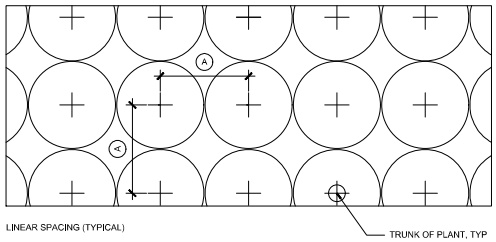


NOTE: INSTALL STAKING FOR ALL TREES 24" BOX AND UNDER

7 TREE STAKE NTS



4 TREE PLANTING NTS

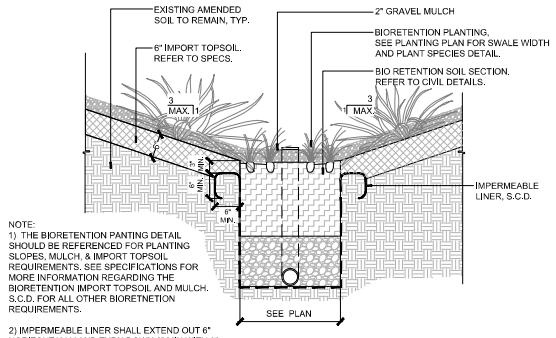


LINEAR SPACING (TYPICAL)

NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, LINEAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

FOR PLANT SPACING - SEE PLANTING PLAN

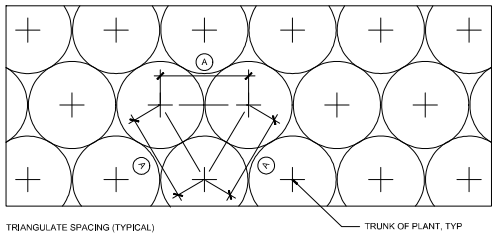
1 HORIZONTAL PLANT SPACING NTS



NOTE:
1) THE BIORETENTION PANTING DETAIL SHOULD BE REFERENCED FOR PLANTING SLOPES, MULCH, & IMPORT TOPSOIL REQUIREMENTS. SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING THE BIORETENTION IMPORT TOPSOIL AND MULCH. S.C.D. FOR ALL OTHER BIORETNETION REQUIREMENTS.

2) IMPERMEABLE LINER SHALL EXTEND OUT 6" HORIZONTALLY AND TURN DOWN 6" MIN WITH 3" MIN TOP SOIL OVER IT (3"MIN DOES NOT INCLUDE SOIL LAYER). 3" MIN TOP SOIL SHALL BE HAND COMPACTED TO SECURE LINER.

5 BIORETENTION RAIN GARDEN PLANTER NTS

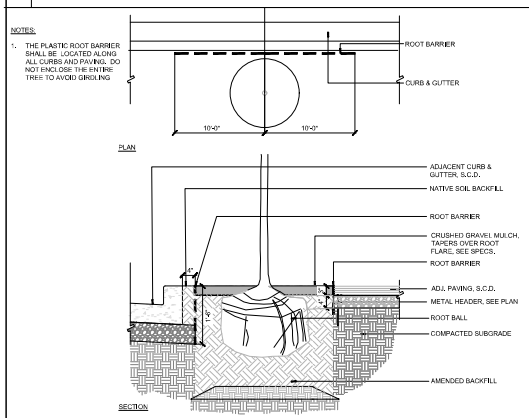


TRIANGULATE SPACING (TYPICAL)

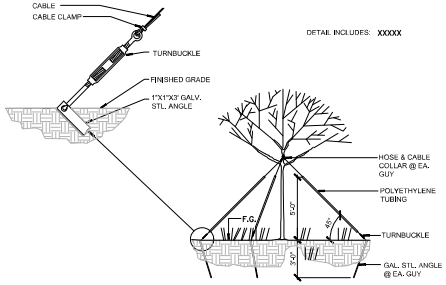
NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, TRIANGULAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

PLANT SPACING - SEE PLANTING PLAN

2 TRIANGULAR PLANT SPACING NTS

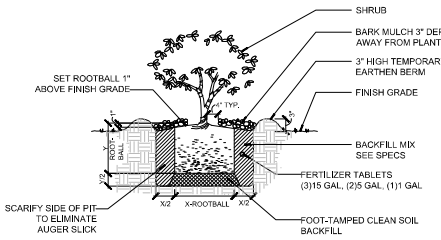


8 ROOT BARRIER NTS



TREE GUYING NTS

6 TREE GUYING NTS



NOTE: REFER TO DETAIL #2 FOR TRIANGULAR SPACING NOTES & #1 FOR LINEAR.

3 SHRUB PLANTING NTS

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JOB NUMBER:	26-005
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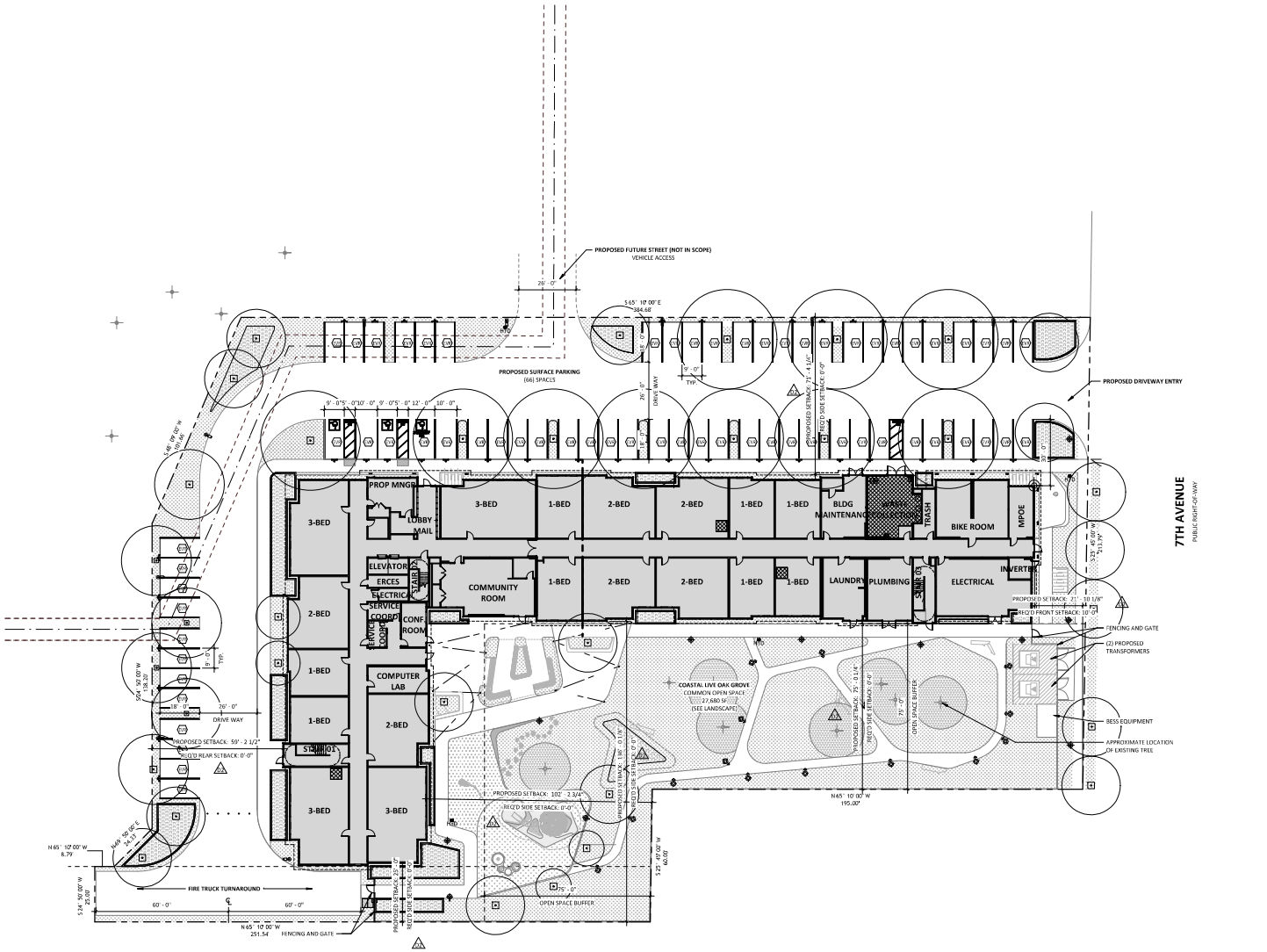
CHECKED BY:	TL

LANDSCAPE PLANTING DETAILS

L8.00



SITE PLAN 1" = 20'-0" 1 /A3.11

GENERAL NOTES

1. REFER TO DEMOLITION SITE PLAN ON A1.12, JOINT TRENCH DRAWINGS, AND CIVIL DRAWINGS FOR SITE DEMOLITION SCOPE.
2. REFER TO SHEETS G1.11 - G1.72 FOR BUILDING CODE ANALYSIS, FIRE LIFE SAFETY AND EGRESS PLANS. REFER TO G1.61 & G1.62 FOR ACCESSIBILITY GENERAL NOTES AND G2.11 - G2.14 FOR ACCESSIBILITY AND ADAPTABILITY DETAILS.
3. REFER TO CIVIL DRAWINGS AND G1.11 FOR EMERGENCY ACCESS, FIRE HYDRANT AND FDC LOCATIONS.
4. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATIONS AND SLOPES, SIDEWALK AND CURB CUTS AND UTILITY CONNECTIONS.
5. REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE AND STORM WATER TREATMENT PLAN.
6. REFER TO LANDSCAPE DRAWINGS FOR FENCE & GATE TYPES.
7. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING AREAS AND IRRIGATION.
8. REFER TO LANDSCAPE DRAWINGS AND ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS, TREE REMOVAL AND TREE REPLACEMENT PLAN.
9. REFER TO LANDSCAPE DRAWINGS FOR SITE LIGHT FIXTURES AND LOCATIONS.
10. REFER TO EXTERIOR ELEVATIONS AND ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING MOUNTED LIGHT FIXTURES AND LOCATIONS.

LEGEND

- PROJECT BASE POINT AT INTERSECTION OF GRIDLINE X AND P. LOCATE BUILDING FROM THIS POINT
- PROPERTY LINES
- SETBACKS
- EASEMENT
- ROOF OVERHANG LINES
- NEW FIRE HYDRANT
- NEW LIGHT POLE AND STREET LIGHT
- NEW BOLLARD LIGHT
- EXISTING TREE TO REMAIN
- NEW TREE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE / EVR — VAN ACCESSIBLE / ELECTRIC VEHICLE CAPABLE PARKING STALL, REFER TO ELECTRICAL DRAWINGS
- TRANSFORMER PAD
- LANDSCAPING PLANTING AREA: IN RAISED PLANTER
- LANDSCAPING PLANTING AREA: ON GRADE
- DEPRESSED STRUCTURAL SLAB AT AUTOMATED PARKING STACKERS AND ROOMS WITH EXTERIOR ACCESS. REFER TO STRUCTURAL DRAWINGS
- CLEAR ACCESS PATHWAY; STRIPING PAINTED ON CONCRETE SLAB
- TRUNCATED DOMES FOR DETECTABLE WARNINGS
- ACCESSIBLE PARKING STALL ACCESS AISLE. REFER TO SHEET ACCESSIBILITY DETAILS FOR DIMENSIONS, SIGNAGE, AND STRIPING REQUIREMENTS

PARKING MATRIX

VEHICLE PARKING	
ACCESSIBLE	
EV-READY ACC. (5'-0" Aisle)	2
EV-READY AMBULATORY (10'-0" x 18'-0")	2
EV-READY VAN (5'-0" Aisle)	1
5	
STANDARD	
EV-READY STANDARD (9'-0" x 18'-0")	61
61	
TOTAL PARKING: 66	

BIKE PARKING	
LONG-TERM (INDOOR)	100
SHORT-TERM (OUTDOOR)	20
Grand total	120

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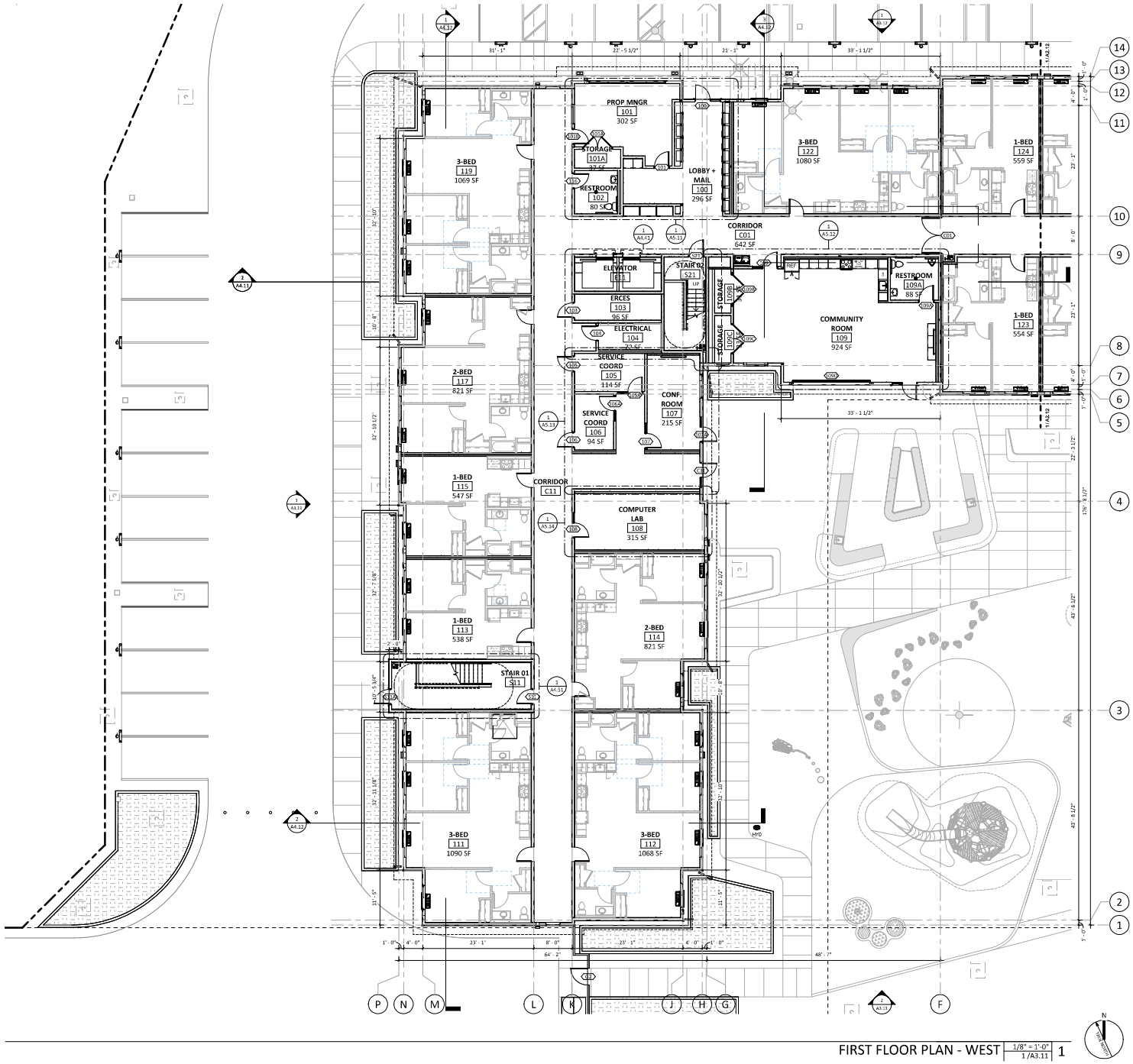
01	DRB RESPONSES 01	07/31/25

JOB NUMBER:	24007
DRAWN BY:	AUTHOR
CHECKED BY:	KC

ARCHITECTURAL SITE PLAN

A1.21



FIRST FLOOR PLAN - WEST | 1/8" = 1'-0" | 1/A3.11 | 1

GENERAL NOTES

1. REFER TO **SHEET G1.11** THROUGH **G1.62** FOR CODE ANALYSIS, FIRE LIFE SAFETY AND EGRESS REQUIREMENTS. REFER TO CODE ANALYSIS SHEETS FOR FIRE EXTINGUISHER AND ASSOCIATED SIGN LOCATION.
2. REFER TO **SHEET G1.61 - G1.62** FOR ACCESSIBILITY GENERAL NOTES AND **G2.11-G2.14** FOR TYPICAL FIXTURE MOUNTING HEIGHTS AND ACCESSIBILITY DETAILS.
3. REFER TO **SHEET G0.02** FOR ACOUSTICAL GENERAL NOTES.
4. REFER TO SLAB PLAN ON **SHEET A2.01** FOR SLOPED FLOORS, RECESSED SLAB AREAS AND ARCHITECTURAL CURB LOCATIONS.
5. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE COLUMN SIZES AND ADDITIONAL INFORMATION REGARDING EXTERIOR AND INTERIOR METAL STUD AND WOOD STUD FRAMING.
6. GRIDLINES ARE ALIGNED WITH FACE OF STUD OR FACE OF CONCRETE, U.O.N. ALL WALL DIMENSIONS ARE TO FACE OF STUD, U.O.N. CLEAR DIMENSIONS ARE FROM FACE OF FINISH AND NOTED AS "CLEAR."
7. REFER TO WALL TYPE TAGS ON FLOOR PLANS FOR WALL TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR WALL ASSEMBLIES AND RATING REQUIREMENTS.
8. REFER TO BUILDING SECTIONS ON **SHEETS A4.11 - A4.52** FOR FLOOR/CEILING AND ROOF/CEILING ASSEMBLY TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR HORIZONTAL ASSEMBLY TYPES AND RATING REQUIREMENTS.
9. REFER TO ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS ON **SHEETS A5.11 – A5.23.** DWELLING UNIT DIMENSIONS, SHEET NOTES, DOOR TAGS, ETC. ARE INDICATED IN ENLARGED PLANS FOR GRAPHIC CLARITY OF OVERALL FLOOR PLANS.
10. DOORS ADJACENT TO PERPENDICULAR WALLS ARE 4" FROM FACE OF JAMB TO FACE OF FINISH AT ADJACENT WALL, U.O.N.
11. REFER TO MECHANICAL, ELECTRICAL, FIRE ALARM, AND PLUMBING DRAWINGS FOR FIXTURE TYPES AND QUANTITIES. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS.
12. ROOM SIGNAGE AND ACCESSIBILITY SIGNAGE THROUGHOUT. REFER TO **SHEET G1.51 - G1.52** FOR ROOM AND ACCESSIBILITY SIGNAGE LOCATIONS AND REQUIREMENTS.
13. ALL CONDUIT SHALL BE CONCEALED. IF CONDUIT CANNOT BE CONCEALED, EXPOSED CONDUIT, PIPING, ETC. SHALL BE REVIEWED WITH ARCHITECT AND OWNER AND PAINTED TO MATCH ADJACENT SURFACE.
14. ELEVATORS SHALL COMPLY WITH AND SHALL BE PROVIDED WITH FEATURES INDICATED ON **SHEET A4.41 - A4.42** AND **SHEET A8.61.**
15. STAIRS AND RAMPS SHALL COMPLY WITH AND SHALL BE PROVIDED WITH FEATURES INDICATED ON **SHEET A4.41 - A4.52** AND **SHEET A8.71.**
16. PROVIDE THROUGH AND MEMBRANE PENETRATION PROTECTION AT FIRE RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES AS INDICATED ON SHEET **A7.15.**
17. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES - SPECIFICALLY AT WALLS AND CEILINGS ALONG CORRIDORS SERVING AS A MEANS OF EGRESS, ARE TO HAVE INSTALLED SMOKE & FIRE DAMPERS.
18. MEMBRANE PENETRATIONS THROUGH THE FIRE RATED ASSEMBLIES OF VERTICAL SHAFTS (STAIRS, ELEVATOR, TRASH CHUTES AND VENTILATION SHAFTS) ARE NOT PERMITTED.
19. WHERE THE DRAWINGS INDICATE A CONTINUOUS FINISHED WALL OR CEILING PLANE, PROVIDE EXTRA LAYERS OF GYPSUM BOARD AS REQUIRED TO MAINTAIN THE CONTINUOUS SURFACE. FOR EXAMPLE: WHERE A 1-HR RATED WALL MEINGES WITH A 2-HR RATED WALL, ADD AN EXTRA LAYER OF GYPSUM BOARD TO THE 1-HR RATED WALL TO MAINTAIN A CONTINUOUS FINISHED SURFACE IN THAT SPACE.
20. PROVIDE ACOUSTICAL ISOLATION AND PROTECTION AS INDICATED ON **SHEET A7.11 - A7.12** AND **SHEET A7.16**
21. REFER TO **SHEET A6.11** FOR ADDITIONAL INTERIOR FINISH INFORMATION.
22. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

UNIT LEGEND

- RESIDENTIAL UNIT WITH MOBILITY FEATURES
- RESIDENTIAL UNIT WITH COMMUNICATION FEATURES
- SHAFT; REFER TO CODE ANALYSIS AND WALL TYPE TAGS FOR RATED ENCLOSURE

KEY PLAN

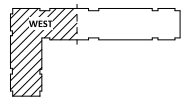


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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

100

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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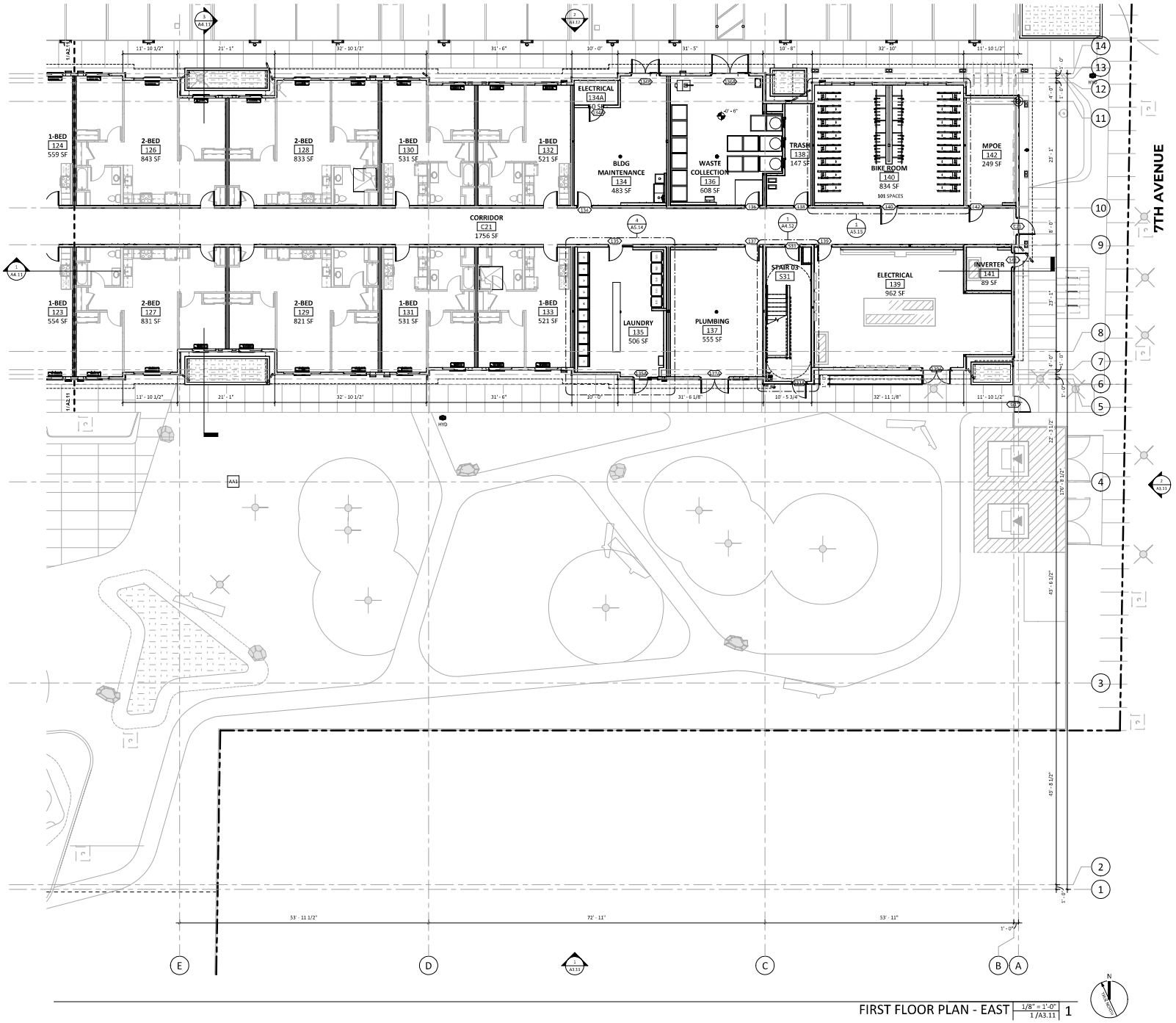
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	AUTHOR
CHECKED BY:	KC

FIRST FLOOR PLAN

A2.11



FIRST FLOOR PLAN - EAST | 1/8" = 1'-0" | 1 /A3.11 | 1

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5. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE COLUMN SIZES AND ADDITIONAL INFORMATION REGARDING EXTERIOR AND INTERIOR METAL STUD AND WOOD STUD FRAMING.
6. GRIDLINES ARE ALIGNED WITH FACE OF STUD OR FACE OF CONCRETE, U.O.N. ALL WALL DIMENSIONS ARE TO FACE OF STUD, U.O.N. CLEAR DIMENSIONS ARE FROM FACE OF FINISH AND NOTED AS "CLEAR."
7. REFER TO WALL TYPE TAGS ON FLOOR PLANS FOR WALL TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR WALL ASSEMBLIES AND RATING REQUIREMENTS.
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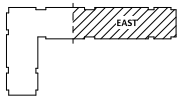

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Exhibit D

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7TH & BROMMER AFFORDABLE HOUSING

101

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	AUTHOR
CHECKED BY:	KC

FIRST FLOOR PLAN

A2.12



SECOND FLOOR PLAN - WEST | 1/8" = 1'-0" | 1 /A3.11 | 1

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KEY PLAN

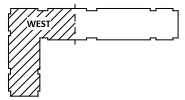

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Exhibit D

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

102

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

SECOND FLOOR PLAN

A2.13



SECOND FLOOR PLAN - EAST | 1/8" = 1'-0" | 1 /A3.11 | 1

GENERAL NOTES

1. REFER TO **SHEET G1.11** THROUGH **G1.02** FOR CODE ANALYSIS, FIRE LIFE SAFETY AND EGRESS REQUIREMENTS. REFER TO CODE ANALYSIS SHEETS FOR FIRE EXTINGUISHER AND ASSOCIATED SIGN LOCATION.
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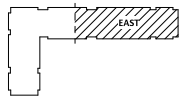

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Exhibit D

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RENEWAL 11/30/27
REGISTERED ARCHITECT
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

103

DEVELOPMENT FOR:
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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

SECOND FLOOR PLAN

A2.14



THIRD FLOOR PLAN - WEST | 1/8" = 1'-0" | 1 /A3.11 | 1

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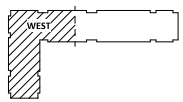

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Exhibit D

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RENEWAL 11/30/27
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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

104

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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08.28.2026

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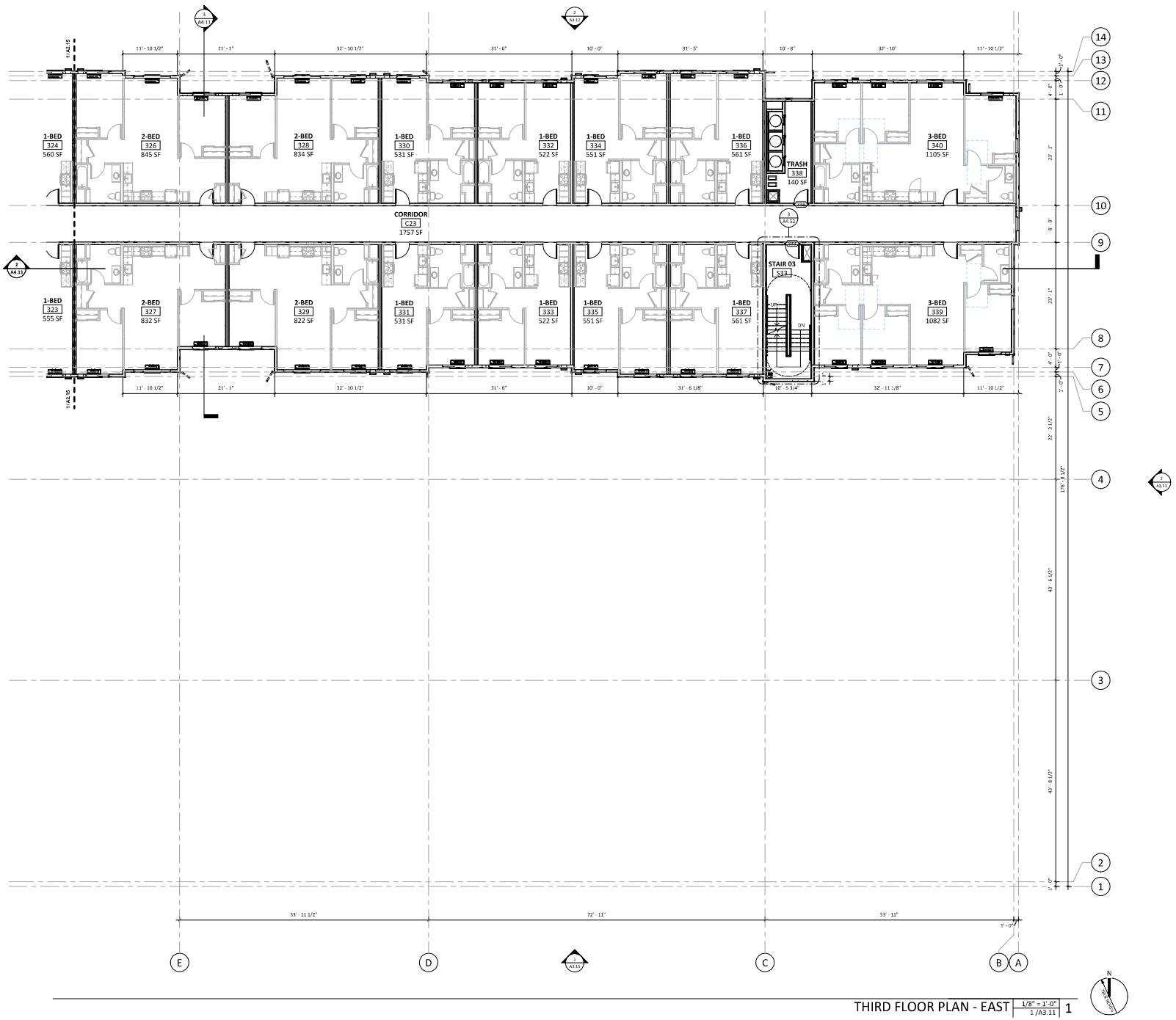
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

THIRD FLOOR PLAN

A2.15



THIRD FLOOR PLAN - EAST 1/8" = 1'-0" 1 /A3.11 1

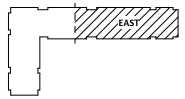
GENERAL NOTES

1. REFER TO **SHEET G1.11** THROUGH **G1.62** FOR CODE ANALYSIS, FIRE LIFE SAFETY AND EGRESS REQUIREMENTS. REFER TO CODE ANALYSIS SHEETS FOR FIRE EXTINGUISHER AND ASSOCIATED SIGN LOCATION.
2. REFER TO **SHEET G1.61 - G1.62** FOR ACCESSIBILITY GENERAL NOTES AND **G2.11-G2.14** FOR TYPICAL FIXTURE MOUNTING HEIGHTS AND ACCESSIBILITY DETAILS.
3. REFER TO **SHEET G0.02** FOR ACOUSTICAL GENERAL NOTES.
4. REFER TO SLAB PLAN ON **SHEET A2.01** FOR SLOPED FLOORS, RECESSED SLAB AREAS AND ARCHITECTURAL CURB LOCATIONS.
5. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE COLUMN SIZES AND ADDITIONAL INFORMATION REGARDING EXTERIOR AND INTERIOR METAL STUD AND WOOD STUD FRAMING.
6. GRIDLINES ARE ALIGNED WITH FACE OF STUD OR FACE OF CONCRETE, U.O.N. ALL WALL DIMENSIONS ARE TO FACE OF STUD, U.O.N. CLEAR DIMENSIONS ARE FROM FACE OF FINISH AND NOTED AS "CLEAR."
7. REFER TO WALL TYPE TAGS ON FLOOR PLANS FOR WALL TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR WALL ASSEMBLIES AND RATING REQUIREMENTS.
8. REFER TO BUILDING SECTIONS ON **SHEETS A4.11 - A4.52** FOR FLOOR/CEILING AND ROOF/CEILING ASSEMBLY TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR HORIZONTAL ASSEMBLY TYPES AND RATING REQUIREMENTS.
9. REFER TO ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS ON **SHEETS A5.11 – A5.23.** DWELLING UNIT DIMENSIONS, SHEET NOTES, DOOR TAGS, ETC. ARE INDICATED IN ENLARGED PLANS FOR GRAPHIC CLARITY OF OVERALL FLOOR PLANS.
10. DOORS ADJACENT TO PERPENDICULAR WALLS ARE 4" FROM FACE OF JAMB TO FACE OF FINISH AT ADJACENT WALL, U.O.N.
11. REFER TO MECHANICAL, ELECTRICAL, FIRE ALARM, AND PLUMBING DRAWINGS FOR FIXTURE TYPES AND QUANTITIES. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS.
12. ROOM SIGNAGE AND ACCESSIBILITY SIGNAGE THROUGHOUT. REFER TO **SHEET G1.51 - G1.52** FOR ROOM AND ACCESSIBILITY SIGNAGE LOCATIONS AND REQUIREMENTS.
13. ALL CONDUIT SHALL BE CONCEALED. IF CONDUIT CANNOT BE CONCEALED, EXPOSED CONDUIT, PIPING, ETC. SHALL BE REVIEWED WITH ARCHITECT AND OWNER AND PAINTED TO MATCH ADJACENT SURFACE.
14. ELEVATORS SHALL COMPLY WITH AND SHALL BE PROVIDED WITH FEATURES INDICATED ON **SHEET A4.41 - A4.42** AND **SHEET A8.41.**
15. STAIRS AND RAMPS SHALL COMPLY WITH AND SHALL BE PROVIDED WITH FEATURES INDICATED ON **SHEET A4.41 - A4.52** AND **SHEET A8.71.**
16. PROVIDE THROUGH AND MEMBRANE PENETRATION PROTECTION AT FIRE RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES AS INDICATED ON SHEET **A7.15.**
17. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES - SPECIFICALLY AT WALLS AND CEILINGS ALONG CORRIDORS SERVING AS A MEANS OF EGRESS, ARE TO HAVE INSTALLED SMOKE & FIRE DAMPERS.
18. MEMBRANE PENETRATIONS THROUGH THE FIRE RATED ASSEMBLIES OF VERTICAL SHAFTS (STAIRS, ELEVATOR, TRASH CHUTES AND VENTILATION SHAFTS) ARE NOT PERMITTED.
19. WHERE THE DRAWINGS INDICATE A CONTINUOUS FINISHED WALL OR CEILING PLANE, PROVIDE EXTRA LAYERS OF GYPSUM BOARD AS REQUIRED TO MAINTAIN THE CONTINUOUS SURFACE. FOR EXAMPLE: WHERE A 1-HR RATED WALL MERGES WITH A 2-HR RATED WALL, ADD AN EXTRA LAYER OF GYPSUM BOARD TO THE 1-HR RATED WALL TO MAINTAIN A CONTINUOUS FINISHED SURFACE IN THAT SPACE.
20. PROVIDE ACOUSTICAL ISOLATION AND PROTECTION AS INDICATED ON **SHEET A7.11 - A7.12** AND **SHEET A7.16**
21. REFER TO **SHEET A6.11** FOR ADDITIONAL INTERIOR FINISH INFORMATION.
22. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

UNIT LEGEND

- RESIDENTIAL UNIT WITH MOBILITY FEATURES
- RESIDENTIAL UNIT WITH COMMUNICATION FEATURES
- SHAFT; REFER TO CODE ANALYSIS AND WALL TYPE TAGS FOR RATED ENCLOSURE

KEY PLAN



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THIRD FLOOR PLAN

A2.16



FOURTH FLOOR PLAN - WEST | 1/8" = 1'-0" | 1/A3.11 | 1

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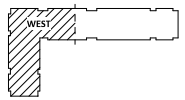
KEY PLAN



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CHECKED BY:	KC

FOURTH FLOOR PLAN

A2.17



FOURTH FLOOR PLAN - EAST | 1/8" = 1'-0" | 1 /A3.11 | 1

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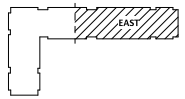
KEY PLAN



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DEVELOPMENT FOR:
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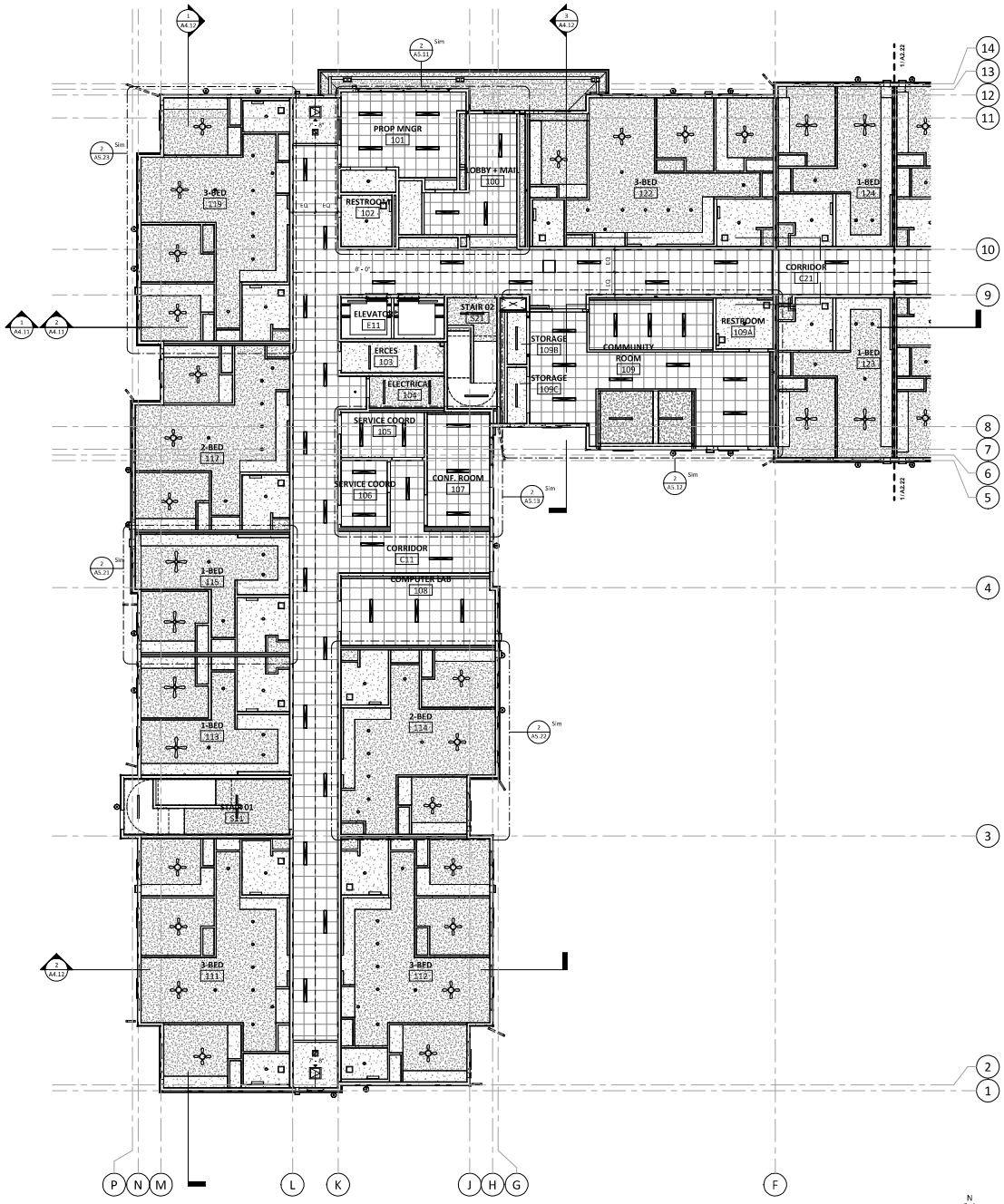
FOURTH FLOOR PLAN

A2.18



FIRST FLOOR PLAN - WEST | 1/8" = 1'-0" | 1/A3.11 | 1

GENERAL NOTES

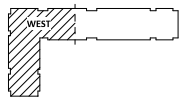
1. ALL DUCTS, PIPING AND CONDUIT SHALL BE CONCEALED. IF THERE IS A CONFLICT, EXPOSED CONDUIT, PIPING, DUCTING, ETC. SHALL BE REVIEWED WITH ARCHITECT AND OWNER AND PAINTED TO MATCH ADJACENT SURFACE.
2. DUCTS, PIPES, CONDUIT, ETC. TO BE ROUTED IN NEAT, CLEAN ORDERLY FASHION WHERE EXPOSED IN PARKING GARAGE. EXPOSED PIPING, CONDUITS, AND DUCTS TO BE PAINTED TO MATCH CEILING ABOVE.
3. REFER TO MECHANICAL, ELECTRICAL, FIRE ALARM, AND PLUMBING DRAWINGS FOR FIXTURE TYPES AND QUANTITIES. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS.
4. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE, ELEVATIONS AND MOUNTING HEIGHTS.
5. REFER TO ELECTRICAL DRAWINGS FOR DWELLING UNIT FIXTURE TYPES AND QUANTITIES.
6. REFER TO MECHANICAL DRAWINGS FOR LOUVERS, GRILLES AND DIFFUSER TYPES AND SIZES.
7. FIRE SPRINKLER HEADS SHOWN ON PLANS ARE TO ILLUSTRATE PREFERRED LOCATIONS FOR HEADS. CENTERED IN CEILING GRID TILES AND/OR ALIGNED WITH SURROUNDING FIXTURES IN CEILING. FIRE SPRINKLER HEADS TO BE RECESSED AND PAINTED TO MATCH ADJACENT CEILING TRIM FINISH. COORDINATE ACTUAL LOCATIONS AND NUMBERS OF SPRINKLER HEADS WITH FIRE SPRINKLER SYSTEM DRAWINGS – TO BE ISSUED AS A DEFERRED SUBMITTAL.
8. ALL CEILING FIXTURES AND DEVICES TO BE LOCATED IN ALIGNMENT OR CENTERED WITH SURROUNDING FIXTURES OR CEILING GRID. IF CONFLICTS ARISE IN THE FIELD, REVIEW PROPOSED LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
9. CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. IF CENTERING CEILING GRID IN THE SPACE CREATES TILES NARROWER THAN 6" ALONG WALLS OR PLACES LIGHTING AS INDICATED TOO CLOSE TO WALLS, SHIFT GRID TO AVOID THESE OCCURRENCES.
10. CEILING HEIGHTS TO BE ALIGNED WITH HORIZONTAL STOREFRONT MULLION WHERE OCCURS.
11. REFER TO INTERIOR ELEVATIONS AND INTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
12. ALL SECURITY SYSTEM EQUIPMENT AND CONDUIT SHALL BE CONCEALED. VERIFY WITH ARCHITECT BEFORE INSTALLATION.
13. REFER TO **SHEET G0.02** FOR ACOUSTICAL GENERAL NOTES.
14. REFER TO **SHEET G0.01 - G0.02** FOR FIRE PROTECTION AND FIRE LIFE SAFETY GENERAL NOTES. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE ***2025 CBC SECTION 420.5, 2025 CFC SECTION 907***, AND THE APPROVED MANUFACTURER'S INSTRUCTIONS.

KEYNOTES

RCP LEGEND

- OPEN TO ABOVE. REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILL CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31.
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

KEY PLAN



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FIRST FLOOR RCP

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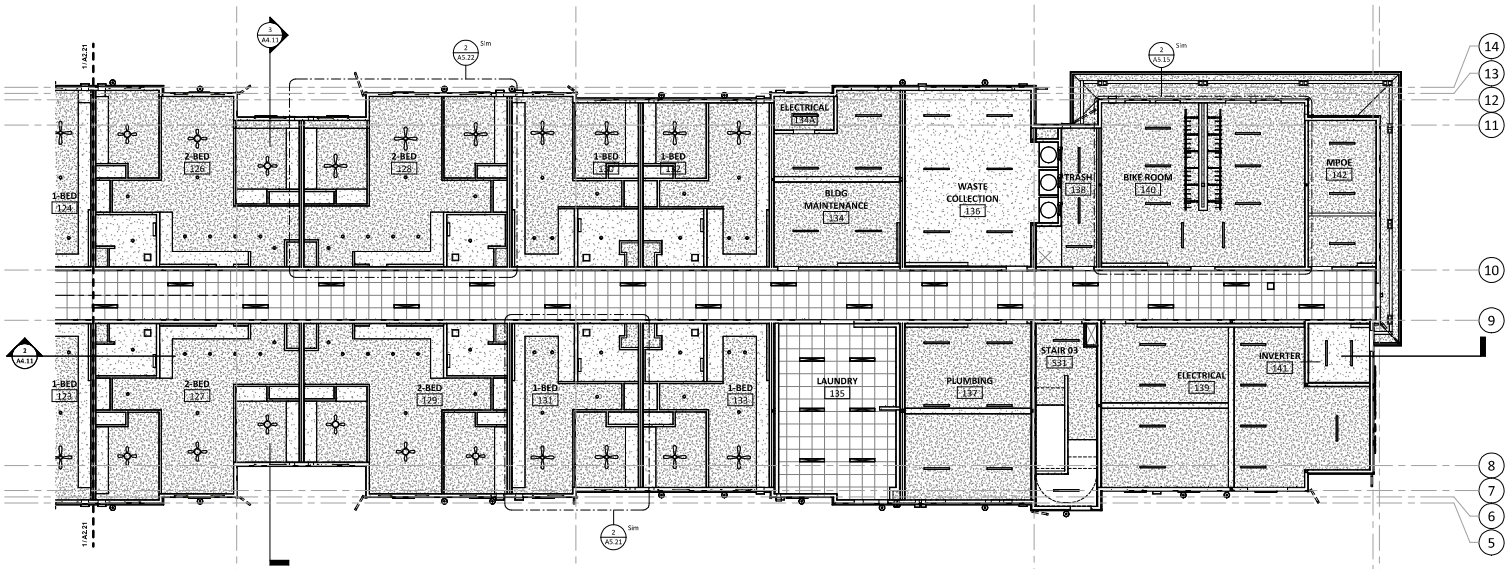

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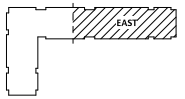

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Exhibit D

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

109

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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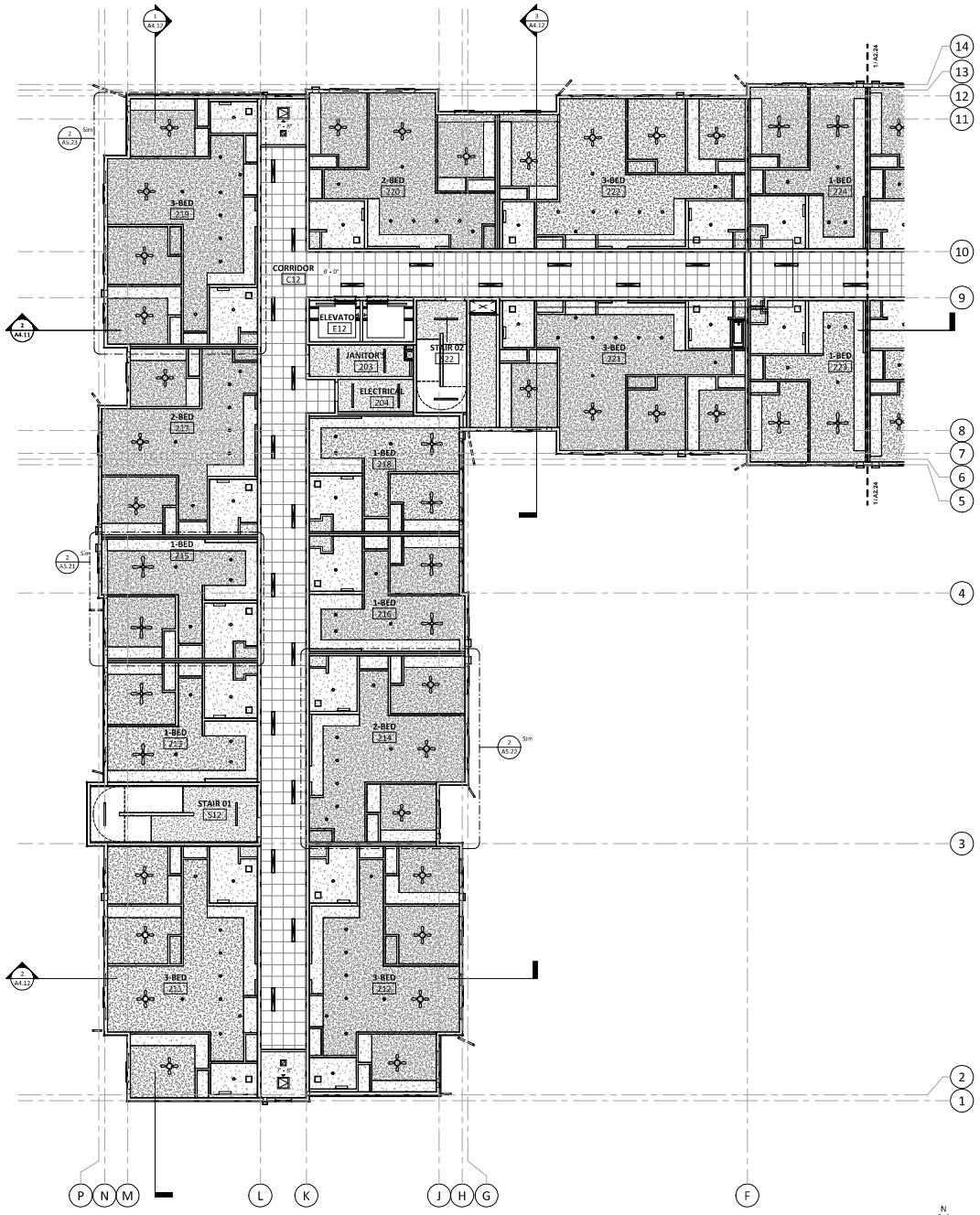
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

FIRST FLOOR RCP

A2.22



SECOND FLOOR - WEST | 1/8" = 1'-0" | 1 /A3.11 | 1

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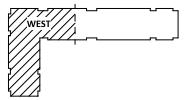

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CHECKED BY:	KC

SECOND FLOOR RCP

A2.23



SECOND FLOOR - EAST | 1/8" = 1'-0" | 1 /A3.11 | 1

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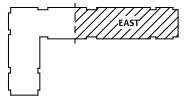

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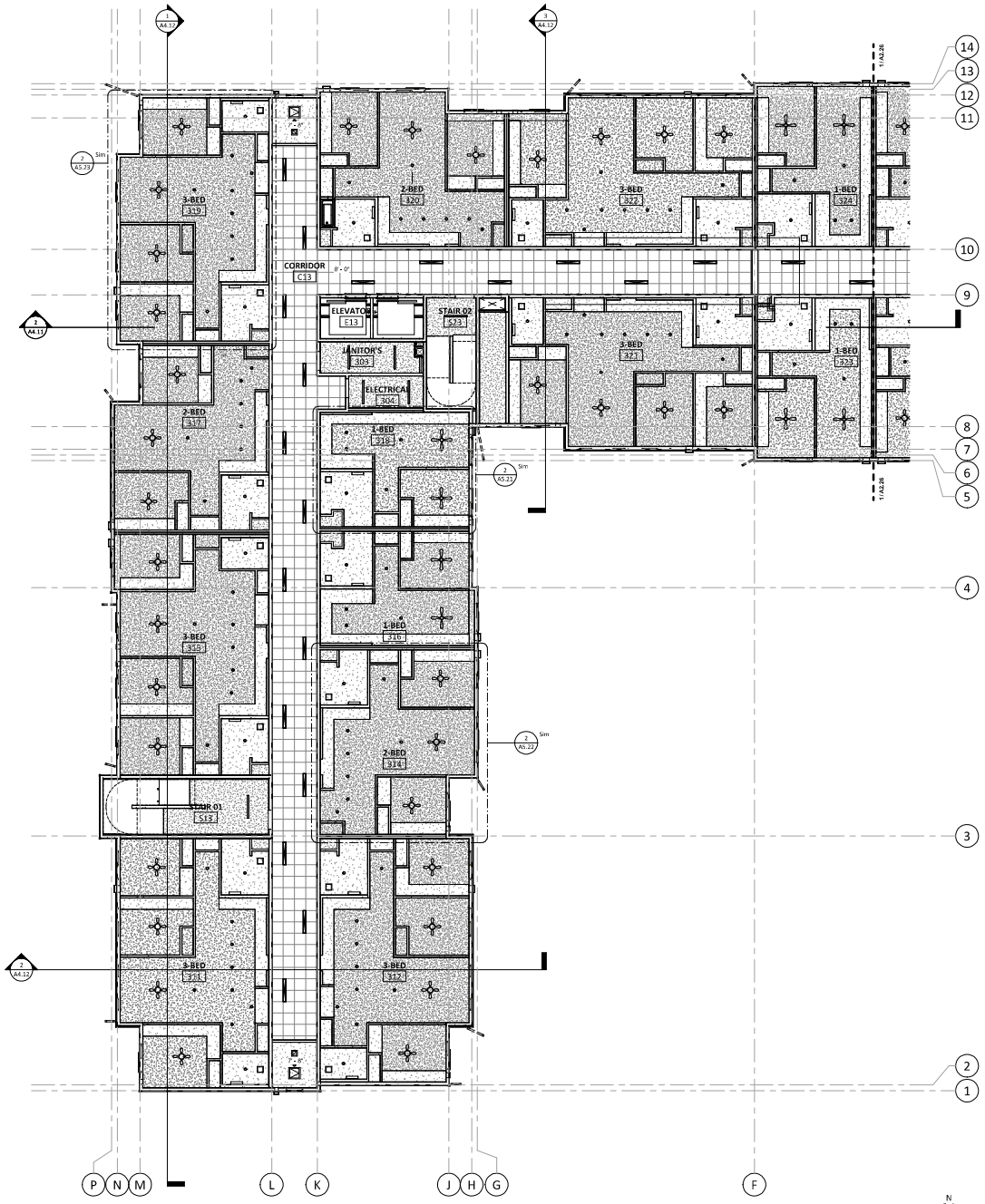
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

SECOND FLOOR RCP

A2.24



THIRD FLOOR - WEST | 1/8" = 1'-0" | 1 /A3.11

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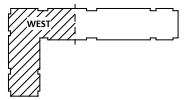

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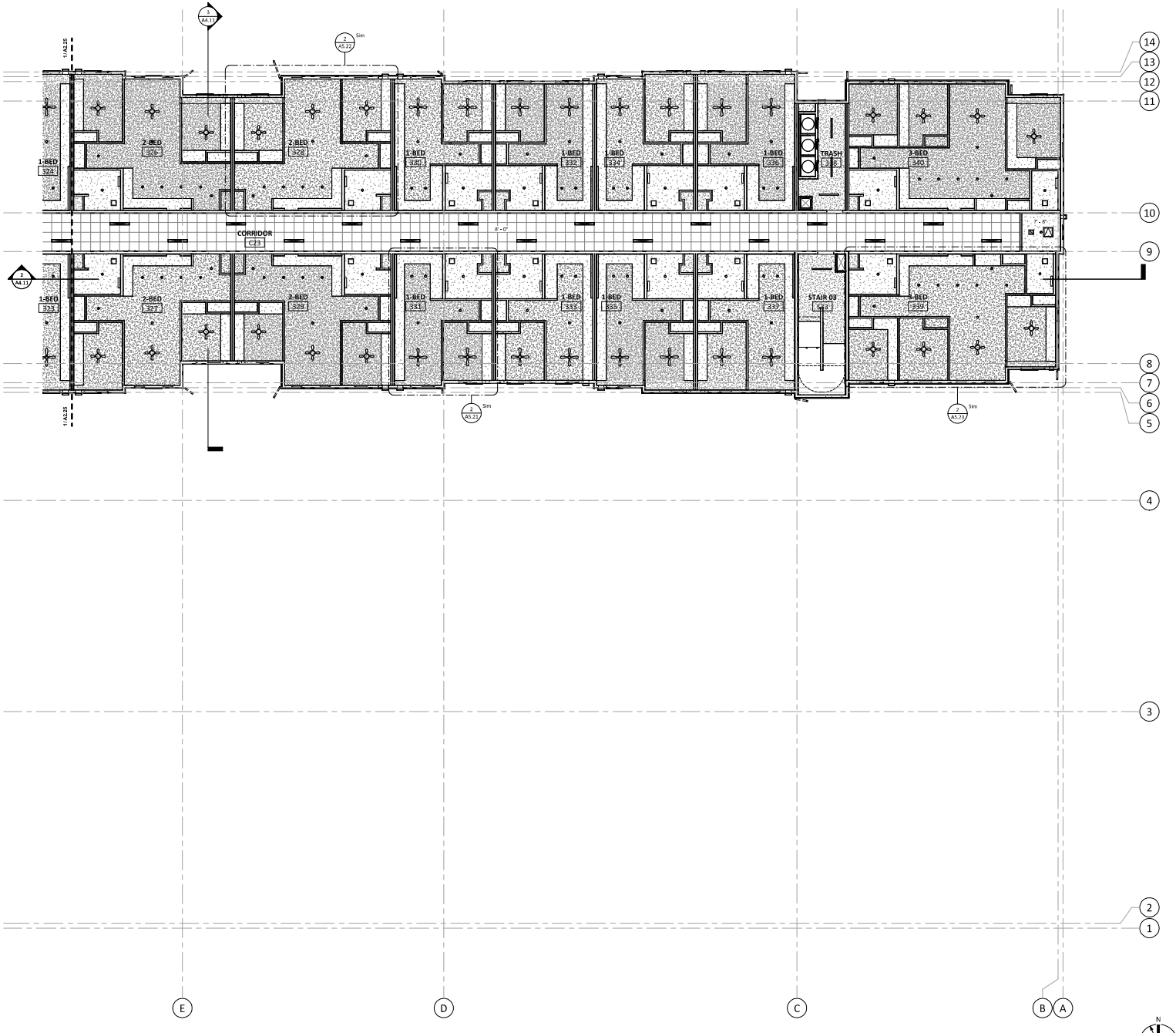
THIRD FLOOR RCP

A2.25



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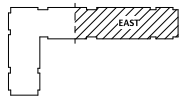

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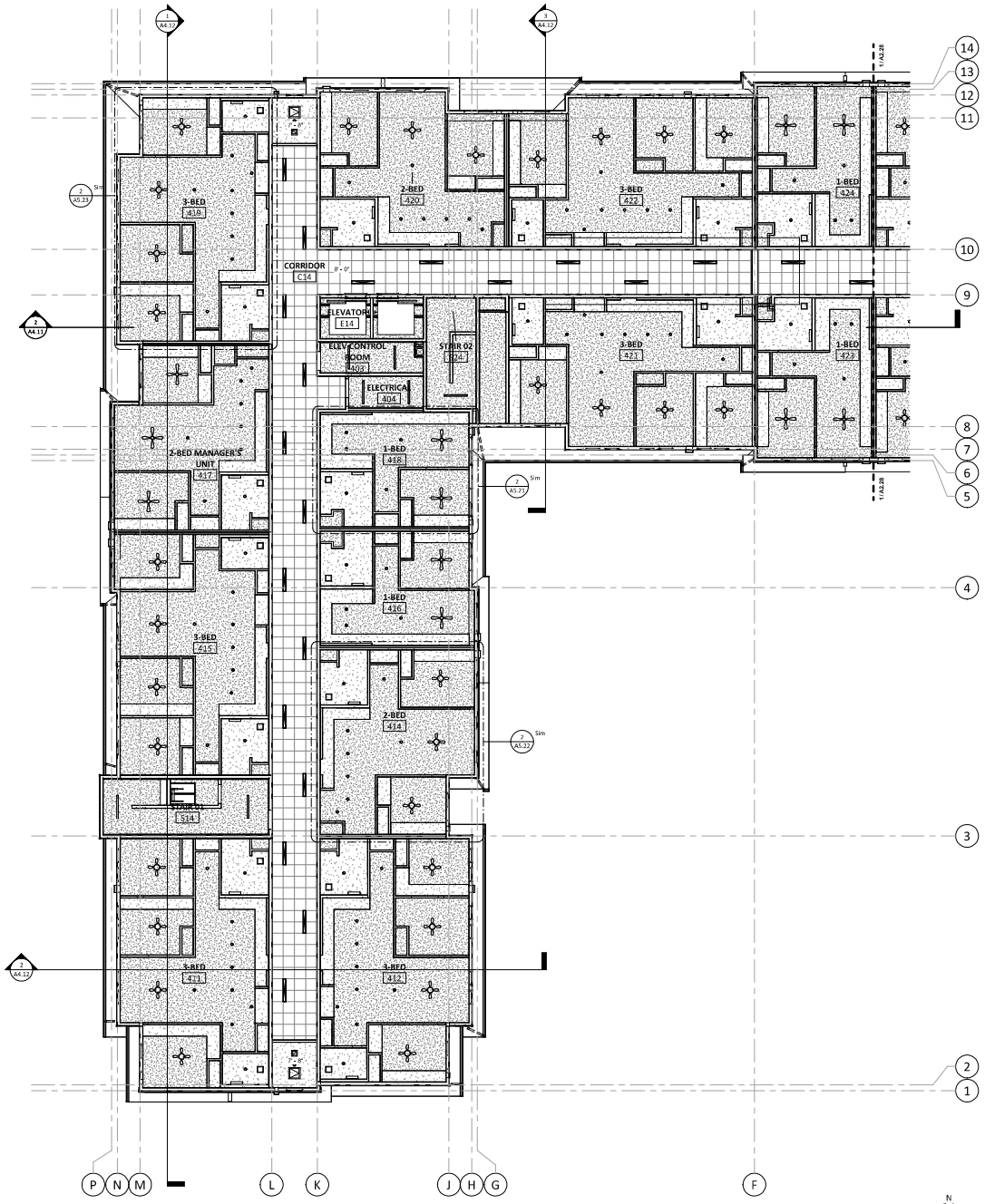

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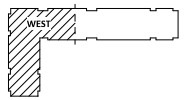
7. FIRE SPRINKLER HEADS SHOWN ON PLANS ARE TO ILLUSTRATE PREFERRED LOCATIONS FOR HEADS. CENTERED IN CEILING GRID TILES AND/OR ALIGNED WITH SURROUNDING FIXTURES IN CEILING. FIRE SPRINKLER HEADS TO BE RECESSED AND PAINTED TO MATCH ADJACENT CEILING TRIM FINISH. COORDINATE ACTUAL LOCATIONS AND NUMBERS OF SPRINKLER HEADS WITH FIRE SPRINKLER SYSTEM DRAWINGS – TO BE ISSUED AS A DEFERRED SUBMITTAL
8. ALL CEILING FIXTURES AND DEVICES TO BE LOCATED IN ALIGNMENT OR CENTERED WITH SURROUNDING FIXTURES OR CEILING GRID. IF CONFLICTS ARISE IN THE FIELD, REVIEW PROPOSED LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
9. CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. IF CENTERING CEILING GRID IN THE SPACE CREATES TILES NARROWER THAN 6" ALONG WALLS OR PLACES LIGHTING AS INDICATED TOO CLOSE TO WALLS, SHIFT GRID TO AVOID THESE OCCURRENCES.
10. CEILING HEIGHTS TO BE ALIGNED WITH HORIZONTAL STOREFRONT MULLION WHERE OCCURS.
11. REFER TO INTERIOR ELEVATIONS AND INTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
12. ALL SECURITY SYSTEM EQUIPMENT AND CONDUIT SHALL BE CONCEALED. VERIFY WITH ARCHITECT BEFORE INSTALLATION.
13. REFER TO **SHEET G0.02** FOR ACOUSTICAL GENERAL NOTES.
14. REFER TO **SHEET G0.01 - G0.02** FOR FIRE PROTECTION AND FIRE LIFE SAFETY GENERAL NOTES. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE ***2025 CBC SECTION 420.5***, ***2025 CFC SECTION 907***, AND THE APPROVED MANUFACTURER'S INSTRUCTIONS.

KEYNOTES

RCP LEGEND

- OPEN TO ABOVE. REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILL CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

114

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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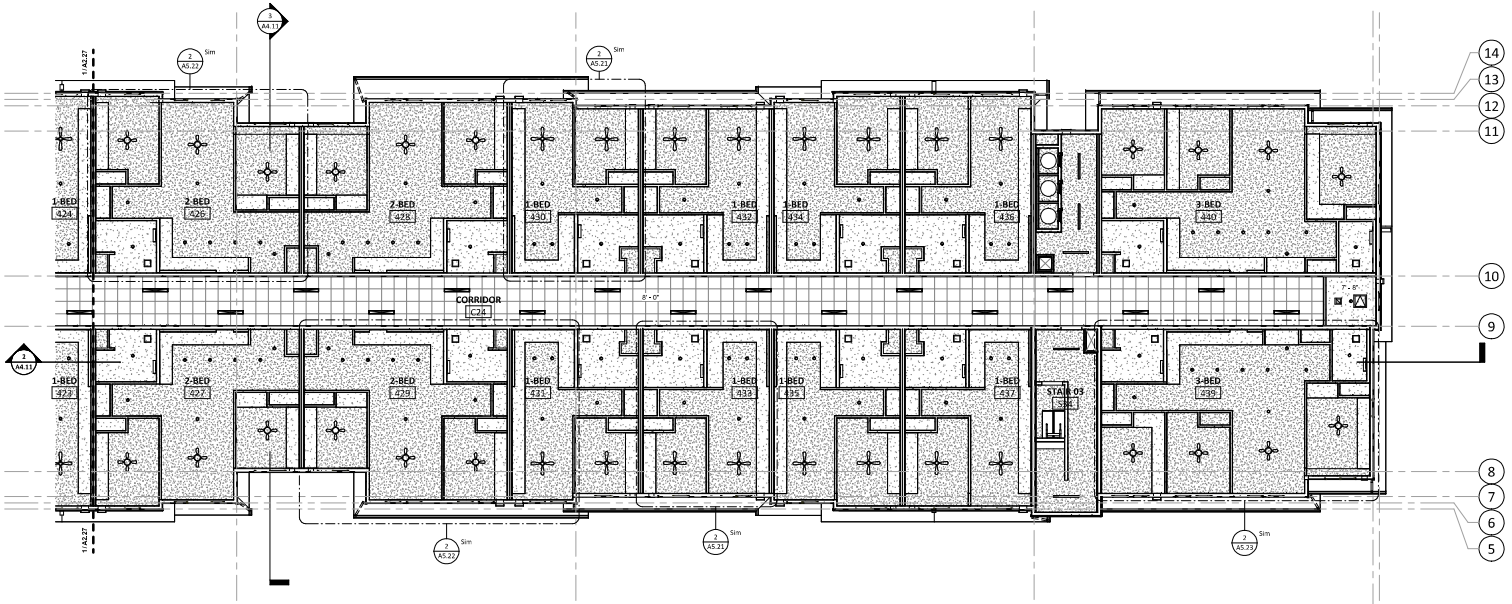
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

FOURTH FLOOR RCP

A2.27



FOURTH FLOOR - EAST | 1/8" = 1'-0" | 1 / A3.11 | 1

N

GENERAL NOTES

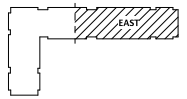
1. ALL DUCTS, PIPING AND CONDUIT SHALL BE CONCEALED. IF THERE IS A CONFLICT, EXPOSED CONDUIT, PIPING, DUCTING, ETC. SHALL BE REVIEWED WITH ARCHITECT AND OWNER AND PAINTED TO MATCH ADJACENT SURFACE.
2. DUCTS, PIPES, CONDUIT, ETC. TO BE ROUTED IN NEAT, CLEAN ORDERLY FASHION WHERE EXPOSED IN PARKING GARAGE. EXPOSED PIPING, CONDUITS, AND DUCTS TO BE PAINTED TO MATCH CEILING ABOVE.
3. REFER TO MECHANICAL, ELECTRICAL, FIRE ALARM, AND PLUMBING DRAWINGS FOR FIXTURE TYPES AND QUANTITIES. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS.
4. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE, ELEVATIONS AND MOUNTING HEIGHTS.
5. REFER TO ELECTRICAL DRAWINGS FOR DWELLING UNIT FIXTURE TYPES AND QUANTITIES.
6. REFER TO MECHANICAL DRAWINGS FOR LOUVERS, GRILLES AND DIFFUSER TYPES AND SIZES.
7. FIRE SPRINKLER HEADS SHOWN ON PLANS ARE TO ILLUSTRATE PREFERRED LOCATIONS FOR HEADS. CENTERED IN CEILING GRID TILES AND/OR ALIGNED WITH SURROUNDING FIXTURES IN CEILING. FIRE SPRINKLER HEADS TO BE RECESSED AND PAINTED TO MATCH ADJACENT CEILING TRIM FINISH. COORDINATE ACTUAL LOCATIONS AND NUMBERS OF SPRINKLER HEADS WITH FIRE SPRINKLER SYSTEM DRAWINGS – TO BE ISSUED AS A DEFERRED SUBMITTAL.
8. ALL CEILING FIXTURES AND DEVICES TO BE LOCATED IN ALIGNMENT OR CENTERED WITH SURROUNDING FIXTURES OR CEILING GRID. IF CONFLICTS ARISE IN THE FIELD, REVIEW PROPOSED LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
9. CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. IF CENTERING CEILING GRID IN THE SPACE CREATES TILES NARROWER THAN 6" ALONG WALLS OR PLACES LIGHTING AS INDICATED TOO CLOSE TO WALLS, SHIFT GRID TO AVOID THESE OCCURRENCES.
10. CEILING HEIGHTS TO BE ALIGNED WITH HORIZONTAL STOREFRONT MULLION WHERE OCCURS.
11. REFER TO INTERIOR ELEVATIONS AND INTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
12. ALL SECURITY SYSTEM EQUIPMENT AND CONDUIT SHALL BE CONCEALED. VERIFY WITH ARCHITECT BEFORE INSTALLATION.
13. REFER TO **SHEET G0.02** FOR ACOUSTICAL GENERAL NOTES.
14. REFER TO **SHEET G0.01 - G0.02** FOR FIRE PROTECTION AND FIRE LIFE SAFETY GENERAL NOTES. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE ***2025 CBC SECTION 420.5***, ***2025 CFC SECTION 907***, AND THE APPROVED MANUFACTURER'S INSTRUCTIONS.

KEYNOTES

RCP LEGEND

- OPEN TO ABOVE. REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILL CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2). REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31.
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3). REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

KEY PLAN



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JOB NUMBER:	24007
DRAWN BY:	Author
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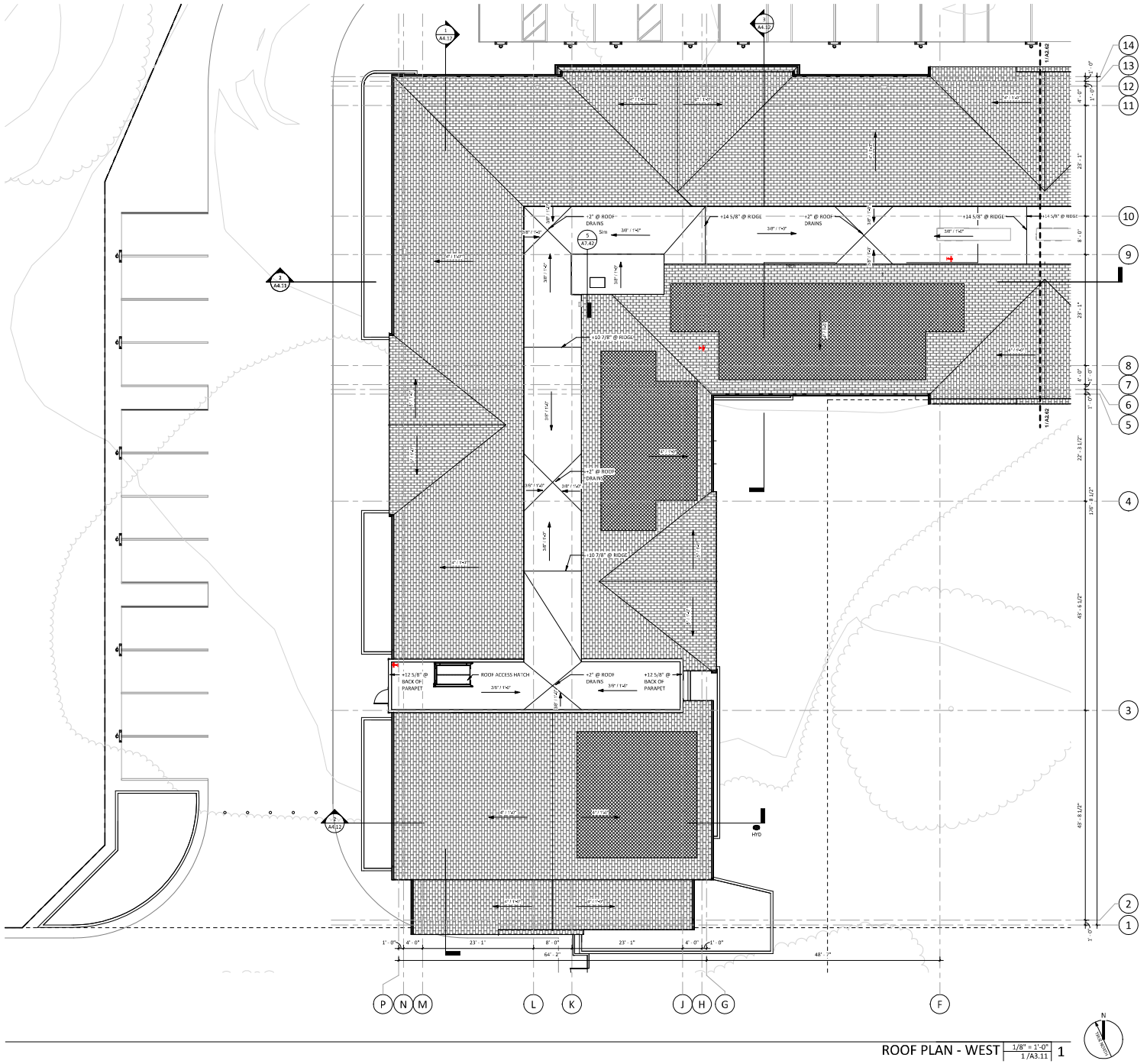
FOURTH FLOOR RCP

A2.28



ROOF PLAN - WEST | 1/8" = 1'-0" | 1 /A3.11 | 1

GENERAL NOTES

1. GRIDLINES ARE ALIGNED WITH FACE OF STUD, U.O.N. ALL WALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
2. REFER TO **SPECIFICATIONS** FOR ROOFING MEMBRANE MATERIAL SPECIFICATIONS INCLUDING SOLAR REFLECTANCE INDEX AND THERMAL EMITTANCE VALUES.
3. FOR TYPICAL ROOF DETAILS AND UTILITY PENETRATIONS, REFER TO **SHEETS A7.41 - A7.43**.
4. REFER TO WALL TYPE TAGS ON ROOF PLAN FOR WALL TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR WALL ASSEMBLIES AND RATING REQUIREMENTS.
5. REFER TO BUILDING SECTIONS FOR ROOF/CEILING ASSEMBLY TYPES AND LOCATIONS. REFER TO **SHEET A7.12** FOR HORIZONTAL ASSEMBLY TYPES AND RATING REQUIREMENTS.
6. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND SOLAR PHOTOVOLTAIC SYSTEM DRAWINGS FOR ADDITIONAL SCOPE OF WORK ON ROOFTOP NOT SHOWN HERE. COORDINATE ALL PENETRATIONS, SUPPORTS, AND FLASHING FOR WORK SHOWN ELSEWHERE WITH THE REQUIREMENTS NOTED ON THIS SHEET AND RELEVANT DETAILS REFERENCED.
7. REFER TO PLUMBING DRAWINGS FOR INTERNAL RAINWATER LEADER ROUTING FROM ROOF DRAINS THROUGH THE BUILDING TO CONNECTIONS AT FLOW THROUGH PLANTERS AND OVERFLOW PENETRATIONS THROUGH EXTERIOR WALLS. COORDINATE OVERFLOW PENETRATIONS WITH LOCATIONS SHOWN ON EXTERIOR ELEVATIONS.
8. VERIFY THAT ROOF DRAIN LOCATIONS AS DIMENSIONED ARE ALIGNED WITH RAINWATER LEADERS BELOW BEFORE INSTALLING ROOF DRAINS.
9. ALL GALVANIZED SHEET METAL (G.S.M.) FLASHING, COPING, DOWNSPOUTS, LOUVERS, WALL CAPS, GUTTERS, SOFFIT VENTS, AND CONDUCTOR HEADS ARE TO BE FIELD PAINTED, U.O.N. THIS APPLIES TO ALL SUCH G.S.M. METAL COMPONENTS WHETHER EXPOSED TO VIEW OR HIDDEN FROM VIEW.
10. ALL ROOF FLASHING ACCESSORIES ARE TO BE G-90 HOT DIP GALVANIZED, U.O.N.
11. PROVIDE PARAPET SADDLES AT ALL EXTERIOR WALL INTERSECTIONS PER DETAILS.
12. FOR TYPICAL ROOF PARAPET AND SCREEN WALL PARAPET COPING CAP, REFER TO DETAILS ON **SHEET A7.42.**
13. FOR ROOF FLASHING AT PLUMBING VENTS, MECHANICAL VENT CAPS, TIE-BACK ANCHORS, REFER TO DETAILS ON **SHEET A7.41 - A7.43.**
14. PV STANCHIONS, PLUMBING VENTS, MECHANICAL VENT CAPS TO BE LOCATED A MINIMUM OF 8" AWAY FROM VALLEYS.

KEYNOTES

SOLAR AREA CALCULATIONS

PER ***2025 CalNC SEC. 110.10(B)*** THROUGH ***SEC. 110.10(D),*** THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING, INCLUDING MIXED OCCUPANCY. REFER TO SOLAR READY NOTES ON **SHEET G0.02** FOR ADDITIONAL INFORMATION.

MINIMUM SOLAR AREA REQUIRED:
TOTAL ROOF AREA * 15%

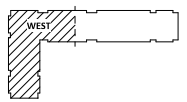
TYPE MARK	AREA	MIN. SOLAR AREA REQUIRED
WW1	26238 SF	3936 SF
WW2	5619 SF	843 SF
XX2	157 SF	24 SF
TOTALS:	32013 SF	4802 SF

SOLAR AREA PROVIDED: **4927 SF**

LEGEND

- ROOFING MEMBRANE MATERIAL; REFER TO DETAILS ON **SHEETS A7.41, A7.43**
- ASHPALT SHINGLES
- ROOF PADS, 30" WIDE PER SPECIFICATION, CONNECTING ROOF HATCHES TO ROOFTOP EQUIPMENT AND AROUND PERIMETER OF ROOF. ALSO DENOTES FIRE DEPARTMENT ACCESS PATHS, MIN 4' WIDE. KEEP CLEAR OF VENT PENETRATIONS AND ROOFTOP EQUIPMENT
- MINIMUM REQUIRED PV AREA
- ROOF DRAIN AND OVERFLOW DRAIN; REFER TO PLUMBING DRAWINGS AND DETAIL **9/A7.41**
- DIRECTION OF SLOPE: MINIMUM ROOF SLOPE IS 3/8" / 12", U.O.N.
- CRICKET: TAPERED RIGID INSULATION (OR OVERROOF FRAMING) SLOPED TO DIVERT WATER AROUND ROOF MOUNTED EQUIPMENT AND/OR WALLS
- MECHANICAL SHAFT VENT CAP; REFER TO MECHANICAL DRAWINGS AND DETAIL **7/A7.41**
- ROOF HATCH: 4' WIDE X 8' LONG WITH DOUBLE DOORS AND FULL STAIR ACCESS BELOW, REFER TO DETAIL **10/A7.41**

KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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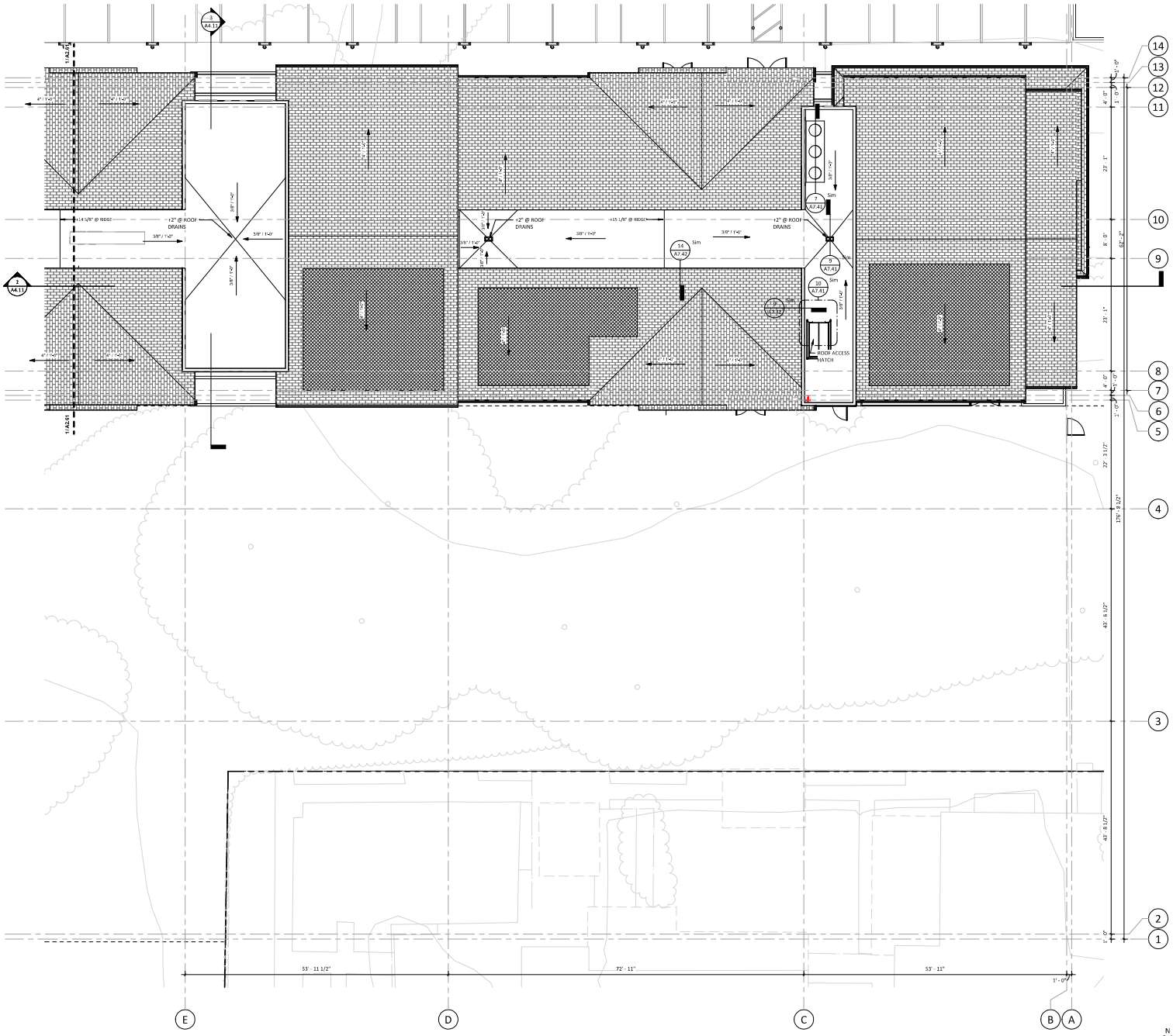
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

ROOF PLAN

A2.61



ROOF PLAN - EAST | 1/8" = 1'-0" | 1 /A3.11 | 1

GENERAL NOTES

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11. PROVIDE PARAPET SADDLES AT ALL EXTERIOR WALL INTERSECTIONS PER DETAILS.
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- MINIMUM REQUIRED PV AREA
- ROOF DRAIN AND OVERFLOW DRAIN; REFER TO PLUMBING DRAWINGS AND DETAIL **9/A7.41**
- X"/F" — DIRECTION OF SLOPE: MINIMUM ROOF SLOPE IS 3/8" / 12", U.O.N.
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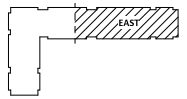
KEY PLAN



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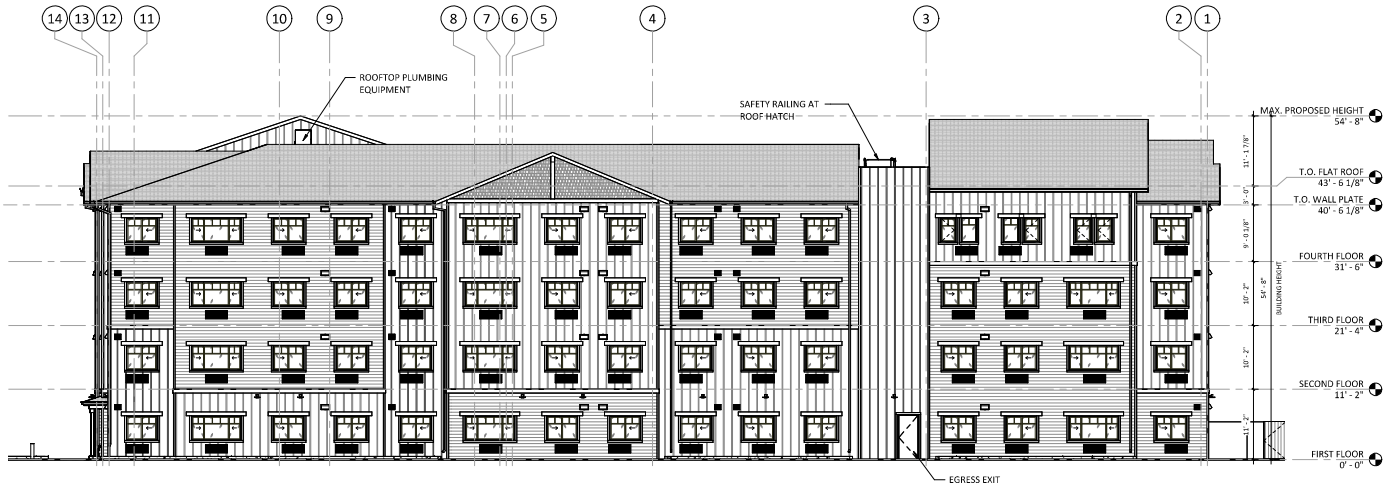
ROOF PLAN

A2.62



EAST ELEVATION 1/8" = 1'-0" 1 /A2.12 2



WEST ELEVATION 1/8" = 1'-0" 1 /A2.11 1

GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WALL TYPE TAGS AND **SHEET A7.11** FOR EXTERIOR WALL ASSEMBLIES.
2. REFER TO FLOOR PLANS FOR WINDOW AND WINDOW WALL LOCATIONS AND TAGS. REFER TO WINDOW AND STOREFRONT SCHEDULES ON **SHEET A6.31** FOR TYPES AND DIMENSIONS.
3. REFER TO FLOOR PLANS FOR DOOR LOCATIONS AND TAGS AND DOOR SCHEDULE ON **SHEET A6.21** FOR DOOR TYPES, DIMENSIONS AND MATERIALS.
4. REFER TO EXTERIOR ELEVATION LEGEND FOR EXTERIOR FINISH DESCRIPTIONS. REFER TO **SPECIFICATIONS DIVISION 07, 08 AND 09** FOR EXTERIOR FINISH REQUIREMENTS.
5. REFER TO LANDSCAPE AND CIVIL DRAWING FOR GRADE ELEVATIONS ADJACENT TO BUILDING.
6. ALL BUILDING MOUNTED EXTERIOR DEVICES AND FIXTURES TO BE LOCATED IN ALIGNMENT OR CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO INSTALL. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, AND FIRE PROTECTION DRAWINGS FOR COMPLETE SYSTEM.
7. NO CONDUIT OR PIPING MAY BE ROUTED ON THE EXTERIOR OF THE BUILDING UNLESS SPECIFICALLY REVIEWED AND ACCEPTED BY THE ARCHITECT PRIOR TO INSTALLATION.
8. ALL GALVANIZED SHEET METAL (G.S.M.) FLASHING, COPING, DOWNSPOUTS, LOUVERS, WALL CAPS, GUTTERS, SOFFIT VENTS, AND CONDUCTOR HEADS ARE TO BE FIELD PAINTED, U.O.N. THIS APPLIES TO ALL SUCH G.S.M. METAL COMPONENTS, WHETHER EXPOSED TO VIEW OR HIDDEN FROM VIEW.
9. ALL EXTERIOR WALL ACCESSORIES AND ROOF FLASHING ACCESSORIES ARE TO BE G-90 HOT DIP GALVANIZED, U.O.N.
10. ALL STEEL CANOPIES, BALCONY RAILS, POSTS, ATTACHMENT BRACKETS, SUPPORTS AND FITTINGS ARE TO BE GALVANIZED AND FIELD PAINTED, U.O.N.
11. REFER TO DETAILS **SHEETS A7.21 - A7.71** FOR TYPICAL EXTERIOR DETAIL CONDITIONS.
12. GATES AND FENCES NOT SHOWN FOR CLARITY. REFER TO LANDSCAPE DRAWINGS FOR TYPES, LOCATIONS AND HEIGHTS.

ADD ALTERNATE

1. PROVIDE ANTI-GRAFFITI COATING ON EXTERIOR SIDING UP TO 10' AT THE FIRST FLOOR.

KEYNOTES

LEGEND

- SHINGLE FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- LAP SIDING FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY (6" TYP.)
- ASPHALT SHINGLE ROOF
- BOARD AND BATTEN FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- MECHANICAL LOUVERS FOR FRESH AIR INTAKE, EXHAUST AND PTAC UNITS. PAINT TO MATCH ADJACENT FINISH. REFER TO MECHANICAL DRAWINGS FOR SIZE. REFER TO ARCHITECTURAL RCP FOR LOCATIONS
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
- MECHANICAL EXHAUST HOOD: PAINT TO MATCH ADJACENT FINISH. REFER TO MECHANICAL DRAWINGS FOR SIZE. REFER TO ARCHITECTURAL RCP FOR LOCATIONS

ARCHITECTS FORA

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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

118

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE
01	PRE-RESPONSES 01	07.31.25

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

EXTERIOR ELEVATIONS

A3.11



NORTH ELEVATION - LEFT 1/8" = 1'-0" 1/A2.11 2



NORTH ELEVATION - RIGHT 1/8" = 1'-0" 1/A2.11 1

GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WALL TYPE TAGS AND **SHEET A7.11** FOR EXTERIOR WALL ASSEMBLIES.
2. REFER TO FLOOR PLANS FOR WINDOW AND WINDOW WALL LOCATIONS AND TAGS. REFER TO WINDOW AND STOREFRONT SCHEDULES ON **SHEET A6.31** FOR TYPES AND DIMENSIONS.
3. REFER TO FLOOR PLANS FOR DOOR LOCATIONS AND TAGS AND DOOR SCHEDULE ON **SHEET A6.21** FOR DOOR TYPES, DIMENSIONS AND MATERIALS.
4. REFER TO EXTERIOR ELEVATION LEGEND FOR EXTERIOR FINISH DESCRIPTIONS. REFER TO **SPECIFICATIONS DIVISION 07, 08 AND 09** FOR EXTERIOR FINISH REQUIREMENTS.
5. REFER TO LANDSCAPE AND CIVIL DRAWING FOR GRADE ELEVATIONS ADJACENT TO BUILDING.
6. ALL BUILDING MOUNTED EXTERIOR DEVICES AND FIXTURES TO BE LOCATED IN ALIGNMENT OR CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO INSTALL. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, AND FIRE PROTECTION DRAWINGS FOR COMPLETE SYSTEM.
7. NO CONDUIT OR PIPING MAY BE ROUTED ON THE EXTERIOR OF THE BUILDING UNLESS SPECIFICALLY REVIEWED AND ACCEPTED BY THE ARCHITECT PRIOR TO INSTALLATION.
8. ALL GALVANIZED SHEET METAL (G.S.M.) FLASHING, COPING, DOWNSPOUTS, LOUVERS, WALL CAPS, GUTTERS, SOFFIT VENTS, AND CONDUCTOR HEADS ARE TO BE FIELD PAINTED, U.O.N. THIS APPLIES TO ALL SUCH G.S.M. METAL COMPONENTS, WHETHER EXPOSED TO VIEW OR HIDDEN FROM VIEW.
9. ALL EXTERIOR WALL ACCESSORIES AND ROOF FLASHING ACCESSORIES ARE TO BE G-90 HOT DIP GALVANIZED, U.O.N.
10. ALL STEEL CANOPIES, BALCONY RAILS, POSTS, ATTACHMENT BRACKETS, SUPPORTS AND FITTINGS ARE TO BE GALVANIZED AND FIELD PAINTED, U.O.N.
11. REFER TO DETAILS **SHEETS A7.21 - A7.71** FOR TYPICAL EXTERIOR DETAIL CONDITIONS.
12. GATES AND FENCES NOT SHOWN FOR CLARITY. REFER TO LANDSCAPE DRAWINGS FOR TYPES, LOCATIONS AND HEIGHTS.

ADD ALTERNATE

1. PROVIDE ANTI-GRAFFITI COATING ON EXTERIOR SIDING UP TO 10' AT THE FIRST FLOOR.

KEYNOTES

LEGEND

- SHINGLE FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- 5" EXPOSURE — LAP SIDING FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- ASPHALT SHINGLE ROOF
- BOARD AND BATTEN FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- MECHANICAL LOUVERS FOR FRESH AIR INTAKE, EXHAUST AND PTAC UNITS. PAINT TO MATCH ADJACENT FINISH. REFER TO MECHANICAL DRAWINGS FOR SIZE. REFER TO ARCHITECTURAL RCP FOR LOCATIONS
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
- MECHANICAL EXHAUST HOOD: PAINT TO MATCH ADJACENT FINISH. REFER TO MECHANICAL DRAWINGS FOR SIZE. REFER TO ARCHITECTURAL RCP FOR LOCATIONS

ARCHITECTS FORA
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7TH & BROMMER AFFORDABLE HOUSING

119

DEVELOPMENT FOR:
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855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

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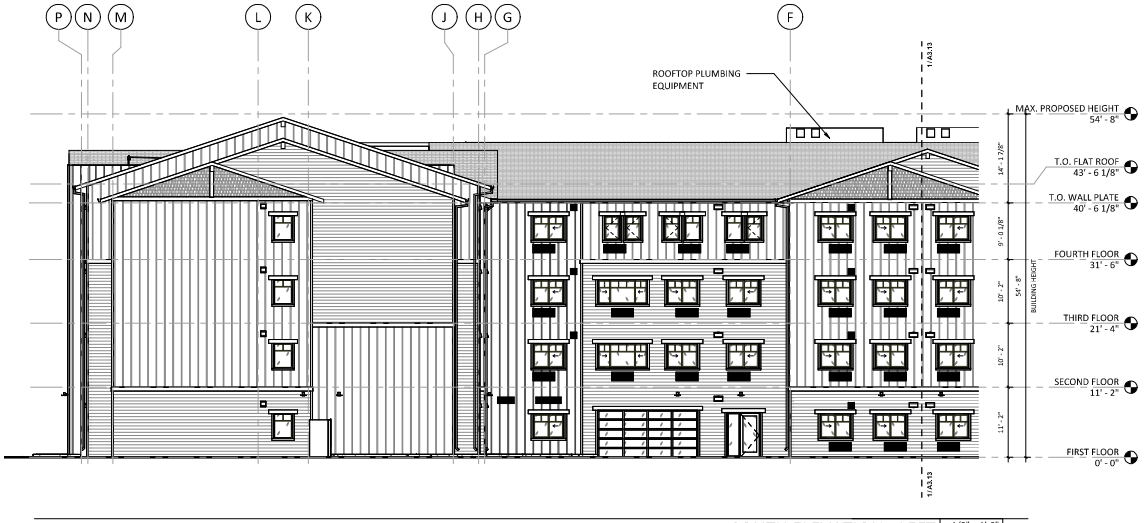
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

EXTERIOR ELEVATIONS

A3.12



SOUTH ELEVATION - LEFT 1/8" = 1'-0" 1 / A2.11 2



SOUTH ELEVATION - RIGHT 1/8" = 1'-0" 1 / A2.11 1

GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WALL TYPE TAGS AND **SHEET A7.11** FOR EXTERIOR WALL ASSEMBLIES.
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12. GATES AND FENCES NOT SHOWN FOR CLARITY. REFER TO LANDSCAPE DRAWINGS FOR TYPES, LOCATIONS AND HEIGHTS.

ADD ALTERNATE

1. PROVIDE ANTI-GRAFFITI COATING ON EXTERIOR SIDING UP TO 10' AT THE FIRST FLOOR.

KEYNOTES

LEGEND

- SHINGLE FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- LAP SIDING FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY (6" EXPOSURE)
- ASPHALT SHINGLE ROOF
- BOARD AND BATTEN FIBER CEMENT PANEL RAIN SCREEN ASSEMBLY
- MECHANICAL LOUVERS FOR FRESH AIR INTAKE, EXHAUST AND PTAC UNITS. PAINT TO MATCH ADJACENT FINISH. REFER TO MECHANICAL DRAWINGS FOR SIZE. REFER TO ARCHITECTURAL RCP FOR LOCATIONS
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
- MECHANICAL EXHAUST HOOD: PAINT TO MATCH ADJACENT FINISH. REFER TO MECHANICAL DRAWINGS FOR SIZE. REFER TO ARCHITECTURAL RCP FOR LOCATIONS

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PHONE: (408) 295-2210
ARCHITECTSFORA.COM

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

120

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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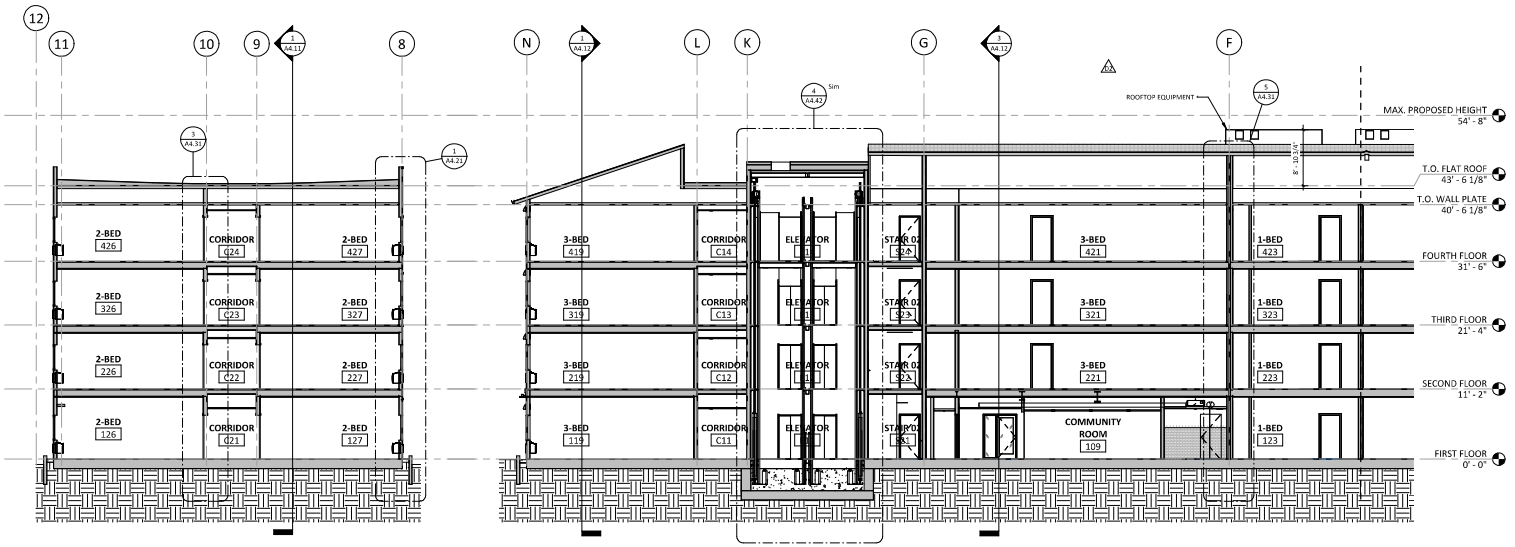
CHECKED BY:	KC

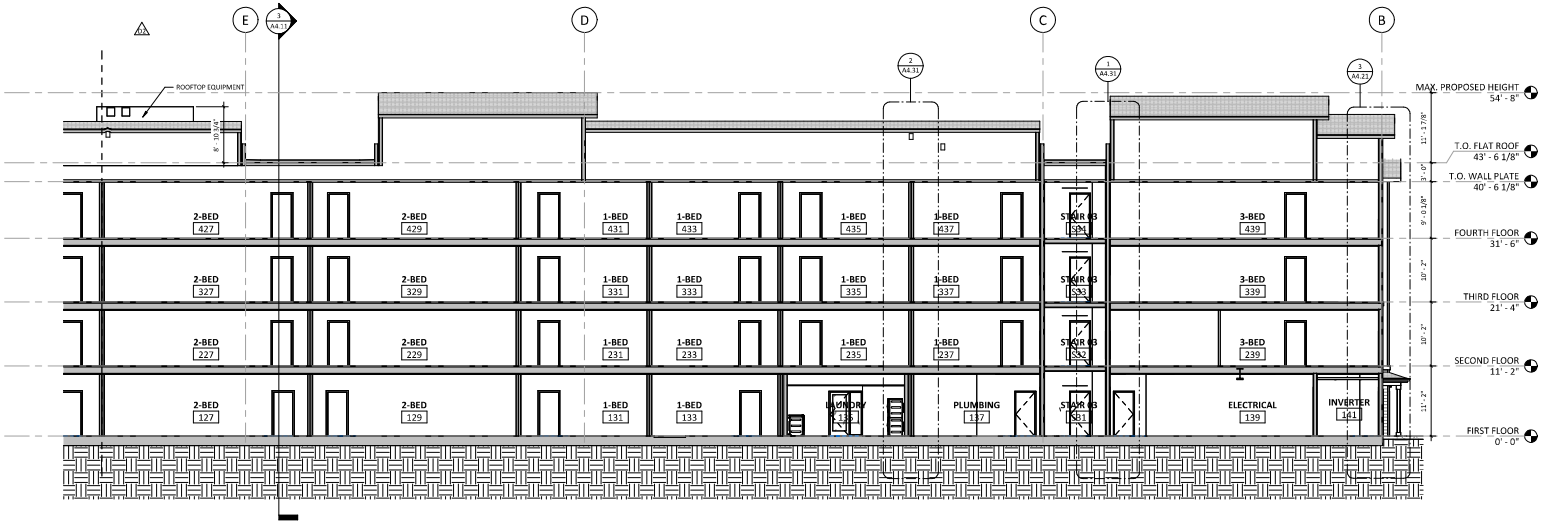
EXTERIOR ELEVATIONS

A3.13



CROSS SECTION 1 — 1/8" = 1'-0" — 1 /A2.01 — 3

LONGITUDINAL SECTION 1 - LEFT — 1/8" = 1'-0" — 1 /A2.01 — 2



LONGITUDINAL SECTION 1 - RIGHT — 1/8" = 1'-0" — 1 /A2.01 — 1

GENERAL NOTES

1. GRIDLINES ARE ALIGNED WITH FACE OF STUD OR FACE OF CONCRETE, U.O.N. ALL WALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
2. REFER TO **SHEETS G1.11 - G1.72** FOR CODE ANALYSIS, FIRE LIFE SAFETY AND EGRESS REQUIREMENTS.
3. REFER TO SHEETS **G0.01 & G0.02** FOR FIRE PROTECTION AND ACOUSTIC REQUIREMENT GENERAL NOTES.
4. REFER TO WALL TYPE TAGS ON FLOOR PLANS ON **SHEETS A4.11 - A2.18** FOR WALL TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR WALL ASSEMBLIES AND RATING REQUIREMENTS.
5. REFER TO BUILDING SECTIONS FOR ROOF/CEILING ASSEMBLY TYPES AND LOCATIONS. REFER TO **SHEET A7.12** FOR HORIZONTAL ASSEMBLY TYPES AND RATING REQUIREMENTS.
6. REFER TO GEOTECHNICAL REPORT, CIVIL, LANDSCAPE AND STRUCTURAL DRAWINGS FOR GRADING, SUB-GRADING, PAVING AND FOUNDATION REQUIREMENTS.
7. STRUCTURAL MEMBERS AND FOUNDATIONS SHOWN FOR REFERENCE ONLY, REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL FRAMING OF WALLS, FLOORS AND ROOFS.
8. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHOWN FOR REFERENCE ONLY, REFER TO RESPECTIVE DRAWINGS FOR COMPLETE SYSTEM AND ROUTING INFORMATION.
9. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS, MATERIALS AND DETAIL REFERENCES.
10. REFER TO ROOF PLAN FOR ROOF DRAINAGE AND SLOPE INFORMATION.

THERMAL INSULATION NOTES

1. CONCRETE WALLS: NO ADDITIONAL INSULATION
   a. ADD ALTERNATE: FURRED STUDS ON INTERIOR OF CONCRETE WALLS AT OFFICE AND COMMUNITY ROOMS WITH R-13 BATT INSULATION
2. EXTERIOR WOOD STUD WALLS: R-19 BATT INSULATION IN CAVITY
3. TJI ROOF FRAMING: R-30 BATT INSULATION IN CAVITY
4. TRUSS ROOF FRAMING: R-38 MIN. LOOSE FILL INSULATION IN CAVITY

NOTE: BATT INSULATION SHALL BE "FACED" AND SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.

KEYNOTES

ARCHITECTS FORA

650 CASTRO STREET, SUITE 120-480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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LICENSED ARCHITECT — CHRISTOPHER KEPLEY — C-34650 — REN. 11/30/27 — STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

121

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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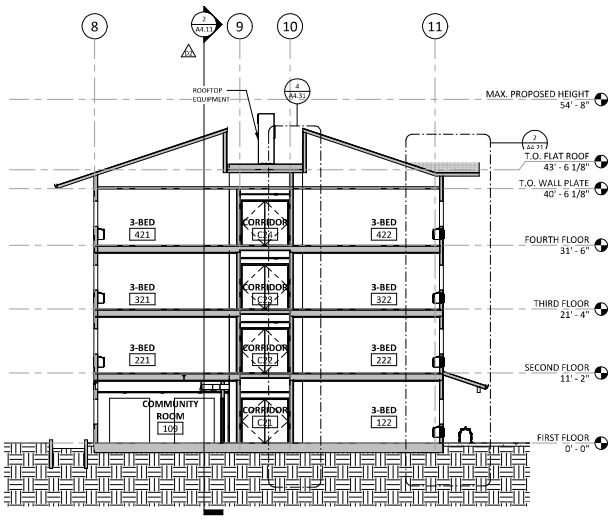
01	DRB RESPONSES 01	07/31/25

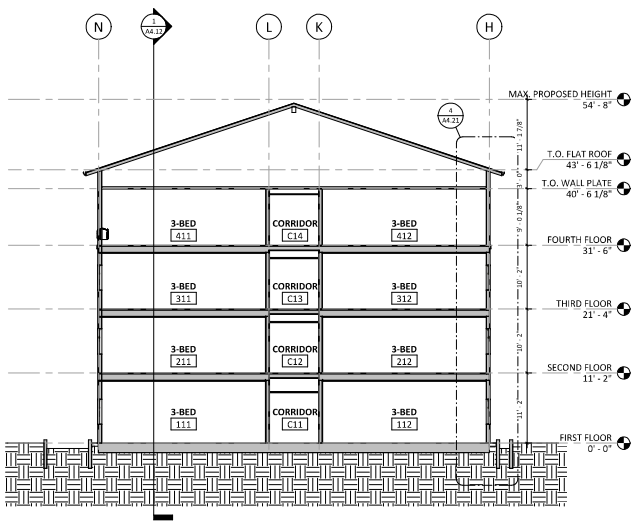
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

BUILDING SECTIONS

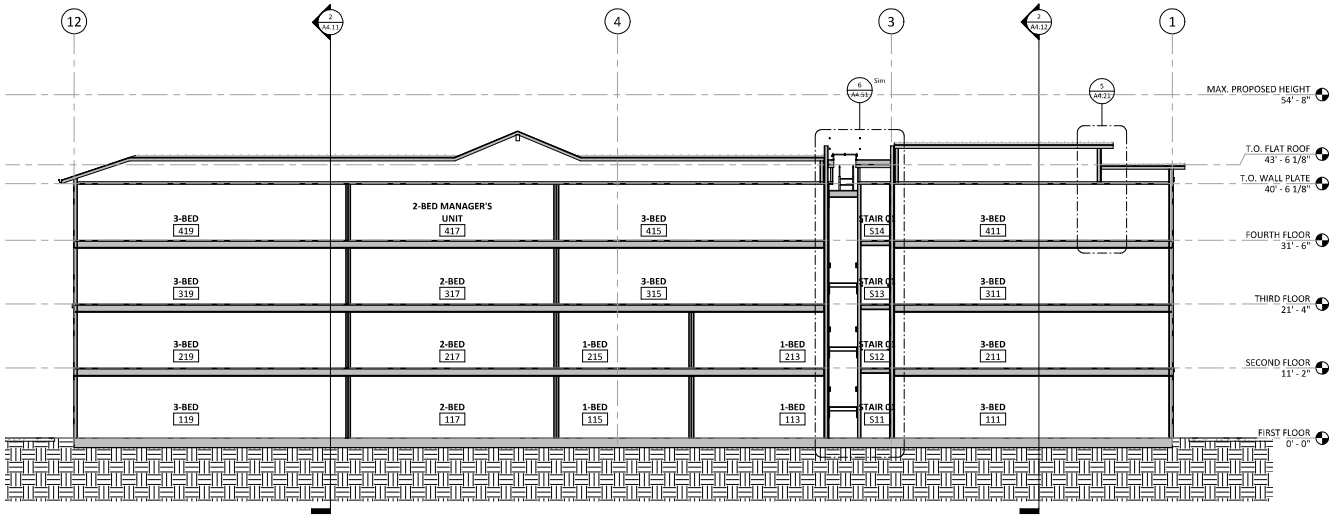
A4.11



CROSS SECTION 2 | 1/8" = 1'-0" | 1 /A2.01 | 3



CROSS SECTION 3 | 1/8" = 1'-0" | 1 /A2.01 | 2



LONGITUDINAL SECTION 2 | 1/8" = 1'-0" | 1 /A2.01 | 1

GENERAL NOTES

1. GRIDLINES ARE ALIGNED WITH FACE OF STUD OR FACE OF CONCRETE, U.O.N. ALL WALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
2. REFER TO **SHEETS G1.11 - G1.72** FOR CODE ANALYSIS, FIRE LIFE SAFETY AND EGRESS REQUIREMENTS.
3. REFER TO SHEETS **G0.01 & G0.02** FOR FIRE PROTECTION AND ACOUSTIC REQUIREMENT GENERAL NOTES.
4. REFER TO WALL TYPE TAGS ON FLOOR PLANS ON **SHEETS A2.11 - A2.18** FOR WALL TYPES AND LOCATIONS. REFER TO **SHEET A7.11** FOR WALL ASSEMBLIES AND RATING REQUIREMENTS.
5. REFER TO BUILDING SECTIONS FOR ROOF/CEILING ASSEMBLY TYPES AND LOCATIONS. REFER TO **SHEET A7.12** FOR HORIZONTAL ASSEMBLY TYPES AND RATING REQUIREMENTS.
6. REFER TO GEOTECHNICAL REPORT, CIVIL, LANDSCAPE AND STRUCTURAL DRAWINGS FOR GRADING, SUB-GRADING, PAVING AND FOUNDATION REQUIREMENTS.
7. STRUCTURAL MEMBERS AND FOUNDATIONS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL FRAMING OF WALLS, FLOORS AND ROOFS.
8. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHOWN FOR REFERENCE ONLY. REFER TO RESPECTIVE DRAWINGS FOR COMPLETE SYSTEM AND ROUTING INFORMATION.
9. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS, MATERIALS AND DETAIL REFERENCES.
10. REFER TO ROOF PLAN FOR ROOF DRAINAGE AND SLOPE INFORMATION.

THERMAL INSULATION NOTES

1. CONCRETE WALLS: NO ADDITIONAL INSULATION
   a. ADD ALTERNATE: FURRED STUDS ON INTERIOR OF CONCRETE WALLS AT OFFICE AND COMMUNITY ROOMS WITH R-13 BATT INSULATION
2. EXTERIOR WOOD STUD WALLS: R-19 BATT INSULATION IN CAVITY
3. TJI ROOF FRAMING: R-30 BATT INSULATION IN CAVITY
4. TRUSS ROOF FRAMING: R-38 MIN. LOOSE FILL INSULATION IN CAVITY

NOTE: BATT INSULATION SHALL BE "FACED" AND SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.

KEYNOTES

ARCHITECTS FORA
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PHONE: (408) 295-2210
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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

122

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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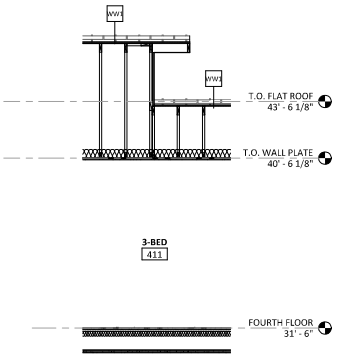
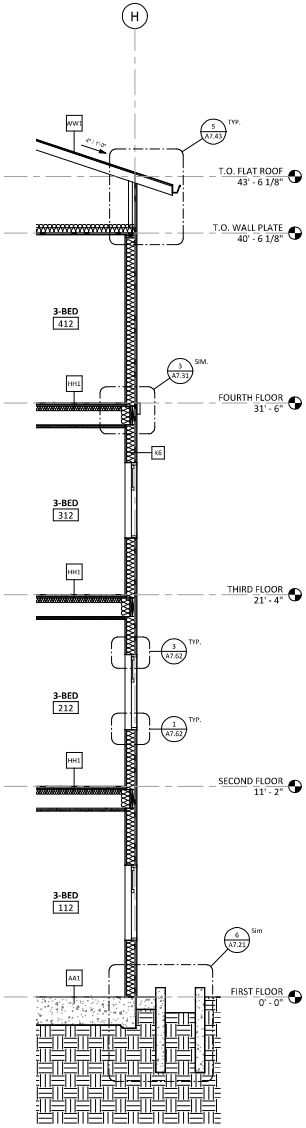
CHECKED BY:	KC

BUILDING SECTIONS

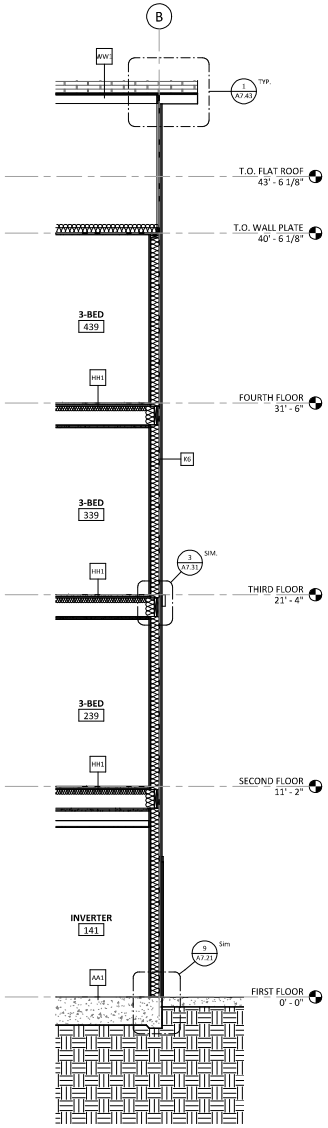
A4.12



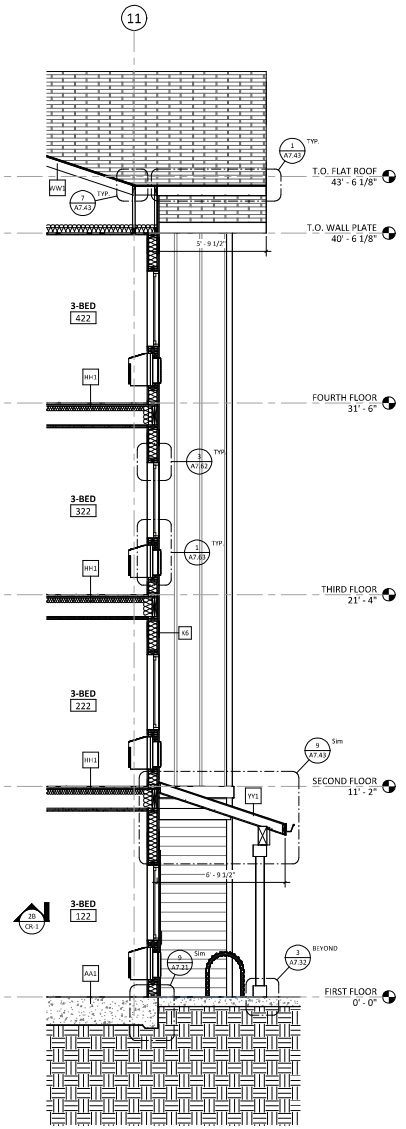
WALL SECTION AT RAISED RAKE 3/8" = 1'-0" 1 /A4.12 5



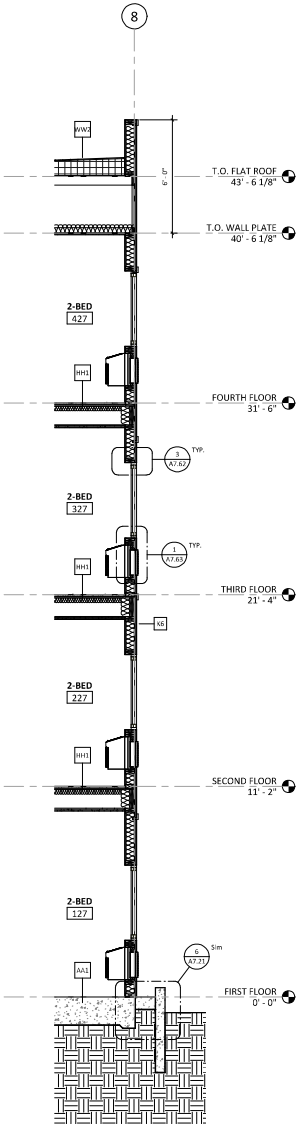
WALL SECTION AT ROOF EAVE 3/8" = 1'-0" 2 /A4.12 4



WALL SECTION AT ROOF RAKE 3/8" = 1'-0" 1 /A4.11 3



WALL SECTION AT ENTRY CANOPY 3/8" = 1'-0" 3 /A4.12 2



WALL SECTION AT PARAPET 3/8" = 1'-0" 3 /A4.11 1

FORA ARCHITECTS
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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

STAMP:

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7TH & BROMMER AFFORDABLE HOUSING

123

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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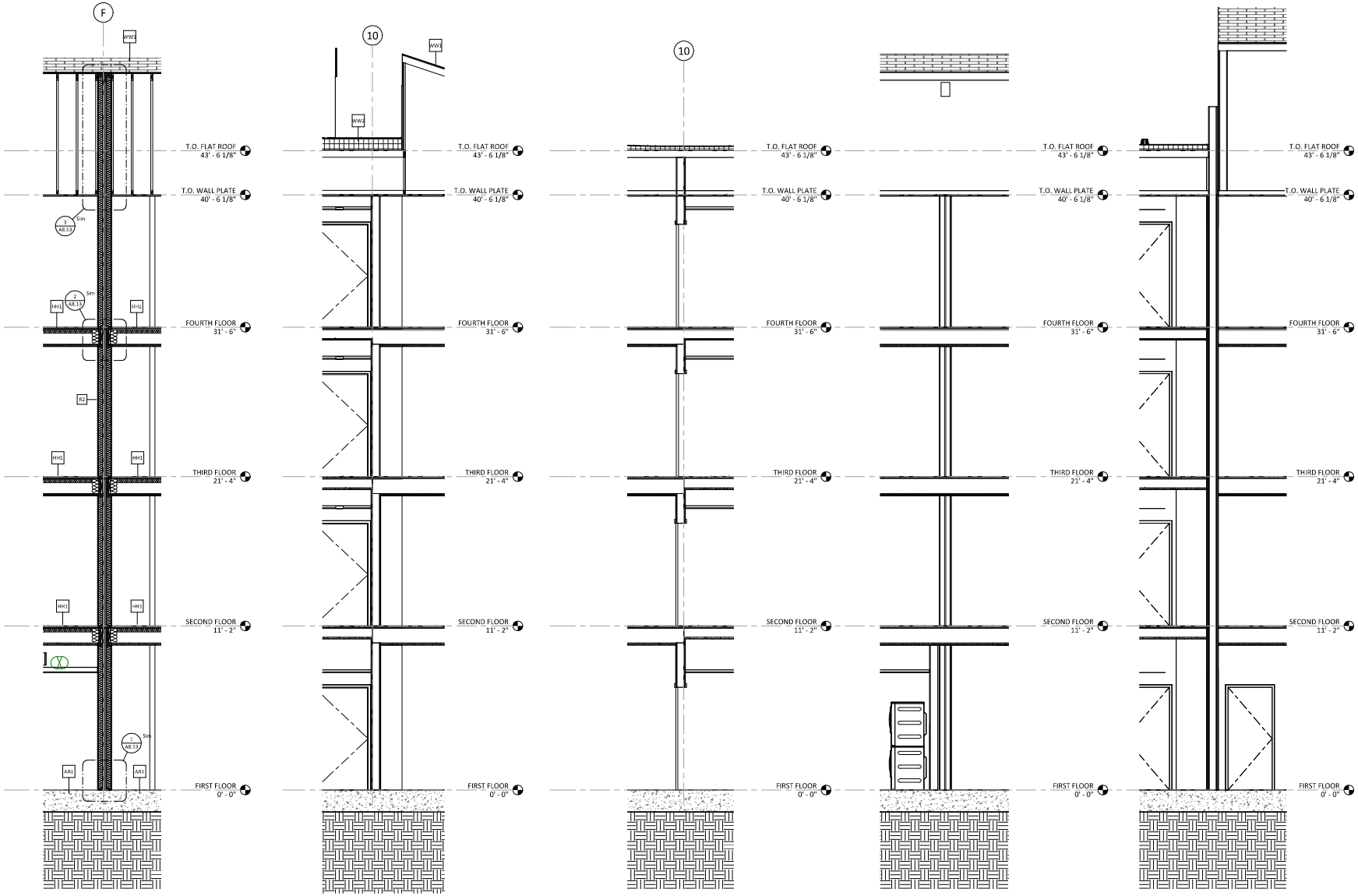
CHECKED BY:	KC

EXTERIOR WALL SECTIONS

A4.21



WALL SECTION 5 - FIRE WALL 3/8" = 1'-0" 2 /A4.11 5

WALL SECTION 4 3/8" = 1'-0" 3 /A4.12 4

WALL SECTION 3 3/8" = 1'-0" 3 /A4.11 3

WALL SECTION 2 3/8" = 1'-0" 1 /A4.11 2

WALL SECTION 1 3/8" = 1'-0" 1 /A4.11 1

ARCHITECTS FORA

650 CASTRO STREET, SUITE 120-4490
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STAMP:

REGISTERED ARCHITECT
CLAUDIA
C-34650
RENEWAL 11/30/27
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

124

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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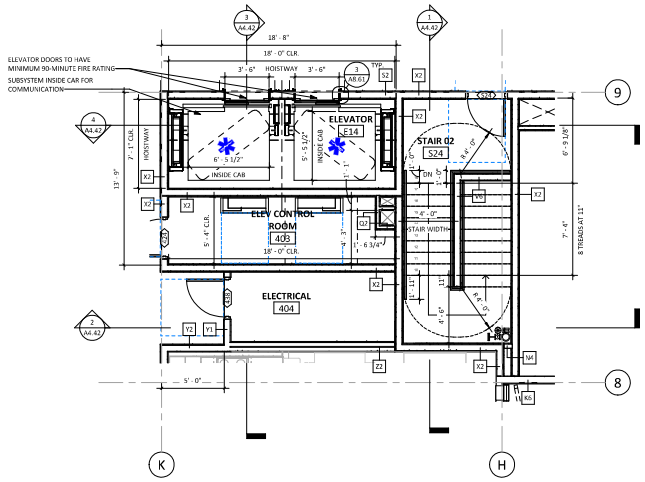
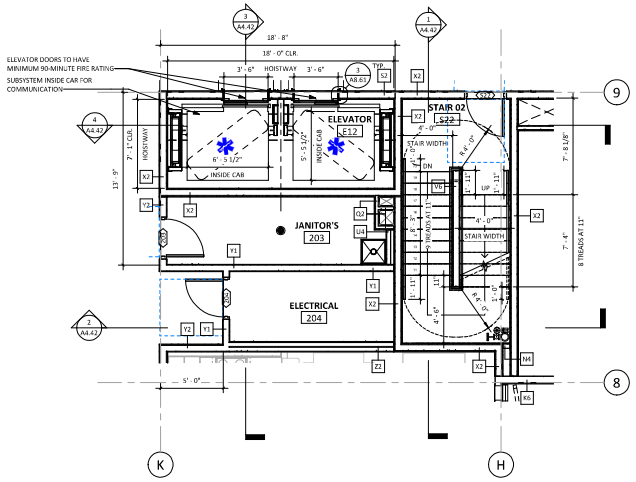
DRAWN BY:	Author
CHECKED BY:	KC

INTERIOR WALL SECTIONS

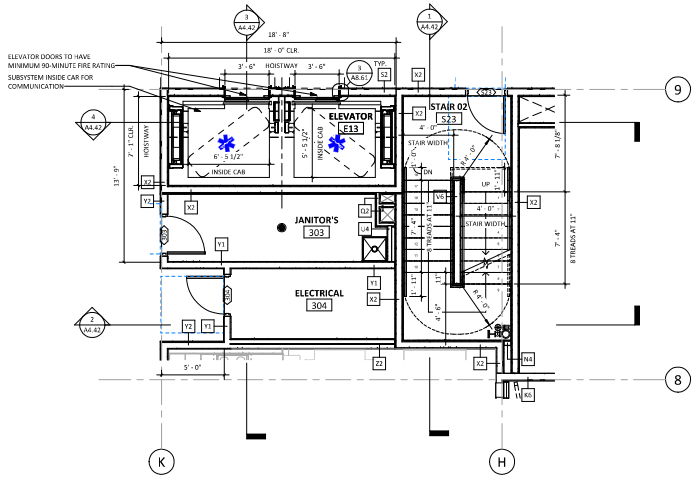
A4.31



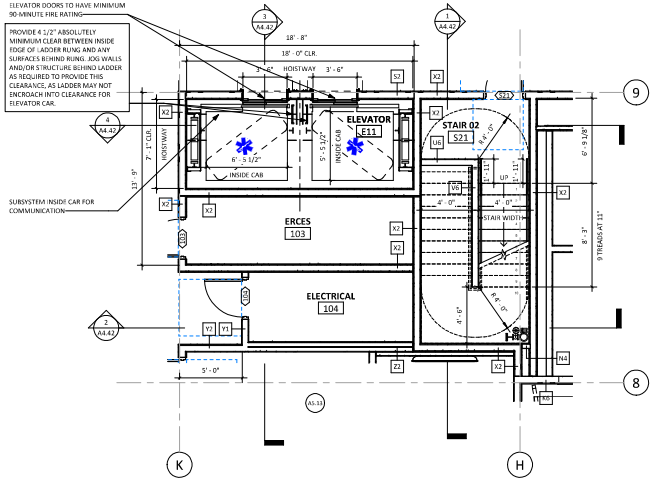
STAIR 02 & ELEVATOR - FOURTH FLOOR PLAN | 1/4" = 1'-0" | 1 /A2.17 | 4



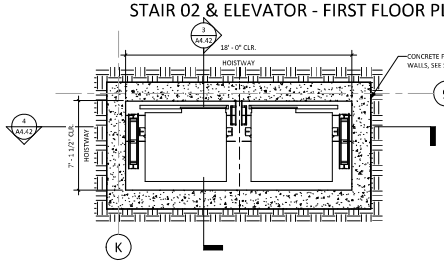
STAIR 02 & ELEVATOR - SECOND FLOOR PLAN | 1/4" = 1'-0" | 1 /A2.13 | 2



STAIR 02 & ELEVATOR - THIRD FLOOR PLAN | 1/4" = 1'-0" | 1 /A2.15 | 3



STAIR 02 & ELEVATOR - FIRST FLOOR PLAN | 1/4" = 1'-0" | 1 /A2.11 | 1



ELEVATOR - PIT PLAN | 1/4" = 1'-0" | 1 /A3.11 | 0

ELEVATOR GENERAL NOTES

1. ELEVATORS SHALL COMPLY WITH ***2025 CBC CHAPTER 30, 118-407*** AND WITH ASME A17.1.
2. PROVIDE CALL BUTTONS, KEYPADS, HALL SIGNALS AND SIGNAGE PER DETAILS ON **SHEET G2.12**.
3. INSIDE CAR DIMENSIONS FOR ACCESSIBILITY COMPLIANCE AND/OR TO FIT A GURNEY SHALL BE AS INDICATED ON PLANS (3500 LB. ELEVATOR ACCOMODATES GURNEY; 2500 LB. ELEVATOR ACCOMODATES WHEELCHAIR.)
4. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDING WITHIN A TOLERANCE OF PLUS OR MINUS 1/2". THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1 AND 1/4".
5. DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR-REOPENING DEVICE THAT WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF ***2025 CBC SECTION 1124A.9.***
6. THE MINIMUM ACCEPTABLE TIME FOR NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) SHALL COMPLY WITH ***CBC 118.***
7. THE MINIMUM ACCEPTABLE TIME FOR DOORS TO REMAIN FULLY OPEN SHALL NOT BE LESS THAN FIVE SECONDS.
8. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL.
9. PROVIDE TWO WAY COMMUNICATION SYSTEM IN ACCORDANCE WITH ***2025 CBC SECTION 1009.8 AND 118-708***
10. ELEVATOR LOBBIES/HOLD OPEN FIRE/SMOKE DOORS ARE REQUIRED AT ALL LEVELS.
11. FIRE-FIGHTER'S EMERGENCY OPERATION – ELEVATOR'S SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN CAR OPERATION ***[2025 CBC 3003.2]***
12. ELEVATOR HOISTWAYS SHALL HAVE A FLOOR NUMBER NOT LESS THAN 4 INCHES IN HEIGHT, PLACED ON THE WALLS AND/OR DOORS OF THE HOISTWAY AT INTERVALS SUCH THAT A PERSON IN A STALLED ELEVATOR, UPON OPENING THE CAR DOOR, CAN DETERMINE THE FLOOR POSITION. ***[2025 CBC 3003.2.1]***
13. FIRE SIGNS – ALL AUTOMATIC ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN ½ INCH HIGH TO READ: IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR. ***[2025 CBC 3003.2.1.1]***
14. CALL AND CAR OPERATION BUTTON – AUTOMATIC PASSENGER ELEVATORS SHALL HAVE CALL AND CAR OPERATION BUTTONS WITHIN 40 INCHES OF THE FLOOR. ***[2025 CBC 3003.2.1.2]***
15. STANDARDIZED FIRE SERVICE ELEVATOR KEYS – ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY.
16. AN ELEVATOR PERMIT IS TO BE OBTAINED FROM DOSH PRIOR TO FINAL OCCUPANCY.
17. SEE ELECTRICAL FOR LIGHTING AT PIT, DEDICATED TELEPHONE SERVING ELEVATOR, AND ELEVATOR MACHINE ROOM.
18. SUPPORTS FOR ELEVATOR RAILS AND RECESSED PIT HAVE BEEN PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS AND CALCULATIONS FOR FURTHER INFORMATION AND LIMITATIONS. SITE SPECIFIC CUT SHEET SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

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DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

ELEVATOR + STAIR 02 PLANS

A4.41

ELEVATOR GENERAL NOTES

1. ELEVATORS SHALL COMPLY WITH ***2025 CBC CHAPTER 30, 118-407*** AND WITH ASME A17.1.
2. PROVIDE CALL BUTTONS, KEYPADS, HALL SIGNALS AND SIGNAGE PER DETAILS ON **SHEET G2.12**.
3. INSIDE CAR DIMENSIONS FOR ACCESSIBILITY COMPLIANCE AND/OR TO FIT A GURNEY SHALL BE AS INDICATED ON PLANS (3500 LB. ELEVATOR ACCOMODATES GURNEY; 2500 LB. ELEVATOR ACCOMODATES WHEELCHAIR.)
4. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDING WITHIN A TOLERANCE OF PLUS OR MINUS 1/2". THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1 AND 1/4".
5. DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR-REOPENING DEVICE THAT WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF ***2025 CBC SECTION 1124A.9.***
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14. CALL AND CAR OPERATION BUTTON – AUTOMATIC PASSENGER ELEVATORS SHALL HAVE CALL AND CAR OPERATION BUTTONS WITHIN 60 INCHES OF THE FLOOR. ***[2025 CBC 3003.2.1.2]***
15. STANDARDIZED FIRE SERVICE ELEVATOR KEYS – ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY.
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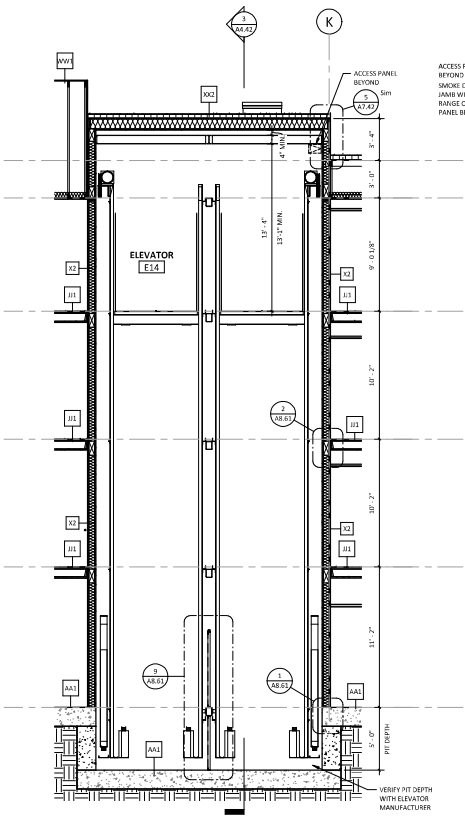
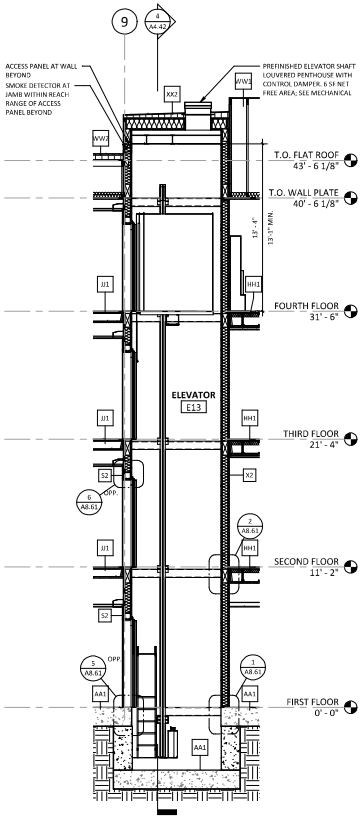
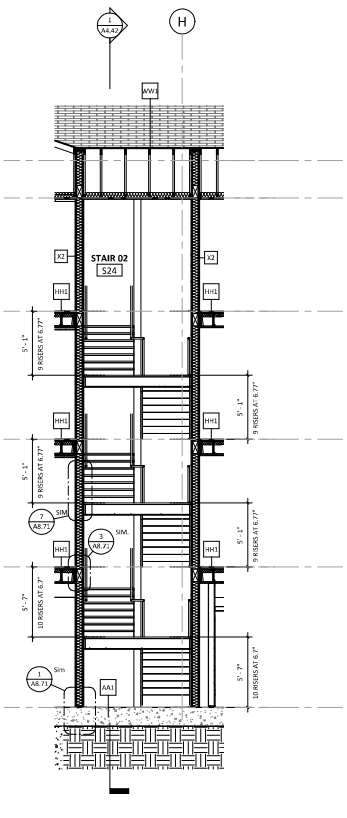


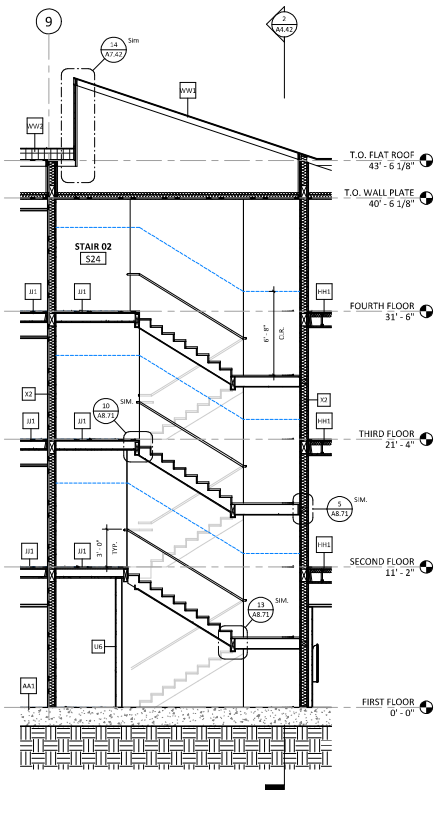
ELEVATOR - SECTION 2 | 1/4" = 1'-0" | 1 /A4.11 | 4



ELEVATOR - SECTION 1 | 1/4" = 1'-0" | 0 /A4.41 | 3



STAIR 02 - SECTION 2 | 1/4" = 1'-0" | 1 /A4.41 | 2



STAIR 02 - SECTION 1 | 1/4" = 1'-0" | 1 /A4.41 | 1

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DEVELOPMENT FOR:

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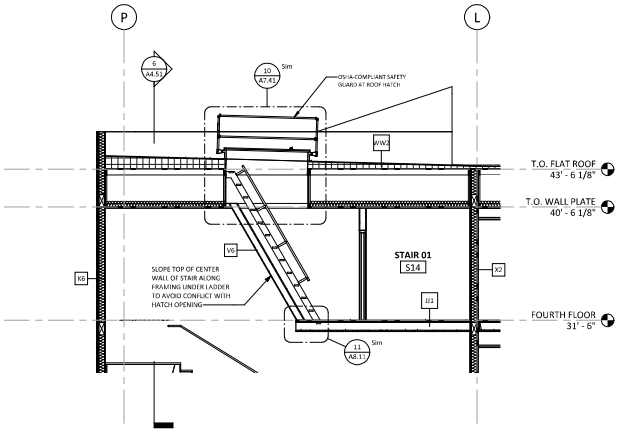
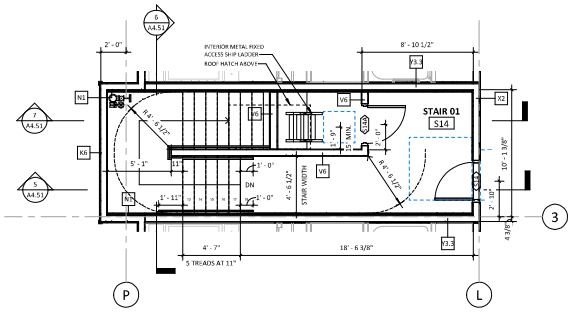
ELEVATOR + STAIR 02 SECTIONS

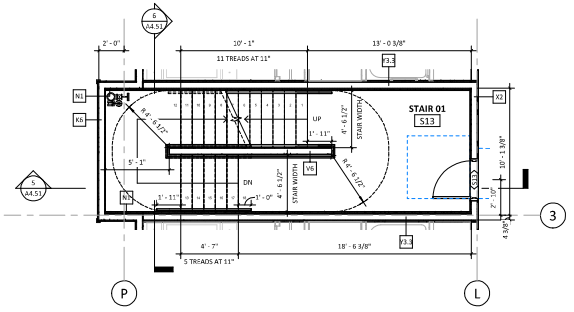
A4.42



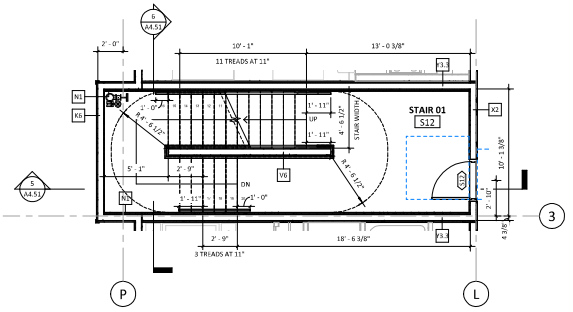
STAIR 01 - SECTION 3 | 1/4" = 1'-0" | 7 / A4.51



STAIR 01 - FOURTH FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.17 | 4



STAIR 01 - THIRD FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.15 | 3



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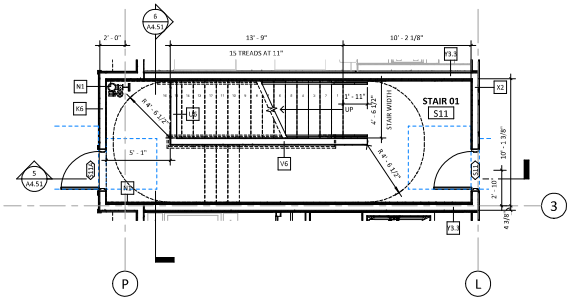
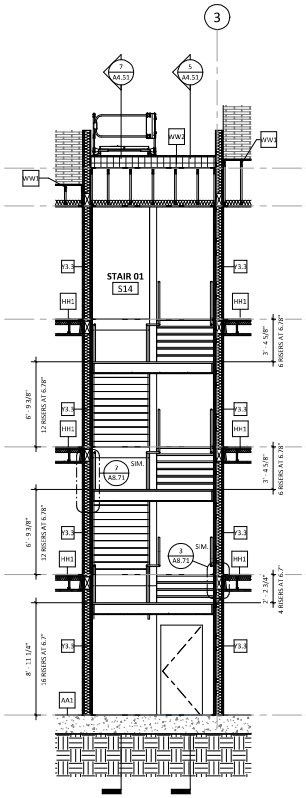
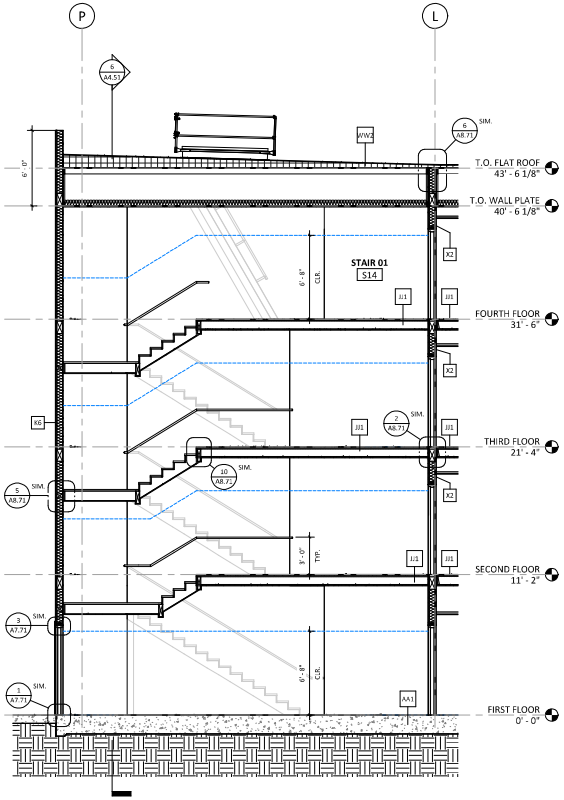


STAIR 01 - FIRST FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.11 | 1



STAIR 01 - SECTION 2 | 1/4" = 1'-0" | 1 / A4.12 | 6



STAIR 01 - SECTION 1 | 1/4" = 1'-0" | 1 / A4.51 | 5

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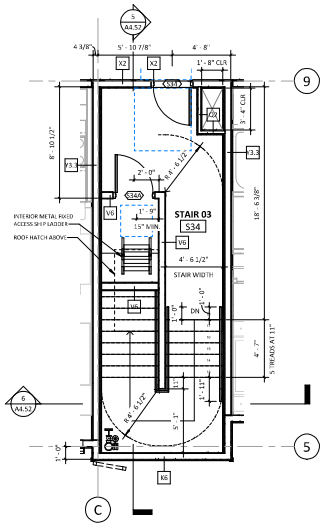
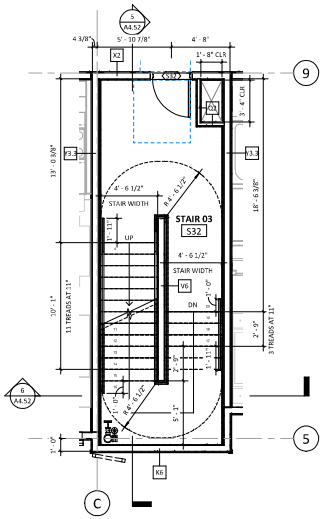
STAIR 01 PLANS + SECTIONS

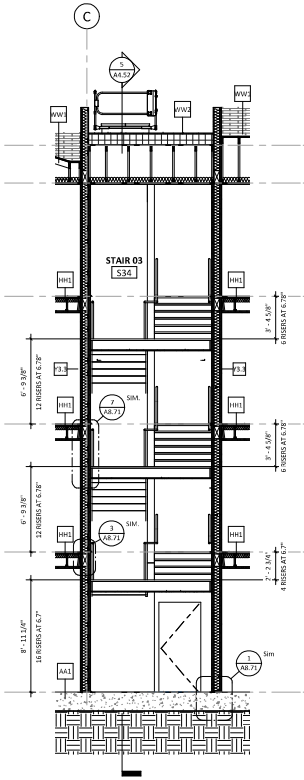
A4.51



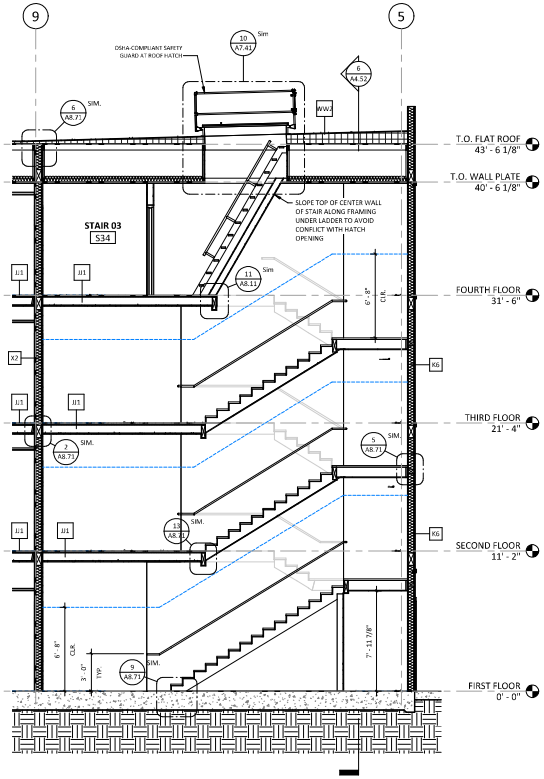
STAIR 03 - FOURTH FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.17 | 4



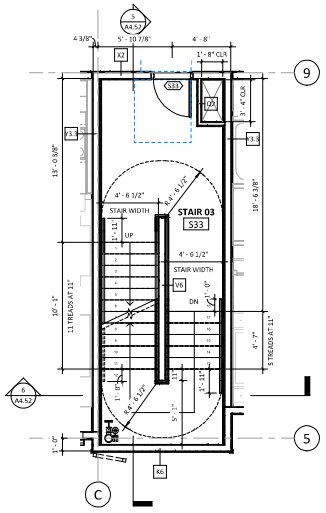
STAIR 03 - SECOND FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.13 | 2



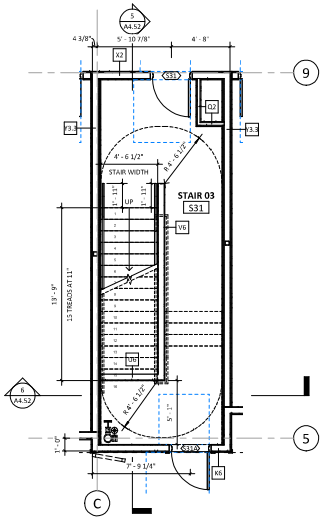
STAIR 03 - SECTION 2 | 1/4" = 1'-0" | 1 / A4.52 | 6



STAIR 03 - SECTION 1 | 1/4" = 1'-0" | 1 / A4.52 | 5



STAIR 03 - THIRD FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.15 | 3



STAIR 03 - FIRST FLOOR PLAN | 1/4" = 1'-0" | 1 / A2.11 | 1

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CHECKED BY:	KC

STAIR 03 PLANS + SECTIONS

A4.52

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING ELEVATIONS AND SOFFIT LOCATION. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR FIXTURE, UTILITIES AND EQUIPMENT. ALL MEP/FS CONDUIT AND PIPING SHALL BE CONCEALED WITHIN FINISHED GYPSUM BOARD WALLS, CEILINGS AND SOFFITS.
6. VERIFY IN FIELD CLEAR DIMENSIONS REQUIRED FOR ALL PLUMBING FIXTURES AND RESIDENTIAL APPLIANCES.
7. REFER TO FINISH SCHEDULE ON **SHEET A6.11** FOR INFORMATION ABOUT FINISHES, ACCESSORIES, AND SPECIFICATIONS NOT INCLUDED ON ENLARGED PLANS AND INTERIOR ELEVATIONS.
8. WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL SIDES OF BATHTUB/SHOWER ENCLOSURES TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. A VAPOR RETARDER SHALL NOT BE INSTALLED.
9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. REFER TO SCHEDULES ON **SHEET A6.12** FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

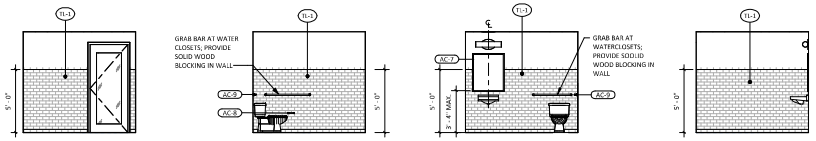
ACCESSIBILITY AND ADAPTABILITY NOTES

1. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2** FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3** FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PER **11B-804.6.6.** FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1.** FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.:
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
4. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**.
   A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. FOR A PARALLEL APPROACH AT THE RANGE.
      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
      c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
   C. LOWER SHELVING.
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CBC SECTION **11B-809.4**
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12**.

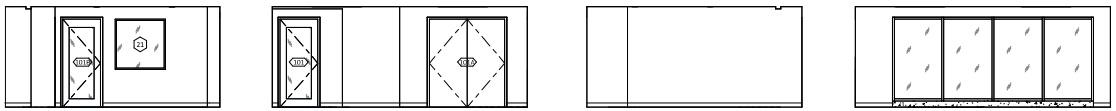
RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31



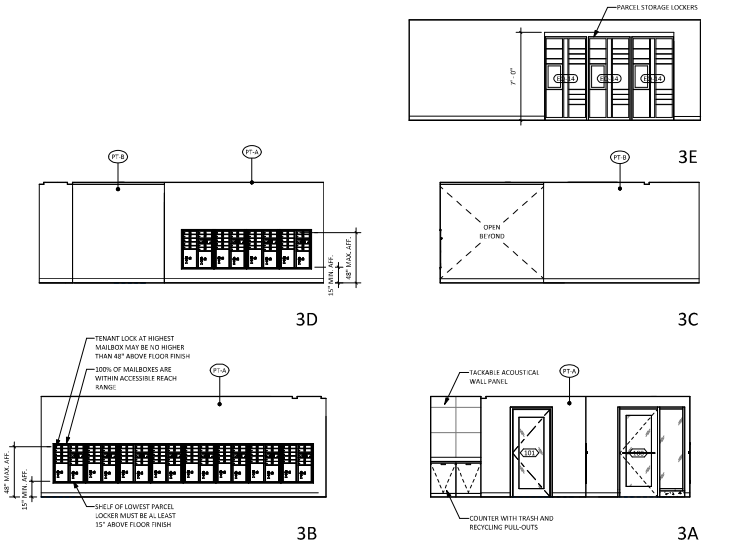
5D 5C 5B 5A

RESTROOM 1/4" = 1'-0" 01 /A5.11 5



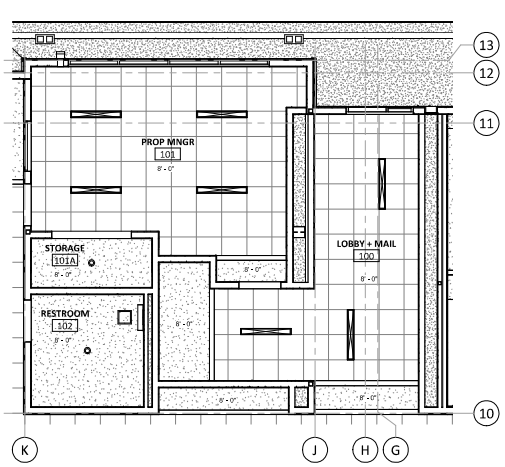
4D 4C 4B 4A

PROP MNGR 1/4" = 1'-0" 01 /A5.11 4

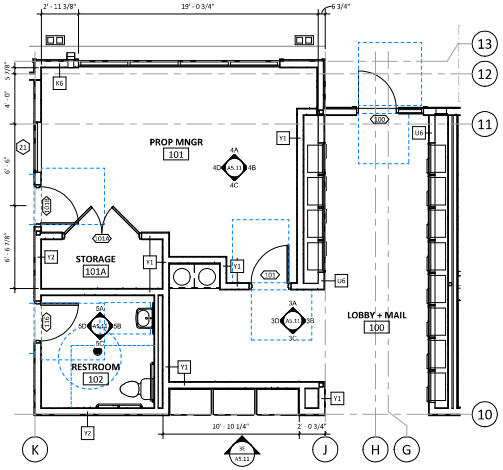


3E 3D 3C 3B 3A

LOBBY + MAIL 1/4" = 1'-0" 01 /A5.11 3



LOBBY & OFFICES ENLARGED RCP 1/4" = 1'-0" 1 /A2.21 2



LOBBY & OFFICES ENLARGED PLAN 1/4" = 1'-0" 1 /A2.11 1

ARCHITECTS FORA
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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

129

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

LOBBY & OFFICES ENLARGED PLANS AND RCP

A5.11

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING ELEVATIONS AND SOFFIT LOCATION. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR FIXTURE, UTILITIES AND EQUIPMENT. ALL MEP/FS CONDUIT AND PIPING SHALL BE CONCEALED WITHIN FINISHED GYPSUM BOARD WALLS, CEILINGS AND SOFFITS.
6. VERIFY IN FIELD CLEAR DIMENSIONS REQUIRED FOR ALL PLUMBING FIXTURES AND RESIDENTIAL APPLIANCES.
7. REFER TO FINISH SCHEDULE ON **SHEET A6.11** FOR INFORMATION ABOUT FINISHES, ACCESSORIES, AND SPECIFICATIONS NOT INCLUDED ON ENLARGED PLANS AND INTERIOR ELEVATIONS.
8. WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL SIDES OF BATHTUB/SHOWER ENCLOSURES TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. A VAPOR RETARDER SHALL NOT BE INSTALLED.
9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. REFER TO SCHEDULES ON **SHEET A6.12** FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

ACCESSIBILITY AND ADAPTABILITY NOTES

1. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2** FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3** FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PER **11B-804.6.6** FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1**, FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

      B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.:
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

   C. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**.
      A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. FOR A PARALLEL APPROACH AT THE RANGE.
      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
      c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
      B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
      C. LOWER SHELVING.
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CBC SECTION **11B-809.4**
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12**.

RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
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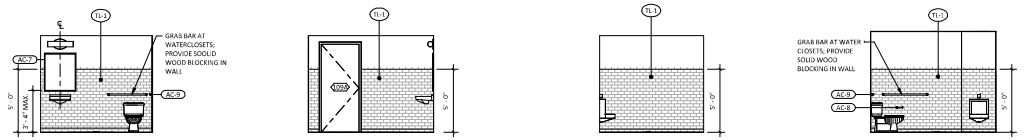
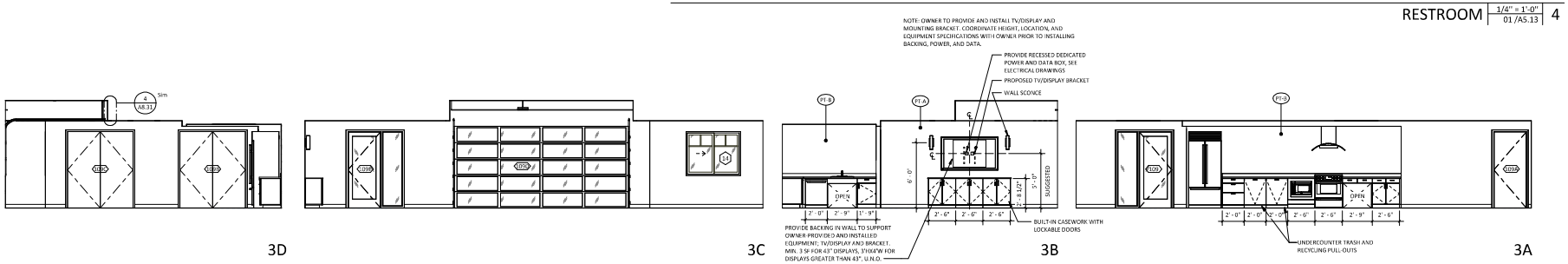
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31



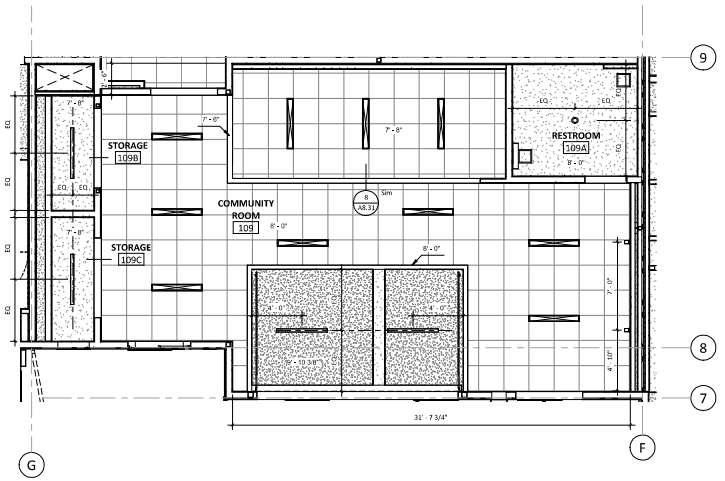
4D 4C 4B 4A

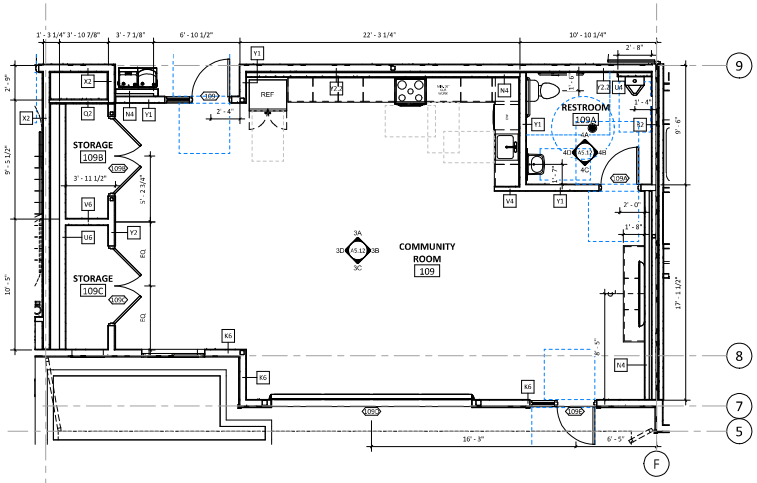
RESTROOM 1/4" = 1'-0" 01 /A5.13 4



3D 3C 3B 3A

COMMUNITY ROOM 1/4" = 1'-0" 01 /A5.13 3





COMMUNITY ROOM ENLARGED RCP 1/4" = 1'-0" 1 /A2.21 2

COMMUNITY ROOM ENLARGED PLAN 1/4" = 1'-0" 1 /A2.11 1

ARCHITECTS FORA
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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

130

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

COMMUNITY ROOM ENLARGED PLANS AND RCP

A5.12

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
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ACCESSIBILITY AND ADAPTABILITY NOTES

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   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2** FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3**, FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PER **11B-804.6.6**, FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1**, FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.:
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
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      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

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      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
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      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
   C. LOWER SHELVING.
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CBC SECTION **11B-809.4**
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12**.

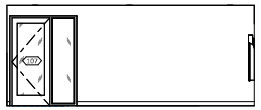
RCP LEGEND

OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.

SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.

GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31



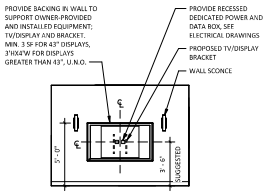
6D



6C



6B

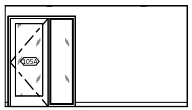


6A

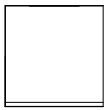
CONF ROOM. INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 6



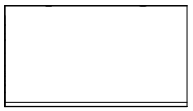
5D



5C

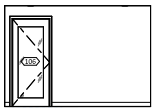


5B

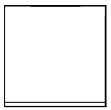


5A

SERVICE COORD INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 5



4D



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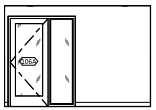

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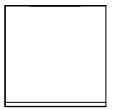
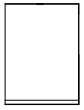


4A

SERVICE COORD INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 4



3D



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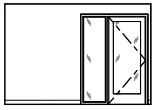
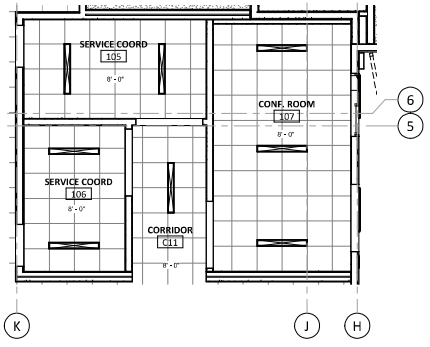


3B

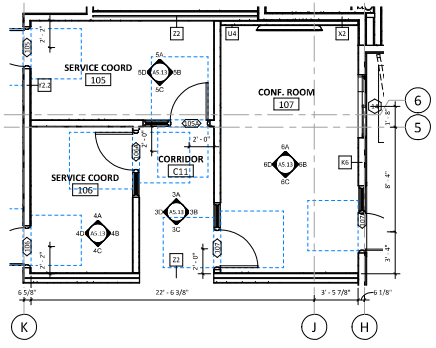


3A

VESTIBULE INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 3



RESIDENT SERVICES OFFICES AND CONFERENCE ROOM RCP | 1/4" = 1'-0" | 1 /A2.21 | 2



RESIDENT SERVICES OFFICES AND CONFERENCE ROOM ENLARGED PLAN | 1/4" = 1'-0" | 1 /A2.11 | 1

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

131

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

COMMON AREAS ENLARGED PLANS AND RCP

A5.13

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING ELEVATIONS AND SOFFIT LOCATION. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR FIXTURE, UTILITIES AND EQUIPMENT. ALL MEP/FS CONDUIT AND PIPING SHALL BE CONCEALED WITHIN FINISHED GYPSUM BOARD WALLS, CEILINGS AND SOFFITS.
6. VERIFY IN FIELD CLEAR DIMENSIONS REQUIRED FOR ALL PLUMBING FIXTURES AND RESIDENTIAL APPLIANCES.
7. REFER TO FINISH SCHEDULE ON **SHEET A6.11** FOR INFORMATION ABOUT FINISHES, ACCESSORIES, AND SPECIFICATIONS NOT INCLUDED ON ENLARGED PLANS AND INTERIOR ELEVATIONS.
8. WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL SIDES OF BATHTUB/SHOWER ENCLOSURES TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. A VAPOR RETARDER SHALL NOT BE INSTALLED.
9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. REFER TO SCHEDULES ON **SHEET A6.12** FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

ACCESSIBILITY AND ADAPTABILITY NOTES

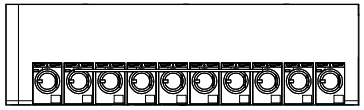
1. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2** FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3** FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PUR **11B-804.6.6.** FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1.** FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.:
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

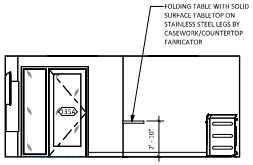
4. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**.
   A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. FOR A PARALLEL APPROACH AT THE RANGE.
      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
      c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
   C. LOWER SHELVING.
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CBC SECTION **11B-809.4**
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12**.

RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31



6E



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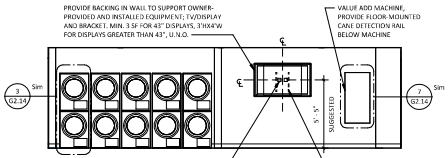

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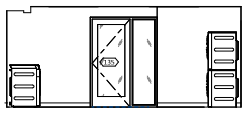
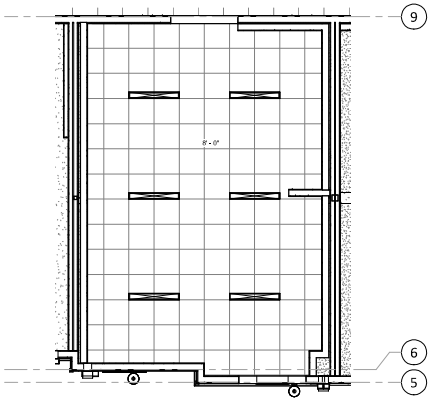
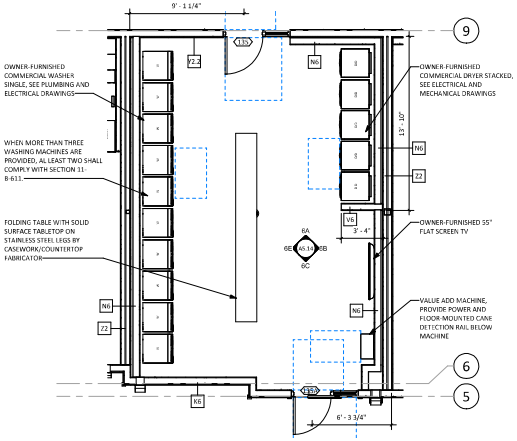


6A

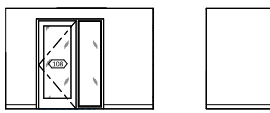
LAUNDRY ROOM INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 6



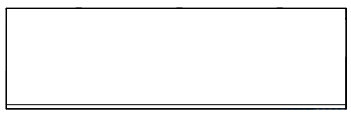
LAUNDRY ROOM RCP | 1/4" = 1'-0" | 1 /A3.11 | 5



LAUNDRY ROOM ENLARGED PLAN | 1/4" = 1'-0" | 1 /A2.11 | 4



3D



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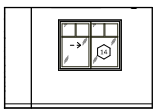

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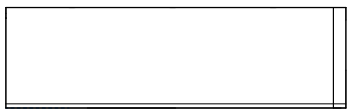
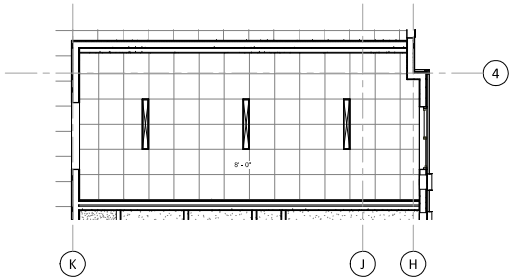
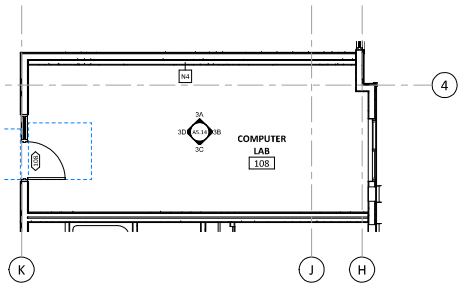


3A

COMPUTER LAB INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 3



COMPUTER LAB RCP | 1/4" = 1'-0" | 1 /A3.11 | 2



COMPUTER LAB ENLARGED PLAN | 1/4" = 1'-0" | 1 /A2.11 | 1

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Exhibit D

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7TH & BROMMER AFFORDABLE HOUSING

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

COMPUTER LAB & LAUNDRY ENLARGED PLANS AND RCP

A5.14

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING ELEVATIONS AND SOFFIT LOCATION. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR FIXTURE, UTILITIES AND EQUIPMENT. ALL MEP/FS CONDUIT AND PIPING SHALL BE CONCEALED WITHIN FINISHED GYPSUM BOARD WALLS, CEILINGS AND SOFFITS.
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9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. REFER TO SCHEDULES ON **SHEET A6.12** FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

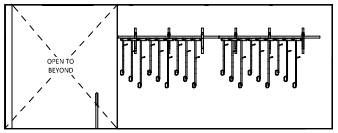
ACCESSIBILITY AND ADAPTABILITY NOTES

1. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
4. A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   a. PER **11B-606.2** FOR A FORWARD APPROACH AT THE KITCHEN SINK.
   b. PER **11B-804.3**, FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
   c. PER **11B-804.6.6**, FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
   d. PER **11B-804.6.1**, FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
   a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.:
   b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
   c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
   d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
4. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**.
   A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   a. FOR A PARALLEL APPROACH AT THE RANGE.
   b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
   c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
   a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
   b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
   c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
   d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
   C. LOWER SHELVING.
   a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CBC SECTION **11B-809.4**
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12**.

RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31



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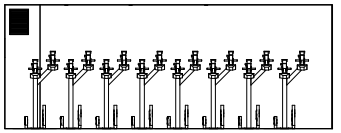

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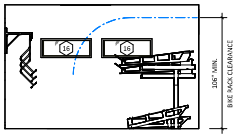
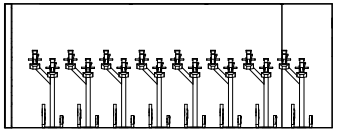


4A

BIKE ROOM INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 4



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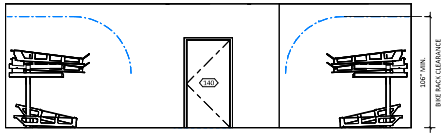

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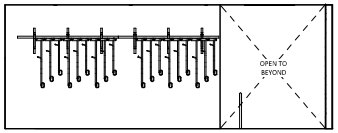

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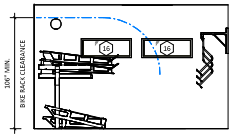
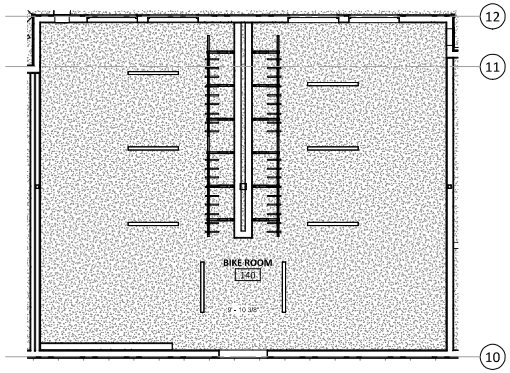
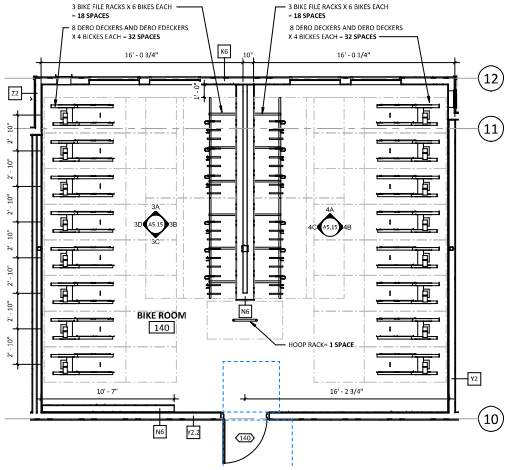


3A

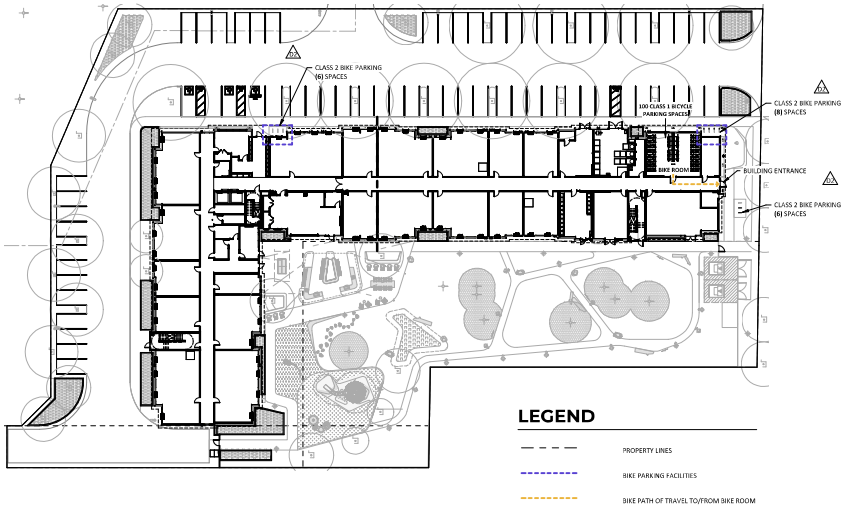
BIKE ROOM INTERIOR ELEVATIONS | 1/4" = 1'-0" | 01 /A5.14 | 3



BIKE ROOM RCP | 1/4" = 1'-0" | 1 /A2.21 | 2



BIKE ROOM ENLARGED PLAN | 1/4" = 1'-0" | 1 /A2.11 | 1



BIKE PARKING SITE PLAN | 1" = 30'-0" | 1 /A3.11 | 3

ARCHITECTS FORA
650 CASTRO STREET, SUITE 120-4490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

133

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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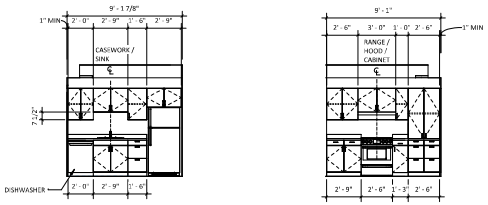
SUBMITTAL	DATE

No.	REVISION	DATE
02	DRB RESPONSES 01	07/31/25

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

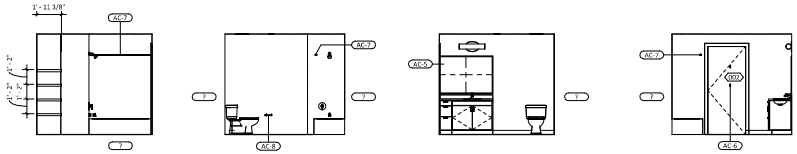
COMMON AREAS - BIKE ROOM ENLARGED PLANS AND RCP

A5.15



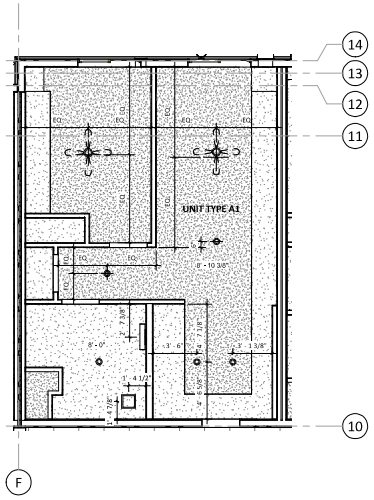
4B 4A

UNIT A1 - KITCHEN W/ MOBILITY FEATURES | 1/4" = 1'-0" | 01 /A5.21 | 4

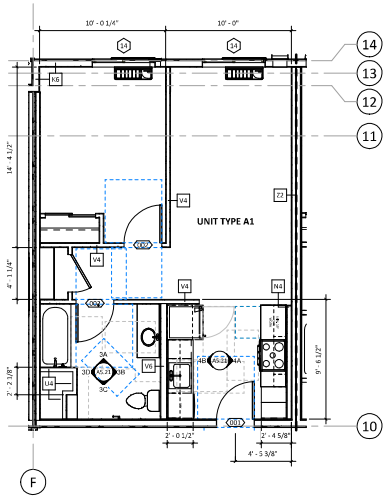


3D 3C 3B 3A

UNIT A1 - BATHROOM W/ MOBILITY FEATURES & BATHTUB | 1/4" = 1'-0" | 01 /A5.21 | 3



UNIT A1 - REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1 /A2.21 | 2



UNIT A1 - FLOOR PLAN W/ MOBILITY FEATURES & BATHTUB | 1/4" = 1'-0" | 1 /A3.11 | 1

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON **SHEET G0.02.**
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING ELEVATIONS AND SOFFIT LOCATION. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR FIXTURE, UTILITIES AND EQUIPMENT. ALL MEP/FS CONDUIT AND PIPING SHALL BE CONCEALED WITHIN FINISHED GYPSUM BOARD WALLS, CEILINGS AND SOFFITS.
6. VERIFY IN FIELD CLEAR DIMENSIONS REQUIRED FOR ALL PLUMBING FIXTURES AND RESIDENTIAL APPLIANCES.
7. REFER TO FINISH SCHEDULE ON **SHEET A6.11** FOR INFORMATION ABOUT FINISHES, ACCESSORIES, AND SPECIFICATIONS NOT INCLUDED ON ENLARGED PLANS AND INTERIOR ELEVATIONS.
8. WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL SIDES OF BATHTUB/SHOWER ENCLOSURES TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. A VAPOR RETARDER SHALL NOT BE INSTALLED.
9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. AT BUILDING 800, FAN COIL UNITS TO BE SUPPORTED FROM EXISTING JOISTS AND TRUSSES, SISTER NEW JOIST NEXT TO ANY JOISTS RECEIVING GREATER THAN 35 LB. POINT LOAD.
11. REFER TO SCHEDULES ON **SHEET A6.12** FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

ACCESSIBILITY AND ADAPTABILITY NOTES

1. REFER TO ACCESSIBILITY AND ADAPTABILITY DETAILS ON **SHEETS G2.11-G2.16**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2**, FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3**, FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PER **11B-804.6.6**, FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1**, FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.
   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
4. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**
   A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. FOR A PARALLEL APPROACH AT THE RANGE.
      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
      c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
   B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
   C. LOWER SHELVING:
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
5. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.4**.
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.15** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
6. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**.
   A. REFER TO **SHEET G2.16** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
7. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12.**

RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

ARCHITECTS FORA
650 CASTRO STREET, SUITE 120-4480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:

REGISTERED ARCHITECT
C-34650
RENEW 11/30/27
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

134

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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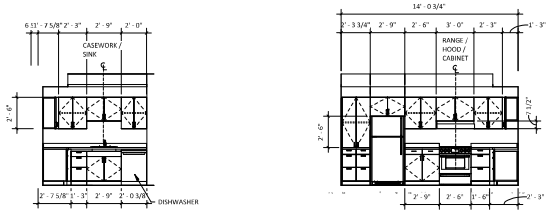
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

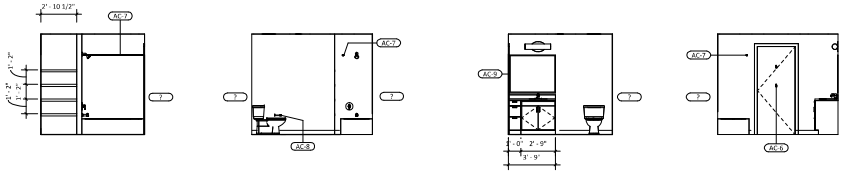
UNIT TYPE A - ENLG PLANS + INT ELEVS + RCP

A5.21



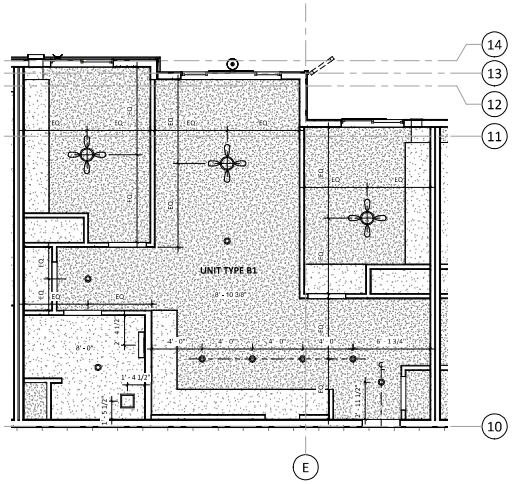
4B 4A

UNIT B1 - KITCHEN W/ MOBILITY FEATURES 1/4" = 1'-0" 01 /A5.21 4

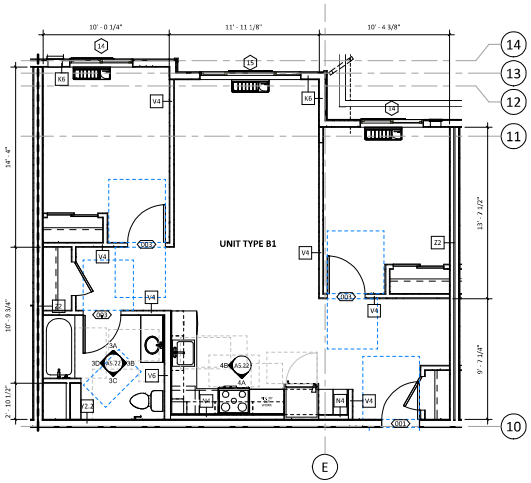


3D 3C 3B 3A

UNIT B1 - BATHROOM W/ MOBILITY FEATURES & BATHTUB 1/4" = 1'-0" 01 /A5.21 3



UNIT B1 - REFLECTED CEILING PLAN 1/4" = 1'-0" 1 /A2.21 2



UNIT B1 - FLOOR PLAN W/ MOBILITY FEATURES & BATHTUB 1/4" = 1'-0" 1 /A3.11 1

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
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8. WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL SIDES OF BATHTUB/SHOWER ENCLOSURES TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. A VAPOR RETARDER SHALL NOT BE INSTALLED.
9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. AT BUILDING 800, FAN COIL UNITS TO BE SUPPORTED FROM EXISTING JOISTS AND TRUSSES, SISTER NEW JOIST NEXT TO ANY JOISTS RECEIVING GREATER THAN 35 LB. POINT LOAD.
11. REFER TO SCHEDULES ON SHEET A6.12 FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

ACCESSIBILITY AND ADAPTABILITY NOTES

1. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2**, FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3**, FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PER **11B-804.6.6**, FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1**, FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

      B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

4. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**.
   A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. FOR A PARALLEL APPROACH AT THE RANGE.
      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
      c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
      B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
      C. LOWER SHELVING.
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2025 CBC SECTION **11B-809.4**.
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   B. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**.
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12.**

RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

135

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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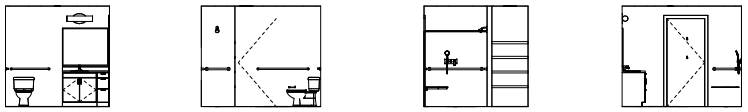
SUBMITTAL	DATE

No.	REVISION	DATE

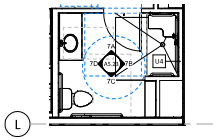
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

UNIT TYPE B - ENLG PLANS + INT ELEVS + RCP

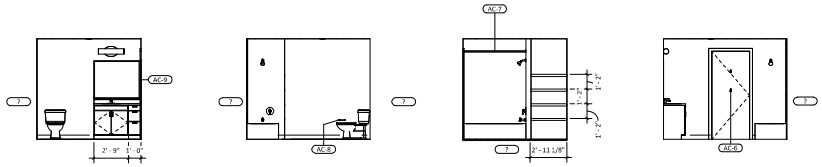
A5.22



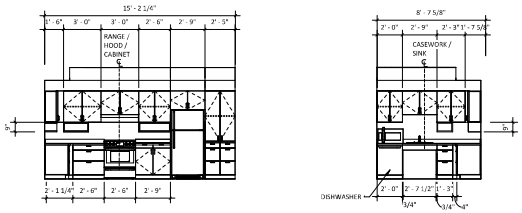
UNIT C2 - BATHROOM W/ MOBILITY FEATURES AND ROLL-IN SHOWER | 1/4" = 1'-0" | 01 /A5.22 | 7



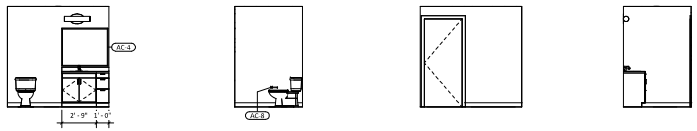
UNIT C2 - FLOOR PLAN W/ MOBILITY FEATURES AND ROLL-IN SHOWER | 1/4" = 1'-0" | 1 /A3.11 | 6



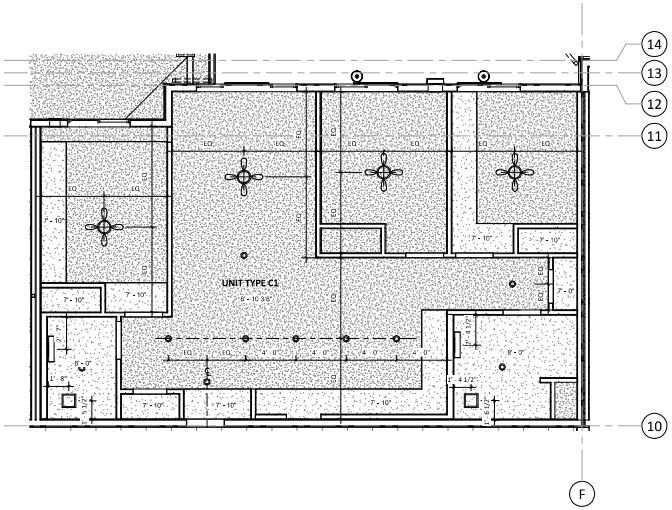
UNIT C1 - BATHROOM W/ MOBILITY FEATURES & BATHTUB | 1/4" = 1'-0" | 01 /A5.22 | 5



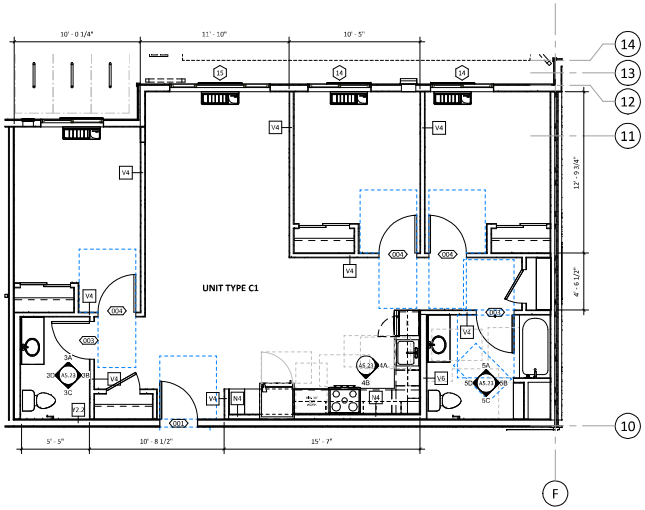
UNIT C1 - KITCHEN W/ MOBILITY FEATURES | 1/4" = 1'-0" | 01 /A5.22 | 4



UNIT C1 - POWDER ROOM | 1/4" = 1'-0" | 01 /A5.22 | 3



UNIT C1 - REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1 /A2.21 | 2



UNIT C1 - FLOOR PLAN (ADAPTABLE) | 1/4" = 1'-0" | 1 /A3.11 | 1

GENERAL NOTES

1. REFER TO ACOUSTIC AND FIRE PROTECTION GENERAL NOTES ON SHEET G0.02.
2. REFER TO GENERAL NOTES ON OVERALL FLOOR PLAN DRAWINGS FOR TYPICAL NOTES AND DETAIL REFERENCES REGARDING WALL TYPES, FIRE RATED ASSEMBLIES, ACOUSTICAL ISOLATION AND THERMAL INSULATION.
3. REFER TO OVERALL FLOOR PLANS FOR WINDOW TAGS, DIMENSION BEYOND THE DWELLING UNIT AND OVERALL LAYOUT OF DWELLING UNITS IN THE BUILDING.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING ELEVATIONS AND SOFFIT LOCATION. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR FIXTURE, UTILITIES AND EQUIPMENT. ALL MEP/FS CONDUIT AND PIPING SHALL BE CONCEALED WITHIN FINISHED GYPSUM BOARD WALLS, CEILINGS AND SOFFITS.
6. VERIFY IN FIELD CLEAR DIMENSIONS REQUIRED FOR ALL PLUMBING FIXTURES AND RESIDENTIAL APPLIANCES.
7. REFER TO FINISH SCHEDULE ON SHEET A6.11 FOR INFORMATION ABOUT FINISHES, ACCESSORIES, AND SPECIFICATIONS NOT INCLUDED ON ENLARGED PLANS AND INTERIOR ELEVATIONS.
8. WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL SIDES OF BATHTUB/SHOWER ENCLOSURES TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. A VAPOR RETARDER SHALL NOT BE INSTALLED.
9. SMOKE DETECTORS SHALL BE 110V, WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM AND HALLWAY LEADING THERETO.
10. AT BUILDING 800, FAN COIL UNITS TO BE SUPPORTED FROM EXISTING JOISTS AND TRUSSES, SISTER NEW JOIST NEXT TO ANY JOISTS RECEIVING GREATER THAN 35 LB. POINT LOAD.
11. REFER TO SCHEDULES ON SHEET A6.12 FOR INFORMATION ABOUT PLUMBING FIXTURE, EQUIPMENT & APPLIANCES, AND RESTROOM ACCESSORIES.

ACCESSIBILITY AND ADAPTABILITY NOTES

1. REFER TO ACCESSIBILITY DETAILS ON **SHEETS G2.11-G2.14**
2. ALL KITCHENS, RESTROOMS, ENTRIES, COMMON SPACES AND THE PATH OF TRAVEL SHALL BE ACCESSIBLE THROUGHOUT THAT FLOOR PER REQUIREMENTS IN **2025 CBC SECTION 11B-809.2.**
3. KITCHENS IN UNITS WITH **MOBILITY FEATURES** MUST COMPLY WITH **11B-804.**
   A. A CLEAR FLOOR OR GROUND SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. PER **11B-606.2**, FOR A FORWARD APPROACH AT THE KITCHEN SINK.
      b. PER **11B-804.3**, FOR A FORWARD APPROACH AT THE KITCHEN WORK SURFACE.
      c. PER **11B-804.6.6**, FOR A PARALLEL APPROACH AT THE REFRIGERATOR.
      d. PER **11B-804.6.1**, FOR EITHER A FORWARD OR PARALLEL APPROACH AT ALL OTHER APPLIANCES.

      B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-804.3**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-804.3.1** AND **11B-606.2.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-804.3.2** AND **11B-606.3**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-804.4** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
4. KITCHENS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.9**.
   A. PER **11B-809.9.1**, A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
      a. FOR A PARALLEL APPROACH AT THE RANGE.
      b. FOR A PARALLEL OR FORWARD APPROACH TO ALL OTHER FIXTURES AND APPLIANCES.
      c. FOR A PARALLEL OR FORWARD APPROACH TO THE SINK AND KITCHEN WORK SURFACE.
      B. KITCHEN WORK SURFACE AND KITCHEN SINK:
      a. PER **11B-809.9.4**, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.
      b. PER **11B-809.9.3**, BASE CABINETS PROVIDED UNDER THE KITCHEN SINK AND UNDER THE 30 INCH WIDE KITCHEN WORK SURFACE SHOULD BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE. THE FINISH FLOOR MUST EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY MUST BE FINISHED.
      c. PER **11B-809.9.4**, THE COUNTER SURFACE AROUND THE SINK AND THE KITCHEN WORK SURFACE SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
      d. PER **11B-809.9.7** AND **11B-606.5**, WATER SUPPLY AND DRAIN PIPES UNDER THE KITCHEN SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
      C. LOWER SHELVING.
      a. PER **11B-809.9.5**, LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
6. RESTROOMS IN UNITS WITH **MOBILITY FEATURES** SHALL COMPLY WITH THE REQUIREMENTS OF 2025 CBC SECTION **11B-809.4**.
   A. PER **11B-809.4**, AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION **11B-603**. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED WITHIN THE BATHROOM SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF **11B-603** THROUGH **11B-610**.
   b. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH MOBILITY FEATURES.
7. RESTROOMS IN UNITS WITH ADAPTABLE FEATURES SHALL COMPLY WITH THE REQUIREMENTS OF **2025 CBC SECTION 11B-809.6** AND **11B-809.10**.
   A. REFER TO **SHEET G2.14** FOR RESTROOM DETAILS IN UNITS WITH ADAPTABLE FEATURES.
8. ELECTRICAL RECEPTACLES ON BRANCH CIRCUITS OF 30 AMPERES OR LESS, COMMUNICATION SYSTEM RECEPTACLES, CONTROLS AND SWITCHES SHALL BE LOCATED IN ACCORDANCE WITH **11B-809.12.**

RCP LEGEND

- OPEN TO ABOVE, REFER TO STRUCTURAL DRAWINGS AND INTERIOR FINISH SCHEDULE.
- SUSPENDED ACOUSTICAL TILE CEILING (CEILING TYPE X1): 2X2' GRID, REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31. USE UP-DOWN FIRE SPRINKLERS TO SPRINKLE CAVITIES LARGER THAN 160 CUBIC FEET.
- GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE (CEILING TYPE X2), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31
- GYPSUM BOARD CEILING ATTACHED TO CHANNEL FRAMING (CEILING TYPE X3), REFER TO INTERIOR FINISH SCHEDULE AND SHEET A8.31

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

136

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

UNIT TYPE C - ENLG PLANS + INT ELEVS + RCP

A5.23

INTERIOR FINISH SCHEDULE

RM. #	NAME	FLOOR FINISH			BASE FINISH			WALL FINISH	CEILING FINISH		NOTES
		FLOOR MATERIAL	PRODUCT	COLOR / FINISH	BASE HEIGHT	BASE MATERIAL	COLOR / FINISH		CEILING MATERIAL	COLOR / FINISH	
00 - STAIRS / ELEV.											
E11	ELEVATOR	LVT	INTERFACE - LEVEL SET	TBD	NO BASE	-	-	SATIN STAINLESS STEEL CAB W/ PLASTIC LAMINATE PANELS	FLAT STEEL	NONE / BRUSHED STEEL FINISH	
E12	ELEVATOR	LVT	INTERFACE - LEVEL SET	TBD	NO BASE	-	-	SATIN STAINLESS STEEL CAB W/ PLASTIC LAMINATE PANELS	FLAT STEEL	NONE / BRUSHED STEEL FINISH	
E13	ELEVATOR	LVT	INTERFACE - LEVEL SET	TBD	NO BASE	-	-	SATIN STAINLESS STEEL CAB W/ PLASTIC LAMINATE PANELS	FLAT STEEL	NONE / BRUSHED STEEL FINISH	
E14	ELEVATOR	LVT	INTERFACE - LEVEL SET	TBD	NO BASE	-	-	SATIN STAINLESS STEEL CAB W/ PLASTIC LAMINATE PANELS	FLAT STEEL	NONE / BRUSHED STEEL FINISH	
S11	STAIR 01	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S12	STAIR 01	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S13	STAIR 01	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S14	STAIR 01	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S21	STAIR 02	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S22	STAIR 02	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S23	STAIR 02	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S24	STAIR 02	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S31	STAIR 03	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S32	STAIR 03	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S33	STAIR 03	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
S34	STAIR 03	RUBBER (TREAD / RISER / LANDING)	ROPPE - TEXTURED	TBD	2.5"	RUBBER	TBD	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
1 - FIRST FLOOR											
100	LOBBY + MAIL	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
103	PROP MNGR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
101A	STORAGE	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
102	RESTROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	CERAMIC TILE WALL FINISH UP TO TOP OF DOOR FRAMES WITH CONTRASTING COLOR STRIPE AT 5'-0" AFF PER INTERIOR ELEVATIONS
103	FRCES	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
104	ELECTRICAL	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
105	SERVICE COORD	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
106	SERVICE COORD	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
107	CONF. ROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
108	COMPUTER LAB	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
109	COMMUNITY ROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	RUBBER TOE-KICK PROTECTION AT CABINETRY
109A	RESTROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	CERAMIC TILE WALL FINISH UP TO TOP OF DOOR FRAMES WITH CONTRASTING COLOR STRIPE AT 5'-0" AFF PER INTERIOR ELEVATIONS
109B	STORAGE	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
109C	STORAGE	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
114	SERVICE COORD	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
134	BLDG MAINTENANCE	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
134A	ELECTRICAL	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
135	LAUNDRY	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
136	WASTE COLLECTION	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
137	PLUMBING	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
138	TRASH	LVP	URBAN SURFACES	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
139	ELECTRICAL	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
140	BIKE ROOM	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
141	INVERTER	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
142	MPOE	SEALED CONCRETE	CHEMSTOP WB REGULAR	TBD	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C01	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C11	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C21	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
2 - SECOND FLOOR											
203	JANITOR'S	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
204	ELECTRICAL	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
238	TRASH	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
C02	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C12	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C22	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
3 - THIRD FLOOR											
303	JANITOR'S	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
304	ELECTRICAL	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
338	TRASH	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
C03	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C13	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C23	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
4 - FOURTH FLOOR											
403	ELEV CONTROL ROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
404	ELECTRICAL	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
438	TRASH	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	SMOOTH WHITE FRP WALL PANELS UP TO 48"
C04	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C14	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
C24	CORRIDOR	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	

PROVIDE VINYL CORNER GUARDS AT OUTSIDE CORNERS OF ALL HIGH TRAFFIC AREAS

INTERIOR UNIT FINISH SCHEDULE

RM. #	NAME	FLOOR FINISH			BASE FINISH			WALL FINISH	CEILING FINISH		COMMENTS
		FLOOR MATERIAL	PRODUCT	COLOR / FINISH	BASE HEIGHT	BASE MATERIAL	COLOR / FINISH		CEILING MATERIAL	COLOR / FINISH	
U101	LIVING ROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
U102	KITCHEN	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	RUBBER TOE-KICK PROTECTION AT CABINETRY
U103	BEDROOM	LVP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	
U104	BATHROOM	VP	URBAN SURFACES	MAIN STREET	2.5"	RUBBER	TBD / FACTORY	SHERWIN WILLIAMS ALABASTER	GYP. BOARD	SHERWIN WILLIAMS ALABASTER	UNIT BATHROOMS AT UNITS WITH ROLL-IN SHOWERS TO HAVE TILE FLOOR AND BASE AND SOLID SURFACE PANEL WALL FINISH AT ROLL-IN SHOWER SURROUND. PROVIDE SOLID SURFACE THRESHOLD ACROSS SHOWER OPENING AND AT DOOR TO BATHROOM

GENERAL NOTES

1. ALL FINISHES, ACCESSORIES AND ASSEMBLIES SHALL BE INSTALLED PER CBC REQUIREMENTS AND MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. ALL INTERIOR FINISHES AND MATERIALS INCLUDING THERMAL AND ACOUSTICAL BATT INSULATION SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 8. FLAME SPREAD INDEX SHALL NOT EXCEED 200 AND SMOKE DEVELOPED INDEX SHALL NOT EXCEED 450.
3. FINISH MATERIALS FOR WALLS AND CEILINGS SHALL BE CLASS C OR BETTER IN ACCORDANCE WITH **ASTM E87** OR **UL 723.**
4. FLOOR FINISH MATERIALS SHALL BE **CLASS II** OR BETTER IN ACCORDANCE WITH **NFPA 253.** LINOLEUM, CONCRETE AND TILE FLOORS NEED NOT BE CLASSIFIED.
5. RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED BY CAL GREEN CODE AND GREEN POINT RATING LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
6. FLOOR FINISH MATERIALS IN STAIRWAYS AND CORRIDORS SHALL WITHSTAND NOT LESS THAN **CLASS II** CRITICAL RADIANT FLUX.
7. REFER TO **SPECIFICATION DIVISIONS 07, 09 AND 10**; ***CALGREEN CODE*** CHECKLIST; AND GREEN POINT RATING REQUIREMENTS FOR FURTHER INFORMATION.
8. REFER TO ENLARGED PLANS, ENLARGED REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS ON **SHEETS A5.11 – A5.43** AND REFLECTED CEILING PLANS ON SHEETS **A6.11 – A6.51** FOR LOCATIONS, SIZES, TRANSITIONS AND ALIGNMENT OF FINISHES.
9. ROOM AREAS AND PERIMETERS PROVIDED ARE FOR ROUGH PRICING ONLY. CONTRACTORS SHALL PERFORM THEIR OWN TAKEOFF CALCULATIONS TO VERIFY MATERIAL QUANTITIES.

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

137

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

INTERIOR FINISH SCHEDULE

A6.11

UNITS - PLUMBING FIXTURES SCHEDULE

TAG	FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
FX-1	SINK	KITCHEN SINGLE BOWL SINK	JUST MANUFACTURING	SLF-ADA-2225-A-GR	STAINLESS STEEL	
FX-2	FAUCET	SINGLE LEVER KITCHEN FAUCET	KOHLER	K-15175-FL-CP	CHROME	SINGLE HOLE MOUNT; PROVIDE 1.5 GMP, TAMPERPROOF AERATOR
FX-3	LAVATORY SINK	UNDERMOUNT SINK	LK HAUSYS	1612	WHITE	INTEGRAL WITH LG SOLID SURFACE COUNTER TOP
FX-4	FAUCET	SINGLE HANDLE LAVATORY SINK FAUCET	KOHLER	K-98146-4-CP	CHROME	PROVIDE 0.5 GPM, TAMPERPROOF AERATOR
FX-5	TOILET	ORIGINAL SINGLE ELONGATED 0.8 GPF	NIAGARA	N7717 (BOWL), N7714 (TANK)	WHITE	ADA COMPLIANT AT ALL UNITS; WITH ELONGATED BOWL AND 17" RIM HEIGHT
FX-6	SHOWER HEAD	STANDARD FIXED SHOWER HEAD	NIAGARA	SAVA SPA - FIXED MOUNT N2515CH	CHROME	1.5 GPM MAX
FX-7	SHOWER HEAD	SHOWER HEAD WITH HOSE	NIAGARA	EARTH - HANDHELD N2945CH	CHROME	1.5 GPM MAX PROVIDE GLACIER BAY PERSONAL SHOWER MOUNT WITH MOUNTING BLOCK IN CHROME AT ALL ADA UNITS; AVAILABLE AT HOME DEPOT
FX-8	FAUCET AND CONTROLS	SINGLE HANDLE CONTROL WITH PUSH-BUTTON DIVERTER	KOHLER	K-T45112-4-CP		
FX-9	TUB/SHOWER	60"X30" VIKRELL BATH/SHOWER SURROUND	STERLING	TRAVERSE 71570126-0		4 PIECE TUB AND SURROUND AT ALL NON ROLL-IN SHOWER UNITS. PROVIDE "AGE IN PLACE" BACKING AND GRAB BARS AT ALL UNITS. AT MOBILITY UNITS WITH TUB SHOWERS, PROVIDE SEAT ADJUSTABLE SHOWER HEAD WITH ADDED MOUNTING BLOCK. AT ALL UNITS OFFSET VALVE TO 11B COMPLIANT LOCATION & CONFIRM THAT SHOWER DIVERTER IS PART OF VALVE ASSEMBLY.
FX-10	ROLL-IN SHOWER SURROUND	BUILT-OUT	TBD	TBD	WHITE	

UNITS - APPLIANCES SCHEDULE

TAG	APPLIANCE TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
EQ-1	REFRIGERATOR	10.1 CF; ENERGY STAR , ADA , TOP FREEZE REFRIGERATOR (NO ICE)	GE	GTE19DTNRWW	WHITE	
EQ-2	ELECTRIC RANGE	TBD	TBD	TBD	WHITE	
EQ-3	RANGE HOOD	30" UNDER CABINET RANGE HOOD WITH EXHAUST	GE	JVX3300DJWW	WHITE	PROVIDE ADA COMPLIANT WALL SWITCH FOR ALL HOODS
EQ-4	DISHWASHER	24" BUILT-IN FLUSH DISHWASHER	GE	GDT225SGLWW	WHITE	
EQ-5	MICROWAVE	COUNTERTOP MICROWAVE	GE	RES1072DTWW	WHITE	
EQ-6	REFRIGERATOR	Kenmore 60602 18 cu.ft. Top Freezer Refrigerator - White	GE	GNE25JYKFS	STAINLESS STEEL	
EQ-7	ELECTRIC RANGE	30" SLIDE-IN INDUCTION & CONVECTION RANGE	GE	PHS700AYFS	STAINLESS STEEL	
EQ 8	DISHWASHER	24" BUILT-IN FLUSH DISHWASHER	GE	GDT550PYRFS	STAINLESS STEEL	

UNITS - ACCESSORIES SCHEDULE

TAG	ACCESSORY TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
AC-1	MIRROR	FRAMELESS MIRROR	PER BUILDER	N/A	N/A	COUNTER TOP LENGTH WITH POLISHED EDGES; "I" TRACK AT BOTTOM; CLIPS AT TOP
AC-2	ROBE HOOK	WALL MOUNT ROBE HOOK	GATCO	4715	CHROME	MOUNT TO BACKING IN WALL ONLY; NOT NOT MOUNT ON DOORS
AC-3	TOILET PAPER HOLDER	EURO-STYLE TOILET PAPER HOLDER	GATCO	4713	CHROME	
AC-4	<varies>	<varies>	<varies>	<varies>	<varies>	
AC-5	SHOWER CURTAIN ROD	CURVED SHOWER CURTAIN ROD	FRANKLIN BRASS	T190 SERIES CURVED	CHROME	INSTALL ABOVE SURROUND AND DOOR HEAD HEIGHT
AC-6	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
AC-7	SHOWER CURTAIN ROD		FRANKLIN BRASS	T190 SERIES CURVED	CHROME	
AC-8	TOILET PAPER HOLDER		GATCO	4713		
AC-9	MIRROR	FRAMELESS MIRROR	PER BUILDER	N/A	N/A	

COMMON AREAS - PLUMBING FIXTURES SCHEDULE

TAG	FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
FX-11	WATER CLOSET	ORIGINAL SINGLE ELONGATED 0.8 GPF	NIAGARA	N7717 (BOWL), N7714 (TANK)	WHITE	ADA COMPLIANT; WITH ELONGATED BOWL AND 17" RIM HEIGHT
FX-12	URINAL	WALL HUNG URINAL	TBD	TBD	WHITE	ADA COMPLIANT; PROVED COMPATIBLE FLUSH VALVE IN POLISHED CHROME
FX-13	LAVATORY	WALL HUNG LAVATORY SINK	ZURN	Z5351	WHITE	ADA COMPLIANT
FX-14	FAUCET	SINGLE LEVER KITCHEN FAUCET	KOHLER	K-15175-FL-CP	CHROME	SINGLE HOLE MOUNT; PROVIDE 1.5 GMP, TAMPERPROOF AERATOR
FX-15	SERVICE SINK	KITCHEN SINGLE BOWL SINK	JUST MANUFACTURING	SLFADA2125A65-J	STAINLESS STEEL	SINGLE BOWL; 18 GA MIN; ADA COMPLIANT, WITH OVERFLOW DRAIN
FX-16	SERVICE SINK	WALL HUNG 1 COMPARTMENT UTILITY SINK WITH DRAINBOARD @ MAINTENANCE ROOM	GLOBAL INDUSTRIAL	W3B226269S	STAINLESS STEEL	
FX-17	FAUCET	DOUBLE LEVER HANDLE SERVICE SINK FAUCET @ WASTE COLLECTION & MAINTENACE ROOM	KOHLER	K-8928-CP	POLISHED CHROME	DOUBLE LEVER HANDLE SERVICE SINK FAUCET WITH LOOSE-KEY STOPS, RUBBER HOSE, AND WALL HOOK

COMMON AREAS - APPLIANCES SCHEDULE

TAG	APPLIANCE TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
EQ-9	ELECTRIC RANGE	30" DROP-IN ELECTRIC RANGE	GE	TBD	STAINLESS STEEL	
EQ-10	REFRIGERATOR	ENERGY STAR 24.7 CU. FT. FRENCH-DOOR REFRIGERATOR	GE	GNE25JYKFS	STAINLESS STEEL	PROVIDE WATER TO FRIDGE
EQ-11	SUSPENDED RANGE HOOD	36" CHIMNEY HOOD	GE	UVI7361SWSS	STAINLESS STEEL	
EQ -12	DISHWASHER	24" BUILT-IN FLUSH DISHWASHER	GE	GDT545PSJSS	STAINLESS STEEL	
EQ-13	UNDER-COUNTER MICROWAVE OVEN	UNDER-COUNTER MICROWAVE OVEN	GE	PEB9159SJSS	STAINLESS STEEL	
EQ-14	PARCEL LOCKER	LOCKER TOWER	TBD	TBD	TBD	

COMMON AREAS - ACCESSORIES SCHEDULE

TAG	ACCESSORY TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
AC-7	MIRROR	WELDED FRAME MIRROR	KOHLER	K-2746		
AC-8	TOILET PAPER HOLDER	EURO-STYLE TOILET PAPER HOLDER	GATCO	4713	CHROME	
AC-9	GRAB BARS	WALL MOUNTED GRAB BARS	AMERICAN SPECIALTIES	#3800	SATIN FINISH	
AC-10	PAYMENT KIOSK	WALL MOUNTED LAUNDRY PAYMENT KIOSK	PER OWNER	TBD	TBD	PRODUCT TO BE COMPATIBLE WITH LAUNDRY EQUIPMENT.

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SUBMITTAL	DATE

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FIXTURE & APPLIANCE SCHEDULE

A6.12

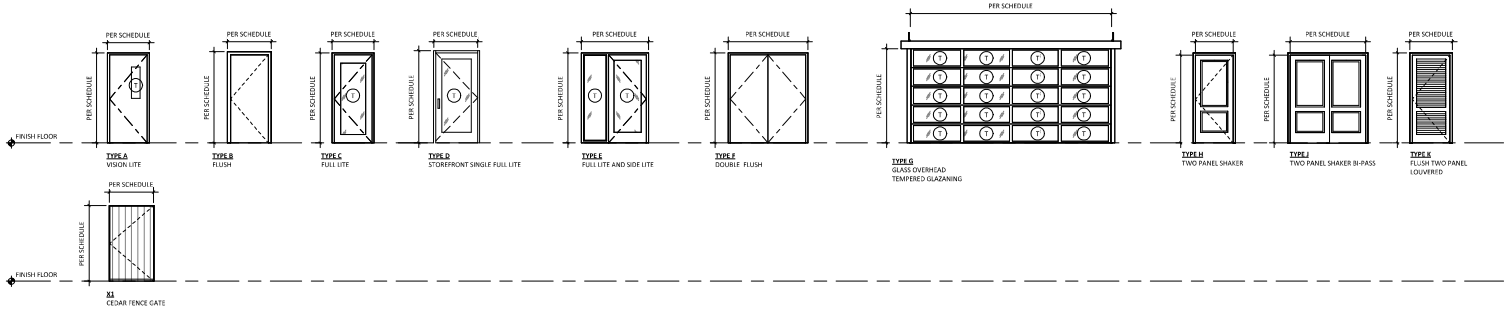
DOOR SCHEDULE - UNITS

DOOR #	ROOM LOCATION	DOORS				FRAMES				FIRE RATING	ACCESS CONTROL	AUTOMATIC DOOR OPERATOR	HARDWARE GROUP	PANIC HARDWARE	COMMENTS
		DOOR TYPE	MATERIAL	WIDTH	HEIGHT	MATERIAL	SILL DETAIL	JAMB DETAIL	HEAD DETAIL	DOOR & FRAME RATING					
001	UNIT ENTRY	B	SOLID CORE WOOD	3' - 0"	7' - 0"	SOLID CORE WOOD	1/A8.21	11/A8.21	11/A8.21	20 MIN.	NO	NO			
002	BEDROOM	H	HOLLOW CORE WOOD	3' - 0"	7' - 0"	WOOD	1/A8.21	11/A8.21	11/A8.21						
003	BEDROOM CLOSET	J	HOLLOW CORE WOOD	4' - 0"	6' - 8"	WOOD	1/A8.21	11/A8.21	11/A8.21						
004	CLOSET	H	HOLLOW CORE WOOD	3' - 0"	7' - 0"	WOOD	1/A8.21	11/A8.21	11/A8.21						
005	BATHROOM	H	HOLLOW CORE WOOD	3' - 0"	7' - 0"	WOOD	1/A8.21	11/A8.21	11/A8.21						
006	LAUNDRY CLOSET	K	HOLLOW CORE WOOD	2' - 8"	7' - 0"	WOOD	1/A8.21	11/A8.21	11/A8.21						AT MANAGER'S UNIT ONLY

DOOR SCHEDULE

DOOR #	ROOM LOCATION	DOORS				FRAMES				FIRE RATING	ACCESS CONTROL	AUTOMATIC DOOR OPERATOR	HARDWARE GROUP	PANIC HARDWARE	COMMENTS
		DOOR TYPE	MATERIAL	WIDTH	HEIGHT	MATERIAL	SILL DETAIL	JAMB DETAIL	HEAD DETAIL	DOOR & FRAME RATING					
1 - FIRST FLOOR															
100	LOBBY ENTRY	D	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	NOT RATED	EXT. SIDE	BOTH SIDES		YES	
101	PROP %NGR	C	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
101A	STORAGE	F	HOLLOW METAL	6' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	NOT RATED	NO	NO			
101R	PROP %NGR	C	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
103	ERCS	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
104	ELECTRICAL	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
105	SERVICE COORD	C	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	TBD	NO			
105A	SERVICE COORD	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	TBD	NO			
106	SERVICE COORD	C	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	TBD	NO			
106A	SERVICE COORD	F	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	TBD	NO			
107	CONF. ROOM	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
107A	EXTERIOR	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	EXT. SIDE	NO			
108	COMPUTER LAB	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
109	COMMUNITY ROOM	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO		YES	ACCESS CONTROL FROM CORRIDOR
109A	RESTROOM	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
109B	STORAGE	F	HOLLOW METAL	6' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	NOT RATED	NO	NO			
109C	STORAGE	F	HOLLOW METAL	6' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	NOT RATED	NO	NO			
109D	COMMUNITY ROOM	G	HOLLOW METAL	16' - 0"	7' - 6"	HOLLOW METAL	5/A7.71			NOT RATED	NO	NO			
109E	COMMUNITY ROOM	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	NOT RATED	NO	NO		YES	
116	RESTROOM	C	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
134	BLDG MAINTENANCE	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
134A	ELECTRICAL	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
134B	EXTERIOR	Z	HOLLOW METAL	6' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	NO	NO			
135	LAUNDRY	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
135A	LAUNDRY	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	EXT. SIDE	NO			
136	WASTE COLLECTION	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
136A	EXTERIOR	K3	HOLLOW METAL	8' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	NO	NO			MECHANICAL HOLD OPEN
137	PLUMBING	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
137A	EXTERIOR	Z	HOLLOW METAL	6' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	NO	NO			
138	TRASH	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
139	ELECTRICAL	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
139A	EXTERIOR	CC	HOLLOW METAL	6' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	NO	NO		YES	
140	BIKE ROOM	B	HOLLOW METAL	3' - 6"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	YES	BOTH SIDES		YES	ACCESS CONTROL FROM CORRIDOR
141	INVERTER	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	NOT RATED	NO	NO			
142	UTILITY	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
C01	CORRIDOR	F	HOLLOW METAL	7' - 5"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			FIRE DOOR ON MAGNETIC HOLD OPENS
C21	EXTERIOR	W	HOLLOW METAL	3' - 6"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	EXT. SIDE	BOTH SIDES		YES	
C31	EXTERIOR	E	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	EXT. SIDE	BOTH SIDES			
511	STAIR 01	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
511A	EXTERIOR	X	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	NO	NO			
521	STAIR 02	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
531	STAIR 03	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	YES	NO			ACCESS CONTROL FROM CORRIDOR
531A	EXTERIOR	X	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A7.71	2/A7.71	3/A7.71	NOT RATED	EXT. SIDE	BOTH SIDES			
2 - SECOND FLOOR															
203	ELEV CONTROL ROOM	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
204	ELECTRICAL	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
238	TRASH	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
C02	CORRIDOR	F	HOLLOW METAL	7' - 5"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			FIRE DOOR ON MAGNETIC HOLD OPENS
512	STAIR 01	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
522	STAIR 02	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
532	STAIR 03	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
3 - THIRD FLOOR															
303	ELEV CONTROL ROOM	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
304	ELECTRICAL	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
338	TRASH	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
C03	CORRIDOR	F	HOLLOW METAL	7' - 5"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			FIRE DOOR ON MAGNETIC HOLD OPENS
513	STAIR 01	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
523	STAIR 02	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
533	STAIR 03	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
4 - FOURTH FLOOR															
424	ELEV CONTROL ROOM	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
438	ELECTRICAL	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
438	TRASH	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	45 MIN.	NO	NO			
C04	CORRIDOR	F	HOLLOW METAL	7' - 5"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			FIRE DOOR ON MAGNETIC HOLD OPENS
514	STAIR 01	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
514A	STAIR 01	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL									
524	STAIR 02	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
534	STAIR 03	A	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL	1/A8.21	7/A8.21	7/A8.21	90 MIN.	NO	NO			
534A	STAIR 03	B	HOLLOW METAL	3' - 0"	7' - 0"	HOLLOW METAL									
X-SITE															
G1	FRONT GATE	X1	WOOD SLATS ON METAL FRAME	3' - 6"	6' - 0"	VIETAL	PER LANDSCAPE	PER LANDSCAPE	PER LANDSCAPE	N/A	EXT. SIDE	NO		YES	FOR REFERENCE ONLY, REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
G2	REAR GATE	X1	WOOD SLATS ON METAL FRAME	3' - 6"	6' - 0"	VIETAL	PER LANDSCAPE	PER LANDSCAPE	PER LANDSCAPE	N/A	EXT. SIDE	NO		YES	FOR REFERENCE ONLY, REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

DOOR TYPES LEGEND



GENERAL NOTES

1. REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION AND LOCATIONS.
2. DOOR DIMENSIONS ARE FOR DOOR ONLY AND DO NOT INCLUDE FRAME, SEALANT, JOINT/SHIM SPACE.
3. ALL DOOR JAMBS AT DOOR OPENINGS SHALL BE LOCATED 4" OFF OF ADJACENT WALL FACE OF FINISH, UNLESS OTHERWISE NOTED.
4. REFER TO DOOR TYPES LEGEND FOR GLAZING.
5. REFER TO TITLE 24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
6. REFER TO DOOR DETAILS ON **SHEETS A7.71** AND **A8.21**.
7. REFER TO SPECIFICATION ***SECTION 08 71 00 DOOR HARDWARE*** FOR HARDWARE GROUP DESCRIPTIONS.
8. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS PER DOOR HARDWARE SPECIFICATIONS.
9. PROVIDE SOUND GASKET AT ALL INTERIOR DOORS PER DOOR HARDWARE SPECIFICATIONS.
10. PROVIDE DOOR STOPS AT ALL DOORS PER DOOR HARDWARE SPECIFICATIONS.
11. GENERAL CONTRACTOR TO PROVIDE ALL HARDWARE AND FIXTURES TO MEET ACCESSIBILITY CODES.
12. GENERAL CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
13. GENERAL CONTRACTOR TO VERIFY ACTUAL DOOR SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
14. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
15. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR GATE INFORMATION.
16. DOORS SHALL CONFORM TO ***2025 CBC CHAPTERS 10*** AND ***11B*** REQUIREMENTS.

DOOR REQUIREMENTS

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT EXCEPT AS SPECIFICALLY PERMITTED PER ***2025 CBC 1010.2***
2. THE UNLATCHING OF ANY DOOR OR LEAF FOR EGRESS SHALL REQUIRE NOT MORE THAN ONE MOTION IN A SINGLE LINEAR OR ROTATIONAL DIRECTION TO RELEASE ALL LATCHING AND ALL LOCKING DEVICES, EXCEPT AS NOTED PER ***2025 CBC 1010.2.1***
3. MINIMUM CLEAR WIDTH AT ACCESSIBLE DOORS IS 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES ***(2025 CBC 11B-404.2.3)***
4. MANEUVERING CLEARANCES SHALL COMPLY WITH ***(2024 CBC 11B-404.2.4).*** REFER TO PLANS FOR MINIMUM CLEARANCES
5. THRESHOLDS SHALL BE 1/2" HIGH MAX ***(2025 CBC 11B-404.2.5)*** REFER TO DOOR DETAILS
6. MAXIMUM DOOR OPENING FORCE OF 5 LBS. AT EXTERIOR AND INTERIOR DOORS, AND AS ALLOWABLE BY THE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. AT FIRE DOORS ***(2025 CBC 11B-404.2.9)***
7. HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE***(2022 CBC 11B-404.2.7 AND 2025 CBC 11B-309.4)***
8. OPERABLE PARTS SHALL BE BETWEEN 34 INCHES AND 44 INCHES ABOVE THE FLOOR ***(2025 CBC 11B-404.2.7)***
9. CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM ***(2025 CBC 11B-404.2.8.1)***
10. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FF OR GROUND SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE EXCEPT AS NOTED PER ***2025 CBC 11B-404.2.10***
11. GLAZING IN ALL DOOR ASSEMBLIES SHALL COMPLY WITH ***2024 CBC CHAPTER 24 SECTION 2406.4.***
12. PEEP HOLES REQUIRED AT ALL MAIN ENTRANCE DOORS TO DWELLING UNITS. A SECOND PEEP HOLE AT 42" MIN. - 43" MAX. AFF REQUIRED AT ALL MAIN ENTRANCES DOORS TO FULLY ACCESSIBLE DWELLING UNITS PER ***2025 CBC 11B-809.1.2.***
13. REFER TO DETAILS ON **SHEETS G2.11-G2.14** FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
14. INDIVIDUAL DWELLING UNITS SHALL HAVE ASSIGNED NUMBERS POSTED ON THE MAIN ENTRANCE DOOR TO THAT UNIT. REFER TO **A9.01** FOR REQUIRED SIGN DETAILS AND DIMENSIONS.
15. INSTALL DOORBELL OUTSIDE MAIN ENTRANCE DOORS TO DWELLING UNITS PER ***2025 CBC 11B-809.1.1, 809.5.5.1, AND 809.8.4.***
16. REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES AT EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS SHALL COMPLY WITH ***2025 CALIFORNIA REFERENCED STANDARDS CODE SFM STANDARD 12-10-2***
    A. HARDWARE SHALL HAVE A SMOOTH FINISH WITH NO SHARP OR BURRED EDGES
    B. THE LEVER OF LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.
17. PER ***2025 CMC SECTION 504.4.1,*** WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.
18. ENCLOSURE AND DOOR TO STORAGE AREAS AT UNDERSIDE OF STAIRWAYS TO COMPLY WITH ***2025 CBC SECTION 1011.7.3.***

LEGEND

- T — TEMPERED GLAZING
- GLASS
- DOOR SWING DIRECTION

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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

139

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

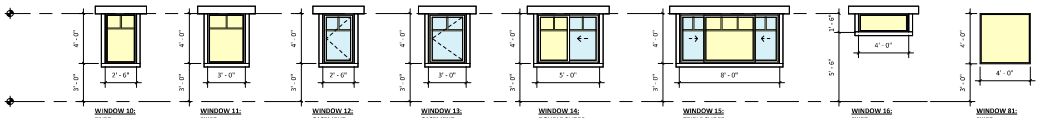
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

DOOR SCHEDULE

A6.21

WINDOW SCHEDULE

WINDOW SCHEDULE									
		DETAILS				MIN. THERMAL PERFORMANCE			
WINDOW TYPE	WINDOW MATERIAL	SILL	JAMB	HEAD	GLAZING	U-FACTOR	SHGC	STC RATING	COMMENTS
10	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
11	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
12	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
13	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
14	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
15	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
16	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	< 0.33	< 0.34	STC 26 MIN.	
21	VINYL	1/A7.62	2/A7.62	3/A7.62	IGU	N/A	N/A	N/A	



WINDOW 10: FIXED
OPERABLE AREA: -
TOTAL GLAZING AREA: 8.19 SF

WINDOW 11: FIXED
OPERABLE AREA: -
TOTAL GLAZING AREA: 10.04 SF

WINDOW 12: CASEMENT
OPERABLE AREA: 6.55 SF
TOTAL GLAZING AREA: 6.55 SF

WINDOW 13: CASEMENT
OPERABLE AREA: 8.26 SF
TOTAL GLAZING AREA: 8.26 SF

WINDOW 14: DOUBLE SLIDER
OPERABLE AREA: 7.26 SF
TOTAL GLAZING AREA: 14.52 SF

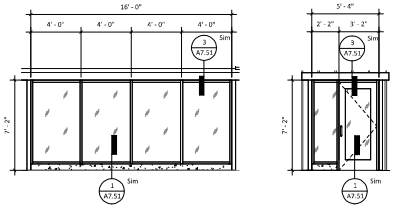
WINDOW 15: TRIPLE SLIDER
OPERABLE AREA: 5.69 SF EACH SIDE
TOTAL GLAZING AREA: 24.19 SF

WINDOW 16: FIXED
OPERABLE AREA: -
TOTAL GLAZING AREA: 4.48 SF

WINDOW 81: FIXED
OPERABLE AREA: -
TOTAL GLAZING AREA: 14.69 SF

WINDOW TYPES LEGEND

STOREFRONT SCHEDULE										
WINDOW WALL TYPE	WINDOW WALL SYSTEM	DETAILS				MIN. THERMAL PERFORMANCE				
		SILL	JAMB	HEAD	GLAZING TYPE	U-FACTOR	SHGC	STC RATING	FIRE RATNG	COMMENTS
31	STOREFRONT GLAZING SYSTEM									
32	STOREFRONT GLAZING SYSTEM									



TYPE 31: STOREFRONT

TYPE 32: STOREFRONT

STOREFRONT TYPES LEGEND

LEGEND

OPERABLE AREA OF WINDOW
NOTE: MIN. 5.7 SQ. FT. FOR EMERGENCY ESCAPE AND RESCUE OPENING
DIMENSION WITH MIN. HEIGHT OF 24"

FIXED GLAZING AREA OF WINDOW

NOTE:

- PER ***2025 CBC SECTION 1204.2*** THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.
- PER ***2025 CBC SECTION 1202.5.1*** THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- PER ***2025 CBC SECTION 1031.3.1*** EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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SUBMITTAL	DATE

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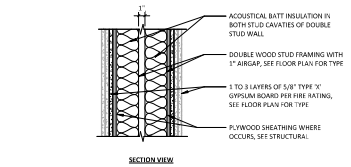
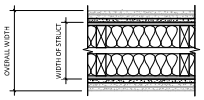
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

WINDOW & STOREFRONT SCHEDULE

A6.31

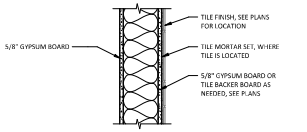


SECTION VIEW



PLAN VIEW

WALL TYPE Z - WOOD DOUBLE STUD PARTY WALL						
MARK	WIDTH OF STRUCTURE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
Z2	8"	9 3/4"	1-HR	60	GA FILE NO. WP 3725	SHEAR WALL WITH 1/2" PLYWOOD ON ONE SIDE
Z3.1	8"		2-HR			SHEAR WALL WITH 1/2" PLYWOOD ON ONE SIDE



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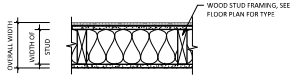
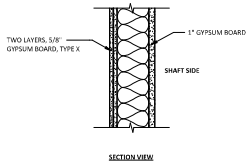


PLAN VIEW

WALL TYPE V - NON-RATED WOOD STUD WALL							
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS	
V4	2x4"	4 3/4"	N/A	STC 35	GA FILE NO. WP 3605		
V6	2x6"	6 3/4"	N/A	STC 35	GA FILE NO. WP 3605	<varies>	



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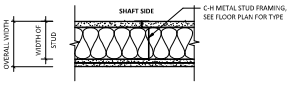
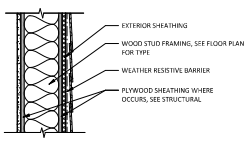
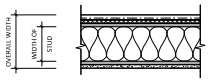


PLAN VIEW

WALL TYPE Q - METAL STUD SHAFT WALL						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
Q2	2 1/2"	3 3/4"	2-HR	N/A	UL U415	
Q6	6"	7 1/4"	2-HR	N/A	UL U415	

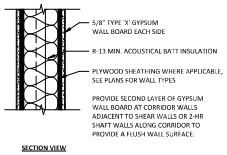


SECTION VIEW

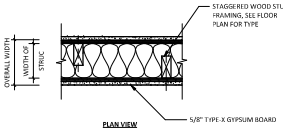


PLAN VIEW

WALL TYPE K - WOOD STUD WALL WITH FIBER CEMENT SIDING						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
K6	2x6"		1-HR	STC 45 MIN.	UL DESIGN NO. V340	

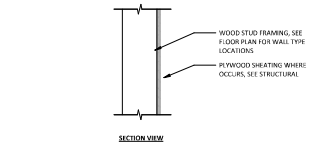


SECTION VIEW

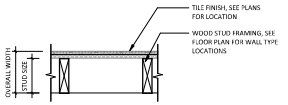


PLAN VIEW

WALL TYPE Y - WOOD STAGGERED STUD CORRIDOR WALL						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
Y1	2x6" WITH 2x4" STRAGGERED STUDS	6 3/4"	1-HR	STC 44	GA FILE NO. WP 3371	NO PLYWOOD; 1 LAYER OF GYP ON BOTH SIDES
Y2	2x6" WITH 2x4" STRAGGERED STUDS	7 1/4"	1-HR	STC 45	GA FILE NO. WP 3371	SHEAR WALL WITH 1/2" PLYWOOD ON ONE SIDE
Y2.2	2x6" WITH 2x4" STRAGGERED STUDS	7 3/4"	1-HR	STC 45	GA FILE NO. WP 3371	DOUBLE SHEAR WALL WITH 1/2" PLYWOOD ON BOTH SIDES
Y3.2	2x6" WITH 2x4" STRAGGERED STUDS	9"	2-HR	STC 45	GA FILE NO. WP 3371	DOUBLE SHEAR WALL WITH 1/2" PLYWOOD + 2 LAYERS OF GYP ON BOTH SIDES
Y3.3	2x6" WITH 2x4" STRAGGERED STUDS	9 1/2"	2-HR	STC 60	GA FILE NO. WP 3750	DOUBLE SHEAR WALL WITH 2 LAYERS OF GWB ON RESILIENT CHANNEL ON ONE SIDE (STAIR SIDE)

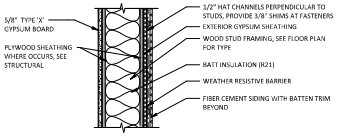


SECTION VIEW

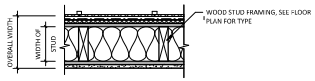


PLAN VIEW

WALL TYPE U - NON-RATED WOOD STUD FURRING WALL						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
U4	3 1/2"	4 1/8"	N/A	N/A	N/A	
U6	5 1/2"	6 1/8"	N/A	N/A	N/A	

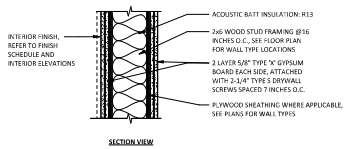


SECTION VIEW

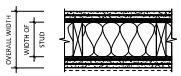


PLAN VIEW

WALL TYPE K - WOOD STUD WALL WITH FIBER CEMENT SIDING						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
K6	2x6"		1-HR	STC 45 MIN.	UL DESIGN NO. V340	

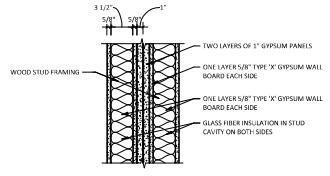


SECTION VIEW

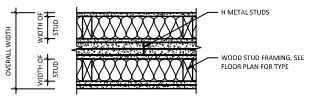


PLAN VIEW

WALL TYPE X - FIRE RATED WOOD STUD WALL						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
X2	2x6"	8"	2-HR		UL DESIGN NO. U301	

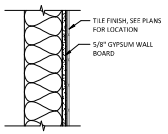


SECTION VIEW

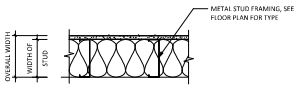


PLAN VIEW

WALL TYPE R - WOOD STUD FIRE WALL							
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS	
R2	2x4"	11 1/2"	2-HR	STC 58-60	UL DESIGN NO. W454	FIRE WALL FOR R-2 MAY HAVE 2-HOUR FIRE RESISTIVE RATING IN TYPE V CONSTRUCTION PER TABLE 706.4.a	

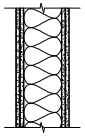


SECTION VIEW

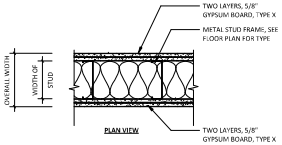


PLAN VIEW

WALL TYPE N - METAL STUD FURRING WALL						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
N1	7/8"	1 1/2"	N/A	N/A	N/A	<varies>
N4						
N6	6"	6 5/8"	N/A	N/A	N/A	



SECTION VIEW



PLAN VIEW

WALL TYPE S - METAL STUD WALL						
MARK	STUD SIZE	OVERALL WIDTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
S2	5 1/2"	8"	2-HR	STC 55-59	GA FILE NO. WP 3522	

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Exhibit D

STAMP:

REGISTERED ARCHITECT CLAUDIA C-34650 RENEWAL 11/30/27 STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

141

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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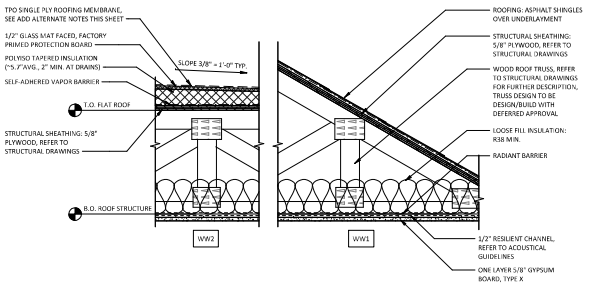
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

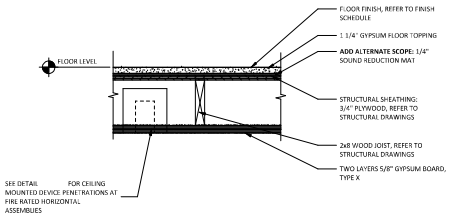
TYPICAL VERTICAL ASSEMBLY

A7.11



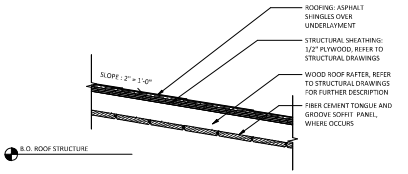
TYPE	STRUCTURAL DEPTH	OVERALL DEPTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
WW1	VARIES	VARIES	1-HR	STC 45 MIN.	UL DESIGN NO. P522, P531, P544	
WW2	3'-0"	3' - 1 3/4" TO TOP OF SHEATING	1-HR	STC 45 MIN.	UL DESIGN NO. P522, P531, P544	AT FLAT ROOF AREAS

ROOF TYPE WW | 1 1/2" = 1'-0" | WW



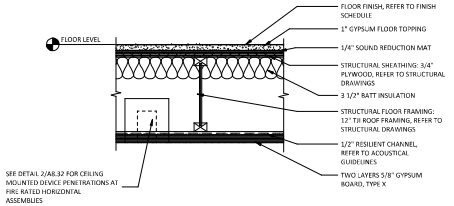
TYPE	STRUCTURAL DEPTH	OVERALL DEPTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
JJ1	7 1/4"	10 1/2"	<varies>	STC 35-39	GA FILE NO. FC 5406	<varies>

FLOOR TYPE JJ - WOOD JOIST CORRIDOR | 1 1/2" = 1'-0" | JJ



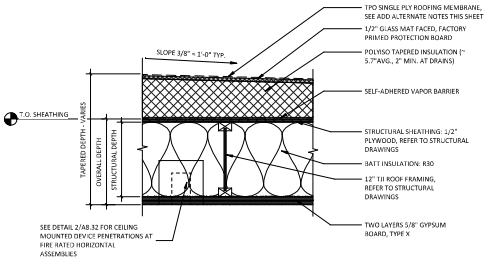
TYPE	STRUCTURAL DEPTH	OVERALL DEPTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
YY1	7 1/4"			N/A	N/A	

ROOF TYPE YY | 1 1/2" = 1'-0" | YY



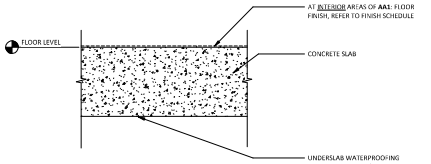
TYPE	STRUCTURAL DEPTH	OVERALL DEPTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
HH1	11 7/8"	1' - 3 3/8"	2-HR	STC 65-69	UL DESIGN M546, NGC 5019076, 9-18-19	IIC 50 IMPACT INSULATION

TYP. WOOD JOIST UNIT FLOOR | 1 1/2" = 1'-0" | HH



TYPE	STRUCTURAL DEPTH	OVERALL DEPTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
XX2	9 1/2"	11 1/4" TO TOP OF SHEATING	1-HR			AT ELEVATOR HOISTWAY ROOF

ROOF TYPE XX | 1 1/2" = 1'-0" | XX



TYPE	STRUCTURAL DEPTH	OVERALL DEPTH	FIRE RATING	STC RATING	REFERENCE STANDARD	REMARKS
AA1	18"	18"				SLAB ON GRADE
AA2	6"	6"				BELOW GRADE

FLOOR TYPE AA - CONCRETE SLAB | 1 1/2" = 1'-0" | AA

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STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

142

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

TYPICAL HORIZONTAL ASSEMBLY

A7.12

XHEZ - Through-penetration Firestop Systems

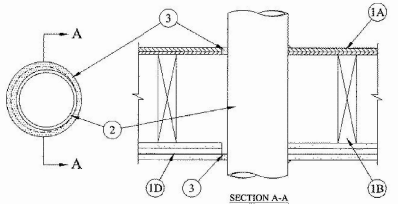
See General Information for Through-penetration Firestop Systems

System No. F-C-1192

November 26, 2019

ANSI/UL1479 (ASTM E814)

F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/2 and 1 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



SECTION A-A

1. **Floor Ceiling Assembly —** The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below.

A. **Flooring System —** Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 5 in.(127 mm).

B. **Wood Joists* —** For 1 hr fire-rated floor-ceiling assemblies nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped.

C. **Furring Channels (Not Shown) —** (Not Shown) — In 2 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D). Furring channels spaced max 24 in. (610 mm) OC. In 1 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between wallboard and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. (610 mm) OC.

D. **Gypsum Board* —** Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Second layer of gypsum board (2 hr fire-rated assembly) screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 5 in. (127 mm).

The F Rating of the firestop system s equal to the hourly fire rating of the floor-ceiling assembly in which it is installed.

1.1 **Chase Wall (Not Shown, Optional) —** The through penetrants (Item 2) may be routed through a 1or 2 hr fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Nom 2 by 6 in. (51 by 152 mm) lumber or double nom 2 by 4 in. (51 by 102 mm) lumber studs.

B. **Sole Plate —** Nom 2 by 6 in. (51 by 152 mm) lumber or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.

C. **Top Plate** — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm)lumber plates or two sets of nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted. Max diam of opening is 5 in. (127 mm).

D. **Gypsum Board* —** Thickness, type, number or layers and fasteners shall be as specified in individual Wall and Partition Designs.

2. **Through Penetrants —** One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The space between pipes, conduits or tubing and periphery of opening is dependent upon the type of penetrant within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. **Steel Pipe —** Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe. The annular space within the firestop system shall be a 0 in. (point contact) to max 1/2 in. (13 mm).

B. **Iron Pipe —** Nom 4 in. (102 mm diam (or smaller) cast or ductile iron pipe. The annular spacs within the firestop system shall be a 0 in. (point contact) to max 1/2 in. (13 mm).

C. **Conduit —** Nom 4 in. diam (or smaller) steel electrical metallic tubing or rigid galv steel conduit. The annular space within the firestop system shall be a 0 in. (point contact) to max 1/2 in. (13 mm).

D. **Copper Tubing —** Nom 3 in. (76 mm) diam (or smaller) Type L (or heavier) copper tubing. The annular space within the firestop system shall be a 0 in. (point contact) to max 7/8 in. (22 mm).

E. **Copper Pipe —** Nom 3 in. (76 mm) diam (or smaller) Regular (or heavier) copper pipe. The annular space within the firestop system shall be a 0 in. (point contact) to max 7/8 in. (22 mm).

The T Rating of the firestop system s dependent upon the type of penetrant, used within the firestop system. If a steel or iron pipe, steel electrical metallic tuzing or rigid galv steel conduit is used, the T Rating is 1 hr. If a copper tube or copper pipe is used, the T Rating is 1/2 hr.

3. **Fill, Void or Cavity Material* — Sealant —** Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the top surface of the floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of ceiling or bottom top plate. At point contact, min 3/8 in. (10 mm) diam bead of fill material applied at penetrant/floor or sole plate interface and at penetrant/ceiling or top plate interface. Additional sealant shall be applied in such a manner that the sealant overlaps a min 1/2 in. (13 mm) beyond the periphery of the opening on the top surface of the floor or sole plate and bottom surface of ceiling or bottom top plate.

EVERKEM DIVERSIFIED PRODUCTS INC — Firestop 814+

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-11-26

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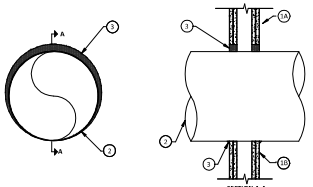
PIPE OR CONDUIT PENETRATION
AT WOOD FRAMED FLOOR OR WALL | NTS 1/A4.20 | 3

UL SYSTEM NO. W-L-7042

F RATING = 1 AND 2 HR
T RATING = 0 HR



SECTION A-A

1. **1. WALL ASSEMBLY** — THE 1 OR 2 HR FIRE RATED WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400, V400 OR W400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES.
   A. A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED 24 IN. OC.
   B. B. GYPSUM BOARD* — FOR 1 HR ASSEMBLY, ONE LAYER OF MIN 5/8 IN. THICK WALLBOARD AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN.
   FOR 2 HR ASSEMBLY, TWO LAYERS OR MIN 5/8 IN. THICK WALLBOARD AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIA OF OPENING IS 14-1/2 IN. FOR WOOD STUD WALLS AND 21-3/4 IN. FOR STEEL STUD WALLS.

   THE HOURLY F AND FH RATINGS OF THE FIRESTOP SYSTEM ARE EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. **2. THROUGH-PENETRANT** — GALV STEEL DUCT TO BE INSTALLED CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE DUCT AND PERIPHERY OF OPENING SHALL BE 0 IN. AND MAX 1-1/2 IN. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
   A. A. SPIRAL WOUND HVAC DUCT — NOM 20 IN. DIA (OR SMALLER) NO. 24 MSG (OR HEAVIER) GALV STEEL SPIRAL WOUND DUCT.
   B. B. SHEET METAL DUCT — NOM 412 IN. DIA (OR SMALLER) NO. 28 MSG (OR HEAVIER) GALV SHEET STEEL DUCT.
3. **3. FILL, VOID OR CAVITY MATERIAL* – SEALANT** — MIN 5/8 IN. AND 1-1/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY FOR 1 OR 2 HR RATED WALLS, RESPECTIVELY, AT THE POINT CONTACT LOCATION BETWEEN DUCT AND WALLBOARD, A MIN 1/2 IN. DIA BEAD OF SEALANT SHALL BE APPLIED AT THE WALLBOARD/DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY.

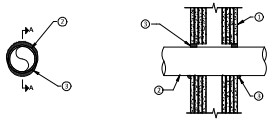
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S ELASTOMERIC FIRESTOP SEALANT, FS-ONE SEALANT, FS-ONE MAX INTUMESCENT SEALANT OR CP606 FLEXIBLE FIRESTOP SEALANT

   * INDICATES SUCH PRODUCTS SHALL BEAR THE UL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL CERTIFICATION

METAL DUCT W/O DAMPER
THROUGH GYPSUM WALL ASSEMBLY | 1 1/2" = 1'-0" | 6

UL SYSTEM NO. W-L-1252

F RATING = 1, 2, 3 AND 4 HR
T RATING = 0 HR
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ.FT
L RATING AT 400°F = 4 CFM/SQ.FT



SECTION A-A

1. **WALL ASSEMBLY** — THE 1, 2, 3 OR 4 HR FIRE RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400, V400 OR W400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — WALL FRAMING SHALL CONSIST OF STEEL CHANNEL STUDS. STEEL STUDS TO BE MIN 3-1/2 IN. WIDE SPACED MAX 24 IN. OC.
   B. GYPSUM BOARD* — MIN 5/8 IN. THICK WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN. MAX DIA OF OPENING IS 5-3/4 IN.
   THE HOURLY F AND FH RATINGS OF THE FIRESTOP SYSTEM ARE EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. **THROUGH PENETRANT** — ONE METALLIC PIPE, CONDUIT OR TUBE TO BE INSTALLED EITHER CONCENTRICALLY OR ACCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBE AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 7/8 IN. PIPE, CONDUIT OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
   A. - STEEL PIPE — NOM 4 IN. DIA (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE — NOM 4 IN.) DIA (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT — NOM 4 IN. DIA (OR SMALLER) RIGID STEEL CONDUIT.
   D. CONDUIT — NOM 4 IN. DIA (OR SMALLER) STEEL ELECTRICAL METALLIC CONDUIT.
   E. COPPER TUBING — NOM 4 IN. DIA (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   F. COPPER PIPE — NOM 4 IN. DIA (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
3. **FILL, VOID OR CAVITY MATERIAL — SEALANT*** — FILL MATERIAL APPLIED WITHIN ANNULUS , FLUSH WITH BOTH SURFACES OF WALL. TYPE AND THICKNESS OF SEALANT IS DEPENDENT ON F AND FH RATINGS AS INDICATED IN TABLE BE LOW. AN ADDITIONAL 1/2 IN. DIAMETER BEAD OF SEALANT APPLIED AT PENETRANT/GYPSUM BOARD INTERFACE. AT POINT CONTACT LOCATION ON BOTH SURFACES OF WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANT, FS-ONE MAX INTUMESCENT SEALANT OR CP 606 SEALANT

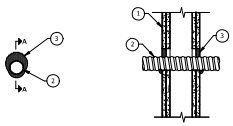
F, FH RATINGS HR	SEALANT TYPE	SEALANT THICKNESS, IN.
1, 2	FS-ONE, FS-ONE MAX OR CP 606	5/8
3	FS-ONE, FS-ONE MAX OR CP 606	1
4	FS-ONE, FS-ONE MAX	1

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL CERTIFICATION

METAL PIPE
THROUGH GYPSUM WALL ASSEMBLY | 1 1/2" = 1'-0" | 4

UL SYSTEM NO. W-L-1243

F RATING = 1 OR 2HR
T RATING = 0 HR
L RATING AT AMBIENT = 5 CFM/SQ.FT
L RATING AT 400°F = 1 CFM/SQ.FT



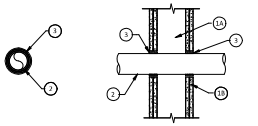
SECTION A-A

1. **WALL ASSEMBLY** — THE 1 OR 2 HR, FIRE-RATE GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400, V400 OR W400 SERIES WALL AND PARTITION DESIGN IN THE FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — WALL FRAMING SHALL CONSIST OF EITHER WOOD STUDS OR CHANNEL SHAPED STEEL STUDS. WOOD STUDS TO CONSIST OF 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO SE MIN 2-1/2 IN. WIDE, FABRICATED FROM MIN 25 MSG GALVANIZED STEEL, SPACED MAX 24 IN. OC.
   B. GYPSUM BOARD* — 5/8 IN. THICK, 4 FT. WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, NUMBER OF LAYERS AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGNS. MAX DIA OF OPENING IS 3-1/2 IN.
   THE HOURLY F, FH RATINGS OF THE FIRESTOP SYSTEM ARE EQUAL FO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. **THROUGH-PENETRANT** — MAX ONE FLEXIBLE METAL PIPE OR CONDUIT INSTALLED CONCENTRICALLY OR ECCENTRICALLY WITHIN OPENING. THE ANNULAR SPACE BETWEEN PENETRANT AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 1 IN. PENETRANT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF PENETRANTS MAY BE USED:
   A. FLEXIBLE METAL CONDUIT+ — NOM 2 IN. DIA (OR SMALLER) ALUMINUM OR STEEL FLEXIBLE CONDUIT INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN CONDUIT AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 1 IN. CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
   SEE FLEXIBLE METAL CONDUIT (DXUZ) CATEGORY IN THE ELECTRICAL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS.
   B. THROUGH- PENETRATING PRODUCT* — FLEXIBLE METAL PIPING — THE FOLLOWING TYPES OF STEEL FLEXIBLE METAL GAS PIPING MAY BE USED:
      1. NOM 2 IN. DIA (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. OMEGA FLEX INC
      2. NOM 1 IN. DIA (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. GASTITE, DIV OF TITEFLEX
      3. MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITH ANNULUS, FLUSH WITH BOTH SURFACES OF THE WALL. AT POINT CONTACT LOCATION BETWEEN PENETRANT AND GYPSUM BOARD, A MIN 1/2 IN. DIA BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PENETRANT /GYPSUM BOARD INTERFACE ON BOTH SIDES OF WALL
      WARD MFG LLC
3. **FILL, VOID OR CAVITY MATERIAL*- SEALANT** — MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITH ANNULUS, FLUSH WITH BOTH SURFACES OF THE WALL. AT POINT CONTACT LOCATION BETWEEN PENETRANT AND GYPSUM BOARD, A MIN 1/2 IN. BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PENETRANT /GYPSUM BOARD INTERFACE ON BOTH SIDES OF WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANT OR FS-ONE MAX INTUMESCENT SEALANT
   +BEARING THE UL LISTING MARK
   * INDICATES SUCH PRODUCTS SHALL BEAR THE UL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL CERTIFICATION

FLEX ALUMINUM CONDUIT
THROUGH GYPSUM WALL ASSEMBLY | 1 1/2" = 1'-0" | 7

UL SYSTEM NO. W-L-2235

F RATING = 1 AND 2 HR
T RATING = 0 HR



SECTION A-A

1. **WALL ASSEMBLY** — THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEAL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC.
   B. GYPSUM BOARD* — MIN 5/8 IN. THICK, 4 FT WIDE WITH SQUARE ON TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS AND ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIA OF OPENING IS 3 IN.
   THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. **THROUGH PENETRANTS** — ONE NONMETALLIC PIPE OR TUBE TO BE CENTERED WITHIN THE FIRESTOP SYSTEM WITH A NOM 5/16 IN. ANNULAR SPACE. PIPE OR TUBE TO BE RIGID SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF PIPES MAY BE USED:
   A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 2 IN. DIA (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   B. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE — NOM 2 IN. DIAM (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   C. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 2 IN. DIA (OR SMALLER) SDR 13.5 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   D. CROSSLINKED POLYETHYLENE (PEX) TUBING — NOM 1 IN. DIA (OR SMALLER) SDR 9 PEX TUBE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEVS.
   E. FLAME RETARDENT POLYPROPYLENE (FRPP) PIPE — NOM 2 IN. DIA (OR SMALLER) SCHEDULE 40 FRPP PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
3. **FILL, VOID OR CAVITY MATERIAL* —** WRAP STRIP — NOM 3/16 IN. THICK BY 1 IN. WIDE INTUMESCENT WRAP STRIP. THE WRAP STRIP IS CONTINUOUSLY WRAPPED AROUND THE OUTER CIRCUMFERENCE OF THE PIPE ONCE AND SLID INTO ANNULAR SPACE SUCH THAT THE ENDS ARE FLUSH WITH THE SURFACE OF THE WALL. WRAP STRIPS ARE INSTALLED ON EACH SURFACE OF THE WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP648-E W25/1* WRAP STRIP
   A. FILL, VOID OR CAVITY MATERIAL* - WRAP STRIP — (AS AN ALTERNATE TO THE WRAP STRIP IN ITEM 3 ON NOM 1-1/2" AND 2" DIA PIPES ONLY) - NOM 3/16 IN. THICK BY 1-1/2 OR 2 IN. WIDE INTUMESCENT WRAP STRIP. ONE LAYER OF INTUMESCENT WRAP STRIP IS TIGHTLY WRAPPED AROUND THE PIPE WITH ENDS BUTTED AND HELD IN PLACE WITH INTEGRATED TAPE. WRAP STRIP SLID INTO ANNULAR SPACE SUCH THAT THE ENDS ARE FLUSH WITH THE SURFACE OF THE WALL. WRAP STRIPS ARE INSTALLED ON EACH SURFACE OF THE WALL. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC – CP648-S-1.5" US, CP648-S-2" US

*BEARING THE UL CLASSIFICATION MARK

PLASTIC PIPE
THROUGH CONCRETE FLOOR OR WALL | 1 1/2" = 1'-0" | 5

ARCHITECTS
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MOUNTAIN VIEW, CA 94041
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Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

143

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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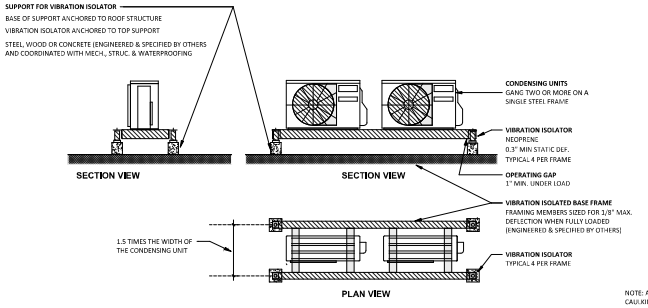
SUBMITTAL	DATE

No.	REVISION	DATE

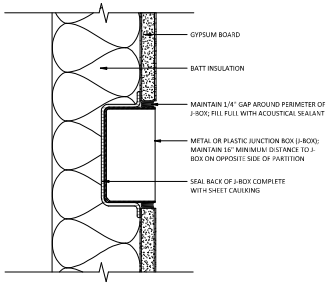
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

FIRESTOPPING DETAILS

A7.15

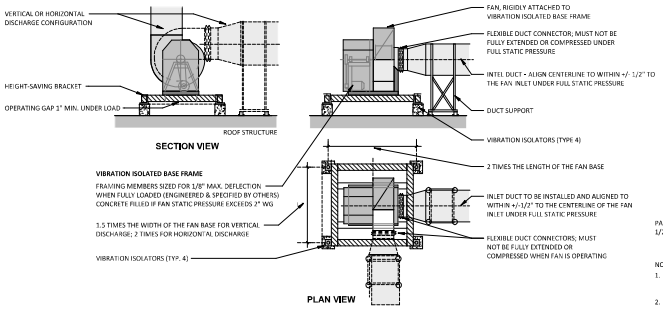


VIBRATION ISOLATION OF ROOFTOP MOUNTED CONDENSING UNITS 6" = 1'-0" 12

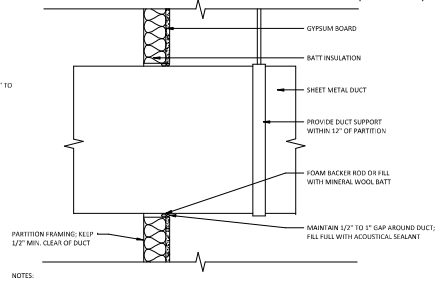


NOTE: ALL RECESSED JUNCTION BOXES FOUR GANG AND SMALLER ARE TO HAVE THE BACK AND SIDES SEALED AIRTIGHT USING SHEET CAULKING SUCH AS LOWRY'S "ELECTRICAL BOX PADS" OR EQUAL, 6"X 8"X 1/8" THICK, MOLDABLE SEALER PADS OR BIO FIRESHIELD OR METACAULK 7" X 7" X 1/8" MOLDABLE PUTTY PADS BY RECTORSEAL OR FIRETEMP INTUMESCENT PUTTY PADS BY JOHNS MANVILLE.

ACOUSTICALLY TREATED OUTLET BOXES 6" = 1'-0" 8

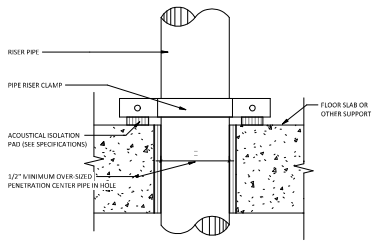


VIBRATION ISOLATION OF ROOF MOUNTED UTILITY SET EXHAUST FAN ON ELEV. PLAT. 6" = 1'-0" 11



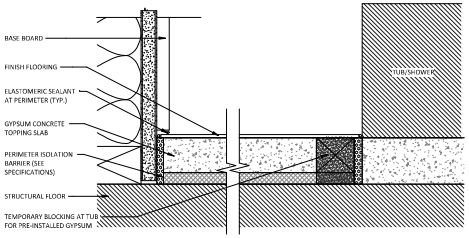
NOTES:
1. DUCTWORK PENETRATING SOUND-RATED PARTITIONS AND FLOOR CEILING ASSEMBLIES SHALL PASS THROUGH AT ABOUT 90 DEGREES AND HAVE A UNIFORM GAP CLEARANCE OF 1INCH AROUND THE DUCT PERIMETER. THE GAP SHALL BE PACKED WITH MINERAL FIBER INSULATION AND FOAM BACKER ROD PRIOR TO BEING CAULKED WITH AN ELASTOMERIC ACOUSTICAL OR FIRE RATED SEALANT.
2. DO NOT PENETRATE SOUND-RATED PARTITIONS WITH FLEXIBLE DUCTWORK. PENETRATE ONLY WITH ACOUSTICALLY LINED SHEET METAL DUCTWORK EXTENDING AT A MINIMUM OF 3 DUCT LENGTHS FROM EACH SIDE OF THE PARTITION.

DUCT PENETRATIONS 6" = 1'-0" 7

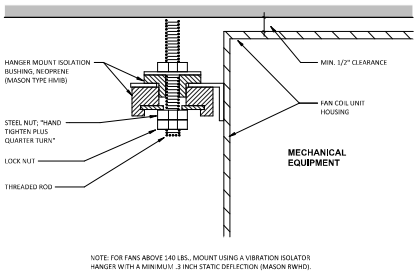


NOTES:
1. AT PIPE PENETRATIONS THROUGH STRUCTURE, INSTALL ACOUSTICAL ISOLATOR OR ISOLATION PRODUCT AS REQUIRED TO MAINTAIN PIPE CLEARANCES UON. SEE SPECIFICATIONS FOR APPROVED PRODUCTS.
2. WHERE FIRE-RATING IS REQUIRED AT PIPE PENETRATIONS, THE FIRE-RATED PRODUCT MUST BE RESILIENT AND REMAIN NON-HARDENING WHEN CURED, TO BE SPECIFIED BY OTHERS.

VIBRATION ISOLATION AT RISER CLAMP 6" = 1'-0" 3

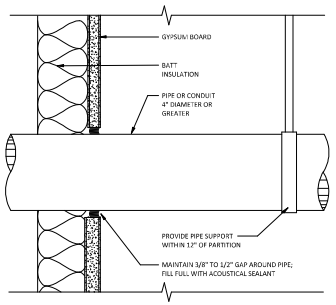


TUB EDGE TREATMENT AT IMPACT ISOLATED FLOOR 6" = 1'-0" 14



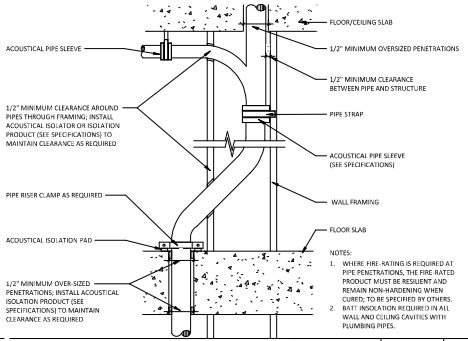
NOTE: FOR FANS ABOVE 140 LBS., MOUNT USING A VIBRATION ISOLATOR HANGER WITH A MINIMUM .3 INCH STATIC DEFLECTION (MASON RWHD).

EQUIPMENT MOUNTING DETAIL SLAB CEILING USING HANGER MOUNT ISOLATION BUSHINGS 6" = 1'-0" 10



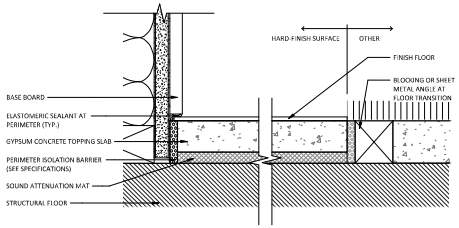
NOTE: PIPE 4-INCH DIAMETER AND GREATER.

PIPE AND CONDUIT PENETRATION AT SOUND-RATED WALLS 6" = 1'-0" 6

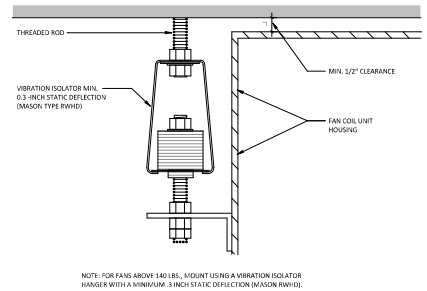


NOTES:
1. WHERE FIRE-RATING IS REQUIRED AT PIPE PENETRATIONS, THE FIRE-RATED PRODUCT MUST BE RESILIENT AND REMAIN NON-HARDENING WHEN CURED; TO BE SPECIFIED BY OTHERS.
2. BATT INSOLATION REQUIRED IN ALL WALL AND CEILING CAVITIES WITH PLUMBING PIPES.

PIPE ATTACHMENT AND TREATMENT REQUIREMENTS 6" = 1'-0" 2

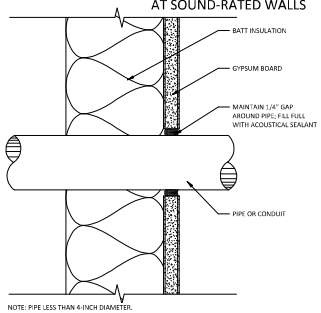


PERIMETER TREATMENT AT IMPACT ISOLATED FLOOR 6" = 1'-0" 13



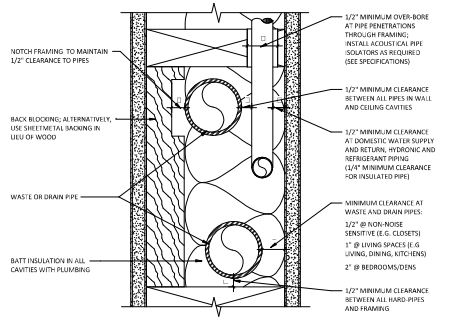
NOTE: FOR FANS ABOVE 140 LBS., MOUNT USING A VIBRATION ISOLATOR HANGER WITH A MINIMUM .3 INCH STATIC DEFLECTION (MASON RWHD).

EQUIPMENT MOUNTING DETAIL WITH NEOPRENE VIBRATION ISOLATION HANGER 6" = 1'-0" 9



NOTE: PIPE LESS THAN 4-INCH DIAMETER.

PIPE AND CONDUIT PENETRATION AT SOUND-RATED WALLS 6" = 1'-0" 5



PIPE CLEARANCE REQUIREMENTS 6" = 1'-0" 1

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

144

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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SUBMITTAL	DATE

No.	REVISION	DATE

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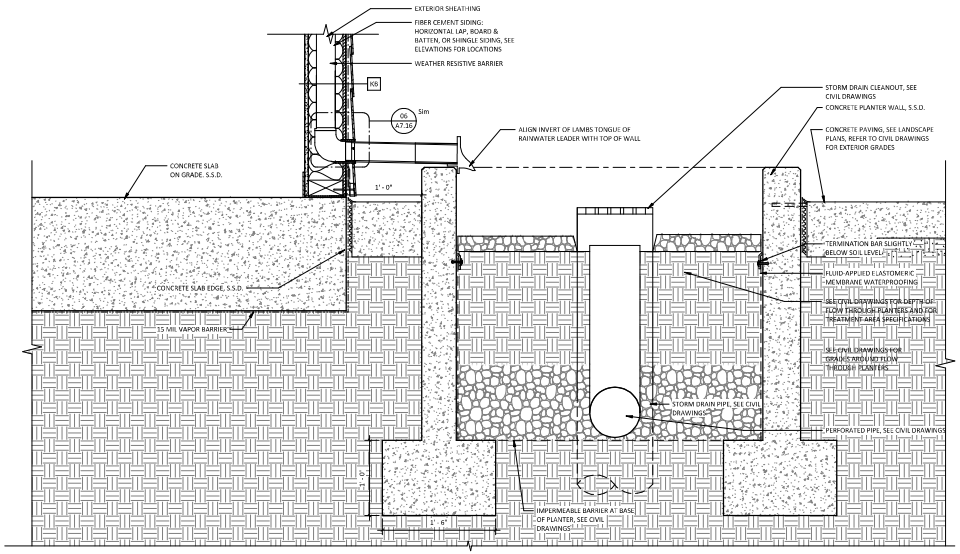
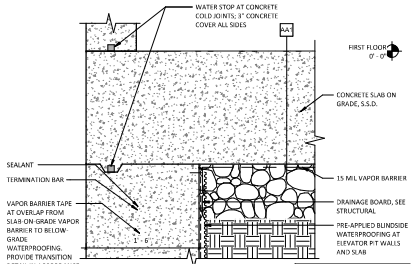
CHECKED BY:	Checker

ACOUSTIC DETAILS

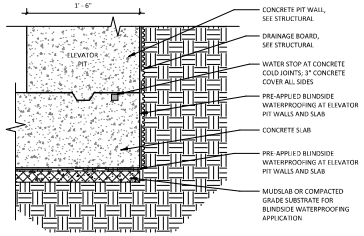
A7.16



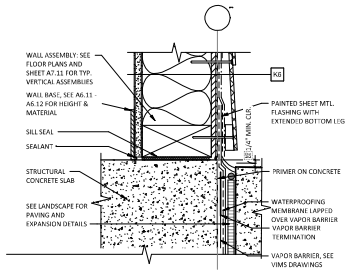
CONCRETE FLOW THROUGH PLANTER | 1 1/2" = 1'-0" | 1 /A4.21 | 6



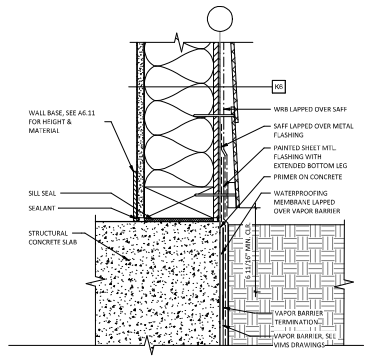
SLAB ON GRADE AT ELEVATOR PIT | 1 1/2" = 1'-0" | 3



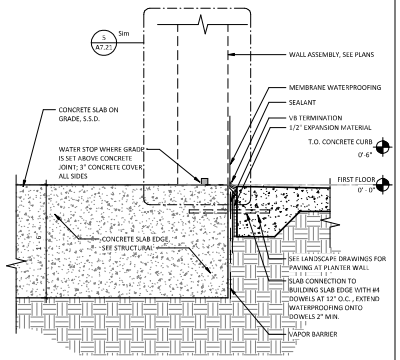
ELEVATOR PIT FOUNDATION EDGE | 1 1/2" = 1'-0" | 2



FIBER CEMENT SIDING AT LANDSCAPE PAVING | 3" = 1'-0" | 2 /A4.21 | 9



FIBER CEMENT SIDING AT GRADE | 3" = 1'-0" | 1 /A7.21 | 5



TYPICAL SLAB EDGE DETAIL | 1 1/2" = 1'-0" | 1

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RENEWAL 11/30/27
STATE OF CALIFORNIA

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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

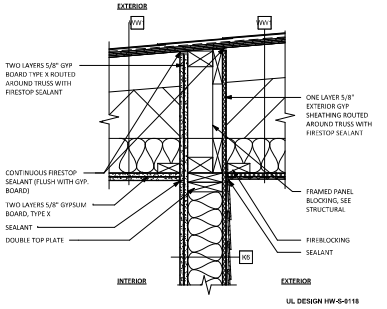
CONCRETE DETAILS

A7.21

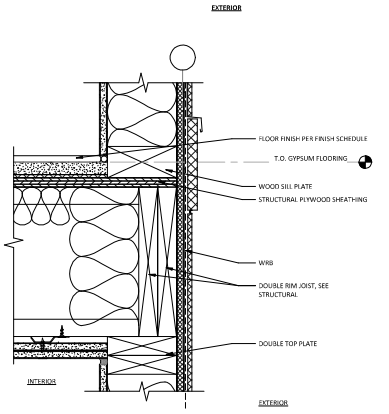
DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

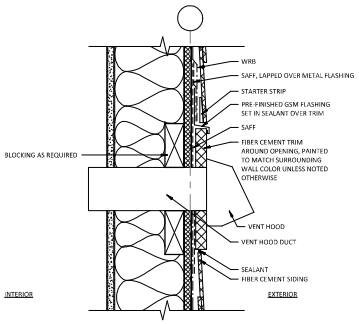
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



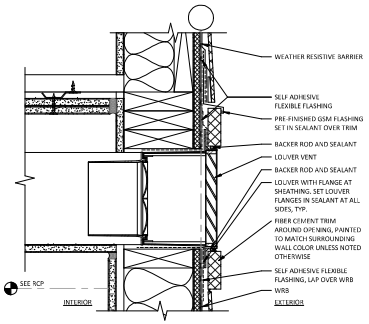
FIRE BARRIER AT ROOF | 1 1/2" = 1'-0" | 7



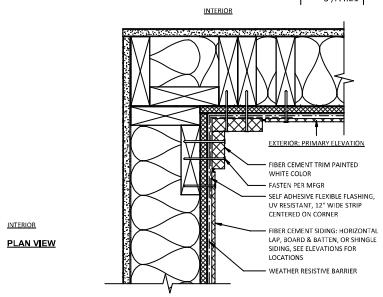
FLOOR TO EXTERIOR WALL | 3" = 1'-0" | 3 /A4.21 | 3



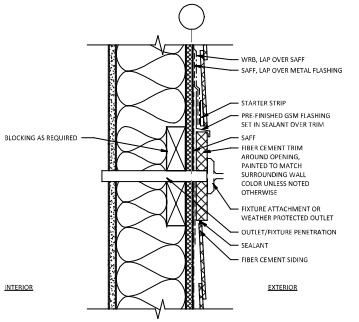
VENT HOOD PENETRATION | 3" = 1'-0" | 10



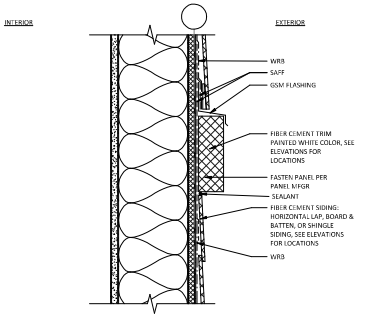
FIBER CEMENT SIDING AT MECHANICAL LOUVER | 3" = 1'-0" | 6



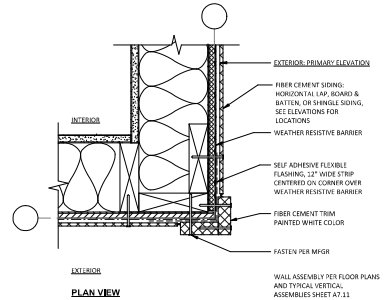
FIBER CEMENT AT INSIDE CORNER | 3" = 1'-0" | 2



OUTLET / FIXTURE PENETRATION | 3" = 1'-0" | 9



FIBER CEMENT - HORIZONTAL TRIMBAND | 3" = 1'-0" | 5



FIBER CEMENT AT OUTSIDE CORNER | 3" = 1'-0" | 1

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

146

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	SV

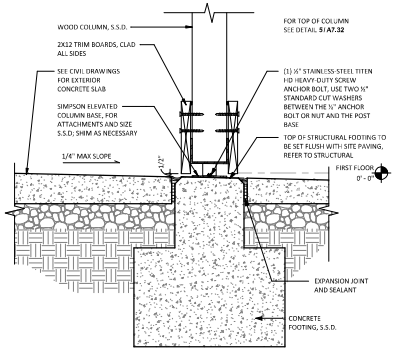
EXTERIOR WALL DETAILS

A7.31

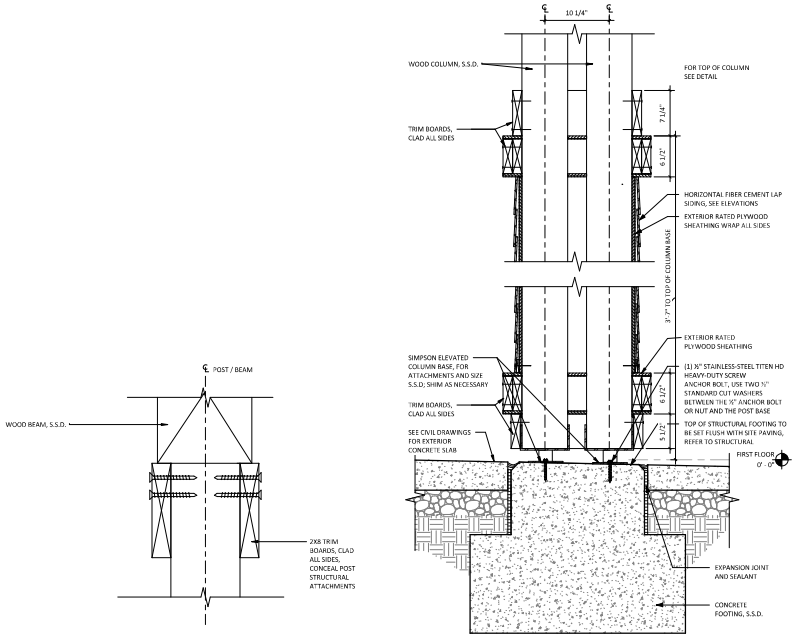
DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



TYPICAL COLUMN BASE | 1 1/2" = 1'-0" | 2 /A4.21 | 3



COLUMN BASE WITH SIDING | 1 1/2" = 1'-0" | 1

COLUMN | 3" = 1'-0" | 5

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	SV

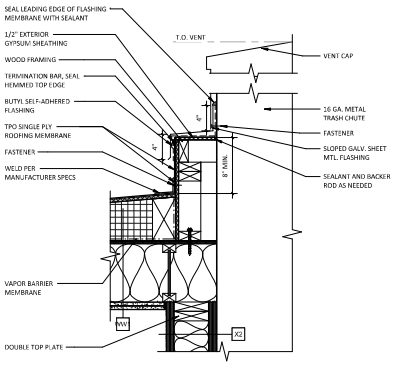
EXTERIOR WALL DETAILS

A7.32

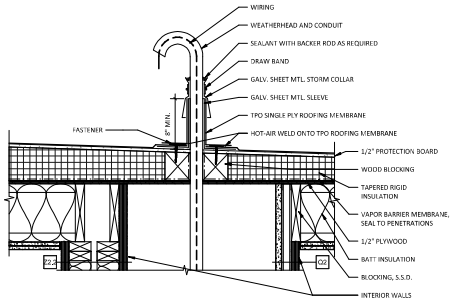
DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

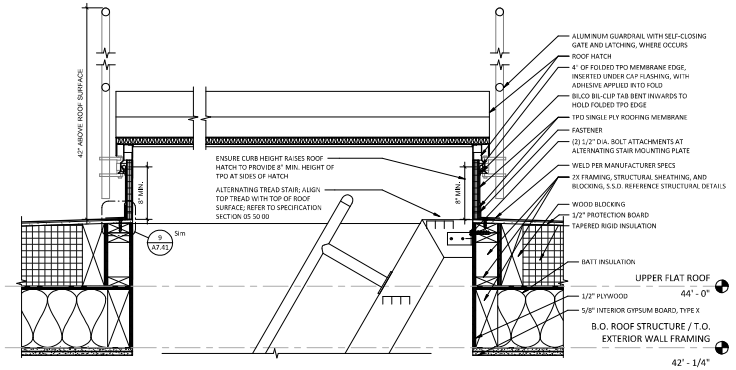
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



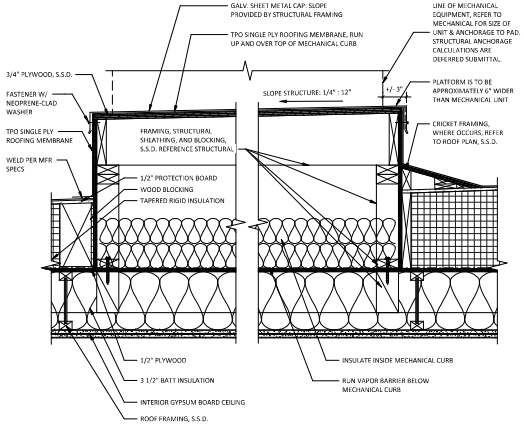
TRASH CHUTE OR EXHAUST VENT FLAT ROOF FRAMING | 1 1/2" = 1'-0" / 1 /A2.61 | 7



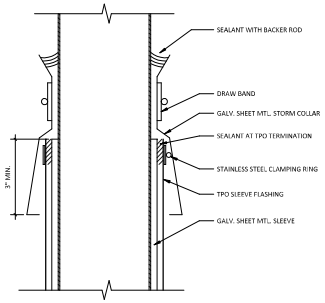
ERCES SHAFT AT FLAT ROOF FRAMING | 1 1/2" = 1'-0" | 3



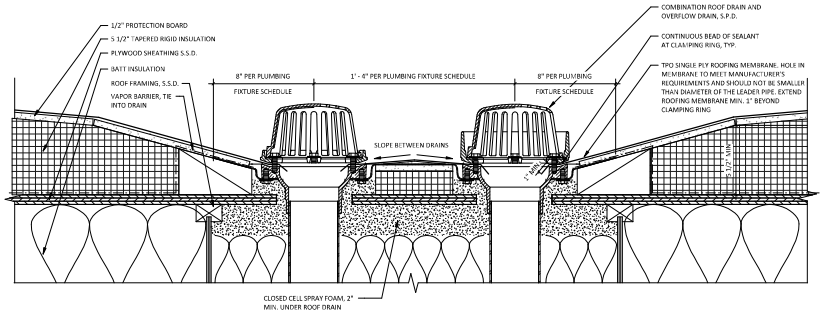
ROOF HATCH CURB AND TOP OF LADDER AT ROOF | 1 1/2" = 1'-0" / 1 /A2.61 | 10



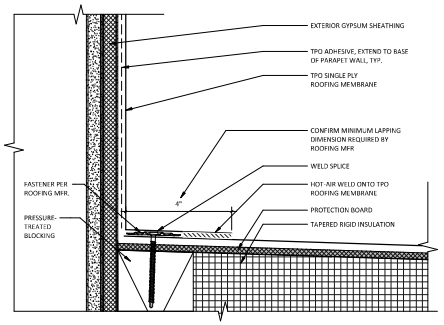
MECHANICAL EQUIPMENT PLATFORM AT ROOF FRAMING | 1 1/2" = 1'-0" | 6



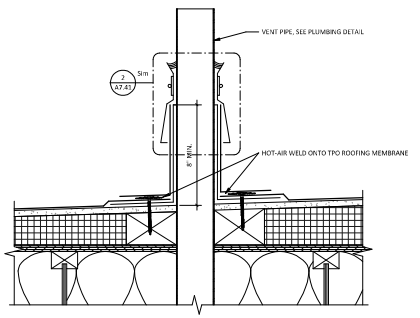
TPO PENETRATION FLASHING | 6" = 1'-0" / 1 /A7.41 | 2



ROOF AND OVERFLOW DRAIN AT FLAT ROOF FRAMING WITH TAPERED INSULATION | 3" = 1'-0" / 1 /A2.61 | 9



TYP. TPO TERMINATION AT WALL | 6" = 1'-0" / 5 /A7.42 | 5



PLUMBING VENT AT ROOF AT FLAT ROOF FRAMING | 3" = 1'-0" | 1

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7TH & BROMMER AFFORDABLE HOUSING

148

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

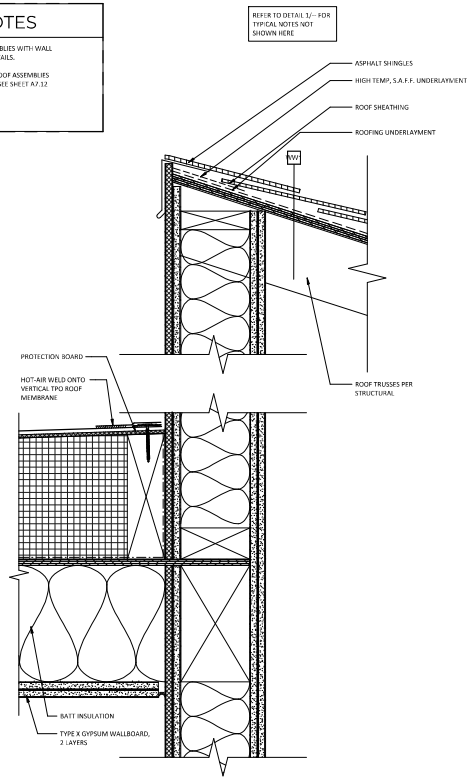
ROOF DETAILS

A7.41

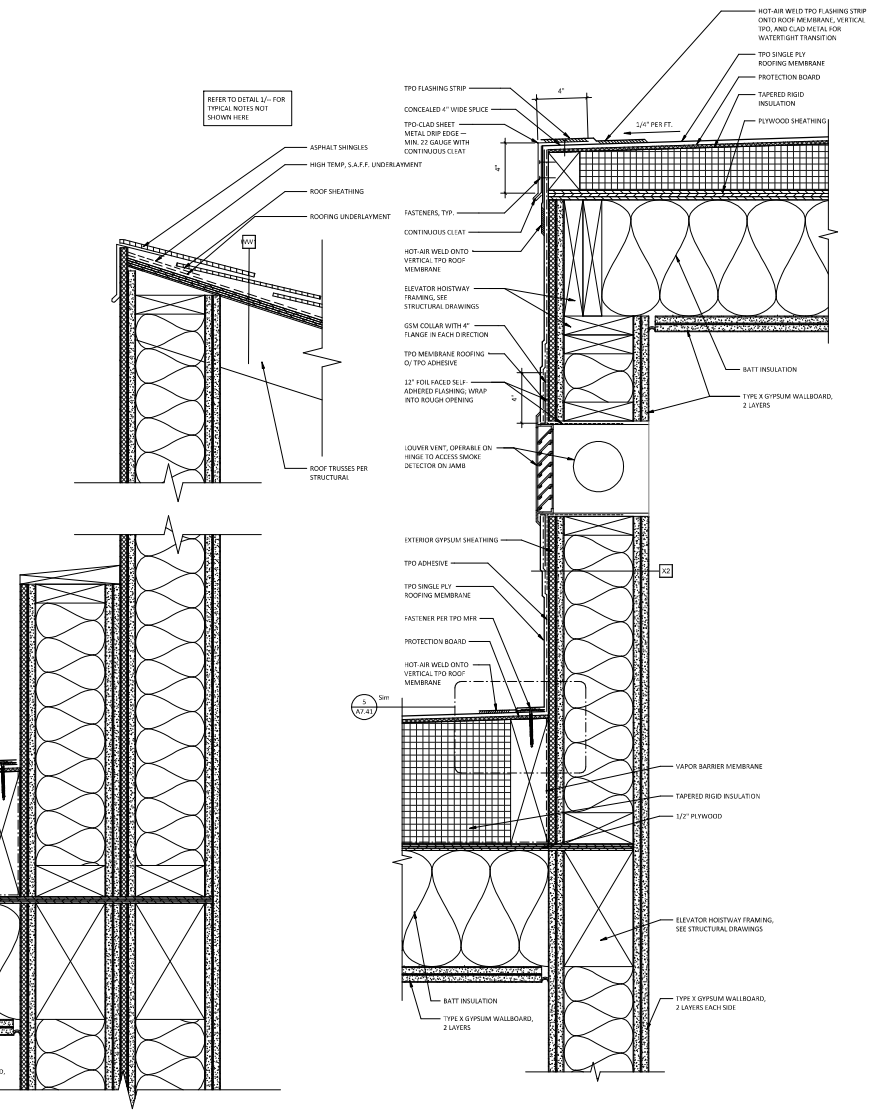
DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

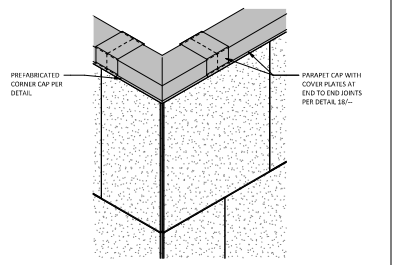


SLOPED ROOF / FLAT ROOF TRANSITION | 3" = 1'-0" | 1 /A2.61 | 14

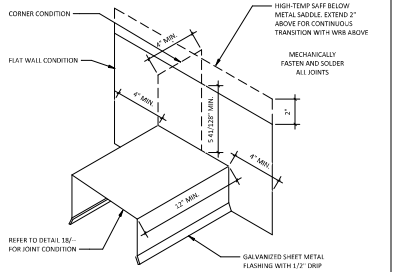


SLOPED ROOF / FLAT ROOF W/ DOUBLE WALL | 3" = 1'-0" | 1 /A2.61 | 9

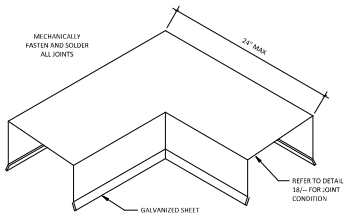
ELEVATOR OVERRUN AT ROOF | 3" = 1'-0" | 1 /A2.61 | 5



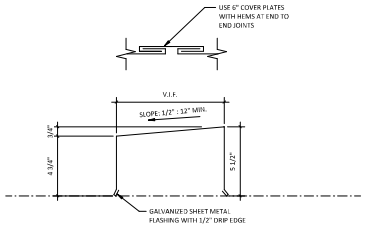
PARAPET WALL AT OUTSIDE CORNER | 1" = 1'-0" | 4



SADDLE FLASHING | 3" = 1'-0" | 3



PREFABRICATED CORNER CAP | 3" = 1'-0" | 2



PARAPET COPING | 3" = 1'-0" | 1

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

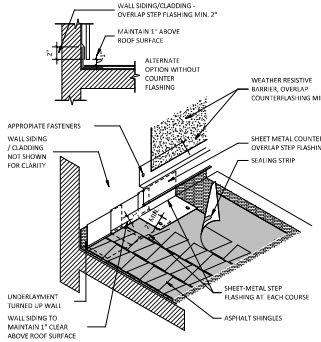
ROOF DETAILS

A7.42

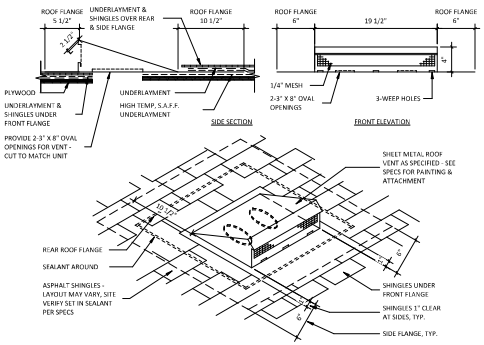
DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

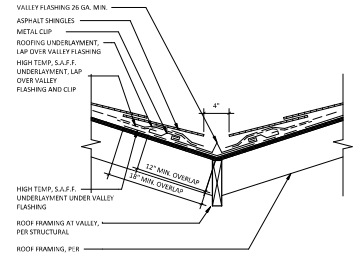
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



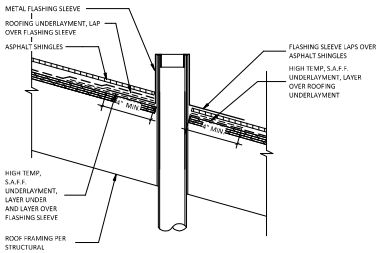
SIDEWALL FLASHING @ ASPHALT SHINGLE ROOF | 1 1/2" = 1'-0" | 14



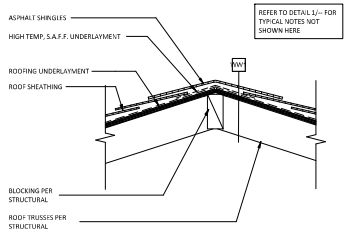
LOW PROFILE ROOF VENT | 1 1/2" = 1'-0" | 10



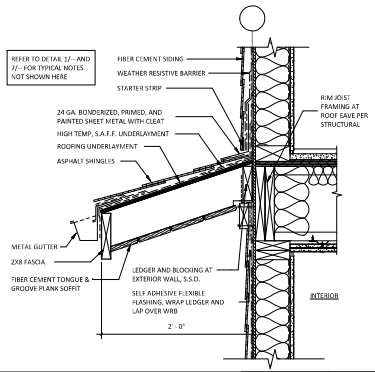
TYPICAL ROOF VALLEY | 1 1/2" = 1'-0" | 2 /A4.21 | 7



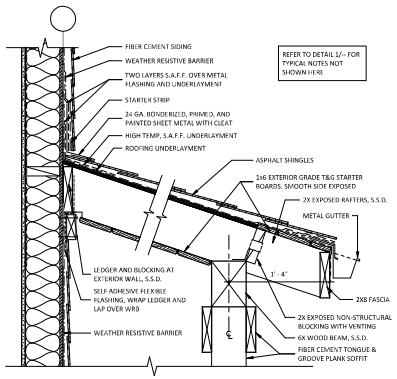
VENT THROUGH ROOF | 3" = 1'-0" | 6



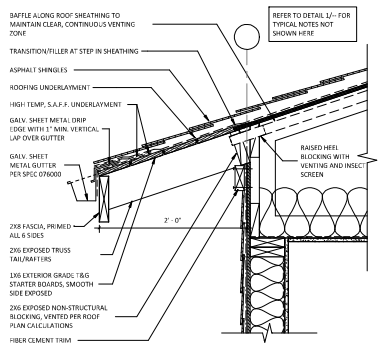
TYPICAL ROOF RIDGE | 1 1/2" = 1'-0" | 2



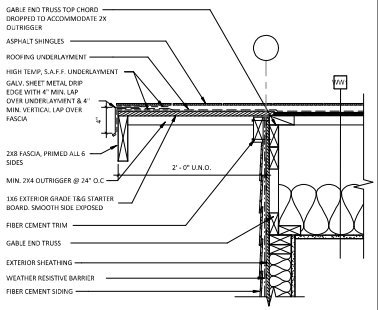
ROOF EAVE AT EXTERIOR WALL DETAIL | 1 1/2" = 1'-0" | 13



PORCH ROOF DETAIL | 1 1/2" = 1'-0" | 2 /A4.21 | 9



ROOF EAVE | 1 1/2" = 1'-0" | 4 /A4.21 | 5



TYPICAL ROOF EAVE RAKE | 1 1/2" = 1'-0" | 2 /A4.21 | 1

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STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

150

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

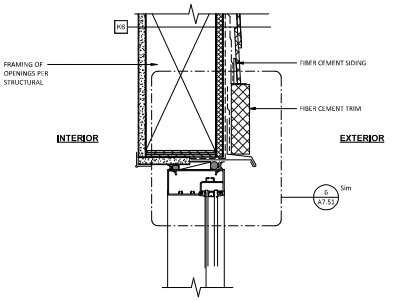
ROOF DETAILS

A7.43

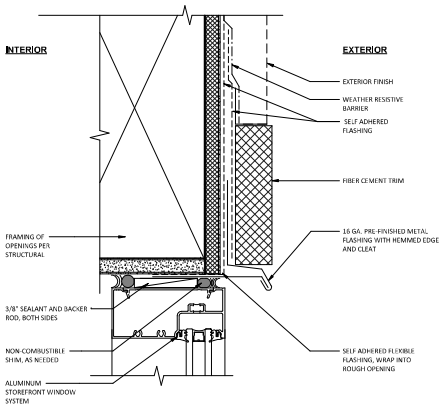
DETAIL NOTES:

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEETS A7.11 FOR DETAILS.

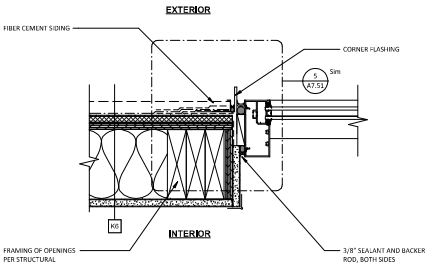
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



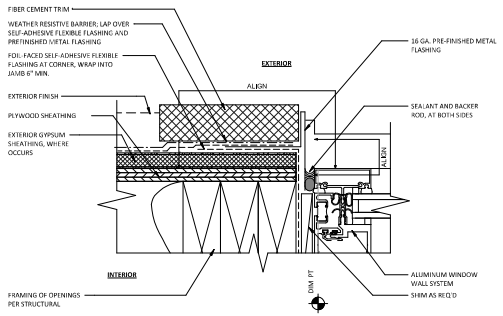
STOREFRONT HEAD AT AT FIBER CEMENT WALL 3" = 1'-0" 3 / 1 /A6.31



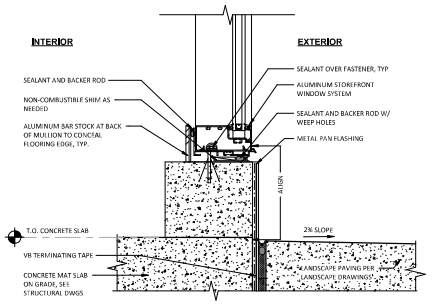
STOREFRONT HEAD FLASHING AND WATERPROOFING 6" = 1'-0" 6 / 3 /A7.51



STOREFRONT JAMB AT FIBER CEMENT WALL 3" = 1'-0" 2



TYPICAL WINDOW WALL JAMB FLASHING AND WATERPROOFING 6" = 1'-0" 5 / 2 /A7.51



STOREFRONT SILL AT CONCRETE SLAB 3" = 1'-0" 1 / 1 /A6.31

ARCHITECTS FORA
650 CASTRO STREET, SUITE 120-4480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

STAMP:

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7TH & BROMMER AFFORDABLE HOUSING

151

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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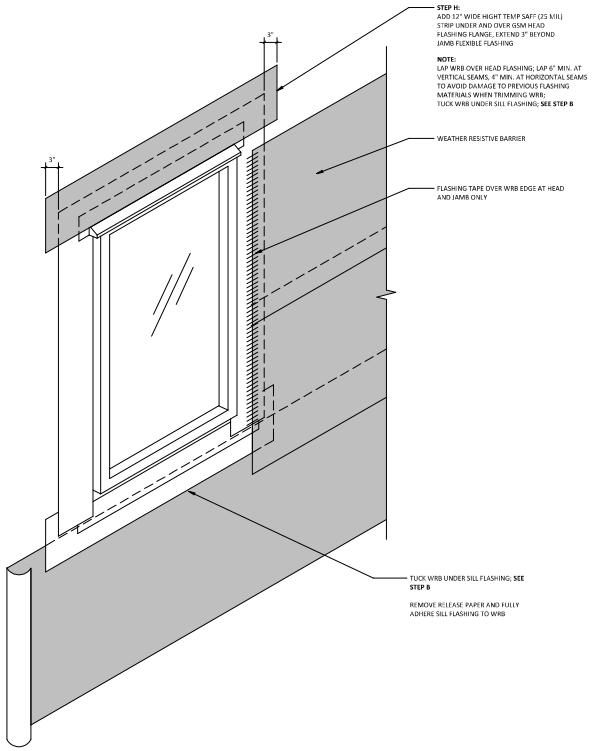
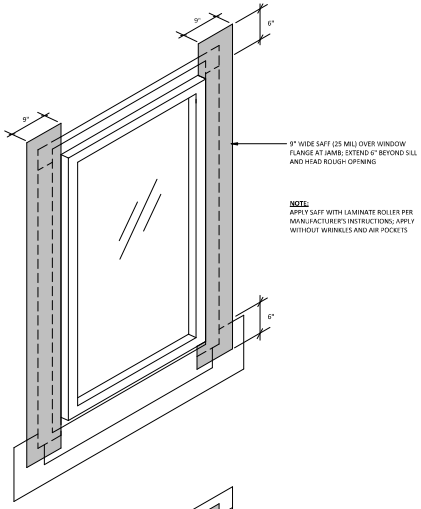
CHECKED BY:	KC

STOREFRONT DETAILS

A7.51



STEP H



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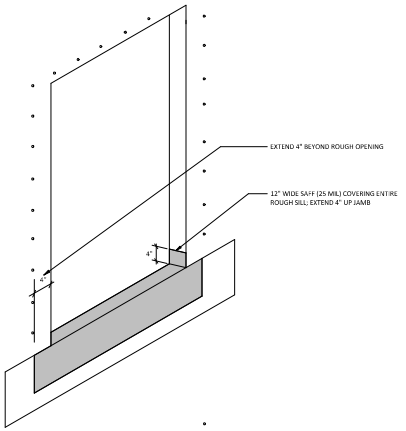
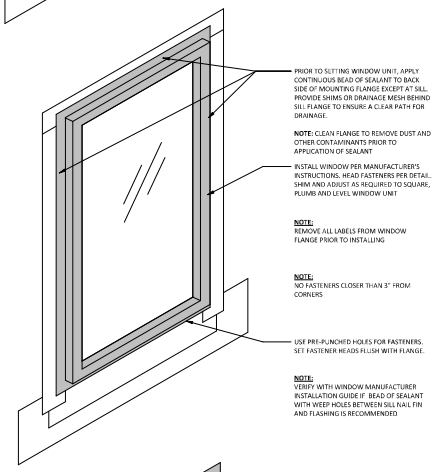


STEP C



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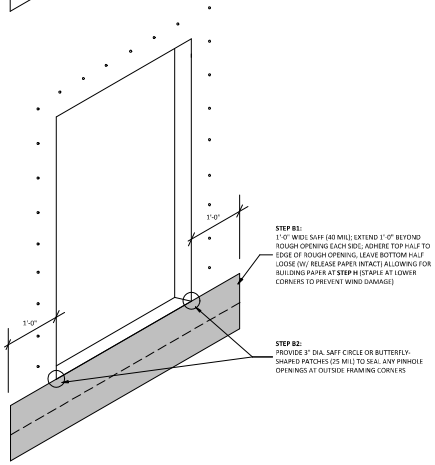
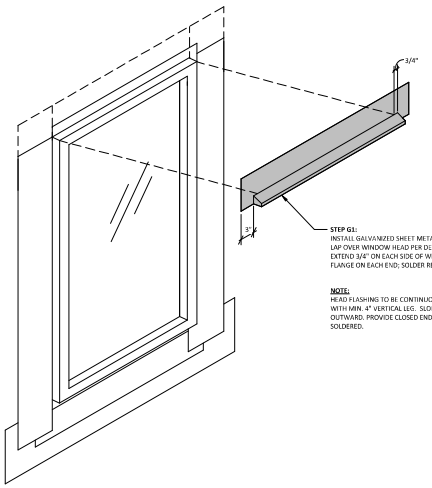


STEP B



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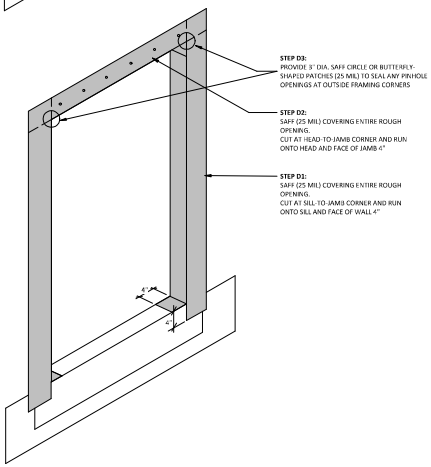
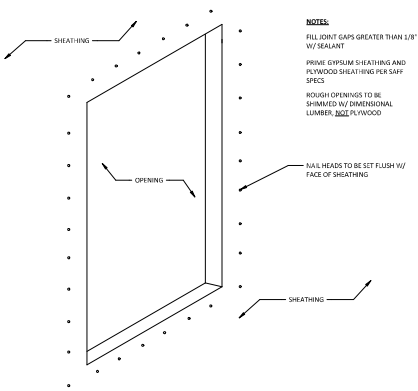


STEP D



STEP A

WINDOW FLASHING SEQUENCING DIAGRAM | 1" = 1'-0" | 10 /A7.62 | 1

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DEVELOPMENT FOR:

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SUBMITTAL	DATE

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JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

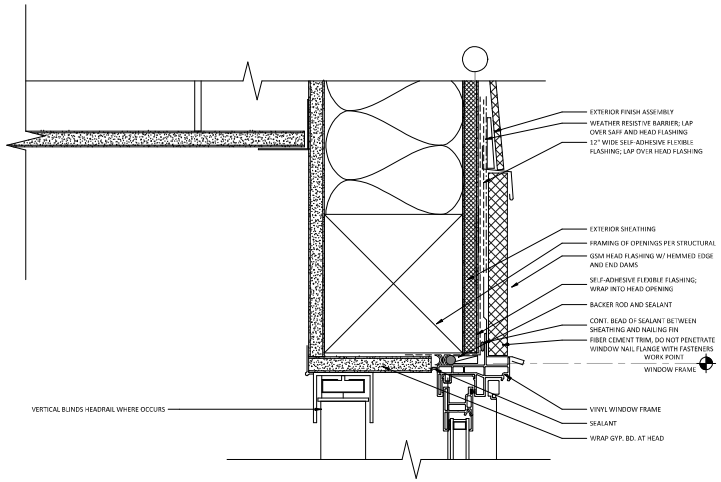
WINDOW DETAILS

A7.61

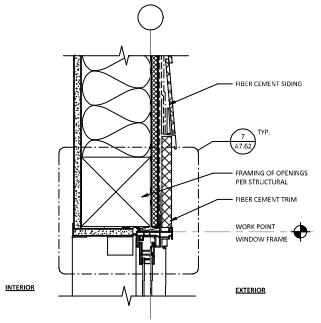
DETAIL NOTES:

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEETS A7.11 FOR DETAILS.

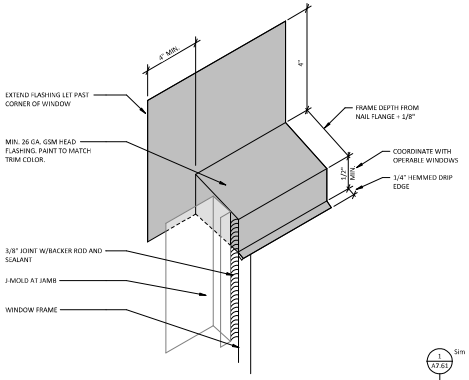
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



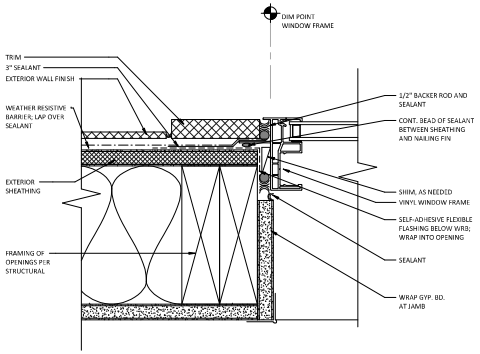
VINYL WINDOW HEAD ENLARGED DETAIL | 6" = 1'-0" | 1 /A4.21 | 7



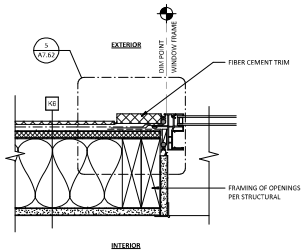
VINYL WINDOW HEAD AT FIBER CEMENT SIDING | 3" = 1'-0" | 1 /A4.21 | 3



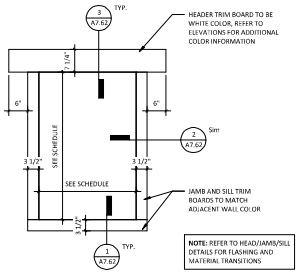
SHEET METAL HEAD FLASHING | 1" = 1'-0" | 10



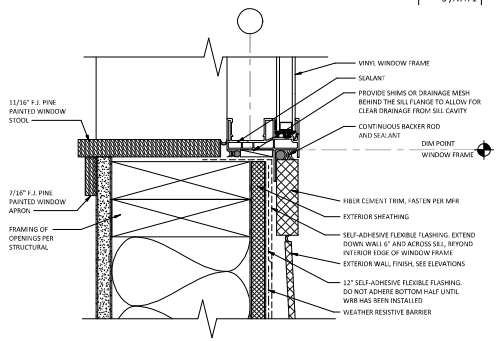
VINYL WINDOW JAMB - ENLARGED DETAIL | 6" = 1'-0" | 5 /A7.71 | 6



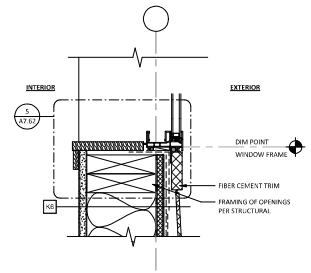
VINYL WINDOW JAMB AT FIBER CEMENT SIDING | 3" = 1'-0" | 9 /A7.62 | 2



WINDOW TRIM - TYPICAL | 3/4" = 1'-0" | 9



VINYL WINDOW SILL - ENLARGED DETAIL | 6" = 1'-0" | 1 /A7.62 | 5



VINYL WINDOW SILL AT FIBER CEMENT SIDING | 3" = 1'-0" | 4 /A4.21 | 1

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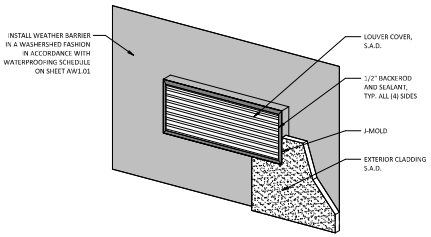
WINDOW DETAILS

A7.62

DETAIL NOTES:

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEETS A7.11 FOR DETAILS.

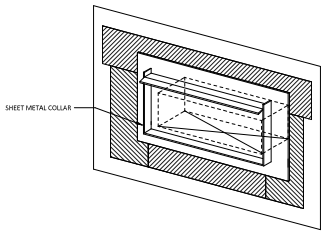
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



STEP 9

NOTES:

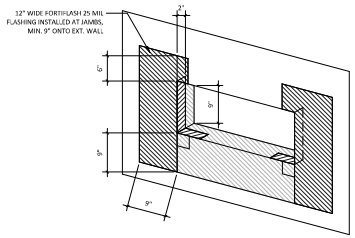
ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS



STEP 6

NOTES:

ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS



STEP 3

NOTES:

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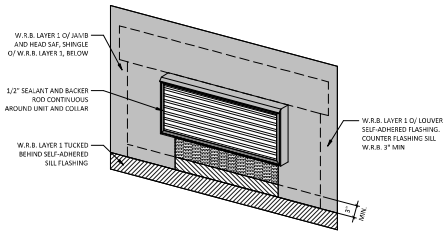
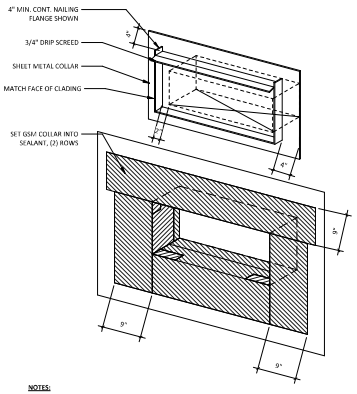


STEP 8

NOTES:

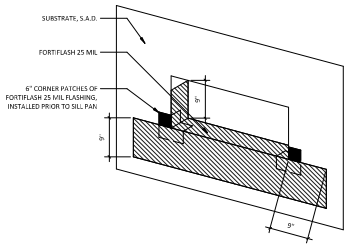
ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS



STEP 5

NOTES:

ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS



STEP 2

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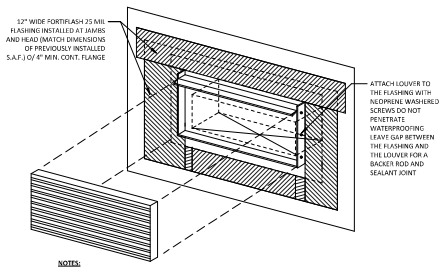
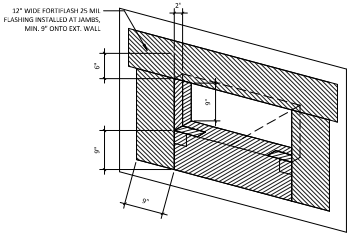
ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS



STEP 7

NOTES:

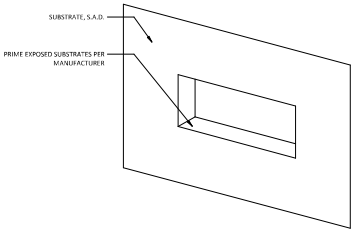
ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS



STEP 4

NOTES:

ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS

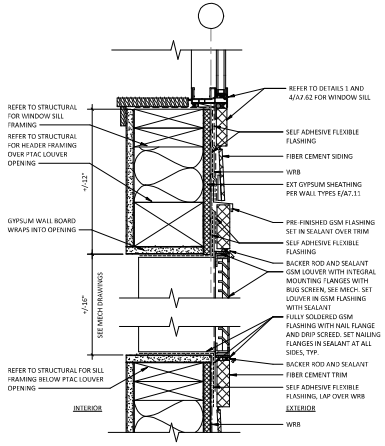


STEP 1

NOTES:

ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTH OR VOIDS

PTAC LOUVER FLASHING SEQUENCE | 1" = 1'-0" | 5



PTAC LOUVER AT FIBER CEMENT SIDING | 3" = 1'-0" | 1 /A4.21 | 1

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DRAWN BY:	SB
CHECKED BY:	Checker

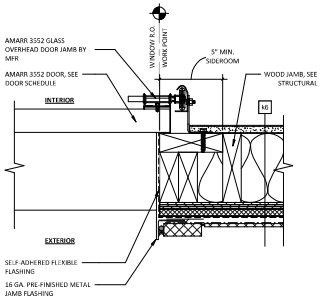
PTAC DETAILS

A7.63

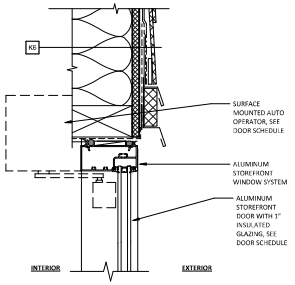
DETAIL NOTES:

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEETS A7.11 FOR DETAILS.

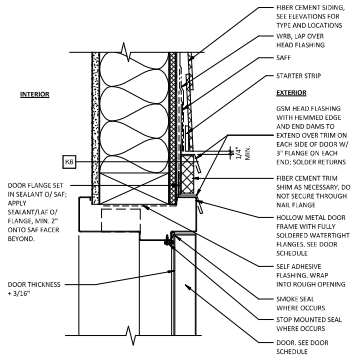
TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.



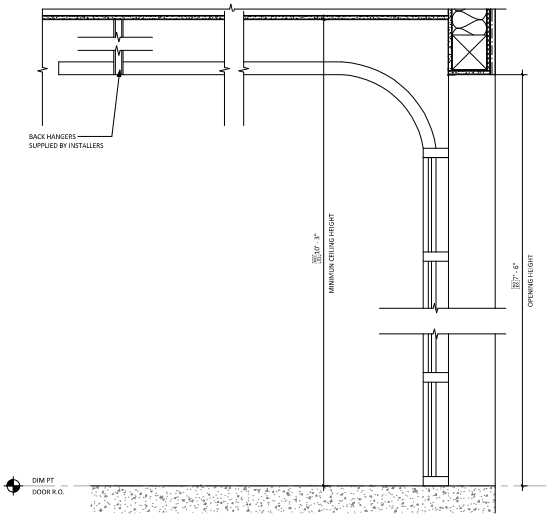
EXTERIOR OVERHEAD GLASS DOOR JAMB AT CEMENT PLASTER WALL — 3" = 1'-0" — 11



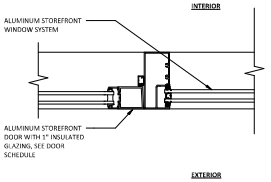
EXTERIOR STOREFRONT DOOR HEAD — 3" = 1'-0" — 7



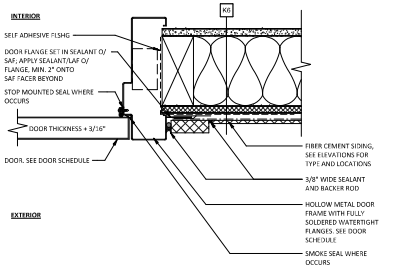
EXTERIOR HOLLOW METAL DOOR HEAD AT FIBER CEMENT SIDING — 3" = 1'-0" — 5 /A4.51 — 3



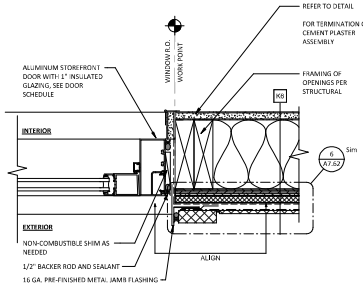
2" BRACKET MOUNT STANDARD LIFT TRACK — 1 1/2" = 1'-0" — 9



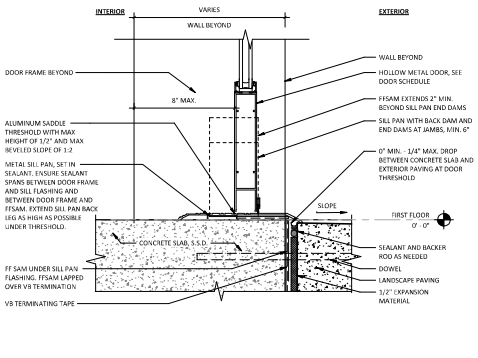
EXTERIOR STOREFRONT DOOR JAMB — 3" = 1'-0" — 6



EXTERIOR HOLLOW METAL DOOR JAMB AT FIBER CEMENT SIDING — 3" = 1'-0" — 2



EXTERIOR STOREFRONT DOOR JAMB AT FIBER CEMENT SIDING — 3" = 1'-0" — 5



EXTERIOR HOLLOW METAL OR STOREFRONT DOOR SILL — 3" = 1'-0" — 5 /A4.51 — 1

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PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

155

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

EXTERIOR DOOR DETAILS

A7.71

DETAIL NOTES

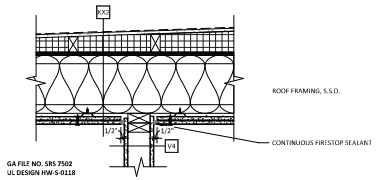
TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

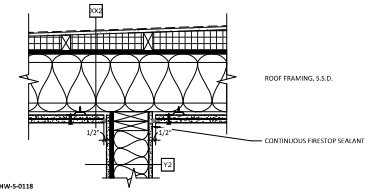
FLOOR FINISH AND BASE PER FINISH SCHEDULE SHEET A6.11

STAIR LANDINGS, TREADS, AND RISERS PER FINISH SCHEDULE SHEET A6.11

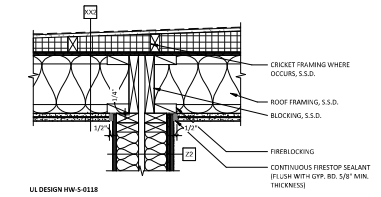
CEILING ASSEMBLIES PER TYPICAL HORIZONTAL ASSEMBLIES SHEET A8.31



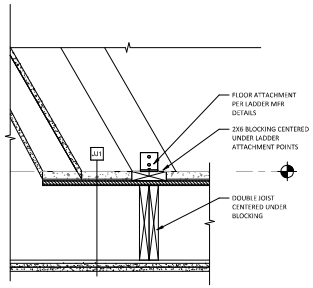
NON-RATED INTERIOR WALL AT RATED ROOF/CEILING ASSEMBLY 1 1/2" = 1'-0" 12



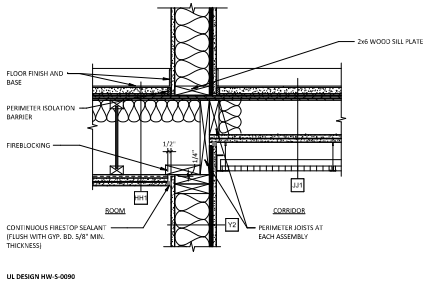
CORRIDOR WALL AT RATED ROOF/CEILING ASSEMBLY 1 1/2" = 1'-0" 8



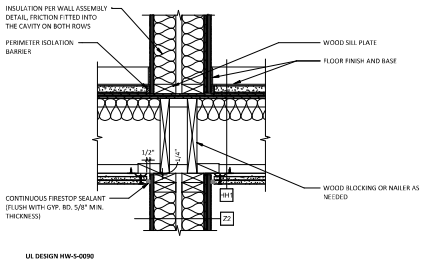
DOUBLE STUD DEMISING WALL BETWEEN UNITS AT ROOF/CEILING 1 1/2" = 1'-0" 4



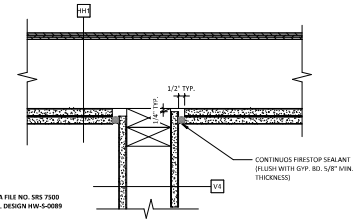
SECTION AT SHIP LADDER BASE 1 1/2" = 1'-0" 7/A4.51 11



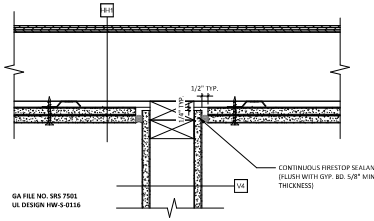
CORRIDOR WALL AT FLOOR/CEILING 1 1/2" = 1'-0" 7



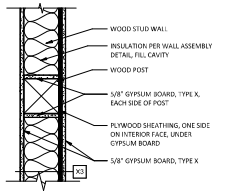
DOUBLE STUD DEMISING WALL BETWEEN UNITS AT FLOOR/CEILING WITH JOISTS PERPENDICULAR 1 1/2" = 1'-0" 3



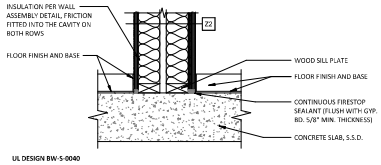
NON-RATED INTERIOR WALL AT RATED FLOOR/CEILING ASSEMBLY 3" = 1'-0" 14



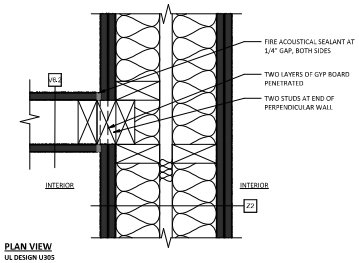
NON-RATED INTERIOR WALL AT RATED FLOOR/CEILING ASSEMBLY WITH RESILIENT CHANNELS 3" = 1'-0" 10



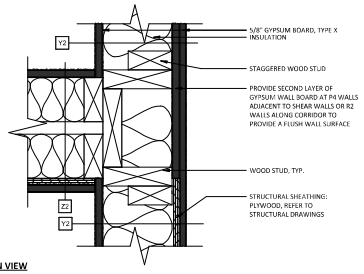
FIRE PROTECTION AT POST 1 1/2" = 1'-0" 6



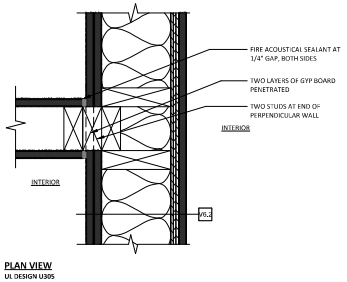
DOUBLE STUD DEMISING WALL BETWEEN UNITS AT CONCRETE SLAB 1 1/2" = 1'-0" 2



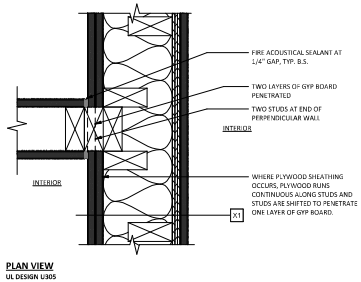
NON-RATED INTERIOR WALL INTERSECTION AT 1-HR DEMISING DOUBLE STUD WALL 3" = 1'-0" 13



PARTY WALL + CORRIDOR WALL INTERSECTION 3" = 1'-0" 9



NON-RATED INTERIOR WALL INTERSECTION AT 1-HR DEMISING WALL 3" = 1'-0" 5



NON-RATED INTERIOR WALL INTERSECTION AT 1-HR DEMISING WALL - STAGGERED 3" = 1'-0" 1

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7TH & BROMMER AFFORDABLE HOUSING

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

INTERIOR WALL DETAILS

A8.11

DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

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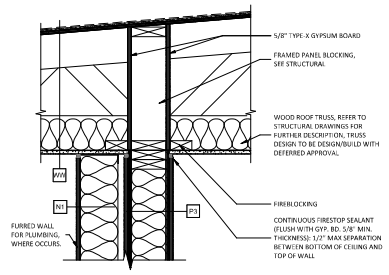
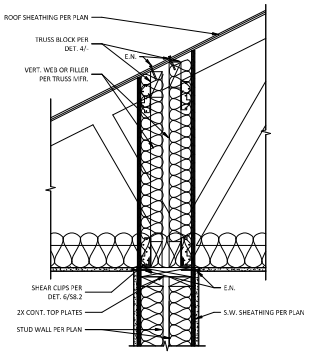
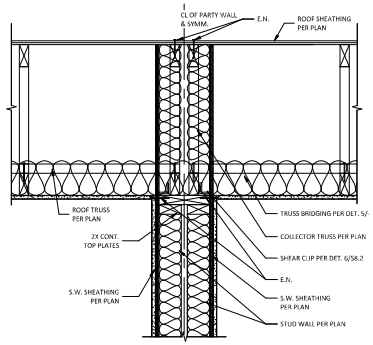


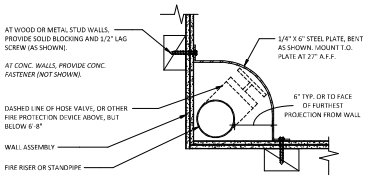
FIRE PARTITION DEMISING WALL BETWEEN UNITS AT ROOF/CEILING 1 1/2" = 1'-0" 12



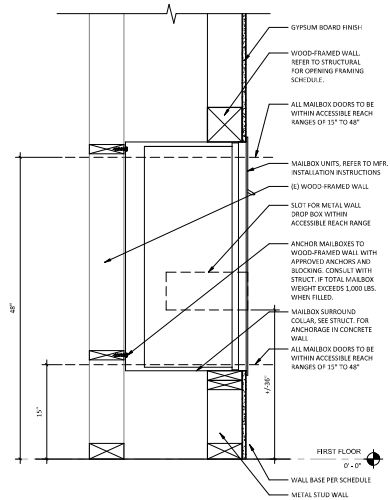
TRUSS PERPENDICULAR TO INTERIOR PARTY WALL 1 1/2" = 1'-0" 11



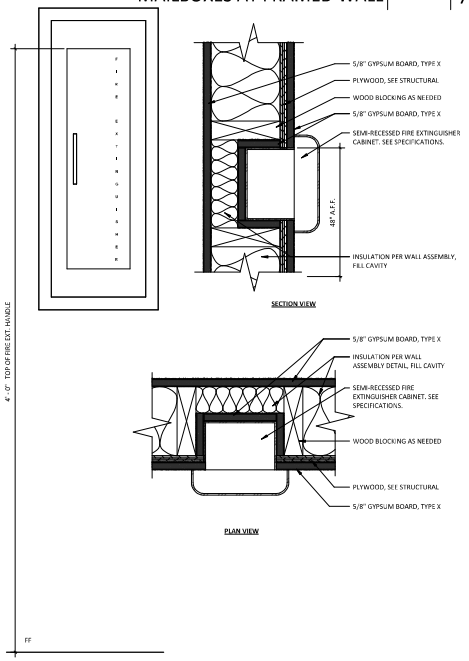
TRUSS PARALLEL TO INTERIOR PARTY SHEAR WALL 1 1/2" = 1'-0" 10



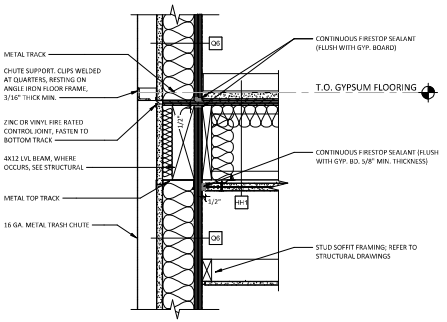
PROTECTION PLATE AT FIRE RISER 1 1/2" = 1'-0" 9



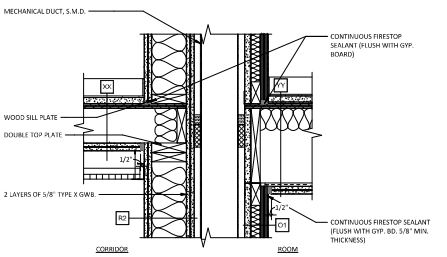
MAILBOXES AT FRAMED WALL 1 1/2" = 1'-0" 7



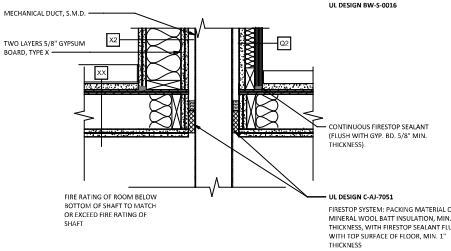
FIRE EXTINGUISHER CABINET 3" = 1'-0" 5



FIRE BARRIER WALL ASSEMBLIES AT WASTE COLLECTION CHUTE AT FLOOR/CEILINGS 1 1/2" = 1'-0" 3



FIRE BARRIER WALL ASSEMBLIES AT SHAFT THROUGH FLOOR/CEILINGS 1 1/2" = 1'-0" 2



FIRE BARRIER WALL ASSEMBLIES AT BOTTOM OF SHAFT 1 1/2" = 1'-0" 1

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650 CASTRO STREET, SUITE 120-4480
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PHONE: (408) 295-2210
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Exhibit D

STAMP:

REGISTERED ARCHITECT JEFFREY CLAUNCH C-34650 RENEWAL 11/30/27 STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

157

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

INTERIOR WALL DETAILS

A8.12

DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

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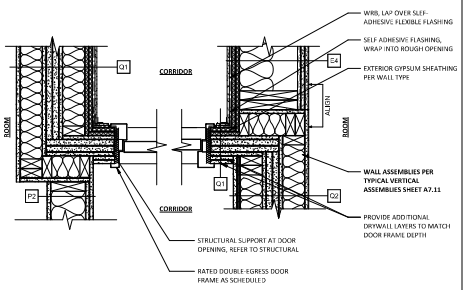
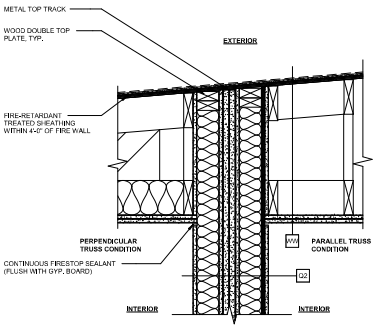
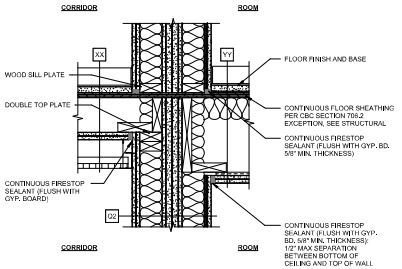


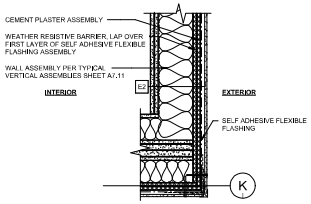
HOLD OPEN DOOR AT FIRE WALL | 1 1/2" = 1'-0" | 4



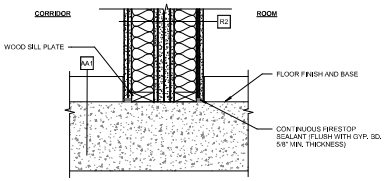
FIRE WALL INTERSECTION WITH ROOF | 1 1/2" = 1'-0" | 5 /A4.31 | 3



FIRE WALL INTERSECTION WITH FLOOR/CEILING | 1 1/2" = 1'-0" | 5 /A4.31 | 2



FIRE WALL INTERSECTION WITH EXTERIOR WALL | 1 1/2" = 1'-0" | 5



FIRE WALL INTERSECTION AT SLAB ON GRADE | 1 1/2" = 1'-0" | 5 /A4.31 | 1

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Exhibit D

STAMP:

CLAIRE KUMAMOTO
C-34650
REN: 11/30/27
REGISTERED ARCHITECT
STATE OF CALIFORNIA

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INTERIOR WALL DETAILS

A8.13

DETAIL NOTES

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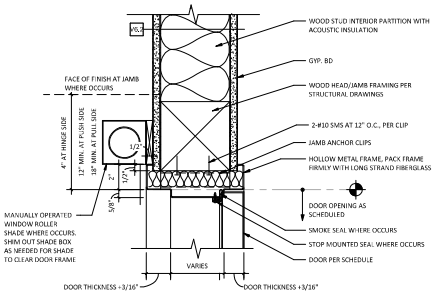
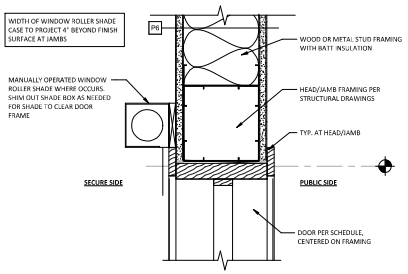
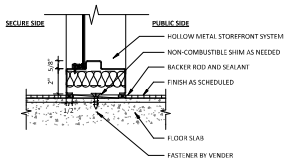


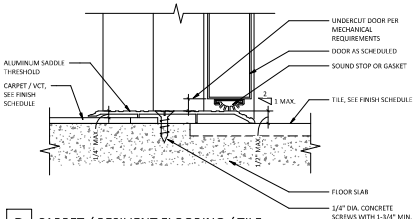
INTERIOR HOLLOW METAL DOOR HEAD/ JAMB AT WOOD STUD FRAMING 3" = 1'-0" 6



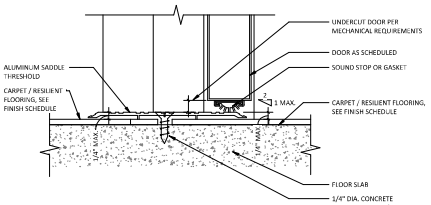
INTERIOR WOOD DOOR HEAD/JAMB 3" = 1'-0" 5



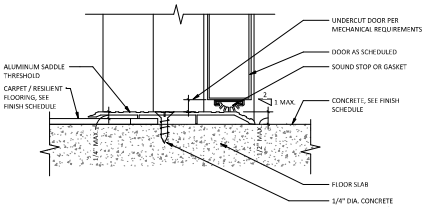
INTERIOR HOLLOW METAL WINDOW SILL 3" = 1'-0" 9



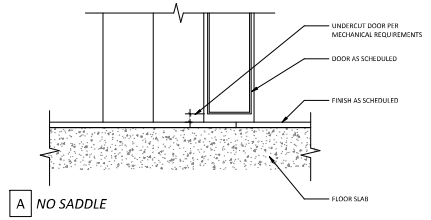
D *CARPET / RESILIENT FLOORING / TILE*



C *CARPET / RESILIENT FLOORING - CARPET / RESILIENT FLOORING*



B *CONCRETE-CARPET/RESILIENT FLOORING*



A *NO SADDLE*

INTERIOR SILL AND THRESHOLD DETAILS 6" = 1'-0" 1

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INTERIOR DOOR DETAILS

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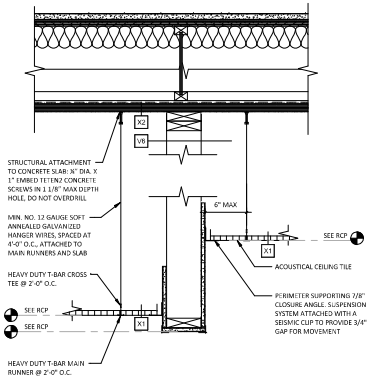
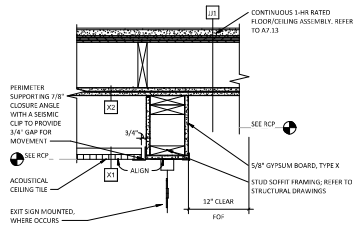
CEILING NOTES

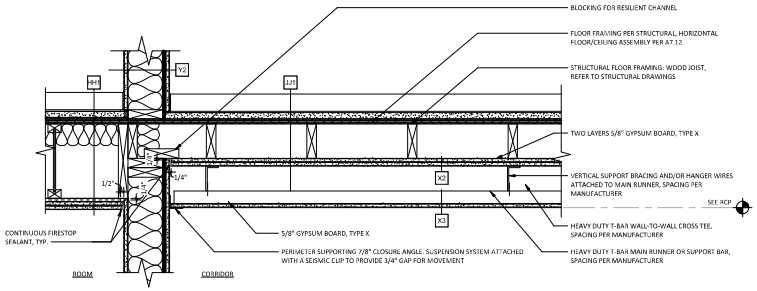
A. LATERAL BRACING TO COMPLY WITH SEISMIC REQUIREMENTS INDICATED IN CBC STANDARD 25-2.
B. LATERAL BRACING IS NOT REQUIRED IF THE CEILING AREA IS <1000 SF.
C. CONFORM TO REQUIREMENTS FOR SEISMIC DESIGN CATEGORY D.



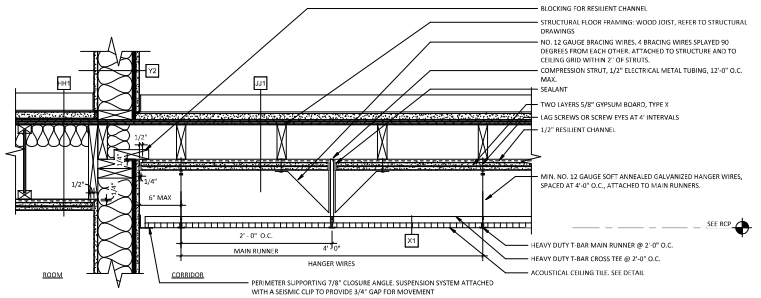
TRANSITION AT CEILING DROP | 1 1/2" = 1'-0" | 2 /A5.12 | 8



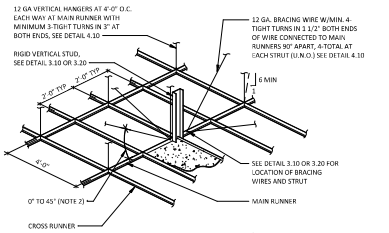
TRANSITION AT CEILING HEIGHTS IN CORRIDORS AT EXIT SIGNAGE | 1 1/2" = 1'-0" | 3D /A5.12 | 4



SUSPENDED GYPSUM BOARD CEILING | 1 1/2" = 1'-0" | 2



SUSPENDED ACOUSTIC TILE CEILING AT FIRST FLOOR | 1 1/2" = 1'-0" | 1



NOTES:
1. STRUTS SHALL NOT REPLACE HANGER WIRES.
2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

[WHERE A PROPRIETARY LATERAL BRACING ASSEMBLY IS SPECIFIED, RDP SHALL PROVIDE DETAILS AND SPECIFICATIONS FOR THE INSTALLATION OF THE ENTIRE ASSEMBLY INCLUDING SPACING, APPROVED GRID MANUFACTURER(S), ATTACHMENT TO THE CEILING GRID, BRACING MEMBER SIZES, ATTACHMENT TO THE FLOOR AND ROOF STRUCTURE, ETC.]

SUSPENDED LAY-IN PANEL CEILING | 12" = 1'-0" | 9

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STAMP:



CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

160

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

CEILING DETAILS

A8.31

DETAIL NOTES

TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

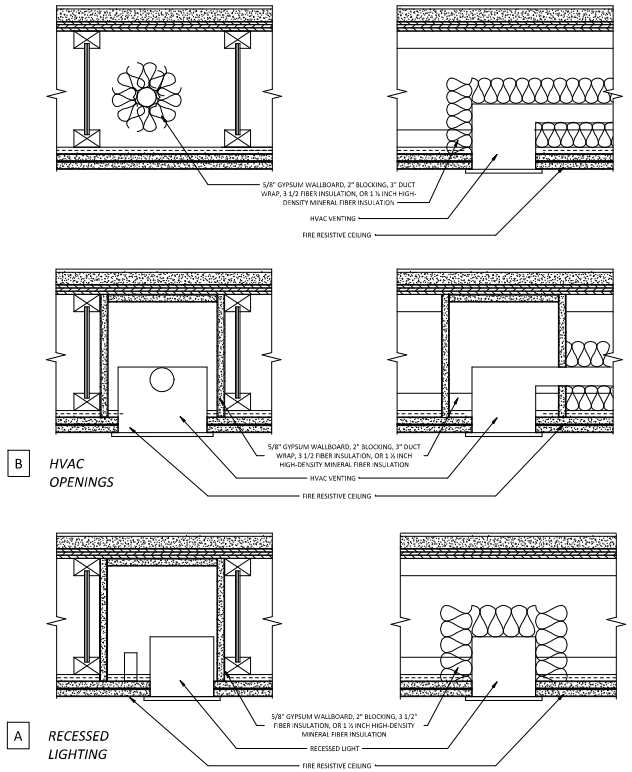
FLOOR FINISH AND BASE PER FINISH SCHEDULE SHEET A6.11

STAIR LANDINGS, TREADS, AND RISERS PER FINISH SCHEDULE SHEET A6.11

CEILING ASSEMBLIES PER TYPICAL HORIZONTAL ASSEMBLIES SHEET A8.31

CEILING NOTES

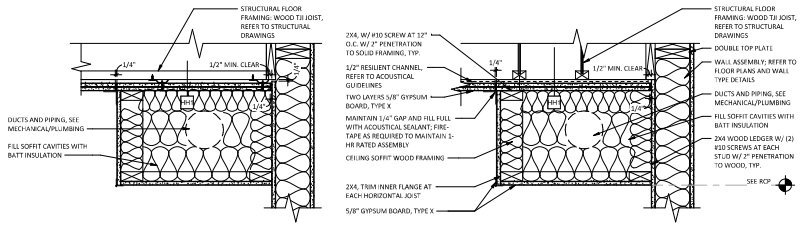
A. LATERAL BRACING TO COMPLY WITH SEISMIC REQUIREMENTS INDICATED IN CBC STANDARD 25-2.
B. LATERAL BRACING IS NOT REQUIRED IF THE CEILING AREA IS <1000 SF.
C. CONFORM TO REQUIREMENTS FOR SEISMIC DESIGN CATEGORY D.



B *HVAC OPENINGS*

A *RECESSED LIGHTING*

GYP FRAMED UTILITY BOXES AT FIRE-RATED ASSEMBLIES 3" = 1'-0" 2



B *SOFFIT PARALLEL TO RESILIENT CHANNEL CEILING*

A *SOFFIT PERPENDICULAR TO RESILIENT CHANNEL CEILING*

SOFFIT DETAILS AT RESIDENTIAL UNITS 1 1/2" = 1'-0" 1

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LICENSED ARCHITECT — CLAIRE KUDLACZ — C-34650 — REN: 11/30/27 — STATE OF CALIFORNIA

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DEVELOPMENT FOR:

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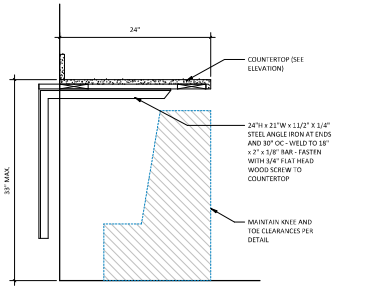
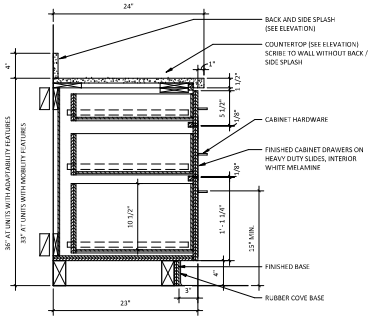
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	KC

CEILING DETAILS

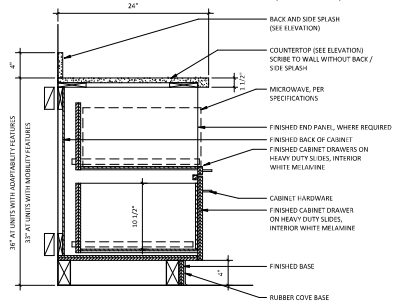
A8.32



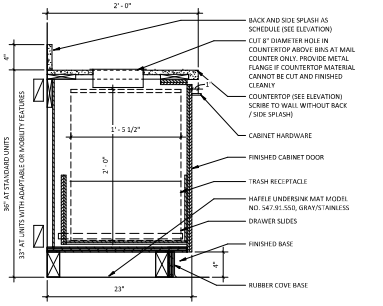
LAUNDRY AND COMPUTER LAB COUNTERTOP | 1 1/2" = 1'-0" | 14



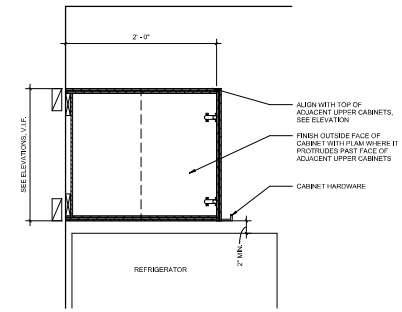
BASE CABINET WITH 3 DRAWER | 1 1/2" = 1'-0" | 10



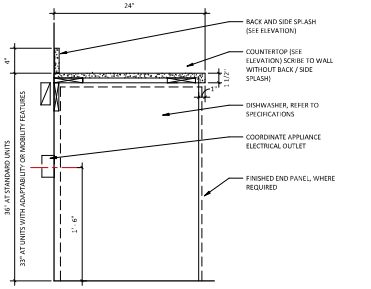
BASE CABINET WITH MICROWAVE INSERT | 1 1/2" = 1'-0" | 13



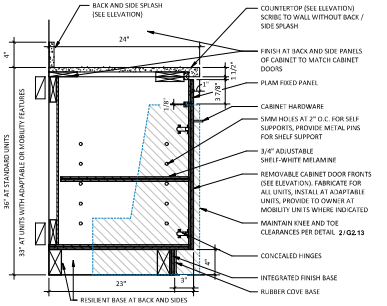
BASE CABINET WITH PULL-OUT TRASH DRAWER | 1 1/2" = 1'-0" | 9



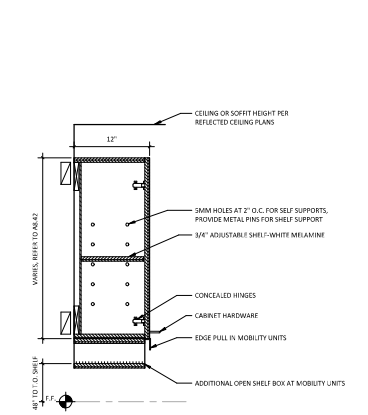
UPPER CABINET @ REFRIGERATOR | 1 1/2" = 1'-0" | 7



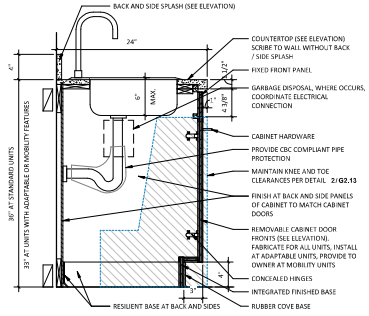
OPEN BASE CABINET FOR DISHWASHER | 1 1/2" = 1'-0" | 6



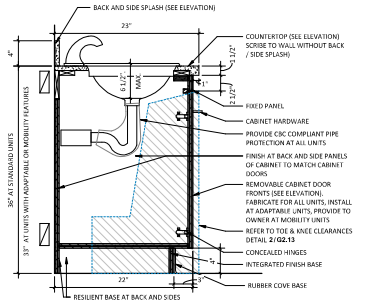
WORK SPACE BASE CABINET WITH REMOVABLE DOORS | 1 1/2" = 1'-0" | 5



UPPER CABINET WITH ADJUSTABLE SHELVES | 1 1/2" = 1'-0" | 3



KITCHEN SINK BASE CABINET WITH REMOVABLE DOORS | 1 1/2" = 1'-0" | 2



BATHROOM LAVATORY BASE CABINET WITH REMOVABLE DOORS | 1 1/2" = 1'-0" | 1

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7TH & BROMMER AFFORDABLE HOUSING

162

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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SUBMITTAL	DATE

No.	REVISION	DATE

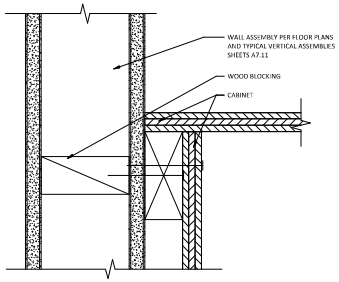
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

CASEWORK DETAILS

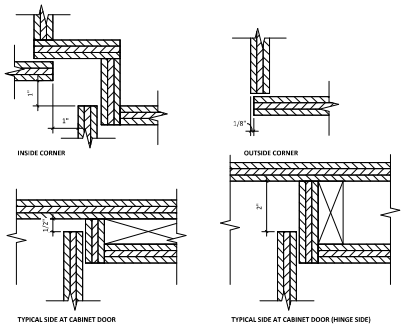
A8.41

GENERAL NOTES

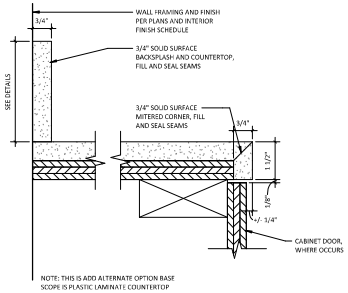
1. CABINETS TO BE CONSTRUCTED OF 3/4 PLYWOOD, CLAD WITH PLASTIC LAMINATE.
2. ALL INTERIOR EXPOSED SURFACES WILL BE WHITE MELAMINE U.N.O.
3. ALL CABINET PULLS SHALL ALIGN
4. INCLUDE REMOVABLE DOORS AND BASES AT MOBILITY UNITS



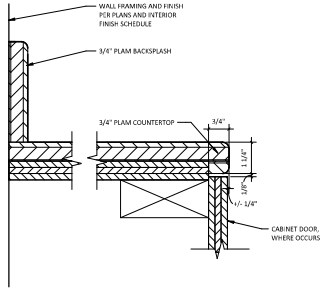
WOOD STUD BLOCKING DETAIL | 6" = 1'-0" | 15



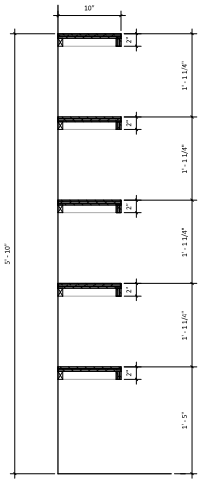
TYPICAL END CONDITIONS | 6" = 1'-0" | 11



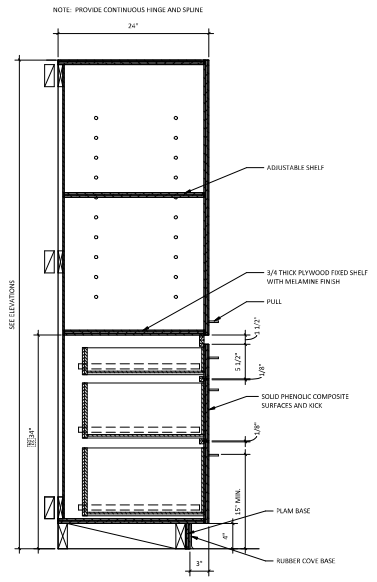
SOLID SURFACE COUNTERTOP - EASED EDGE | 6" = 1'-0" | 7



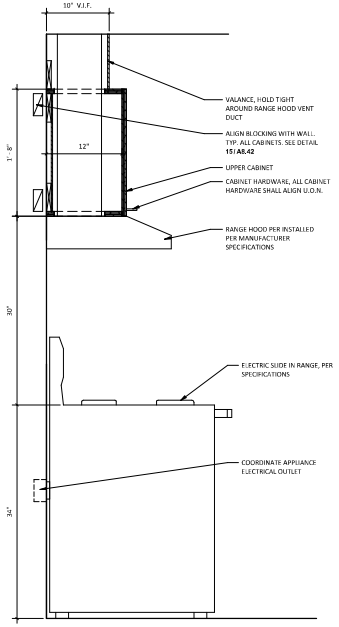
PLAM COUNTERTOP - EASED EDGE | 6" = 1'-0" | 3



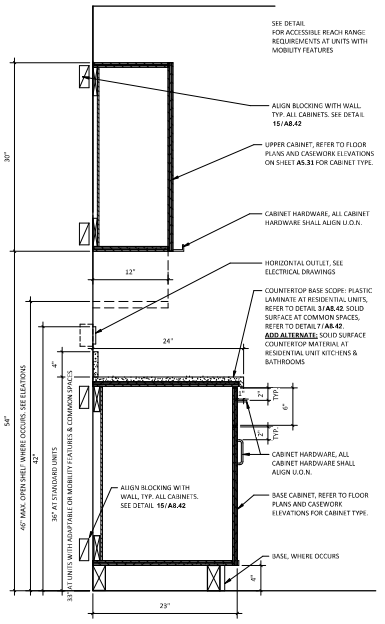
FIXED OPEN SHELVING | 1 1/2" = 1'-0" | 13



FULL HEIGHT CABINET | 1 1/2" = 1'-0" | 9



UPPER & LOWER CABINETS AT KITCHEN RANGE | 1 1/2" = 1'-0" | 5



UPPER & LOWER CABINETS AT KITCHEN, TYP. | 1 1/2" = 1'-0" | 1

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DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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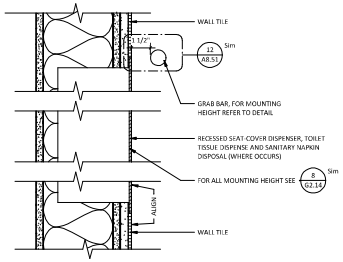
SUBMITTAL	DATE

No.	REVISION	DATE

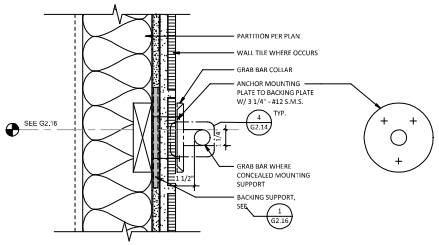
JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

CASEWORK DETAILS

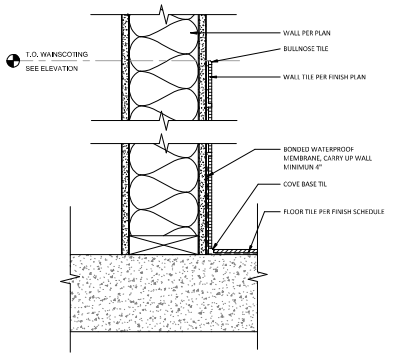
A8.42



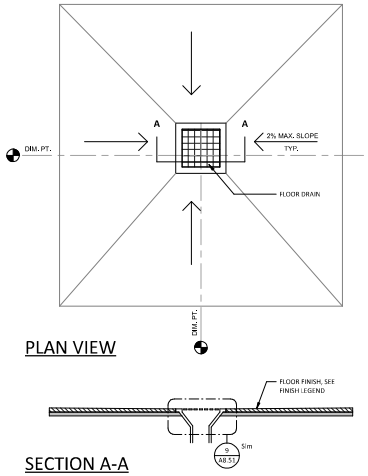
RECESSED TOILET ACCESORY | 3" = 1'-0" | 16



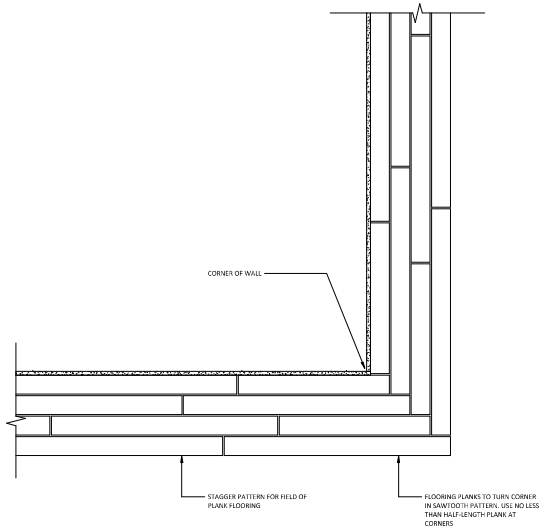
GRAB BAR AND SUPPORT | 3" = 1'-0" / 16 / A8.51 | 12



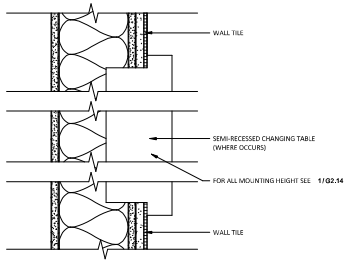
TILE @ BASE | 3" = 1'-0" | 14



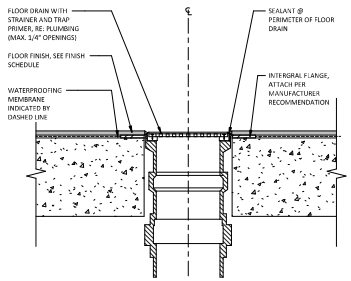
FLOORING & DRAIN DETAIL | 3" = 1'-0" | 10



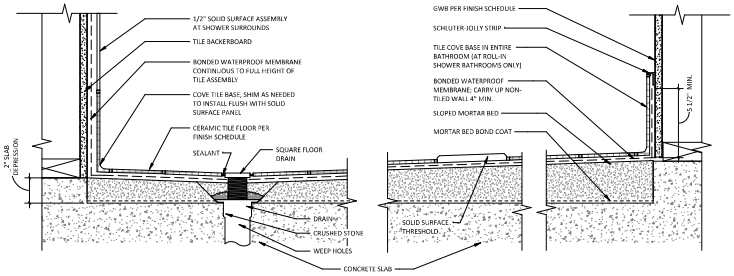
TYP. SAWTOOTH LVP PLANK AT CORRIDOR CORNER | 1 1/2" = 1'-0" | 2



SEMI-RECESSED CHANGING TABLE | 3" = 1'-0" | 13



FLOOR DRAIN AT FLOORING FINISH | 3" = 1'-0" / 10 / A8.51 | 9



RECESSED STRUCTURAL SLAB WITH TILE FLOORING AT RESTROOMS AND SHOWERS | 3" = 1'-0" | 1

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JOB NUMBER:	24007
DRAWN BY:	SB
CHECKED BY:	Checker

INTERIOR DETAILS

A8.51

DETAIL NOTES

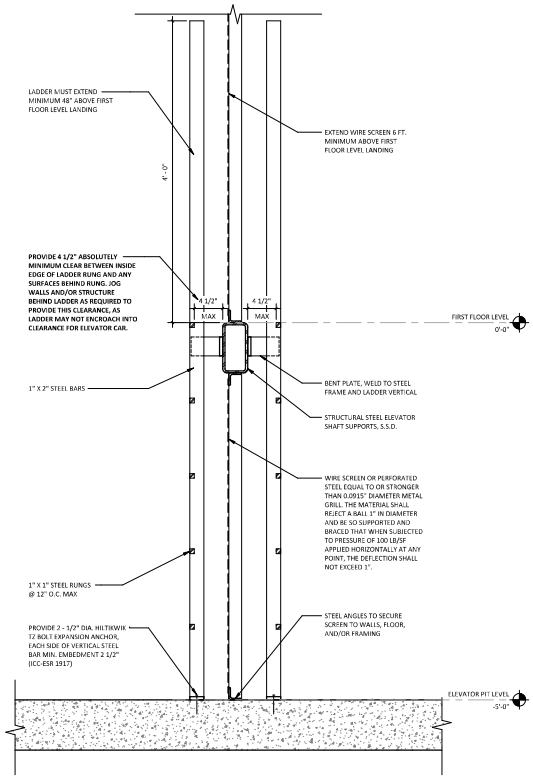
TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

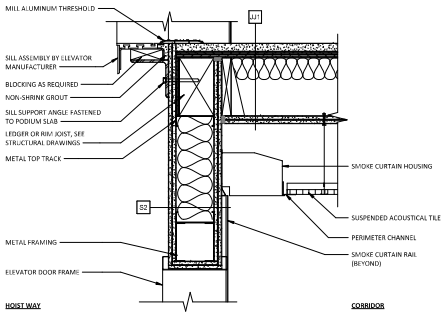
FLOOR FINISH AND BASE PER FINISH SCHEDULE SHEET A6.11

STAIR LANDINGS, TREADS, AND RISERS PER FINISH SCHEDULE SHEET A6.11

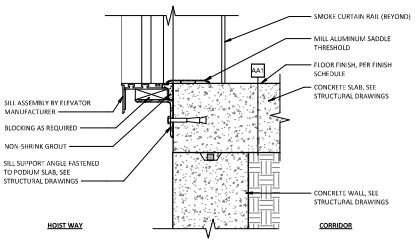
CEILING ASSEMBLIES PER TYPICAL HORIZONTAL ASSEMBLIES SHEET A8.31



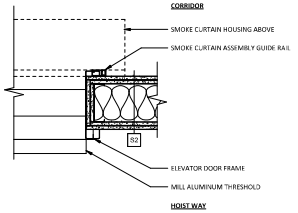
ELEVATOR PIT LADDER AND SCREEN SECTION | 1 1/2" = 1'-0" | 4 /A4.42 | 9



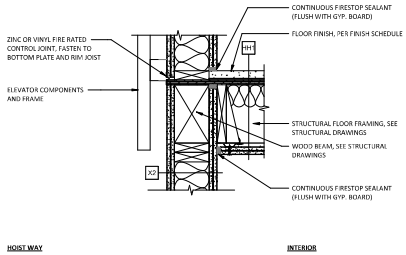
ELEVATOR HOISTWAY AT ELEVATOR DOOR HEAD/THRESHOLD AT UPPER FLOORS/CEILINGS | 1 1/2" = 1'-0" | 3 /A4.42 | 6



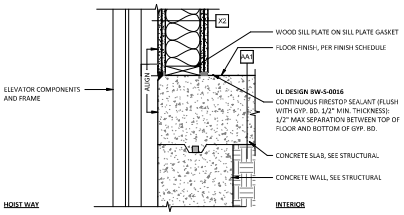
ELEVATOR HOISTWAY AT ELEVATOR DOOR THRESHOLD AT SLAB ON GRADE | 1 1/2" = 1'-0" | 3 /A4.42 | 5



ELEVATOR HOISTWAY AT ELEVATOR DOOR JAMB | 1 1/2" = 1'-0" | 2 /A4.41 | 3



ELEVATOR HOISTWAY AT UPPER FLOORS/CEILINGS | 1 1/2" = 1'-0" | 3 /A4.42 | 2



ELEVATOR HOISTWAY AT SLAB ON GRADE | 1 1/2" = 1'-0" | 3 /A4.42 | 1

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Exhibit D

STAMP:

CLAIRE CONNOLLY
C-34650
REN: 11/30/27
LICENSED ARCHITECT
STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

165

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

INITIAL PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

ELEVATOR DETAILS

A8.61

DETAIL NOTES

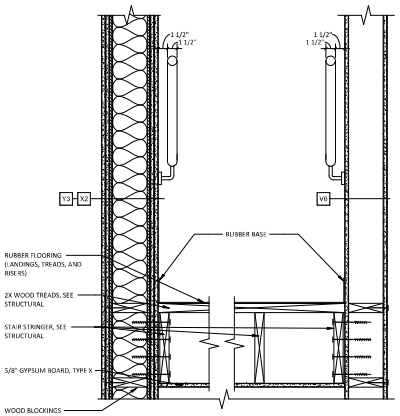
TYPICAL VERTICAL WALL ASSEMBLIES INDICATED WITH WALL TAGS. SEE SHEET A7.11 FOR DETAILS.

TYPICAL HORIZONTAL FLOOR/ROOF ASSEMBLIES INDICATED WITH FLOOR TAGS. SEE SHEET A7.12 FOR DETAILS.

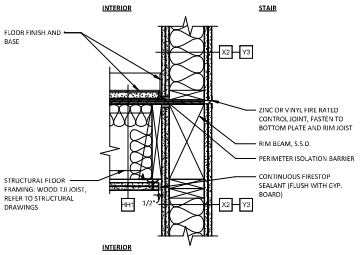
FLOOR FINISH AND BASE PER FINISH SCHEDULE SHEET A6.11

STAIR LANDINGS, TREADS, AND RISERS PER FINISH SCHEDULE SHEET A6.11

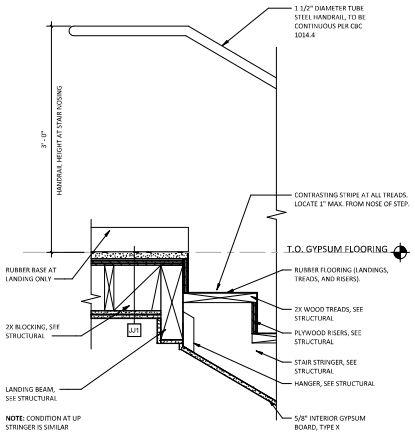
CEILING ASSEMBLIES PER TYPICAL HORIZONTAL ASSEMBLIES SHEET A8.31



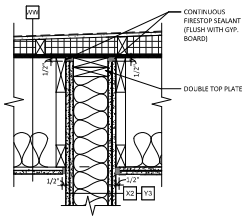
WOOD STAIR SECTION | 1 1/2" = 1'-0" | 2 /A4.42 | 7



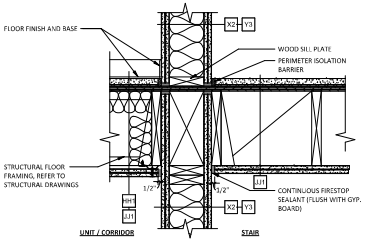
INTERIOR STAIR WALL AT FLOOR/CEILING | 1 1/2" = 1'-0" | 2 /A4.42 | 3



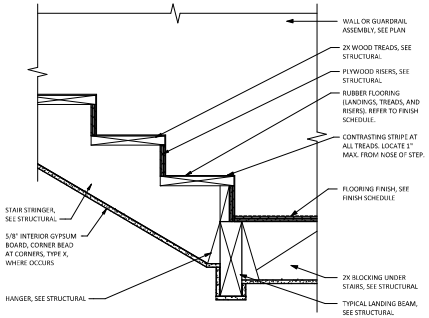
WOOD STAIR AT TOP OF STAIR OR LANDING | 1 1/2" = 1'-0" | 1 /A4.42 | 10



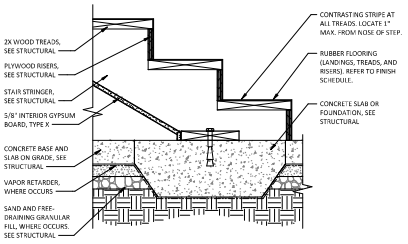
INTERIOR STAIR WALL AT ROOF/CEILING | 1 1/2" = 1'-0" | 5 /A4.51 | 6



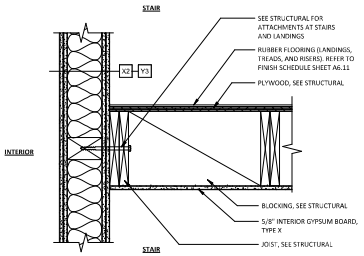
INTERIOR STAIR WALL AT FLOOR AND STAIR LANDING | 1 1/2" = 1'-0" | 3 /A4.51 | 2



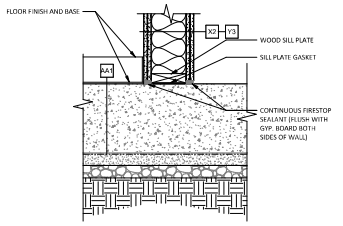
WOOD STAIR AT BOTTOM OF STAIR OR LANDING | 1 1/2" = 1'-0" | 1 /A4.42 | 13



WOOD STAIR BASE AT SLAB ON GRADE | 1 1/2" = 1'-0" | 5 /A4.52 | 9



INTERIOR STAIR WALL AT STAIR LANDING (JOIST PARALLEL) | 1 1/2" = 1'-0" | 1 /A4.42 | 5



INTERIOR STAIR WALL AT SLAB ON GRADE | 1 1/2" = 1'-0" | 2 /A4.42 | 1

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

166

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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No.	REVISION	DATE

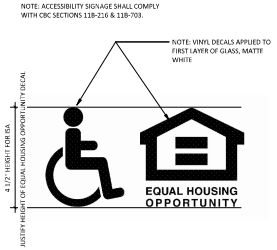
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

STAIR DETAILS

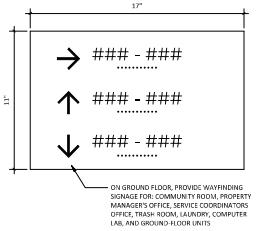
A8.71



SMOKE-FREE CAMPUS SIGN | NTS | 11



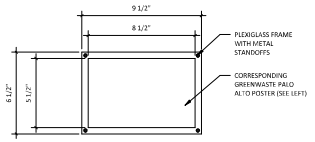
ISA, FAIR HOUSING DECALS | NTS | 7



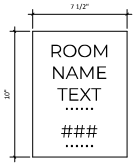
SIGNAGE DETAILS - WAYFINDING | 3" = 1'-0" | 3



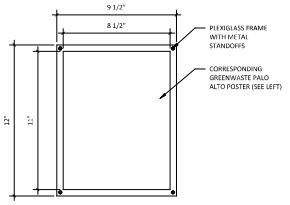
GREENWASTE CoPA - RR COMPOST POSTERS | NTS | 6



GREEN WASTE POSTERS FROM CITY OF PALO ALTO GREENWASTE: https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2

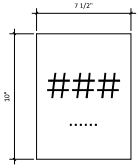


SIGNAGE DETAILS - SC (COMMON SPACE ENTRY) SERIES | 3" = 1'-0" | 2



GREEN WASTE POSTERS FROM CITY OF PALO ALTO GREENWASTE: https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2

GREEWASTE COPA - INFOGRAPHIC POSTERS | 3" = 1'-0" | 5



SIGNAGE DETAILS -UNIT ENTRIES | 3" = 1'-0" | 1

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SUBMITTAL	DATE

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JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	KC

SIGNAGE DETAILS

A9.01

GENERAL NOTES

SECTION 1: GENERAL

1. CODE OF REFERENCE: ALL WORK SHALL CONFORM TO THE REQUIREMENTS AND STANDARDS OF THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, ASTM STANDARDS, ICC REPORTS, AND ALL OTHER APPLICABLE LOCAL CODES.
   2025 CALIFORNIA BUILDING CODE, ASCE 7-22, ACI 318-19, AISC 360-22

2. CONTRACTOR COORDINATION/VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND JOBSITE CONDITIONS. ANY DISCREPANCIES WITH THE SITE OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

   ALL WALL DIMENSIONS, WALKS, RAMPS, CURBS, PATIOS, FRAMING ELEVATIONS, PLATE ELEVATIONS, ROOF SLOPES, SOFFIT CONDITIONS, ETC. . . SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS.

   IF A PARTICULAR FEATURE OF CONSTRUCTION IS NOT FULLY SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, THEN IT SHALL BE CONSTRUCTED IN THE SAME CHARACTER AS TYPICAL "TYP" OR SIMILAR "SIM" CONDITIONS THAT ARE SHOWN IN THE DESIGN DOCUMENTS. WHERE THE DRAWINGS OR SPECIFICATIONS APPEAR TO BE INCOMPLETE, THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE ENGINEER OR ARCHITECT FOR WRITTEN DIRECTION.

   CONDITIONS NOTED IN THE DRAWINGS OR OTHERWISE ASSUMED TO BE "EXISTING" SHALL BE FIELD VERIFIED BY THE CONTRACTOR. IF THERE ARE CONFLICTS OR DISCREPANCIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH CONSTRUCTION UNTIL FURTHER DIRECTION IS PROVIDED.

3. DRAWINGS AND LIMITS: ONLY THOSE STRUCTURAL ELEMENTS REQUIRED TO SUPPORT THE PRIMARY STRUCTURAL SYSTEM ARE NECESSARILY SHOWN. SEE ARCHITECTURAL PLANS FOR ADDITIONAL REQUIREMENTS, NON-STRUCTURAL ELEMENTS (INCLUDING TRELLISES, RESTRAINT SYSTEMS, WALLS, FOUNDATIONS, ETC. .) AND THEIR ANCHORAGES AND ATTACHMENTS, AND COORDINATE WITH EOR PRIOR TO CONSTRUCTION

   NON-STRUCTURAL REQUIREMENTS OF THE BUILDING CODE (WATERPROOFING, FIREPROOFING, DRAINAGE, HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, PARKING, ETC. .) EVEN IF REFERENCED OR SHOWN IN THESE DRAWINGS, REMAIN THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

   NOT ALL STRUCTURAL MEMBERS ARE SHOWN ON STRUCTURAL PLANS, SEE DETAILS FOR ADDITIONAL BRACING, ANCHORS, BLOCKING, STRAPS, AND OTHER MEMBERS SPECIFIED OR IMPLIED.

   MEMBER SIZES SHALL NOT BE SCALED PLANS OR DETAILS. SPECIFIED DIMENSIONS HAVE PREFERENCE OVER SCALE.

   MODIFICATIONS MADE FROM THE DESIGN AS SPECIFIED IN THESE DOCUMENTS WITHOUT THE WRITTEN APPROVAL FROM THE EOR SHALL BE DEEMED A FULL TRANSFER OF LIABILITY FROM THE EOR TO THE CONTRACTOR FOR THE PERFORMANCE AND CODE CONFORMANCE OF ANY ELEMENT IMPACTED DIRECTLY OR INDIRECTLY BY THE MODIFICATION.

   ARCHITECTURAL BACKGROUNDS WHICH MAY BE SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT THE CURRENT, AND ACCURATE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS. ANY ITEM INCLUDED IN THESE DRAWINGS AS PART OF THE ARCHITECTURAL BACKGROUND SHALL BE VERIFIED AND COORDINATED WITH THE MOST CURRENT, STAMPED AND SIGNED ARCHITECTURAL DRAWINGS.

4. CONSTRUCTION METHODS: THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND, UNLESS SPECIFICALLY NOTED OTHERWISE, DO NOT SHOW THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION, AND SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE PUBLIC, CONSTRUCTION WORKERS, ADJACENT STREETS, UTILITIES, PROPERTY, AND THE STRUCTURE DURING EXCAVATION AND CONSTRUCTION. SUCH MEASURES INCLUDE FORMING, LAGGING, SHORING, BRACING, SCF.

5. OPENINGS AND PENETRATIONS IN STRUCTURAL ELEMENTS: OPENINGS, PENETRATIONS, SLEEVES, POCKETS, ETC. SHALL NOT BE PLACED IN OR CORED THROUGH BEAMS, PLATES, SLABS, COLUMNS, WALLS, FOOTINGS, ETC., UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY SUCH CONFLICTS OR OCCURANCES AND WAIT FOR DIRECTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO AVOID DAMAGING STRUCTURAL ELEMENTS.

6. WATERPROOFING: ALL WATERPROOFING, FLASHING, GRADING, AND DRAINAGE (ROOFS, FOUNDATIONS, GARAGE FLOORS, DECKS AND BALCONIES, ETC. .) IS BY OTHERS. ALL BELOW GRADE STRUCTURES SHALL BE PROTECTED BY A WATERPROOFED AND FREE DRAINING SYSTEM OF FABRIC WALL DRAINS, PERFORATED DRAIN PIPES, AND CLOSED COLLECTION PIPES DESIGNED BY OTHERS WHICH ENSURE AGAINST HYDROSTATIC LOADING OF STRUCTURAL ELEMENTS.

7. DISSIMILAR METALS: DO NOT PER PERMIT CONTACT BETWEEN DISSIMILAR METALS TO AVOID GALVANIC CORROSION.

8. WALL FINISH SYSTEMS SUCH AS STUCCO SHALL BE APPLIED OVER FOAM BASE OR OTHER METHOD OF ADEQUATELY ALLOWING THE FINISH TO EXPAND AND CONTRACT WITHOUT CRACKING. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS IN THE FINISHES.

9. SPECIFICATIONS: THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATIONS FOR THIS PROJECT. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH CONSTRUCTION UNTIL FURTHER DIRECTION OR CLARIFICATION IS PROVIDED BY THE ENGINEER.

10. SHOP DRAWINGS: THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL ASPECTS OF CONSTRUCTION ARE COORDINATED WITH THE LATEST STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPE DRAWINGS, AND SHALL STAMP THE DRAWINGS REVIEWED PRIOR TO ISSUING TO THE ENGINEER FOR REVIEW. REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE TO THE INTENT OF THE CONTRACT DOCUMENTS AND DOES NOT GUARANTEE THAT SHOP DRAWINGS ARE CORRECT. REVIEWED SHOP DRAWINGS SHALL BE SUPERCEDED BY THE STRUCTURAL DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE WITH COMMENTS STAMPED AND SIGNED BY THE ENGINEER STATING THAT THE SHOP DRAWINGS ARE TO TAKE PRECEDENCE FOR A SPECIFIC CONDITION.

11. STRUCTURAL OBSERVATIONS: THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD OR OTHER LICENSED ENGINEER ACCEPTABLE TO THE ENGINEER OF RECORD TO MAKE SITE VISITS AT AN INTERVAL APPROPRIATE TO THE STAGE OF CONSTRUCTION IN ORDER TO OBSERVE THE PROGRESS AND QUALITY OF THE WORK COMPLETED BY THE CONTRACTOR, AND TO DETERMINE IN GENERAL IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE STAMPED STRUCTURAL DRAWINGS. THE ENGINEER SHALL MAKE A REPORT TO THE OWNER AND BUILDING OFFICIAL AND NOTE ANY OBSERVED DEFICIENCIES.

12. SITE (STRUCTURAL) OBSERVATIONS: THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS (MIN.) PRIOR TO THE TIME OF THE SITE OBSERVATION. THE ENGINEER OR HIS AGENT SHALL OBSERVE THE FOLLOWING STAGES OF CONSTRUCTION AND ANY ADDITIONAL STAGES AS DEEMED NECESSARY BY THE ENGINEER IN ACCORDANCE WITH CBC 1704.5. THE STAGES SHALL INCLUDE:

   - REINFORCING PRIOR TO CONCRETE PLACEMENT
   - STRUCTURAL FRAMING (WALL FRAMING, FLOOR FRAMING, SHEAR WALL, DRAG STRAPS, POSTS, BEAMS, ETC. .) PRIOR TO CLOSING IN

13. DEFERRED SUBMITTAL: DEFERRED ITEMS SHALL BE REVIEWED BY THE ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT. ITEMS LISTED BELOW SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL PER CBC 107.3.4.2:

   - ARCHITECTURAL WALLS AND FINISH SYSTEM COMPONENTS AND ATTACHMENTS PER NOTE 20-9/S1.1
   - MISCELLANEOUS HANDRAILS AND GUARDS PER NOTE 20-8/S1.1
   - SUPPORT AND ANCHORAGE OF SUSPENDED EQUIPMENT OVER 200# AND MOUNTED EQUIPMENT OVER 400# PER ASCE 7

SECTION 2: GENERAL LOADS

1. THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING CRITERIA:

   SEISMIC: EQUIVALENT STATIC FORCE PROCEDURE
   IMPORTANCE FACTOR: 1.0
   SITE CLASS: CD/D
   SEISMIC DESIGN CATEGORY: D
   SPECTRAL RESPONSE ACCELERATIONS: Ss = 1.5, S1 = 0.6
   DESIGN SPECTRAL RESPONSE ACCELERATIONS: SDS = 1.1, SD1 = 0.7
   BASIC SEISMIC FORCE RESISTING SYSTEM:
   LIGHT FRAMED WOOD WALL SHEATHED WITH WOOD PANELS: R=6.5
   ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE
   BASE SHEAR: 89#K

   WIND:
   SPEED: 95 MPH WIND EXPOSURE: B
   C&C PRESSURE: 37 PSF (ULT)

   LIVE LOADS:
   PUBLIC AREAS: 100 PSF NON-REDUCIBLE
   CORRIDORS: 100 PSF REDUCIBLE
   CORRIDORS ABOVE 2ND: MATCH AREA SERVED
   RESIDENTIAL: 40 PSF REDUCIBLE
   RESIDENTIAL BALCONIES: 1.5X AREA SERVED REDUCIBLE
   ROOF: 20 PSF REDUCIBLE

SECTION 3: FOUNDATIONS

1. FOUNDATIONS BASED ON RECOMMENDATIONS IN THE FOLLOWING GEOTECHNICAL REPORT:

   COMPANY: CONSTRUCTION TESTING SERVICES
   PROJECT NUMBER: 22479
   DATE: MAY 26, 2026

   THE OWNER/CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND VERIFY COMPLIANCE AND COORDINATION WITH ALL CONDITIONS AND REQUIREMENTS SPECIFIED THEREIN. ANY DISCREPANCIES WITH THE STRUCTURAL DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

   CONVENTIONAL SPREAD FOUNDATIONS:
   (MINIMUM EMBEDMENT OF 2'-0" BELOW PAD GRADE OR LOWEST ADJACENT GRADE, WHICHEVER IS DEEPER)
   DEAD + LIVE LOAD.....2400 PSF
   EARTHQUAKE OR WIND.....3200 PSF

   MAT FOUNDATIONS:
   (MINIMUM EMBEDMENT OF 2'-0" BELOW PAD GRADE OR LOWEST ADJACENT GRADE, WHICHEVER IS DEEPER)
   DEAD + LIVE LOAD.....1500 PSF
   EARTHQUAKE OR WIND.....2000 PSF
   MODULUS OF SUBGRADE REACTION: 14 PCI

   LATERAL RESISTANCE:
   PASSIVE PRESSURE: 350 PCF
   COEFFICIENT OF FRICTION: 0.3

2. GRADING AND SITEWORK: ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

3. GEOTECHNICAL ENGINEER'S REVIEW: THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOLLOWING WORK, AND SUBMIT TO THE ARCHITECT AND BUILDING DEPARTMENT A LETTER OF COMPLIANCE:

   ALL GRADING AND EARTHWORK
   ALL BACKFILL AND COMPACTION OPERATIONS

4. BOTTOM OF ALL FOUNDATION TRENCHES SHALL BE CLEAN AND LEVEL, AND SUBGRADES SHALL BE FREE OF DEBRIS, VEGETATION, OR OTHER FOREIGN SUBSTANCES.

5. FINISHED GRADE SHALL SLOPE 5% MIN AWAY FROM ALL FOUNDATIONS 10 FEET HORIZONTAL.

SECTION 4: CONCRETE

1. MATERIALS:

   A. AGGREGATES: AGGREGATE FOR NORMAL-WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33. COARSE AGGREGATE SIZE SHALL BE NO. 467 (1-1/2" TO NO. 4) OR NO. 57 (1" TO NO. 4) FOR FOOTINGS AND MASS CONCRETE, AND NO. 57 OR NO. 67 (3/4" TO NO. 4) FOR ALL OTHER CONCRETE. 3/8" AGGREGATE MAY BE USED WITH THE ENGINEER'S REVIEW.

   AGGREGATE FOR LIGHT-WEIGHT CONCRETE SHALL CONFORM TO ASTM C-330. COURSE AGGREGATE SHALL BE NO. 57 OR NO. 67.

   AGGREGATES SHALL NOT CONTAIN MATERIALS WHICH ARE ALKALI REACTIVE AS DETERMINED BY ASTM C-227, 289, AND 295. IF TEST DATA IS UNAVAILABLE IN REGARDS TO ALKALI REACTIVE MATERIALS, PROVIDE CEMENT WITH A MAXIMUM ALKALI CONTENT LESS THAN 0.45% BY WEIGHT, OR PROVIDE FLYASH PER NOTE 3-1.C.

   B. CEMENT: CEMENT SHALL CONFORM TO ASTM C-150, TYPE II OR TYPE II-LOW ALKALI. CEMENT IN CONTACT WITH SOIL OR IRRIGATION WATER SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

   C. FLY ASH: FLY ASH MAY BE USED TO OFFSET CEMENT ON A 1 TO 1 BASIS (BY WEIGHT). FLY ASH SHALL CONFORM TO ASTM C-618, CLASS F. MAXIMUM LOSS ON IGNITION SHALL NOT EXCEED 3.0% IF USED, CLASS F FLY ASH SHALL BE AT LEAST 20% BUT SHALL NOT EXCEED 25% OF THE CEMENT BY WEIGHT AND SHALL CONTAIN A MAXIMUM OF 7% CALCIUM OXIDE.

   D. ADMIXTURES: ADMIXTURES SHALL CONFORM TO ASTM C494 AND SHALL NOT CONTAIN CALCIUM CHLORIDE, OR MORE THAN 0.05% CHLORIDE IONS.

   F. CONFORMANCE: ALL CONCRETE MATERIALS AND ADMIXTURES SHALL COMPLY WITH THE SPECIFICATIONS LISTED IN ACI 318 SECTION 26.4

1. MIX DESIGNS:

   A. SUBMITTALS: ALL CONCRETE MIX DESIGNS SHALL BE PREPARED BY A RECOGNIZED TESTING LABORATORY, AND COPIES SHALL BE SENT TO THE ENGINEER FOR REVIEW.

   COMPRESSIVE STRENGTH TESTS SHALL ALSO INCLUDE TEST RESULTS FOR SLUMP AND ENTRAINED AIR (IF SPECIFIED), AND SHALL BE SENT TO THE ENGINEER FOR REVIEW.

   B. MIX REQUIREMENTS: ALL CONCRETE SHALL CONTAIN A WATER REDUCING ADMIXTURE, AND SHALL CONTAIN A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD.

2. PERFORMANCE REQUIREMENTS:

   A. MINIMUM COMPRESSION STRENGTHS AND W/CM RATIO:

ITEM	STRENGTH f'c	MAX W/CM
MAT FOUNDATION SLAB	4 KSI AT 28 DAYS	0.5
ALL OTHER CONCRETE, UNLESS SPECIFICALLY NOTED:	3 KSI AT 28 DAYS	0.5

   B. SLUMP: 4" +/- 1".

   C. CONCRETE DENSITY: 150 PCF MAXIMUM.

   D. AIR ENTRAINMENT: ALL CONCRETE EXPOSED TO FREEZING SHALL CONTAIN 5% +/- 1% OF ENTRAINED AIR

   E. SHRINKAGE AT 28 DAYS (PER ASTM C-157) SHALL NOT EXCEED 0.0052% PER DRY CURING.

3. COMPRESSION TEST SAMPLES: SAMPLES SHALL BE PER CBC SECTION 1905.6, "EVALUATION AND ACCEPTANCE OF CONCRETE". EACH SAMPLE SHALL CONTAIN AT LEAST FOUR CYLINDERS, INCLUDING ONE FOR TESTING AT SEVEN DAYS AND TWO AT 28 DAYS. IF THE 28 DAY RESULTS ARE BELOW THE MINIMUM SPECIFIED 28 DAY STRENGTH, THE EXTRA CYLINDER SHALL BE TESTED AT 56 DAYS.

4. CONSTRUCTION JOINTS: CONSTRUCTION JOINTS SHALL BE PLACED ONLY WHERE SPECIFIED, WITH THE HARDENED CONCRETE SURFACE BLASTED CLEAN WITH A ROUGHNESS OF 1/4" AMPLITUDE, OR 2X INTERMITANT KEYS UNLESS SPECIFICALLY NOTED OTHERWISE.

5. TOLERANCES: CONCRETE SHALL BE FORMED TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS WITH THE TOLERANCES SPECIFIED IN ACI 117 FOR CAST IN PLACE CONCRETE OR ACI 117-7 FOR PRECAST CONCRETE. IN ADDITION, 2" TOLERANCE SHALL BE PROVIDED AT ALL CLEARANCES TO THE UNDERSIDE OF PARKING GARAGE BEAMS.

6. EMBEDDED ITEMS: ALL REBAR, PRESTRESSING TENDONS, ANCHOR BOLTS, STEEL EMBEDS, AND OTHER EMBEDDED ITEMS SHALL BE SECURELY POSITIONED PRIOR TO PLACING CONCRETE. STEEL EMBEDS SHALL CONTAIN DRILLED HOLES FOR NAILS OR BOLTS THAT ARE PLACED OUT.

7. CHAMFERS: ALL PROJECTING CORNERS OF BEAMS, SLABS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER, UNLESS SPECIFICALLY NOTED OTHERWISE.

8. CONCRETE PUMP HOSES: PROVIDE INDEPENDENT SUPPORTS SO HOSES DO NOT REST ON SLAB REINFORCEMENT.

9. SLAB CONDUIT: UNLESS SPECIFICALLY NOTED OTHERWISE, CONDUIT OR EMBEDDED PIPE SIZE (OUTSIDE DIAMETER) SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS, AND SHALL BE LOCATED WITHIN THE CENTER 1/3 OF THE SLAB SPAN. CONDUIT AND PIPES SHALL BE SPACED AT LEAST THREE DIAMETERS ON CENTER (USE LARGEST DIAMETER).

10. DEFICIENT CONCRETE: REMOVAL AND REPLACEMENT OF CONCRETE THAT IS BELOW DESIGN STRENGTH OR HAS EXCESSIVE SLUMP SHALL BE AT THE CONTRACTOR'S EXPENSE. OWNER SHALL PAY FOR ALL EXTRA TESTING REQUIRED BY DEFICIENT CONCRETE.

SECTION 4F: SPECIAL NOTES TO OWNER

1. UNDER NORMAL CONDITIONS, AND FOR CONVENTIONAL BUILDINGS SUCH AS THE SUBJECT MATTER, REINFORCED CONCRETE AS WELL AS POST-TENSIONED CONCRETE DEVELOP CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE OF CONCRETE, CREEP AND RESTRAINING EFFECTS OF VERTICAL AND OTHER STRUCTURAL ELEMENTS TO WHICH THE BEAM/SLABS ARE TIED.

2. THE CRACKS FORMED ARE NORMALLY COSMETIC. THE SLAB MAINTAINS ITS SERVICABILITY AND STRENGTH REQUIREMENTS. DUE TO SPECIAL FEATURES OF POST-TENSIONING, IT IS POSSIBLE THAT A NUMBER OF HAIRLINE CRACKS, WHICH WOULD NORMALLY SPREAD OVER A WIDE AREA, WILL INTEGRATE INTO A SINGLE CRACK WITH A WIDTH EXCEEDING 0.01 INCH. IT IS EMPHASIZED THAT ALTHOUGH SPECIAL EFFORT IS MADE TO REDUCE THE POTENTIAL CAUSES AND NUMBER OF SUCH CRACKS, IT IS NOT PRACTICAL TO PROVIDE TOTAL ARTICULATION BETWEEN THE FLOOR SYSTEM AND ITS SUPPORTS AND THEREBY ACHIEVE COMPLETE INHIBITION OF ALL CRACKS.

3. MOST SUCH CRACKS DEVELOP OVER THE FIRST THREE YEARS OF THE LIFE OF THE FLOOR SYSTEM. CRACKS WHICH ARE WIDER THAN 0.01 INCH MAY NEED TO BE PRESSURE EPOXIED.

4. THE OBJECT OF THE JOINTS PROVIDED IS TO ALLOW MOVEMENT. MOVEMENTS DUE TO CREEP AND SHRINKAGE MAY BE NOTICEABLE AT JOINTS UP TO TWO YEARS AFTER CONSTRUCTION, BEYOND WHICH MOVEMENTS DUE TO VARIATIONS IN TEMPERATURE WILL PERSIST.

SECTION 5: REINFORCING STEEL

1. MATERIALS: REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 UNLESS SPECIFICALLY NOTED OTHERWISE.

   REINFORCING STEEL THAT IS USED IN TIED UP CHORDS OF SHEAR WALLS OR IS TO BE WELDED SHALL CONFORM TO ASTM A-706, UNLESS SPECIFICALLY NOTED OTHERWISE. OTHER GRADES, IF ALLOWED, SHALL HAVE A MAXIMUM CARBON EQUIVALENT OF 0.65%. WELDING ELECTRODES SHALL BE LOW - HYDROGEN, AND SHALL BE E80XX FOR 80 GRADE REINFORCING STEEL, AND E70XX FOR 40 GRADE.

   WIRE MESH SHALL CONFORM TO ASTM A-185.

2. SHOP DRAWINGS: NO REINFORCING STEEL SHALL BE PLACED UNTIL SHOP DRAWINGS THAT HAVE BEEN REVIEWED BY THE ENGINEER HAVE BEEN RECEIVED ON THE JOBSITE.

   SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION NECESSARY FOR CORRECTLY PLACING ALL REINFORCING STEEL WITHOUT REFERRAL TO THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS.

3. CLEAR COVERAGE: CONCRETE CLEAR COVERAGE TO REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING MINIMUMS, UNLESS SPECIFICALLY NOTED OTHERWISE:

   A. CAST - IN - PLACE CONCRETE:

   1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO SOIL - 3"
   2. CONCRETE WITH SOIL OR WEATHER EXPOSURE:
      A. # 5 BARS AND SMALLER - 1 ½"
      B. # 6 BARS AND LARGER - 2"
   3. CONCRETE WITHOUT SOIL OR WEATHER EXPOSURE:
      A. SLABS, WALLS, AND JOISTS:
         1. # 11 BARS AND SMALLER - 3/4"
         2. # 14 BARS AND LARGER - 1 ½"
      B. COLUMNS AND BEAMS - TO PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS - 1 ½"

   B. PRECAST CONCRETE (PLANT CONTROL CONDITIONS):

   1. CONCRETE WITH SOIL OR WEATHER EXPOSURE:
      A. WALL PANELS:
         1. # 11 BARS AND SMALLER - 3/4"
         2. # 14 BARS AND LARGER - 1 ½"
      B. OTHER MEMBERS:
         1. # 5 BARS AND SMALLER - 1 ¼"
         2. # 6 THRU # 11 BARS - 1 ½"
         3. # 14 BARS AND LARGER - 2"

   C. PRESTRESSED CONCRETE:

   1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO SOIL - 3"
   2. CONCRETE WITH SOIL OR WEATHER EXPOSURE:
      A. WALL PANELS, SLABS, JOISTS - 1"
      B. OTHER MEMBERS - 1 ½"
   3. CONCRETE WITHOUT SOIL OR WEATHER EXPOSURE:
      A. SLABS WALLS AND JOISTS: - 3/4"
      B. COLUMNS AND BEAMS:
         1. TIES, STIRRUPS, AND SPIRALS - 1"
         2. PRIMARY REINFORCEMENT - 1 ½"

4. LAP SPLICES: UNLESS NOTED OTHERWISE ON PLANS OR DETAILS, LAP SPLICES SHALL BE CLASS B PER SCHEDULE, LOCATED IN WALLS AND COLUMNS NEAR FLOOR LINES, MIDSPAN OF BEAMS FOR TOP BARS, OVER SUPPORTS FOR BEAM BOTTOM BARS. OTHER UNSPECIFIED LAPS SHALL BE REVIEWED BY THE ENGINEER.

   WIRE MESH SHALL BE LAPPED ONE WIRE SPACE PLUS 2" (8" MINIMUM) BETWEEN OUTERMOST CROSS WIRES OF ADJACENT SHEETS.

5. FIELD BENDING: FIELD BENDING OF REINFORCING BARS SHALL BE REVIEWED BY THE ENGINEER. BENDING OF # 8 BARS AND SMALLER SHALL BE MADE WITH A STANDARD BEND. BENDING OF # 9, AND # 10 BARS MAY BE UNIFORMLY PREHEATED TO 1400 TO 1600 DEGREES F. AND BENT PER CRSI RECOMMENDATIONS.

SECTION 9: STRUCTURAL STEEL

1. STANDARDS: ALL STRUCTURAL STEEL FRAMING SHALL BE DETAILED, FABRICATED, AND ERECTED PER THE THIRTEENTH EDITION AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE, EXCEPT AS MODIFIED BY THE CBC.

2. MATERIALS:

   A. STRUCTURAL STEEL: ROLLED STEEL SHAPES, PLATES, AND BARS SHALL CONFORM TO ASTM A-36 UNO. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A-992. HEAVY SECTIONS AND ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM SHALL HAVE A CVN TOUGHNESS OF 20 FT-LBS AT 70 DEG F PER ASTM A6 SUP. REQ. S30. PACO BEAMS SHALL BE PER ICC-NER 706.

   B. STRUCTURAL TUBES: STRUCTURAL TUBES SHALL CONFORM TO ASTM A-500 GRADE B.

   C. STRUCTURAL PIPE: STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 TYPE E OR S, GRADE B.

   D. BOLTS: COMMON BOLTS, NUTS, AND WASHERS SHALL CONFORM TO ASTM A-307. HIGH STRENGTH BOLTS, NUTS, AND WASHERS SHALL CONFORM TO ASTM A-325.

   E. STUD ANCHORS: HEADED STUD SHEAR CONNECTORS SHALL CONFORM TO ASTM A-108, GRADE 1015 OR 1020.

   F. ANCHOR BOLTS: ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 OR A-36.

3. SUBMITTALS: SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED FOR THE ENGINEER'S REVIEW PRIOR TO FABRICATION. STEEL SHALL NOT BE ERECTED UNTIL THE REVIEWED SHOP DRAWINGS ARE RECEIVED IN THE FIELD.

   SHOP AND ERECTION DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL BE COMPLETE AND STAND ALONE, SUCH THAT THEY DO NOT REFER TO THE STRUCTURAL DRAWINGS.

4. FABRICATION SHOP: ALL FABRICATION SHALL BE DONE IN A SHOP THAT IS ACCEPTABLE TO THE BUILDING DEPARTMENT. CONTINUOUS, FULL-TIME INSPECTION OF SHOP FABRICATION MAY BE WAIVED ONLY TO THE EXTENT APPROVED BY THE BUILDING DEPARTMENT.

5. BOLTED CONNECTIONS:

   A. HIGH STRENGTH BOLTS: CONTACT FACES AT CONNECTIONS WITH HIGH STRENGTH BOLTS SHALL NOT BE PAINTED.

   B. BEARING BOLTS: UNLESS SPECIFICALLY NOTED, ALL CONNECTIONS SHALL USE ASTM A325 OR EQUIVALENT BEARING (N) TYPE BOLTS.

   C. SLIP CRITICAL BOLTS: SLIP CRITICAL (SC) CONNECTIONS SHALL USE TENSION CONTROL BOLTS OR LOAD INDICATOR WASHERS PER THE MANUFACTURER'S RECOMMENDATIONS.

   D. MOMENT CONNECTIONS: ALL MOMENT CONNECTIONS, WHERE SHOWN ON THE PLANS, SHALL USE SLIP CRITICAL BOLTS.

6. WELDED CONNECTIONS:

   A. WELDS: ALL WELDING SHALL BE ELECTRIC ARC WELDING, AND SHALL BE PERFORMED ONLY BY EXPERIENCED, QUALIFIED WELDERS.

   ELECTRODES SHALL BE E60 XX FOR METAL DECK AND E70 XX OTHERWISE, UNLESS SPECIFICALLY NOTED OTHERWISE. WELDING SHALL CONFORM TO AWS D1.1.

   B. UNSPECIFIED WELDS: WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS. WELD SIZE SHALL BE PER AISC SPECIFICATIONS FOR THE THICKER PART OF THE JOINT.

   C. TESTING:

   1. ALL GROOVE WELDS SHALL BE TESTED NON-DESTRUCTIVELY BY EITHER RADIOGRAPHY OR ULTRASONIC TESTING. TESTING RATE SHALL BE 100% BUT MAY BE REDUCED AS ALLOWED BY AWS D1.1.

   2. AT ALL PLATES AND PORTIONS OF ROLLED SHAPES 1-1/2" THICK OR GREATER IN THICKNESS, ZONES FOR WELDS THAT INDUCE THROUGH-THICKNESS SHRINKAGE STRAINS SHALL BE 100% ULTRASONICALLY TESTED BEFORE AND AFTER WELDING. ZONES WITH FLAWS SHALL NOT BE USED AS WELD LOCATIONS.

   3. JUMBO SECTIONS: AISC TABLE 2 GROUPS 4 AND 5 SHALL CONFORM TO AISC SPECIFICATIONS SECTIONS A3.1.C AND M2.2.

   D. BACK-UP BARS: ALL COMPLETE PENETRATION WELD BACK-UP BARS SHALL BE REMOVED. WELD SHALL BE BACK-GOUGED, FILLED AND GROUND FLUSH, UNLESS NOTED OTHERWISE.

   E. WELDING AND FABRICATION OF SEISMIC FRAME CONNECTIONS SHALL CONFORM TO AISC 358-10, "PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS". ALL WELDS WHICH ARE A PART OF THE SEISMIC FORCE RESISTING SYSTEM SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS OF CLAUSE 6.3 OF AWS D1.8.

   F. ALL OTHER COMPLETE-PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20FT-LBS AT MINUS 20 DEGREES F. E70T-4 OR NS-3M IS NOT ALLOWED.

7. FABRICATION:

   A. PAINT: ALL STEEL SHALL BE SHOP PAINTED, UNLESS ENCASED IN CONCRETE, GROUTED MASONRY, OR SPRAYED FIREPROOFING, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

   B. STIFFENERS: STIFFENER PLATES SHALL EXTEND THE FULL WIDTH OF THE BEAM FLANGES, UNLESS SPECIFICALLY NOTED OTHERWISE.

   C. BEARING SURFACES: BASE PLATES AND COLUMN ENDS SHALL BE FINISHED PER AISC SPECIFICATIONS.

   D. OPENINGS: OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.

   E. CONTINUITY PLATES: CONTINUITY PLATES SHALL BE CUT WITH CONCAVE QUARTER ROUNDS AT ALL WEB TO FLANGE LOCATIONS.

8. INSTALLATION:

   A. DELIVERY: ALL STEEL SHALL BE DELIVERED TO THE JOB SITE WITHOUT EXCESSIVE RUST, MILL SCALE, GREASE, ETC.

   B. SHORING: AFTER ERECTION, ALL STEEL MEMBERS SHALL BE SUPPORTED DURING FIELD WELDING OR TORCHING. THE SHORES SHALL NOT BE REMOVED UNTIL THE STEEL HAS RETURNED TO AIR TEMPERATURE.

ABBREVIATIONS

AB	ANCHOR BOLT	INT	INTERIOR
ADDL	ADDITIONAL	JST	JOIST
ADJ	ADJACENT	JT	JOINT
ALT	ALTERNATE	K	KIPS
ARCH	ARCHITECTURAL	L	ANGLE
BLDG	BUILDING	LLH	LONG LEG HORIZ.
BM	BEAM	LLV	LONG LEG VERT.
BOT (B)	BOTTOM	LONG	LONGITUDINAL
BTF	BEAT TO FIT	LSL	LONG SLOTTED HOLE
BTWN	BETWEEN	LVL	LAMINATED VENEER LUMBER
CBC	CALIFORNIA BUILDING COD

GENERAL NOTES

SECTION 12: FRAMING AND LUMBER

MATERIALS

1. FRAMING LUMBER: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH AS GRADED BY THE W.W.P.A. OR W.C.L.I.B. AND SHALL HAVE A MOISTURE CONTENT LESS THAN 19% AT TIME OF INSTALLATION AND FABRICATION, U.N.O. 2X COMPONENTS OF WALL FRAMING SHALL BE STUD GRADE, 4X AND 6X BEAM AND HEADER COMPONENTS SHALL BE DF #2 (EXPOSED BEAMS SHALL BE #1 FOHC), AND POSTS SHALL BE DF #1, UNO.
2. ANY EXPOSED WOOD FRAMING SHALL BE PROPERLY WATERPROOFED OR PRESERVATAVE PRESSURE TREATED WITH TREATMENT PROCESS AND APPLICATION APPROPRIATE FOR INTENDED EXPOSURE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
3. NAILS SHALL BE AS FOLLOWS: 8d-0.131" DIA X 2 1/2", 10d-0.148" DIA. X 3", 12d-0.148" DIA. X 3 1/4", 16d SINKER-0.148" DIA. X 3 1/4", 16d-0.162" DIA X 3 1/2", 20d-0.192" DIA. X 3 1/2". NAILS INTO PRESSURE TREATED OR FIRE RETARDANT TREATED MATERIAL, OR WITHIN 18" OF FOUNDATION SHALL BE GALVANIZED.
4. GLU-LAM BEAMS: SIMPLE SPAN GLU-LAM BEAMS SHALL BE 24F-V4 DF/DF WITH A CAMBER OF R=1600' U.N.O. FOR SPANS GREATER THAN 15'-0". CONTINUOUS OR CANTILEVERED GLU-LAM BEAMS SHALL BE COMBINATION 24F-V8 DF/DF. GLU-LAM BEAMS EXPOSED TO WEATHER MUST BE RATED FOR EXTERIOR USE BY THE MANUFACTURER WITH PROTECTION OF EXPOSED ENDS AS REQUIRED TO PREVENT DECAY. GLUED LAMINATED BEAMS SHALL CONFORM TO THE REQUIREMENTS OF AITC 117-04, FABRICATON SHALL BE PERFORMED IN AN APPROVED FABRICATORS SHOP PER CBC 1704.2.2. CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO COMPLETION OF FRAME INSPECTION IN ACCORDANCE WITH CBC 1704.6.
5. LVL (LAMINATED VENEER LUMBER) BEAM AND JOIST MINIMUM DESIGN PROPERTIES:
   Fb = 2600 PSI AND Fv = 285 PSI, E = 2,000,000 PSI
6. PSL (PARALLEL STRAND LUMBER) BEAM AND JOIST MINIMUM DESIGN PROPERTIES:
   Fb = 2,900 PSI, Fv = 290 PSI, E = 2,200,000 PSI
7. LSL (LAMINATED STRAND LUMBER) 1-3/4" MIN. WIDE BEAM AND JOIST MINIMUM DESIGN PROPERTIES:
   Fb = 2,325 PSI, Fv = 310 PSI, E = 1,550,000 PSI

   LSL (LAMINATED STRAND LUMBER) 1-1/4" MIN. WIDE RIM BOARD AND BLOCKING MINIMUM DESIGN PROPERTIES:
   Fb = 1,700 PSI, Fv = 425 PSI, E = 1,300,000 PSI
8. BOLTS AND LAG SCREWS: BOLTS AND LAG SCREWS SHALL BE ASTM A307 U.N.O. AND PROVIDED NEW AND WITHOUT EXCESSIVE RUST. BOLTS EXPOSED TO WEATHER SHALL BE STAINLESS OR ADEQUATELY PROTECTED FOR EXPOSURE. HOLES FOR THROUGH BOLTS SHALL BE DRILLED 1/16" OVERSIZE AND LAG BOLTS SHALL BE PREDRILLED 75% OF SHANK DIAMETER (MIN), AND SHALL BE SCREWED, NOT DRIVEN INTO PLACE. ALL BOLTS, NUTS, AND LAG SCREWS SHALL BE PROVIDED WITH FLAT OR MALLEABLE WASHERS WHERE BEARING AGAINST WOOD AND SHALL BE TIGHTENED UPON INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
9. HARDWARE SHALL BE SIMPSON STRONG TIE CO., OR ENGINEER APPROVED EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH ALL HOLES FILLED WITH RECOMMENDED FASTENERS. ALL METAL HANGERS, CONNECTORS, AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR OTHERWISE CERTIFIED BY THE MANUFACTURER TO RESIST CORROSION CAUSED BY THE SPECIFIC TREATMENT APPLIED TO THE WOOD AND/OR METALS.

FRAMING

10. MINIMUM FASTENING SHALL BE PER CBC TABLE 2304.10.2 UNO.
11. WALLS FRAMING: SHALL CONSIST OF A SILL PLATE (MUD SILL AT FOUNDATION), VERTICALLY ORIENTED STUDS AT 16" O.C., AND A 2X DOUBLE TOP PLATE. WINDOW AND DOOR OPENINGS SHALL CONSIST OF A HEADER WITH SPECIFIED DF TRIMMER AND DF KING STUDS ON EITHER SIDE OF OPENING, AND SILL FRAMING AS REQUIRED WITH STUDS AT 16" O.C. SPACED BETWEEN WINDOW SILL AND BOTTOM PLATE, AND BETWEEN HEADER AND DOUBLE TOP PLATE.
12. MUD SILLS AND ANCHOR BOLTS: MUDSILLS SHALL BE 2X (OR 3X WHERE SPECIFIED) PRESSURE TREATED PLATES LOCATED A MINIMUM OF 8" FROM EXPOSED SOIL, AND 1" MIN FROM NEAREST EXTERIOR HARDSCAPE. NAILS IN CONTACT WITH TREATED PLATES SHALL BE GALVANIZED.

    ANCHOR BOLTS SHALL BE ASTM F1554 GR. 36 1/2" MIN. DIA. (UNO PER SHEAR WALL SCHEDULE) WITH 7" MINIMUM EMBEDMENT IN FOUNDATION LOCATED 6'-0" MAX O.C., 1'-0" MAX AND 5" MIN FROM EACH END OF EACH PIECE, UNO. PROVIDE 3"X3"X0.229" PLATE WASHERS. WHERE ANCHOR BOLTS HAVE BEEN INCORRECTLY PLACED, USE TITEN HD OF SAME DIAMETER WITH 4 1/4" EMBEDMENT IN CONCRETE AND INSTALLATION PER MANUFACTURERS RECOMMENDATIONS AND CURRENT CODE EVAL. REPORT.
13. BOTTOM PLATES: SHALL BE 2X MIN WITH 16d NAILS AT 8" O.C. UNO INTO SUPPORTING FRAMING.
14. WALL STUDS: SHALL BE 2X6 STUDS AT EXTERIOR WALLS, 2X4 STUDS AT INTERIOR WALLS, UNO PER PLAN. STUDS SHALL BE CONTINUOUS BETWEEN POINTS OF LATERAL SUPPORT WITHOUT INTERMEDIATE CUTS OR NOTCHES, UNO.

    PENETRATIONS MAY OCCUR THROUGH WIDE FACE UP TO 1" DIA. AT CENTERLINE OF STUD WHERE LOCATED OUTSIDE THE CENTER HALF OF LENGTH OF STUD. STUDS SHALL NOT BE NOTCHED OR CUT TO CLEAR ANCHOR BOLTS AND SHALL HAVE FULL BEARING TO THE BOTTOM PLATE.

    FIRE BLOCK STUDS AT MID-HEIGHT WHERE STUD LENGTH EXCEEDS 10'-0"
15. DOUBLE TOP PLATES: SHALL BE CONTINUOUS WITH 16d AT 16" O.C. LAP 48" WITH (16) 16d SINKER AT SPLICES AND STRAP ACROSS DISCONTINUITIES WITH CS16 X 36". SPLICED BUTT LOCATIONS SHALL OCCUR DIRECTLY OVER STUDS. PERPENDICULAR PLATE CONNECTIONS SHALL BE LAPPED WITH (5) 16d.

    PENETRATIONS THROUGH PLATES UP TO 25% PLATE WIDTH LOCATED AT CENTERLINE OF PLATE DO NOT REQUIRE REINFORCING, UNO. NOTCHES AND LARGER PENETRATIONS SHALL BE PER TYPICAL DETAILS.
16. JOISTS: JOISTS SHALL BE SPACED 16" O.C. MAX (24" O.C. AT ROOF) UNO PER PLAN. JOISTS SHALL BE SUPPORTED WITH A MINIMUM OF 2-1/2" BEARING AT EACH END UNO, OR SHALL BE SUPPORTED IN HANGERS APPROPRIATE FOR LOADING. JOIST SUPPORT CONDITIONS SHALL PROHIBIT ROLLING VIA CONTINUOUS RIM OR BLOCKING AND JOISTS SPANNING GREATER THAN 10'-0" SHALL BE BLOCKED AT MID-SPAN. JOISTS SHALL BE DESIGNED FOR DEFLECTION LIMITATIONS OF L/480 FOR LIVE LOAD (L/360 WHERE VIBRATION IS NOT A CONCERN) AND L/240 TOTAL LOAD UNO.
17. BEAMS OR JOISTS FLUSH IN FLOOR FRAMING SUPPORTING FRAMING ABOVE SHALL BE BLOCKED AT 24" O.C. BOTH SIDES.
18. WALL SHEATHING: UNLESS NOTED OTHERWISE ON PLAN, WALL SHEATHING SPECIFIED SHALL BE 15/32" APA RATED 32/16 STRUCTURAL SHEATHING WITH 8d AT 6" O.C. EDGE, 12" O.C. FIELD. EDGE NAIL AND BLOCK ALL PANEL EDGES AND BOUNDARIES. PROVIDE 3X STUD/BLOCK AND STAGGER NAILING WHERE EDGE NAILING FROM ADJACENT PANEL EDGES IS 3" O.C. OR LESS. PROVIDE 1/8" GAP BETWEEN PANELS.
19. HOLD DOWNS: UNLESS NOTED OTHERWISE ON PLAN HDU2/HDU4/HDU5 SHALL BE FASTENED TO DOUBLE STUDS AND ANCHORED TO 5/8" DIA. ANCHORS (SB5/8X24 WITH 18" EMBEDMENT) PER LATEST SIMPSON CATALOGUE REQUIREMENTS.
20. ROOF SHEATHING: UNLESS OTHERWISE NOTED ON PLAN, USE 15/32" APA RATED 32/16 EXPOSURE 1, STRUCTURAL SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING, STAGGER PANELS AND NAIL WITH 8d AT 6" O.C. EDGE, 12" O.C. FIELD. USE PANEL CLIPS IN LIEU OF BLOCKING PANEL EDGES. PANELS WITH EXTERIOR EXPOSURE SHALL BE OF EXTERIOR TYPE.
21. FLOOR SHEATHING: UNLESS OTHERWISE NOTED ON PLAN USE 23/32" APA RATED STURD-I-FLOOR (24 OC) EXPOSURE 1 WITH FACE GRAIN PERP. TO FRAMING, STAGGER PANELS AND NAIL WITH 10d RING SHANK NAILS AT 6" O.C. EDGE 10" O.C FIELD, GLUE AND NAIL TO ALL SUPPORTS.

CONSIDERATIONS:

22. SHRINKAGE: CARE SHALL BE TAKEN TO ALLOW FOR EFFECTS OF SHRINKAGE WHICH COULD CAUSE SETTLEMENT OF ROOF AND OR FLOORS AND COULD LEAD TO FAILURE OF ASSOCIATED FRAMING MEMBERS. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT FRAMING FROM THE EFFECTS OF SHRINKAGE.
23. GENERAL FRAMING SUPPORT: PROVIDE 4X POST AND POSITIVE ATTACHMENT (VIA STRAPS, CAPS, CLIPS, OR ANCHORS) AT EACH END OF EACH BEAM UNO. SUPPORT ALL UPPER LEVEL POSTS, TRIMMERS, AND TIE-DOWN COMPRESSION STUDS IN LOWER LEVELS WITH EQUIVALENT FRAMING UNO, AND BLOCK OR OTHERWISE SUPPORT FULL CROSS-SECTION THROUGH FLOOR SYSTEMS.

SECTION 12 (CONT'D):

24. ADDITIONAL SUPPORT (DOUBLE JOISTS, BLOCKING, ETC. . .) MAY BE REQUIRED FOR HEAVY NON-STRUCTURAL ELEMENTS NOT SHOWN ON STRUCTURAL DRAWINGS (EQUIPMENT, FURNISHINGS, TUBS, HOT WATER HEATERS, STOVES, REFRIGERATORS, OVENS, FIRE PLACE ENCLOSURES, PARTITION WALLS RUNNING PARALLEL TO JOISTS, ETC. . .) CONTACT EOR FOR ADDITIONAL REQUIREMENTS WHERE OCCURS.
25. CONVENTIONALLY FRAMED ROOF SECTIONS NOT SPECIFICALLY DETAILED IN THESE DRAWINGS SHALL BE CONSTRUCTED WITH TIES AND SUPPORTS BRACING ALL ELEMENTS TO THE SUPPORTING STRUCTURE. WHERE ONLY GENERAL FRAMING SIZES AND SUPPORT LOCATIONS, ARE INDICATED, THE CONTRACTOR SHALL CONSTRUCT THE ROOF FRAMING AND CONNECTIONS IN ACCORDANCE WITH GENERAL GUIDELINES SPECIFIED HEREIN. CONTACT EOR FOR WRITTEN DIRECTION IF ANY SPECIFIC ELEMENT OF THE ROOF FRAMING SYSTEM IS NOT SHOWN AND DETAILED CONNECTION CRITERIA IS REQUIRED.
26. ALL ANCHOR BOLTS, HOLD-DOWN ANCHORS, AND SUPPLEMENTAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT PRODUCT CODE EVALUATION REPORT AND MANUFACTURER'S RECOMMENDATIONS USING FOUNDATION ANCHORAGE TEMPLATES WHERE AVAILABLE. USE 15# FELT MOISTURE BARRIER IN LOCATIONS WHERE METAL WALLS AND COMPONENTS ARE IN CONTACT WITH PRESSURE TREATED LUMBER.
27. COMPLETE SPECIFICATIONS AND CURRENT CODE EVALUATION REPORT MUST BE AVAILABLE TO THE INSTALLER FOR REVIEW PRIOR TO PLACEMENT.

SECTION 14: TIE-DOWN SYSTEM:

1. ALL TIE-DOWN SYSTEM COMPONENTS SHALL BE STRONG-ROD ANCHOR TIEDOWN SYSTEM (ATS) BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUIVALENT.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFCTURER'S RECOMMENDATIONS AND THE MOST CURRENT ICC REPORT.
3. ALL ASSEMBLIES SHALL BE DESIGNED TO INCORPORATE REQUIREMENTS AND LIMITATIONS, BOTH STATED AND IMPLIED, OF THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING SUBMITTAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   A. HOLDOWN ASSEMBLY ELEVATIONS SHOWING ALL HOLDOWN HARDWARE, COMPRESSION POSTS, HOLDOWN OFFSETS, PLATE HEIGHTS, AND FORCE LEVELS FOR EACH ASSEMBLY.
   B. DETAILS SHOWING THE HOLDOWN ATTACHMENT TO WOOD FRAMING.
   C. BUILDING PLANS SHOWING THE LOCATION OF EACH HOLDOWN ASSEMBLY IN THE STRUCTURAL WALLS. EACH ASSEMBLE SHALL BE LABELED ACCORDINGLY TO REFER TO HOLDOWN ASSEMBLY ELEVATIONS.
   D. CALCULATIONS SHOWING THE CAPACITY OF HOLDOWN COMPONENTS INCLUDING, HARDWARE, COMPRESSION POSTS, EMBEDDED ANCHORS, AND SYSTEM ELONGATIONS UNDER LOAD.
   NOTE: COMPRESSION POST DESIGN SHALL INCLUDE AN ALLOWANCE FOR A 1" DIAM. HOLE PLACED AT ANY LOCATION ALONG IT'S LENGTH.
5. ALL HOLD-DOWN ASSEMBLIES SHALL BE INSTALLED WITH APPROVED SHRINKAGE COMPENSATING HARDWARE WITH ANCHOR RODS SIZED TO LIMIT AVERAGE ELONGATION BETWEEN FLOORS TO 0.1" MAX. AT SHEAR WALL SEGMENTS WITH HEIGHT TO LENGTH RATIOS LESS THAN 1, MAX ELONGATIONS MAY BE INCREASED TO 0.15".
6. ALL SUBMITTAL DOCUMENTS SHALL BE WET STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.

SECTION 20: MISCELLANEOUS

1. NON-SHRINK GROUT: NON-SHRINK GROUT SHALL BE A NON-METALLIC, PREMIXED, CEMENTITIOUS MIXTURE WITH NO SHRINKAGE AFTER PLACEMENT AND NO EXPANSION AFTER SET, PER ASTM C-1107. COMPRESSIVE STRENGTH, PER ASTM C-109, SHALL BE AT LEAST 5000 PSI AT ONE DAY AND 8000 PSI AT 28 DAYS.
2. EXPANSION ANCHORS: EXPANSION ANCHORS IN CONCRETE OR MASONRY SHALL BE SIMPSON STRONG-BOLT 2 ANCHORS INSTALLED PER ICC-ES ESR-3037 AND IAPMO UES ER-240, RESPECTIVELY, OR ENGINEER APPROVED EQUAL.
3. EPOXY ANCHORS: ADHESIVE ANCHORS IN CONCRETE OR CMU SHALL BE SIMPSON SET-3G PER ICC-ES ESR-4057 AND ESR-4844, RESPECTIVELY, OR ENGINEER APPROVED EQUAL.
4. POWDER DRIVEN FASTENERS INTO STEEL SHALL BE HILTI DS INSTALLED PER ICC-ES ESR-1663 WITH A LENGTH AS REQUIRED FOR FULL PENETRATION OF STEEL BACKING.
5. MECHANICAL ANCHORS: MECHANICAL ANCHORS IN CONCRETE OR MASONRY SHALL BE SIMPSON TITEN HD ANCHORS INSTALLED PER ICC-ES ESR-2713 AND ESR-1056, RESPECTIVELY, OR ENGINEER APPROVED EQUAL.
6. GENERAL CONTRACTOR SHALL KEEP A DIGITAL CAMERA ON-SITE AND PROVIDE PHOTOGRAPHS REQUESTED BY THE ENGINEER OF RECORD WITHIN TWO WORKING DAYS VIA ELECTRONIC MAIL.
7. STEEL STAIRS: STEEL STAIRS SHALL BE DESIGNED BY THE STAIR FABRICATOR PER THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS AND THE CBC FOR A 100 PSF LIVE LOAD. CALCULATIONS AND SHOP DRAWINGS, STAMPED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA, SHALL BE REVIEWED BY THE ENGINEER PRIOR TO STAIR FABRICATION.
8. HANDRAILS AND GUARDS: HANDRAILS AND GUARDS SHALL BE DESIGNED BY THE FABRICATOR PER THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS AND THE CBC FOR APPLICABLE LOADING PER SECTION 4.5.1 OF ASCE 7. CALCULATIONS AND SHOP DRAWINGS, STAMPED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA, SHALL BE REVIEWED BY THE ENGINEER PRIOR TO WALL FABRICATION.
9. ARCHITECTURAL WALLS: PREFABRICATED ARCHITECTURAL WALLS AND FINISH SYSTEMS AND CONNECTIONS SHALL BE DESIGNED BY THE WALL FABRICATOR PER THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS AND THE CBC. CALCULATIONS AND SHOP DRAWINGS, STAMPED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA, SHALL BE REVIEWED BY THE ENGINEER PRIOR TO WALL FABRICATION.
10. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE AS REQUIRED FOR ROUTING, SEALING AND PRESSURE INJECTION OF 50 LINEAL FEET OF CRACKING WHICH MAY DEVELOP DURING THE FIRST THREE YEARS FOR EVERY 20,000 SF OF PLACED CONCRETE.
11. REBAR ALLOWANCE: THE CONTRACTOR SHALL PROVIDE UP TO 1,000 LBS OF ADDITIONAL REINFORCEMENT FOR EVERY 10,000 SF OF CONCRETE FOR THE ENGINEER TO USE AT THE ENGINEER'S DISCRETION DURING CONSTRUCTION.
12. RETAINING WALL BACKFILL: UNLESS ADEQUATELY SHORED OR SPECIFICALLY NOTED OTHERWISE, BACKFILL AT CONCRETE WALLS SHALL NOT BE PLACED UNTIL THE SLABS RESTRAINING BOTH THE TOP AND BOTTOM OF THE WALL RETAINING THE BACKFILL HAVE BEEN PLACED AND REACHED 75% OF THEIR DESIGN COMPRESSIVE STRENGTHS. ALL RETAINING WALLS SHALL BE PROVIDED WITH 4" MIN PERFERATED PIPES DRAINING TO DAYLIGHT, UNO.

SECTION 24: STATEMENT OF SPECIAL INSPECTIONS

1. SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 1704 BY AN APPROVED AGENCY WHICH IS ACCEPTABLE TO BOTH THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT, WITH EXPERIENCE COMMENSURATE WITH THIS TYPE OF PROJECT FOR THE PORTIONS OF CONSTRUTION LISTED BELOW.

   THE INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND TESTING AND SHALL FURNISH REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER WHICH INDICATE THE WORK INSPECTED AND WHETHER THE WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS PER CBC 1704.2.4 AND 1704.5.

   THE INSPECTOR SHALL NOTIFY THE BUILDING OFFICIAL AND ENGINEER OF RECORD OF ANY DISCREPANCIES WHICH ARE NOT CORRECTED PRIOR TO THE COMPLETION OF CONSTRUCTION FOR ANY INDIVIDUAL PORTION OF WORK.

   A FINAL REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND ENGINEER OF RECORD DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND THE CORRECTION OF ANY DISCREPANCIES WHICH WERE INDICATED DURING THE PROGRESS OF WORK.
2. CONTRACTOR RESPONSIBILITY: EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF ANY PORTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL 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'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.
3. PORTIONS OF WORK:

PORTION OF WORK	INSPECTION TYPE
REINFORCED CONCRETE.	SEE SCHEDULE
LIGHT FRAMED CONSTRUCTION.	SEE SCHEDULE
STRUCTURAL STEEL	SEE SCHEDULE
SOILS	SEE SCHEDULE
4. EXCEPTIONS:

   A. FABRICATORS SHOP: SPECIAL INSPECTIONS MAY BE WAIVED FOR PORTIONS OF WORK CARRIED OUT IN AN APPROVED FABRICATORS SHOP, WHICH IS REGISTERED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH CBC 1704.2.5 AND 1705.2 (FOR STEEL) AND ISSUES A CERTIFICATE OF COMPLIANCE AT THE COMPLETION OF FABRICATION.

SOILS PER CBC TABLE 1705.6	PERIODIC	CONTINUOUS
VERIFY FILL COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT BUT NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 1557 FOR ANY CONDITION.	X	
VERIFY ADEQUACY OF MATERIALS BELOW SHALLOW FOUNDATIONS TO ACHIEVE DESIGN BEARING CAPACITY.	X	
VERIFY DEPTH AND EXTENT OF FOUNDATIONS REACH PROPER MATERIAL.	X	
CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X	
VERIFY PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES CONTINUOUSLY DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		X
OBSERVE SUBGRADE AND VERIFY PROPER SITE PREPARATION PRIOR TO PLACEMENT OF FILL.	X	

CONCRETE CONSTRUCTION PER CBC TABLE 1705.3, ACI CH 19-20	PERIODIC	CONTINUOUS
VERIFY CORRECT SIZE, GRADE, LENGTH, AND LOCATION OF REINFORCING STEEL, PRESTRESSING TENDONS (INCLUDING MILL TEST REPORTS FOR REINFORCEMENT USED IN SHEAR WALLS AND MOMENT FRAMES)	X	
ANCHORS CAST IN CONCRETE	X	
POST INSTALLED ANCHORS	X	
VERIFICATION OF PROPER MIX DESIGN	X	
DURING TAKING OF SPECIMENS FOR TESTS OF STRENGTH, SLUMP, TEMPERATURE, AND AIR CONTENT		X
PLACEMENT AND APPLICATION TECHNIQUE FOR CONCRETE		X
MAINTENANCE OF SAMPLES FOR CURING TEMPATURE AND TECHNIQUE	X	
INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED	X	

STEEL CONSTRUCTION AND WELDING PER AISC 360, AISC 341, AWS D1.4	PERIODIC	CONTINUOUS
FABRICATION AND QUALITY CONTROL PROCEDURES	X	
FABRICATOR AND ERECTOR DOCUMENTS, REPORTS, CERTIFICATIONS, SPECIFICATIONS, AND QUALIFICATIONS.	X	
MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, NUTS, AND WASHERS.	X	
MATERIAL VERIFICATION OF STRUCTURAL STEEL	X	
MATERIAL VERIFICATION OF WELD FILLER MATERIALS.	X	
MEMBER LOCATIONS, BRACES, STIFFENERS, JOINT DETAILS AGREE WITH STRUCTURAL DOCUMENTS	X	
STEEL BOLTING	X	
NON-DESTRUCTIVE TESTING OF COMPLETE PENETRATION WELDED JOINTS > 5/16" FOR STRUCTURES IN RISK CATEGORY II, III, AND IV	X	
COMPLETE AND PARTIAL PEN, MULTIPASS FILLET, SINGLE PASS FILLET > 5/16"		X
SINGLE PASS FILLET WELDS < 5/16"	X	
WELDING OF STUDS, SHEET STEEL, STAIRS AND RAILINGS	X	
MATERIAL VERIFICATION OF WELDABLE REINFORCING OTHER THAN A706	X	
WELDING OF REINFORCING	X	

WOOD AND LIGHT GAGE METAL FRAMING (CBC 1704, 1705)	PERIODIC	CONTINUOUS
FASTENING AND HOLD DOWNS IN SHEAR WALLS WITH FASTENER SPACING LESS THAN 6" O.C.	X	
DRAGS AND DIAPHRAGM FASTENING IN DIAPHRAGMS WITH FASTENING IS LESS THAN 6" O.C.	X	
PREFABRICATED WOOD ELEMENTS AND ASSEMBLIES (TRUSSES, SHEAR PANELS, ETC.; CBC 1704.2.5)	X	
TEMPORARY AND PERMANENT RESTRAINT/BRACING OF METAL-PLATE-CONNECTED TRUSSES WITH CLEAR SPAN OF 60 FT. OR GREATER (CBC 1705.5.2)	X	

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Exhibit D

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No. S 4732
Exp. 6/30
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7TH & BROMMER AFFORDABLE HOUSING

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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08.28.2026

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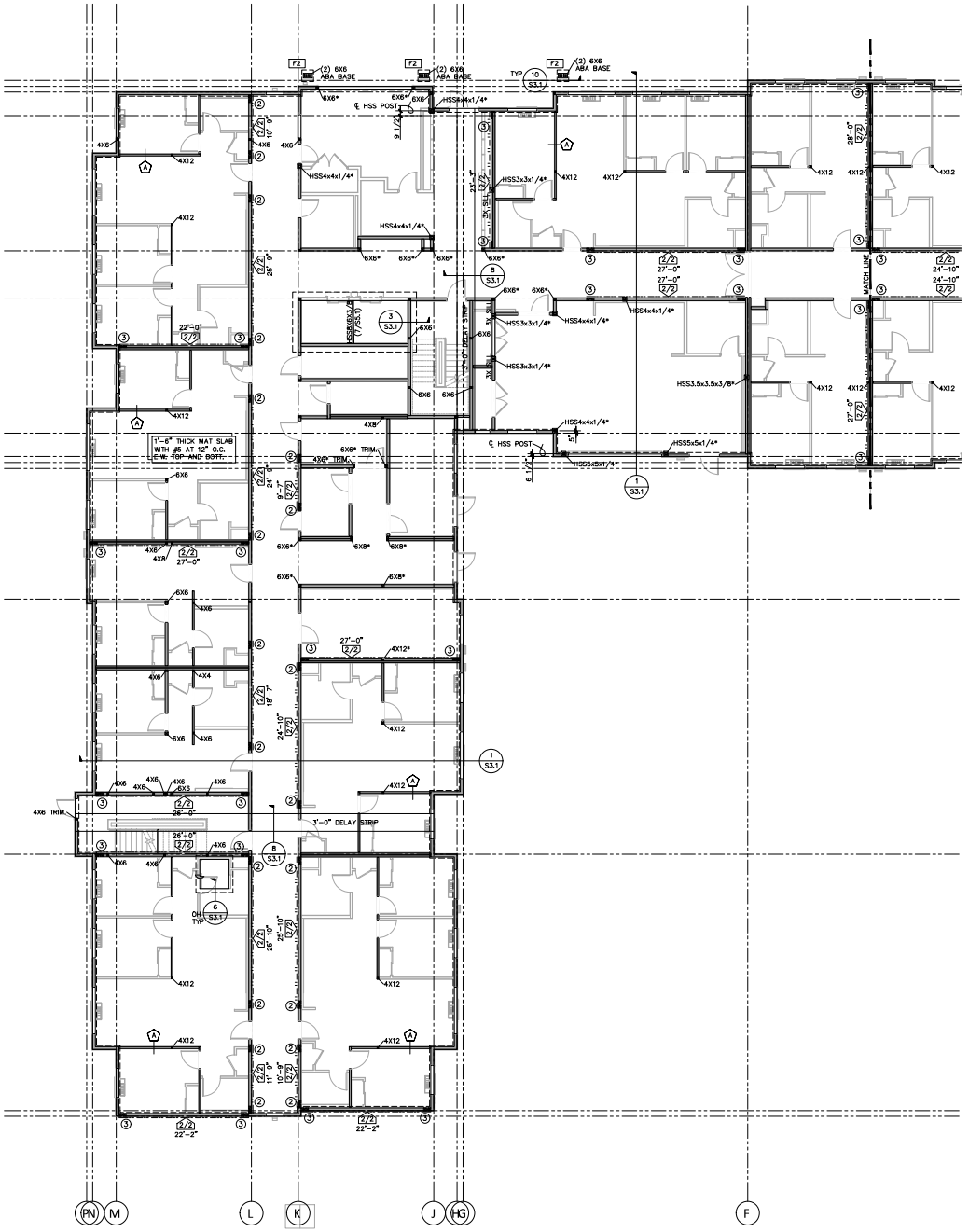
JOB NUMBER:	26-007
DRAWN BY:	MDH/DDR
CHECKED BY:	MDH

STRUCTURAL NOTES AND SPECIAL INSPECTIONS

S1.1



MAT FOUNDATION PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEET S3.1–S5.1.
2. VERIFY ALL ELEMENTS, DIMENSIONS, ELEVATIONS AND SUPPORT REQUIREMENTS WITH ARCHITECTURAL DRAWINGS, INCLUDING CURBS, STEPS, PENETRATIONS, EQUIPMENT SUPPORT, ARCHITECTURAL WALLS AND FEATURES, ETC. . . NOTIFY THE ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. ALL WATERPROOFING AND DRAINAGE SHALL BE THE RESPONSIBILITY OF OTHERS.
4. PROVIDE EMBEDS, THICKENED SLABS, AND CLEARANCE FOR STAIRS, ELEVATORS, EXTERIOR WALLS, HAND RAILS, CAR STACKERS, ETC . . AS REQUIRED BY MANUFACTURER.
5. MAT SLAB FOUNDATION SHALL BE 1'–6" THICK UNO, WITH #5 BARS AT 12" O.C. E.W. TOP AND BOTT AND ADDITIONAL REINFORCING PER PLAN AND DETAILS. HOOK ALL REINFORCING AT EDGE OF SLAB AND STAGGER LAPS. PLACE SLAB OVER VAPOR RETARDER BY OTHERS, OVER 4" FREE DRAINING AGGREGATE BASE, OVER SUBGRADE PREPARED IN ACCORDANCE WITH GEOTECHNICAL REPORT. SEE TYPICAL MAT SLAB DETAIL 1/S3.1.
6. ANY DISCREPANCIES BETWEEN FRAMING SHOWN AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD.
7. THE ARCHITECTURAL BACKGROUNDS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT THE CURRENT, AND ACCURATE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS. ANY ITEM INCLUDED IN THESE DRAWINGS AS PART OF THE ARCHITECTURAL BACKGROUND SHALL BE VERIFIED AND COORDINATED WITH THE MOST CURRENT, STAMPED AND SIGNED ARCHITECTURAL DRAWINGS.

LEGEND

- ARCHITECTURAL WALLS
- BEARING WALL ABOVE PER SCHEDULE AND TYP. WALL FRAMING DETAIL, UNIQUE WALL "X" PER SCHEDULE WHERE SPECIFIED PLAN.
- SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- SHEAR WALL TIE DOWN POST AND ASSEMBLY PER DETAIL 10/S4.2
- SHEAR WALL TIE DOWN TYPE PER SCHEDULE 9/S4.2
- 4X6 DF#1 MIN. POST, UNO PER PLAN. POSTS MARKED WITH AN WITH ASTERISK (*) PER PLAN SHALL HAVE 1–HR MIN. PROTECTION BY OTHERS AT ALL SIDES.
- HSS COLUMN PER PLAN WITH BASE PLATE PER 11/S3.1
  COLUMNS MARKED WITH ASTERISK (*) PER PLAN AND THEIR CONNECTIONS SHALL HAVE 1–HR MIN. INDIVIDUAL ENCASEMENT BY OTHERS AT ALL SIDES
- FOOTING PER SCHEDULE 4/S3.1

BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*				
WALL ID	1ST	2ND	3RD	4TH
EXTERIOR WALLS	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	3X4 DF#2 8"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	3X4 DF#2 8" STGRD	2X6 DF STUDS @ STAIRS & STGRD @ 2ND		
PARTY WALL (EACH SIDE)	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
(A) 4" NOM. INTERIOR JOIST PARALLEL	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"

*NOTE: UNLESS NOTED OTHERWISE, ALL FIRE-RESISTANT-RATED WALL ASSEMBLIES BY OTHERS SHALL PROVIDE 100% DESIGN LOAD.

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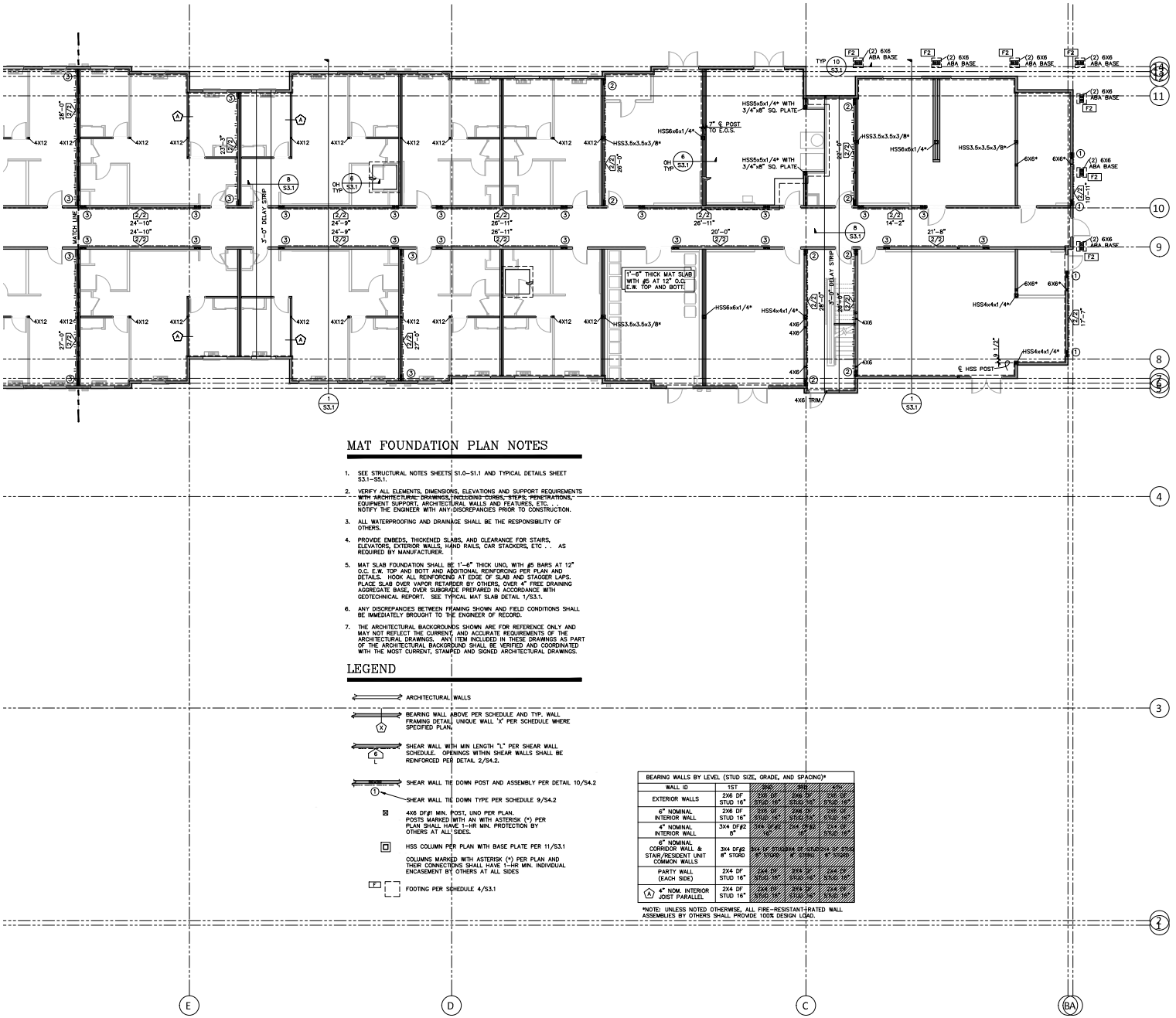
FOUNDATION PLAN WEST

S2.11



MAT FOUNDATION PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEET S3.1–S5.1.
2. VERIFY ALL ELEMENTS, DIMENSIONS, ELEVATIONS AND SUPPORT REQUIREMENTS WITH ARCHITECTURAL DRAWINGS, INCLUDING CURBS, STEPS, PENETRATIONS, EQUIPMENT SUPPORT, ARCHITECTURAL WALLS AND FEATURES, ETC. . . NOTIFY THE ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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5. MAT SLAB FOUNDATION SHALL BE 1'-6" THICK UNO, WITH #5 BARS AT 12" O.C. E.W. TOP AND BOTT AND ADDITIONAL REINFORCING PER PLAN AND DETAILS. HOOK ALL REINFORCING AT EDGE OF SLAB AND STAGGER LAPS. PLACE SLAB OVER VAPOR RETARDER BY OTHERS, OVER 4" FREE DRAINING AGGREGATE BASE, OVER SUBGRADE PREPARED IN ACCORDANCE WITH GEOTECHNICAL REPORT. SEE TYPICAL MAT SLAB DETAIL 1/S3.1.
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LEGEND

- ARCHITECTURAL WALLS
- BEARING WALL ABOVE PER SCHEDULE AND TYP. WALL FRAMING DETAIL, UNIQUE WALL 'X' PER SCHEDULE WHERE SPECIFIED PLAN.
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- FOOTING PER SCHEDULE 4/S3.1

BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*

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6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	3X4 DF#2 8" STGRD	2X4 DF#2 16"	2X4 DF#2 16"	2X4 DF#2 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	3X4 DF#2 8" STGRD	2X4 DF STUDDING AT 16" STUDS & 8" STGRD	2X4 DF STUDDING AT 16" STUDS & 8" STGRD	2X4 DF STUDDING AT 16" STUDS & 8" STGRD
PARTY WALL (EACH SIDE)	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
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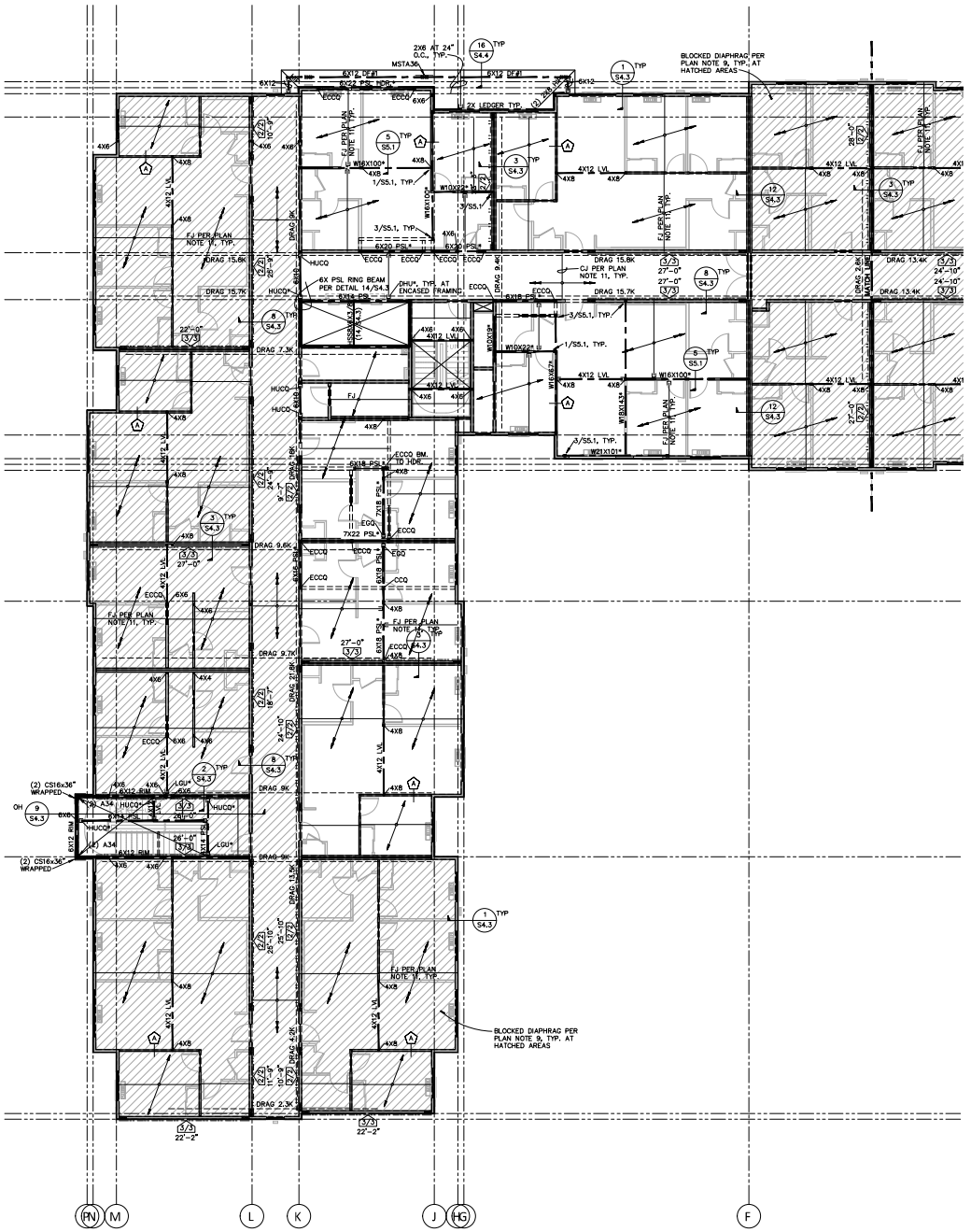
FOUNDATION PLAN EAST

S2.12



FRAMING PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEETS S3.1–S5.1.
2. ITEMIZED SCHEDULES AND TYPICAL DETAILS:
   TYPICAL WALL FRAMING DETAIL: 1/S4.1
   TYPICAL WALL OPENING DETAIL: 5/S4.1
   TYPICAL SHEAR WALL DETAIL AND SCHEDULE: 1/S4.2, 5/S4.2
   TYPICAL DRAG SCHEDULE: 13/S4.2
   TYPICAL FLOOR JOIST (FJ) SCHEDULE: 3/S4.1
   TYPICAL LVL/PSL BEAM SIZES: 18/S4.1
   TYPICAL METAL HANGER SCHEDULE: 8/S4.1
   FLOOR SPLIT DETAILING : 1/S4.3, 2/S4.3, 3/S4.3, 8/S4.3
   TYPICAL FLOOR-TO-FLOOR (FTF) STRAP DETAIL: 17/S4.2
3. VERIFY ALL ELEMENTS, DIMENSIONS, ELEVATIONS AND SUPPORT REQUIREMENTS WITH ARCHITECTURAL DRAWINGS, INCLUDING CURBS, STEPS, PENETRATIONS, EQUIPMENT SUPPORT, ARCHITECTURAL WALLS AND FEATURES, ETC. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL WATERPROOFING AND DRAINAGE SHALL BE THE RESPONSIBILITY OF OTHERS.
5. PROVIDE EMBEDS, THICKENED SLABS, AND CLEARANCE FOR STAIRS, ELEVATORS, EXTERIOR WALLS, HAND RAILS, CAR STACKERS, ETC . . AS REQUIRED BY MANUFACTURER.
6. ANY DISCREPANCIES BETWEEN FRAMING SHOWN AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD.
7. THE ARCHITECTURAL BACKGROUNDS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT THE CURRENT, AND ACCURATE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS. ANY ITEM INCLUDED IN THESE DRAWINGS AS PART OF THE ARCHITECTURAL BACKGROUND SHALL BE VERIFIED AND COORDINATED WITH THE MOST CURRENT, STAMPED AND SIGNED ARCHITECTURAL DRAWINGS.
8. TYPICAL FLOOR SHEATHING (UNO): 23/32" THICK APA RATED SHEATHING OR RATED STURD-I-FLOOR, SPAN RATING 48/24 (24 OC FOR STURD-I-FLOOR), EXPOSURE 1 STRUCTURAL PANELS, APPLIED WITH LONG DIMENSION ACROSS SUPPORTS AND ADJACENT PANELS STAGGERED WITH 4' ENDS OFFSET 4'. GLUE PANELS TO ALL FRAMING, EDGE NAIL WITH 10d RING SHANK NAILS OR EQUIV. (0.148" DIA. WITH 1-1/2" MIN. PENETRATION IN SUPPORTING FRAMING) AT 6" O.C. AT ALL SUPPORTED PANEL EDGES, BOUNDARIES, BLOCKING AND WHERE INDICATED ON PLAN. FIELD NAIL AT 12" O.C.
9. WHERE INDICATED ON PLAN, BLOCK ALL PANEL EDGES WITH 2X MINIMUM FRAMING AND EDGE NAIL ALL PANEL BOUNDARIES AT 2 1/2" O.C. AND INTERIOR PANEL EDGES AT 4" O.C. SEE DETAIL 10/S4.1 FOR ADDITIONAL INFORMATION.
10. MAXIMUM GYPSUM FLOOR TOPPING THICKNESS = 1-1/2"
11. TYPICAL FLOOR JOISTS (FJ) SHALL BE 11-7/8" TJI PER SCHEDULE 3/S4.1
12. TYPICAL CORRIDOR JOISTS (CJ) SHALL BE 2X DF-L PER SCHEDULE 4/S4.1
13. TYPICAL HEADERS SUPPORTING THIS LEVEL FRAMING BE PER TYPICAL WALL OPENING DETAIL, UNO PER PLAN.
14. PROVIDE SOLID BLOCKING IN FLOOR AT 24" O.C. PERPENDICULAR TO, AND ADJACENT TO ALL BEAMS SUPPORTING BEARING WALLS ABOVE.
15. SUPPORT ALL BEAMS WITH 4X POSTS MIN, UNO.

LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE PER SCHEDULE, UNIQUE WALL X PER SCHEDULE WHERE SPECIFIED
- HEADER IN WALL BELOW, SEE TYP. WALL OPENING DETAIL
- SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- FLOOR-TO-FLOOR (FTF) STRAP PER DETAIL 7/S4.2
- SHEAR WALL TIE DOWN ASSEMBLY PER DETAIL 10/S4.2, SEE SHEET S2.1 FOR TIE DOWN TYPE
- BEAM AND JOIST BELOW PER PLAN WITH METAL HANGERS PER 8/S4.1 WHERE OCCURS
  BEAMS MARKED WITH ASTERISK (*) PER PLAN AND THEIR CONNECTIONS SHALL HAVE 1-HR MIN. INDIVIDUAL ENCASEMENT BY OTHERS AT ALL SIDES.
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- DRAG PER SCHEDULE 13/S4.2
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BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*				
WALL ID	1ST	2ND	3RD	4TH
EXTERIOR WALLS	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	2X4 DF #2 16"	2X4 DF #2 16"	2X4 DF #2 16"	2X4 DF #2 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	2X6 DF#2 6" STGRD	2X4 DF STUD 6" STGRD	2X6 DF#2 6" STGRD	2X4 DF STUD 6" STGRD
PARTY WALL (EACH SIDE)	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
(A) 4" NOM. INTERIOR JOIST PARALLEL	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"

*NOTE: UNLESS NOTED OTHERWISE, ALL FIRE-RESISTANT-RATED WALL ASSEMBLIES BY OTHERS SHALL PROVIDE 100% DESIGN LOAD.

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Grover Beach, CA 93433 VertechSE.com

Exhibit D

STAMP:

REGISTERED PROFESSIONAL ENGINEER MICHAEL D. HURLEY No. S 4732 Exp. 6/30 STRUCTURAL STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

172

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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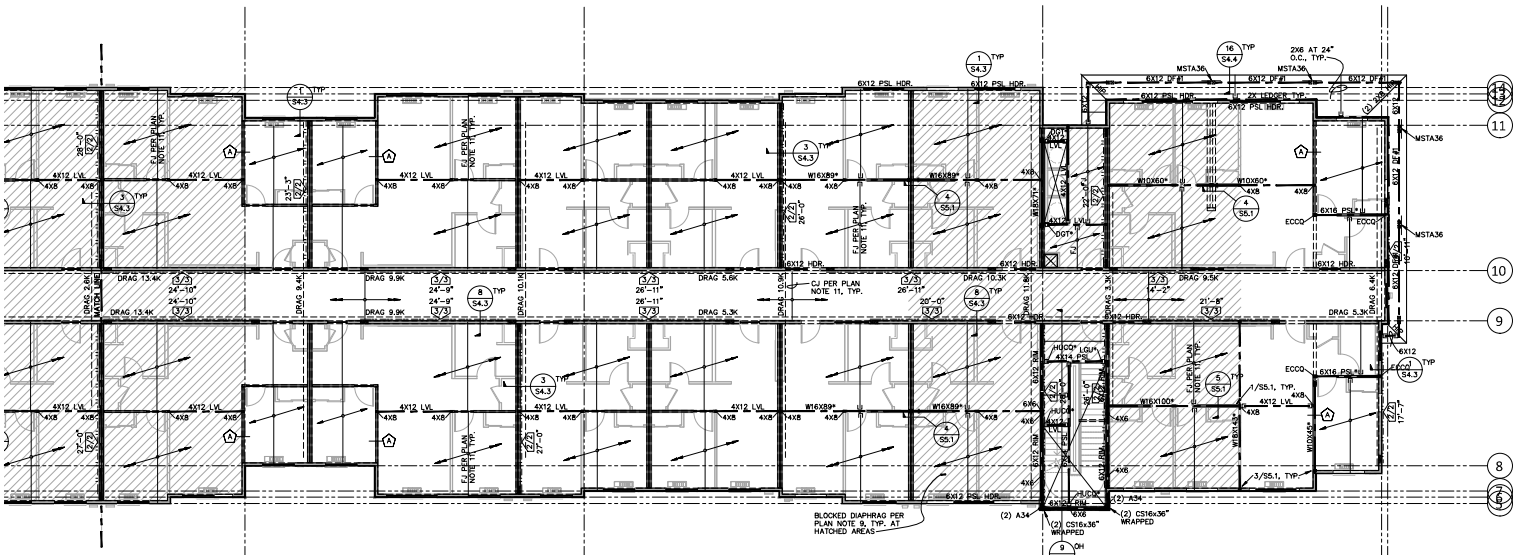
SUBMITTAL	DATE
PERMIT SET	08.28.2026

No.	REVISION	DATE

JOB NUMBER: 26-007
DRAWN BY: MDH/DDR
CHECKED BY: MDH

SECOND FLOOR FRAMING PLAN WEST

S2.21



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   - TYPICAL SHEAR WALL DETAIL AND SCHEDULE: 1/S4.2, 5/S4.2
   - TYPICAL DRAG SCHEDULE: 13/S4.2
   - TYPICAL FLOOR JOIST (FJ) SCHEDULE: 3/S4.1
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LEGEND

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BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*

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4" NOMINAL INTERIOR WALL	2X4 DF STUD 16"	3X4 DF#2 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	2X4 DF STUD 16"	2X4 DF STUD & 8" STUD	2X4 DF STUD & 8" STUD	2X4 DF STUD & 8" STUD
PARTY WALL (EACH SIDE)	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
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Exhibit D

STAMP:



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7TH & BROMMER AFFORDABLE HOUSING

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COMMUNITY HOUSINGWORKS (CHW)

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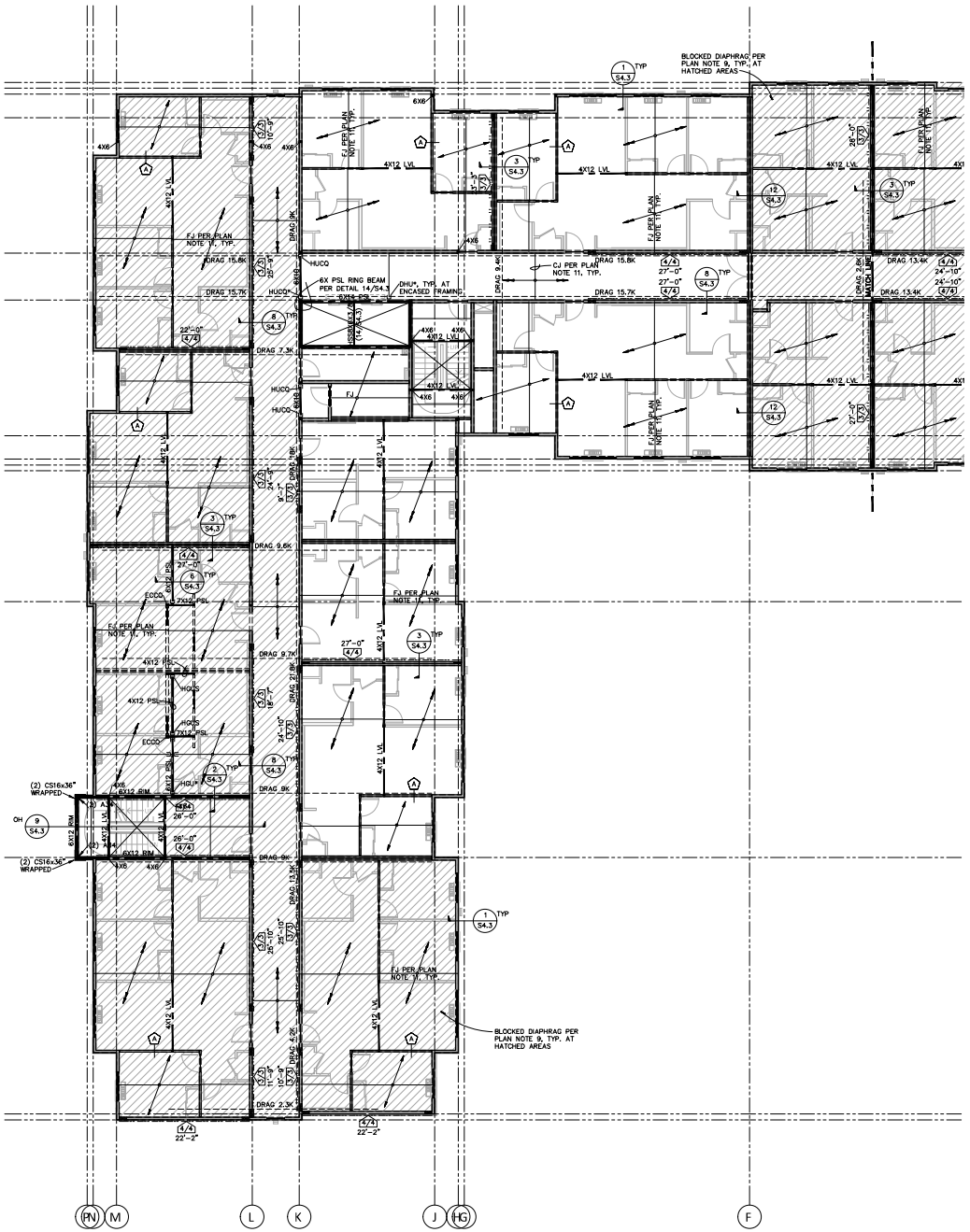
No.	REVISION	DATE

JOB NUMBER: 26-007
DRAWN BY: MDH/DDR
CHECKED BY: MDH

SECOND FLOOR FRAMING PLAN EAST

S2.22



FRAMING PLAN NOTES

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   TYPICAL WALL OPENING DETAIL: 5/S4.1
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LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE PER SCHEDULE, UNIQUE WALL X PER SCHEDULE WHERE SPECIFIED
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6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	2X4 DF#2 16"	2X4 DF#2 16"	2X4 DF#2 16"	2X4 DF STUD 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	2X6 DF#2 @ 16"	2X6 DF#2 @ 16"	2X4 DF STUD @ 8" STGRD	2X4 DF STUD @ 8" STGRD
PARTY WALL (EACH SIDE)	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
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Exhibit D

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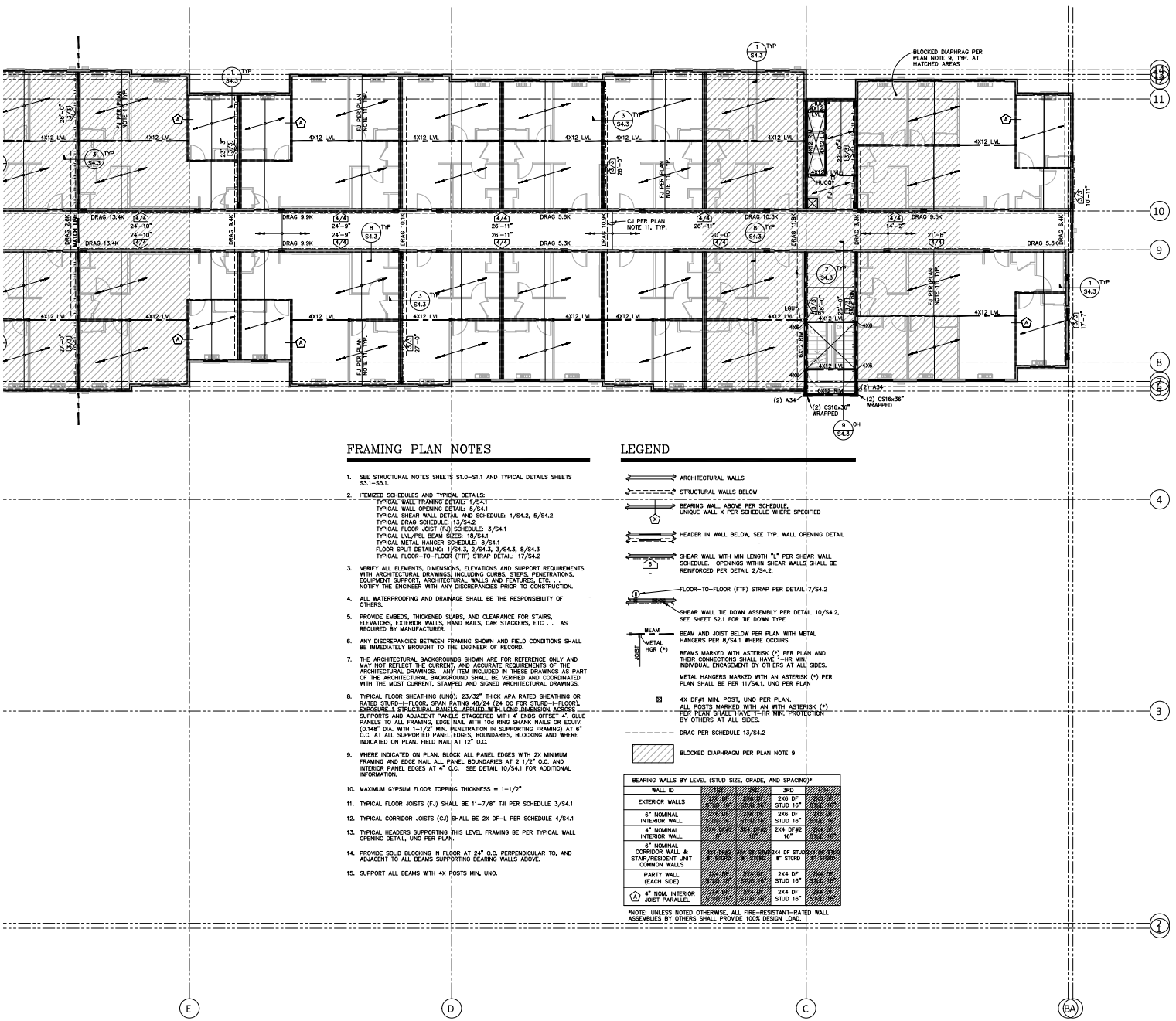
JOB NUMBER: 26-007
DRAWN BY: MDH/DDR
CHECKED BY: MDH

THIRD FLOOR FRAMING PLAN WEST

S2.31



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11. TYPICAL FLOOR JOISTS (FJ) SHALL BE 11-7/8" TJI PER SCHEDULE 3/S4.1
12. TYPICAL CORRIDOR JOISTS (CJ) SHALL BE 2X DF-L PER SCHEDULE 4/S4.1
13. TYPICAL HEADERS SUPPORTING THIS LEVEL FRAMING BE PER TYPICAL WALL OPENING DETAIL, UNO PER PLAN.
14. PROVIDE SOLID BLOCKING IN FLOOR AT 24" O.C. PERPENDICULAR TO, AND ADJACENT TO ALL BEAMS SUPPORTING BEARING WALLS ABOVE.
15. SUPPORT ALL BEAMS WITH 4X POSTS MIN, UNO.

LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE PER SCHEDULE, UNIQUE WALL X PER SCHEDULE WHERE SPECIFIED
- HEADER IN WALL BELOW, SEE TYP. WALL OPENING DETAIL
- SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- FLOOR-TO-FLOOR (FTF) STRAP PER DETAIL 7/S4.2
- SHEAR WALL TIE DOWN ASSEMBLY PER DETAIL 10/S4.2, SEE SHEET S2.1 FOR TIE DOWN TYPE
- BEAM AND JOIST BELOW PER PLAN WITH METAL HANGERS PER 8/S4.1 WHERE OCCURS
- BEAMS MARKED WITH ASTERISK (*) PER PLAN AND THEIR CONNECTIONS SHALL HAVE 1-HR MIN. INDIVIDUAL ENCASEMENT BY OTHERS AT ALL SIDES.
- METAL HANGERS MARKED WITH AN ASTERISK (*) PER PLAN SHALL BE PER 11/S4.1, UNO PER PLAN
- 4X DF#1 MIN. POST, UNO PER PLAN. ALL POSTS MARKED WITH AN WITH ASTERISK (*) PER PLAN SHALL HAVE 1-HR MIN. PROTECTION BY OTHERS AT ALL SIDES.
- DRAG PER SCHEDULE 13/S4.2
- BLOCKED DIAPHRAGM PER PLAN NOTE 9

BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*

WALL ID	1ST	2ND	3RD	4TH
EXTERIOR WALLS	2X6 HF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	2X4 DF #2 16"	2X4 DF #2 16"	2X4 DF #2 16"	2X4 DF STUD 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	2X4 DF #2 @ 16" & 2X6 DF STUD @ 16"	2X4 DF STUD @ 16" & 2X6 DF STUD @ 16"	2X4 DF STUD @ 16" & 2X6 DF STUD @ 16"	2X4 DF STUD @ 16" & 2X6 DF STUD @ 16"
PARTY WALL (EACH SIDE)	2X6 DF STUD 16"	2X6 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
(A) 4" NOM. INTERIOR JOIST PARALLEL	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"

*NOTE: UNLESS NOTED OTHERWISE, ALL FIRE-RESISTANT-RATED WALL ASSEMBLIES BY OTHERS SHALL PROVIDE 100% DESIGN LOAD.

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Exhibit D

STAMP:

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING 175

DEVELOPMENT FOR:
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JOB NUMBER: 26-007
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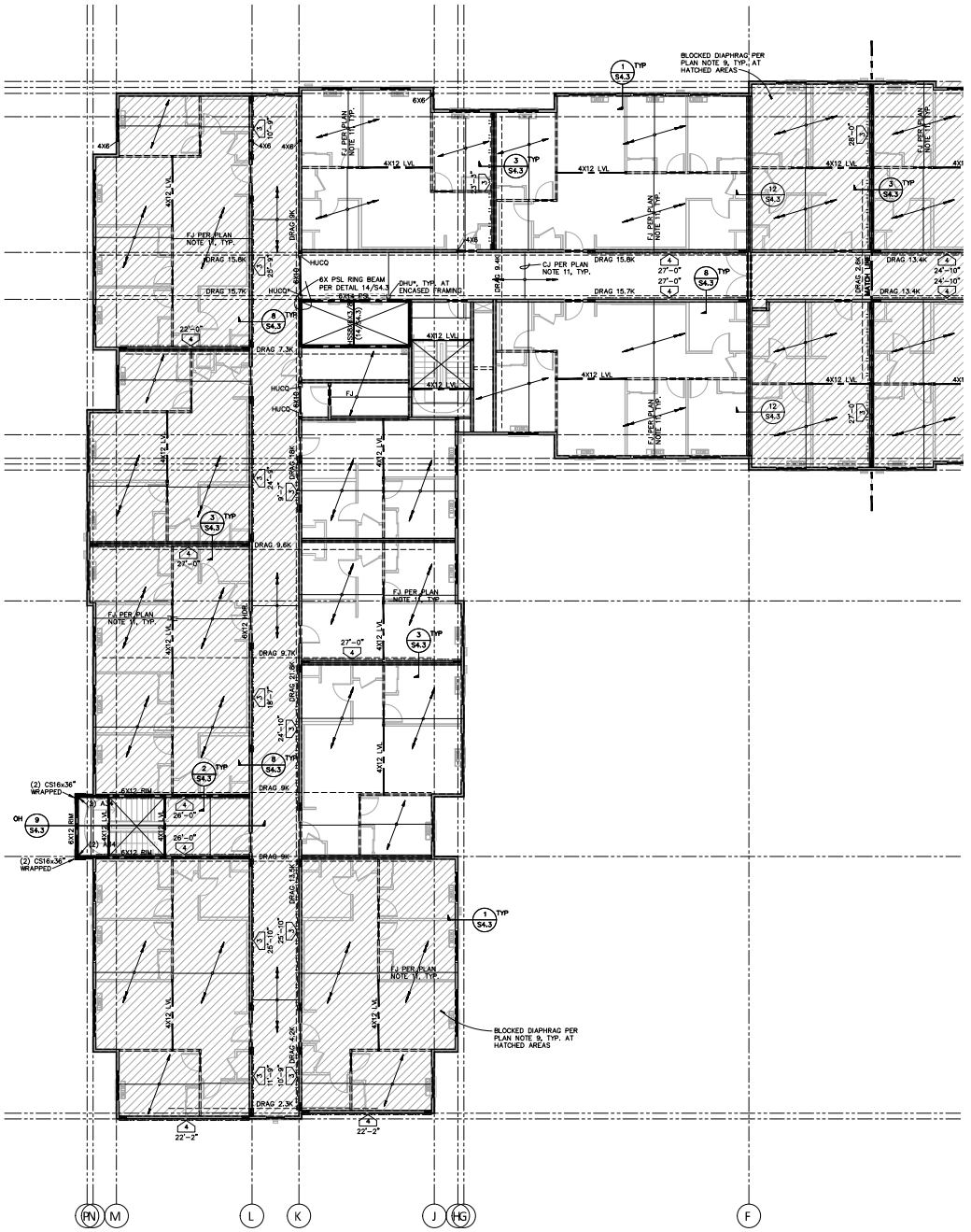
CHECKED BY: MDH

THIRD FLOOR FRAMING PLAN EAST

S2.32



FRAMING PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEETS S3.1–S5.1.
2. ITEMIZED SCHEDULES AND TYPICAL DETAILS:
   TYPICAL WALL FRAMING DETAIL: 1/S4.1
   TYPICAL WALL OPENING DENTAIL: 5/S4.1
   TYPICAL SHEAR WALL DETAIL AND SCHEDULE: 1/S4.2, 5/S4.2
   TYPICAL DRAG SCHEDULE: 13/S4.2
   TYPICAL FLOOR JOIST (FJ) SCHEDULE: 3/S4.1
   TYPICAL LVL/PSL BEAM SIZES: 18/S4.1
   TYPICAL METAL HANGER SCHEDULE: 8/S4.1
   FLOOR SPLIT DETAILING : 1/S4.3, 2/S4.3, 3/S4.3, 8/S4.3
   TYPICAL FLOOR-TO-FLOOR (FTF) STRAP DETAIL: 17/S4.2
3. VERIFY ALL ELEMENTS, DIMENSIONS, ELEVATIONS AND SUPPORT REQUIREMENTS WITH ARCHITECTURAL DRAWINGS, INCLUDING CURBS, STEPS, PENETRATIONS, EQUIPMENT SUPPORT, ARCHITECTURAL WALLS AND FEATURES, ETC. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL WATERPROOFING AND DRAINAGE SHALL BE THE RESPONSIBILITY OF OTHERS.
5. PROVIDE EMBEDS, THICKENED SLABS, AND CLEARANCE FOR STAIRS, ELEVATORS, EXTERIOR WALLS, HAND RAILS, CAR STACKERS, ETC . . AS REQUIRED BY MANUFACTURER.
6. ANY DISCREPANCIES BETWEEN FRAMING SHOWN AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD.
7. THE ARCHITECTURAL BACKGROUNDS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT THE CURRENT, AND ACCURATE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS. ANY ITEM INCLUDED IN THESE DRAWINGS AS PART OF THE ARCHITECTURAL BACKGROUND SHALL BE VERIFIED AND COORDINATED WITH THE MOST CURRENT, STAMPED AND SIGNED ARCHITECTURAL DRAWINGS.
8. TYPICAL FLOOR SHEATHING (UNO): 23/32" THICK APA RATED SHEATHING OR RATED STURD-I-FLOOR, SPAN RATING 48/24 (24 OC FOR STURD-I-FLOOR), EXPOSURE 1 STRUCTURAL PANELS, APPLIED WITH LONG DIMENSION ACROSS SUPPORTS AND ADJACENT PANELS STAGGERED WITH 4' ENDS OFFSET 4'. GLUE PANELS TO ALL FRAMING, EDGE NAIL WITH 10d RING SHANK NAILS OR EQUIV. (0.148" DIA. WITH 1-1/2" MIN. PENETRATION IN SUPPORTING FRAMING) AT 6" O.C. AT ALL SUPPORTED PANEL EDGES, BOUNDARIES, BLOCKING AND WHERE INDICATED ON PLAN. FIELD NAIL AT 12" O.C.
9. WHERE INDICATED ON PLAN, BLOCK ALL PANEL EDGES WITH 2X MINIMUM FRAMING AND EDGE NAIL ALL PANEL BOUNDARIES AT 2 1/2" O.C. AND INTERIOR PANEL EDGES AT 4" O.C. SEE DETAIL 10/S4.1 FOR ADDITIONAL INFORMATION.
10. MAXIMUM GYPSUM FLOOR TOPPING THICKNESS = 1-1/2"
11. TYPICAL FLOOR JOISTS (FJ) SHALL BE 11-7/8" TJI PER SCHEDULE 3/S4.1
12. TYPICAL CORRIDOR JOISTS (CJ) SHALL BE 2X DF-L PER SCHEDULE 4/S4.1
13. TYPICAL HEADERS SUPPORTING THIS LEVEL FRAMING BE PER TYPICAL WALL OPENING DETAIL, UNO PER PLAN.
14. PROVIDE SOLID BLOCKING IN FLOOR AT 24" O.C. PERPENDICULAR TO, AND ADJACENT TO ALL BEAMS SUPPORTING BEARING WALLS ABOVE.
15. SUPPORT ALL BEAMS WITH 4X POSTS MIN, UNO.

LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE PER SCHEDULE, UNIQUE WALL X PER SCHEDULE WHERE SPECIFIED
- HEADER IN WALL BELOW, SEE TYP. WALL OPENING DETAIL
- SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- FLOOR-TO-FLOOR (FTF) STRAP PER DETAIL 7/S4.2
- SHEAR WALL TIE DOWN ASSEMBLY PER DETAIL 10/S4.2, SEE SHEET S2.1 FOR TIE DOWN TYPE
- BEAM AND JOIST BELOW PER PLAN WITH METAL HANGERS PER 8/S4.1 WHERE OCCURS
  BEAMS MARKED WITH ASTERISK (*) PER PLAN AND THEIR CONNECTIONS SHALL HAVE 1-HR MIN. INDIVIDUAL ENCASEMENT BY OTHERS AT ALL SIDES.
  METAL HANGERS MARKED WITH AN ASTERISK (*) PER PLAN SHALL BE PER 11/S4.1, UNO PER PLAN
- 4X DF#1 MIN. POST, UNO PER PLAN. ALL POSTS MARKED WITH AN WITH ASTERISK (*) PER PLAN SHALL HAVE 1-HR MIN. PROTECTION BY OTHERS AT ALL SIDES.
- DRAG PER SCHEDULE 13/S4.2
- BLOCKED DIAPHRAGM PER PLAN NOTE 9

BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*				
WALL ID	1ST	2ND	3RD	4TH
EXTERIOR WALLS	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	2X4 DF #1 16"	2X4 DF #1 16"	2X4 DF #1 16"	2X4 DF STUD 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	2X6 DF #1 16"	2X6 DF #1 16"	2X6 DF #1 16"	2X4 DF STUD 6" STGRD
PARTY WALL (EACH SIDE)	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
(A) 4" NOM. INTERIOR JOIST PARALLEL	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"

*NOTE: UNLESS NOTED OTHERWISE, ALL FIRE-RESISTANT-RATED WALL ASSEMBLIES BY OTHERS SHALL PROVIDE 100R DESIGN LOAD.

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Exhibit D

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING 176

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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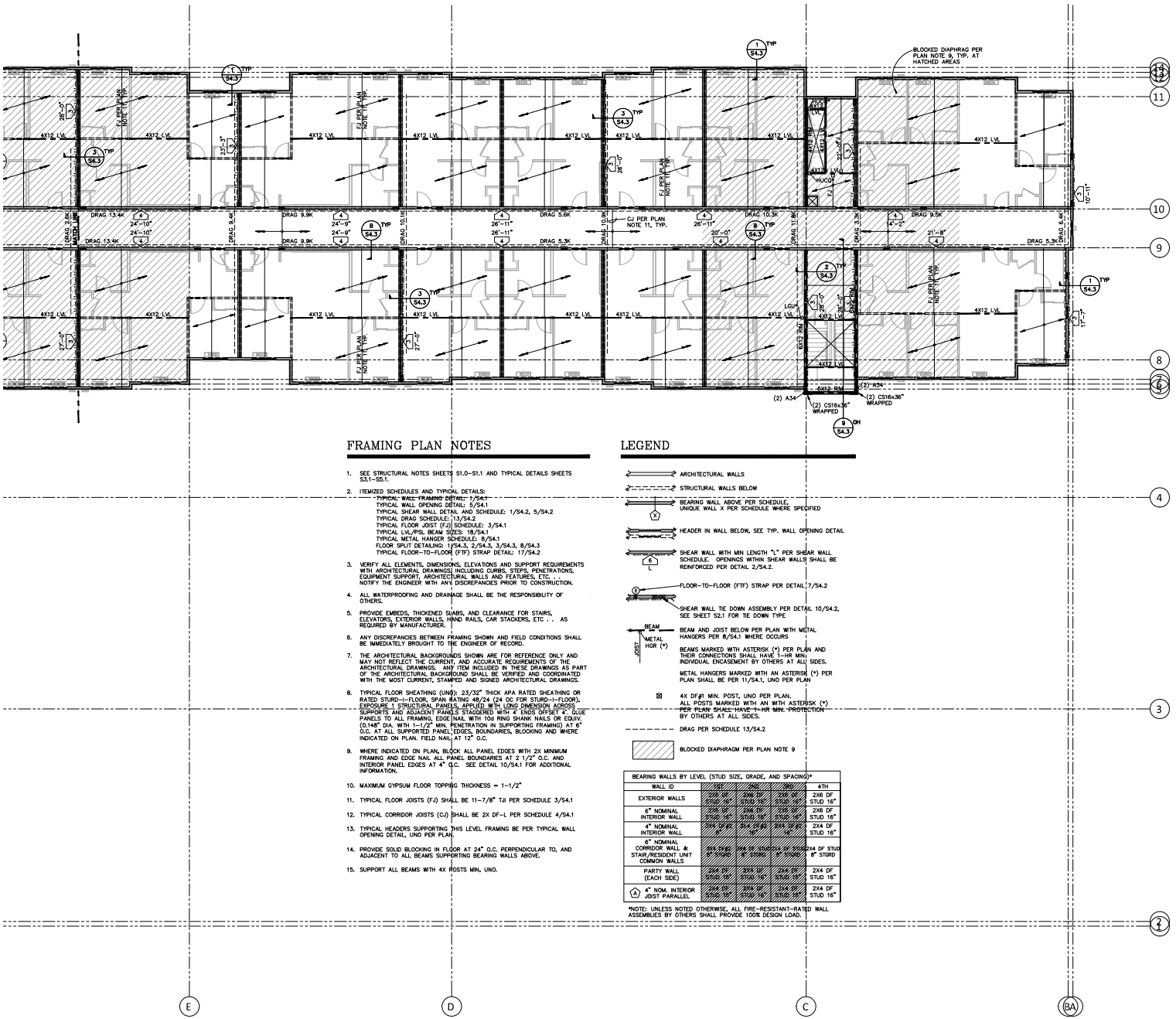
FOURTH FLOOR FRAMING PLAN WEST

S2.41



FRAMING PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEETS S3.1–S5.1.
2. ITEMIZED SCHEDULES AND TYPICAL DETAILS:
   TYPICAL WALL FRAMING DETAIL: 1/S4.1
   TYPICAL WALL OPENING DETAIL: 5/S4.1
   TYPICAL SHEAR WALL DETAIL AND SCHEDULE: 1/S4.2, 5/S4.2
   TYPICAL DRAG SCHEDULE: 13/S4.2
   TYPICAL FLOOR JOIST (FJ) SCHEDULE: 3/S4.1
   TYPICAL LVL/PSL BEAM SIZES: 18/S4.1
   TYPICAL METAL HANGER SCHEDULE: 8/S4.1
   FLOOR SPLIT DETAILING: 1/S4.3, 2/S4.3, 3/S4.3, 8/S4.3
   TYPICAL FLOOR-TO-FLOOR (FTF) STRAP DETAIL: 17/S4.2
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8. TYPICAL FLOOR SHEATHING (UNO): 23/32" THICK APA RATED SHEATHING OR RATED STURD-I-FLOOR, SPAN RATING 48/24 (24 OC FOR STURD-I-FLOOR), EXPOSURE 1, STRUCTURAL PANELS, APPLIED WITH LONG DIMENSION ACROSS SUPPORTS AND ADJACENT PANELS STAGGERED WITH 4' ENDS OFFSET 4'. GLUE PANELS TO ALL FRAMING, EDGE NAIL WITH 10d RING SHANK NAILS OR EQUIV. (0.148" DIA. WITH 1-1/2" MIN. PENETRATION IN SUPPORTING FRAMING) AT 6" O.C. AT ALL SUPPORTED PANEL EDGES, BOUNDARIES, BLOCKING AND WHERE INDICATED ON PLAN. FIELD NAIL AT 12" O.C.
9. WHERE INDICATED ON PLAN, BLOCK ALL PANEL EDGES WITH 2X MINIMUM FRAMING AND EDGE NAIL ALL PANEL BOUNDARIES AT 2 1/2" O.C. AND INTERIOR PANEL EDGES AT 4" O.C. SEE DETAIL 10/S4.1 FOR ADDITIONAL INFORMATION.
10. MAXIMUM GYPSUM FLOOR TOPPING THICKNESS = 1-1/2"
11. TYPICAL FLOOR JOISTS (FJ) SHALL BE 11-7/8" TJI PER SCHEDULE 3/S4.1
12. TYPICAL CORRIDOR JOISTS (CJ) SHALL BE 2X DF-L PER SCHEDULE 4/S4.1
13. TYPICAL HEADERS SUPPORTING THIS LEVEL FRAMING BE PER TYPICAL WALL OPENING DETAIL, UNO PER PLAN.
14. PROVIDE SOLID BLOCKING IN FLOOR AT 24" O.C. PERPENDICULAR TO, AND ADJACENT TO ALL BEAMS SUPPORTING BEARING WALLS ABOVE.
15. SUPPORT ALL BEAMS WITH 4X POSTS MIN. UNO.

LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE PER SCHEDULE, UNIQUE WALL X PER SCHEDULE WHERE SPECIFIED
- HEADER IN WALL BELOW, SEE TYP. WALL OPENING DETAIL
- SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- FLOOR-TO-FLOOR (FTF) STRAP PER DETAIL 7/S4.2
- SHEAR WALL TIE DOWN ASSEMBLY PER DETAIL 10/S4.2, SEE SHEET S2.1 FOR TIE DOWN TYPE
- BEAM AND JOIST BELOW PER PLAN WITH METAL HANGERS PER 8/S4.1 WHERE OCCURS
- BEAMS MARKED WITH ASTERISK (*) PER PLAN AND THEIR CONNECTIONS SHALL HAVE 1-HR MIN. INDIVIDUAL ENCASEMENT BY OTHERS AT ALL SIDES.
- METAL HANGERS MARKED WITH AN ASTERISK (*) PER PLAN SHALL BE PER 11/S4.1, UNO PER PLAN
- 4X DF#1 MIN. POST, UNO PER PLAN. ALL POSTS MARKED WITH AN WITH ASTERISK (*) PER PLAN SHALL HAVE 1-HR MIN. PROTECTION BY OTHERS AT ALL SIDES.
- DRAG PER SCHEDULE 13/S4.2
- BLOCKED DIAPHRAGM PER PLAN PER NOTE 9

BEARING WALLS BY LEVEL (STUD SIZE, GRADE, AND SPACING)*

WALL ID	1ST	2ND	3RD	4TH
EXTERIOR WALLS	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
6" NOMINAL INTERIOR WALL	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"
4" NOMINAL INTERIOR WALL	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"
6" NOMINAL CORRIDOR WALL & STAIR/RESIDENT UNIT COMMON WALLS	2X4 DF#1 @ 8' STUDS	2X4 DF STUD @ 10' 2X6 @ 8' STUDS	2X4 DF STUD @ 10' 2X6 @ 8' STUDS	2X4 DF STUD @ 8' STUDS
PARTY WALL (EACH SIDE)	2X6 DF STUD 16"	2X6 DF STUD 16"	2X6 DF STUD 16"	2X4 DF STUD 16"
(A) 4" NOM. INTERIOR JOIST PARALLEL	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"	2X4 DF STUD 16"

*NOTE: UNLESS NOTED OTHERWISE, ALL FIRE-RESISTANT-RATED WALL ASSEMBLIES BY OTHERS SHALL PROVIDE 100% DESIGN LOAD.

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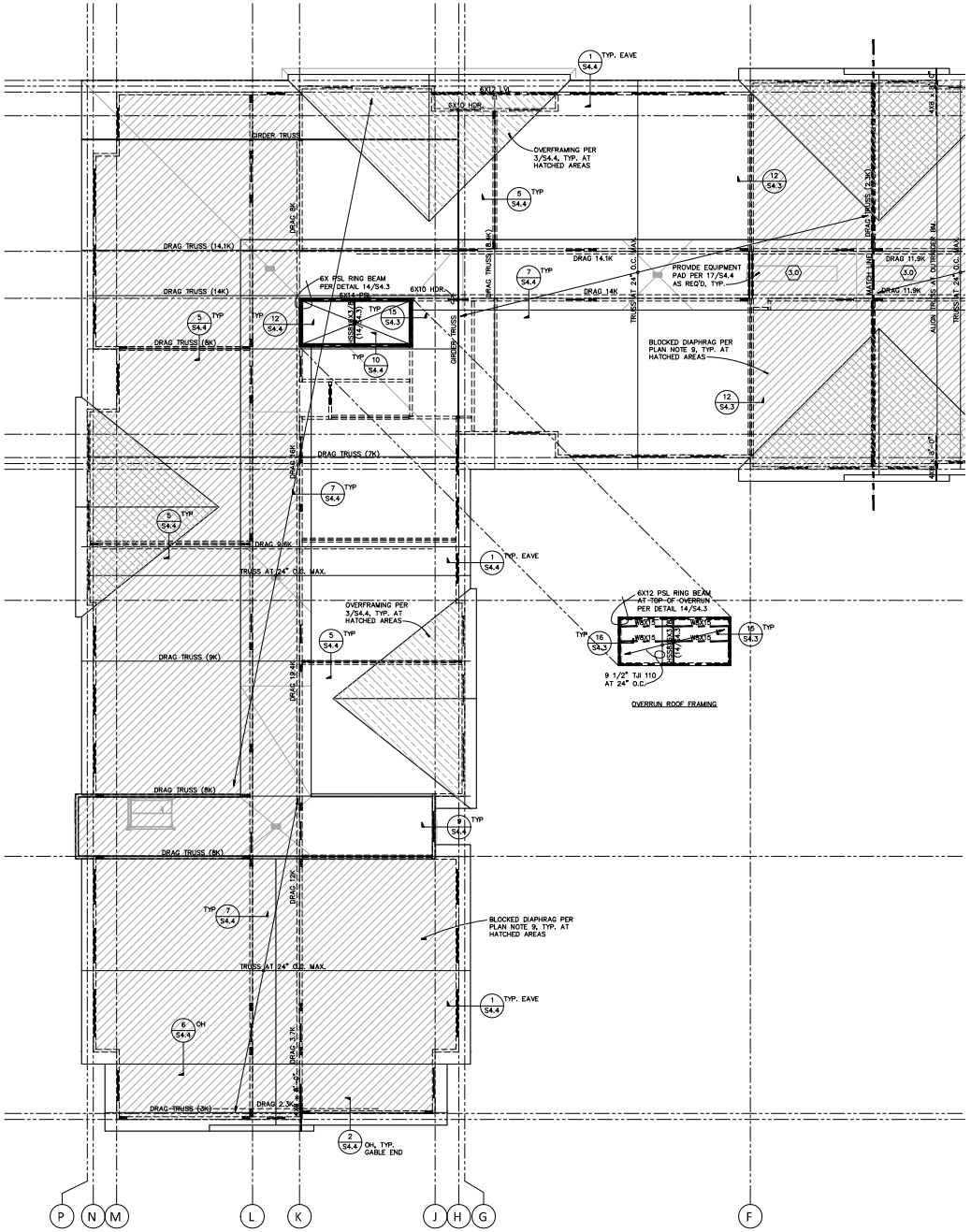
FOURTH FLOOR FRAMING PLAN EAST

S2.42



ROOF FRAMING PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEETS S3.1–S5.1.
2. ITEMIZED SCHEDULES AND TYPICAL DETAILS:
   TYPICAL WALL FRAMING DETAIL: 1/S4.1
   TYPICAL WALL OPENING DETAIL: 5/S4.1
   TYPICAL SHEAR WALL DETAIL AND SCHEDULE: 1/S4.2, 5/S4.2
   TYPICAL DRAG SCHEDULE: 13/S4.2
   TYPICAL ROOF JOIST (RJ) SCHEDULE: 3/S4.1
   TYPICAL LVL/PSL BEAM SIZES: 18/S4.1
   TYPICAL METAL HANGER SCHEDULE: 8/S4.1
3. VERIFY ALL ELEMENTS, DIMENSIONS, ELEVATIONS AND SUPPORT REQUIREMENTS WITH ARCHITECTURAL DRAWINGS, INCLUDING CURBS, STEPS, PENETRATIONS, EQUIPMENT SUPPORT, ARCHITECTURAL WALLS AND FEATURES, ETC. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL WATERPROOFING AND DRAINAGE SHALL BE THE RESPONSIBILITY OF OTHERS.
5. PROVIDE EMBEDS, THICKENED SLABS, AND CLEARANCE FOR STAIRS, ELEVATORS, EXTERIOR WALLS, HAND RAILS, CAR STACKERS, ETC . . AS REQUIRED BY MANUFACTURER.
6. ANY DISCREPANCIES BETWEEN FRAMING SHOWN AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD.
7. THE ARCHITECTURAL BACKGROUNDS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT THE CURRENT, AND ACCURATE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS. ANY ITEM INCLUDED IN THESE DRAWINGS AS PART OF THE ARCHITECTURAL BACKGROUND SHALL BE VERIFIED AND COORDINATED WITH THE MOST CURRENT, STAMPED AND SIGNED ARCHITECTURAL DRAWINGS.
8. TYPICAL ROOF SHEATHING (UNO): 5/8" THICK, APA RATED SHEATHING, SPAN RATING 32/16, EXPOSURE 1 STRUCTURAL PANELS, APPLIED WITH LONG DIMENSION ACROSS SUPPORTS AND ADJACENT PANELS STAGGERED WITH 4' ENDS OFFSET 4'. EDGE NAIL WITH 10d OR EQUIVALENT (0.131" DIA. WITH 1-1/2" MIN EMBEDMENT IN SUPPORTING FRAMING) AT 6" O.C. AT ALL SUPPORTED PANEL EDGES, HIPS (PROVIDE BLKG), BOUNDARIES, GABLE ENDS, OTHER BLOCKING AND WHERE INDICATED ON PLAN. FIELD NAIL AT 12" O.C.
9. WHERE INDICATED ON PLAN, BLOCK ALL PANEL EDGES WITH 2X MINIMUM FRAMING AND EDGE NAIL ALL PANEL BOUNDARIES AT 4" O.C. AND INTERIOR PANEL EDGES AT 6" O.C. SEE DETAIL 12/S4.2 FOR ADDITIONAL INFORMATION.
10. TYPICAL ROOF JOISTS (RJ) SHALL BE 11-7/8" TJI PER SCHEDULE 3/S4.1.
11. TYPICAL HEADERS SUPPORTING THIS LEVEL FRAMING BE PER TYPICAL WALL OPENING DETAIL, UNO PER PLAN.
12. SUPPORT ALL BEAMS WITH 4X POSTS MIN, UNO.

LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE: 2X6 DF-L STUD AT 16" O.C.
- HEADER IN WALL BELOW, SEE TYP. WALL OPENING DETAIL
- 6 L — SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- (1) — FLOOR-TO-FLOOR (FTF) STRAP PER DETAIL 7/S4.2
- SHEAR WALL TIE DOWN ASSEMBLY PER DETAIL 10/S4.2, SEE SHEET S2.1 FOR TIE DOWN TYPE
- BEAM / JOIST — BEAM AND JOIST BELOW PER PLAN WITH METAL HANGERS PER 8/S4.1 WHERE OCCURS
- ⊠ DF#1 POST PER PLAN, 4X MIN. UNO
- DRAG PER SCHEDULE 13/S4.2
- BLOCKED DIAPHRAGM PER PLAN NOTE 9
- 1.0 — MAX OPERATING WEIGHT OF EQUIPMENT IN THOUSANDS OF POUNDS

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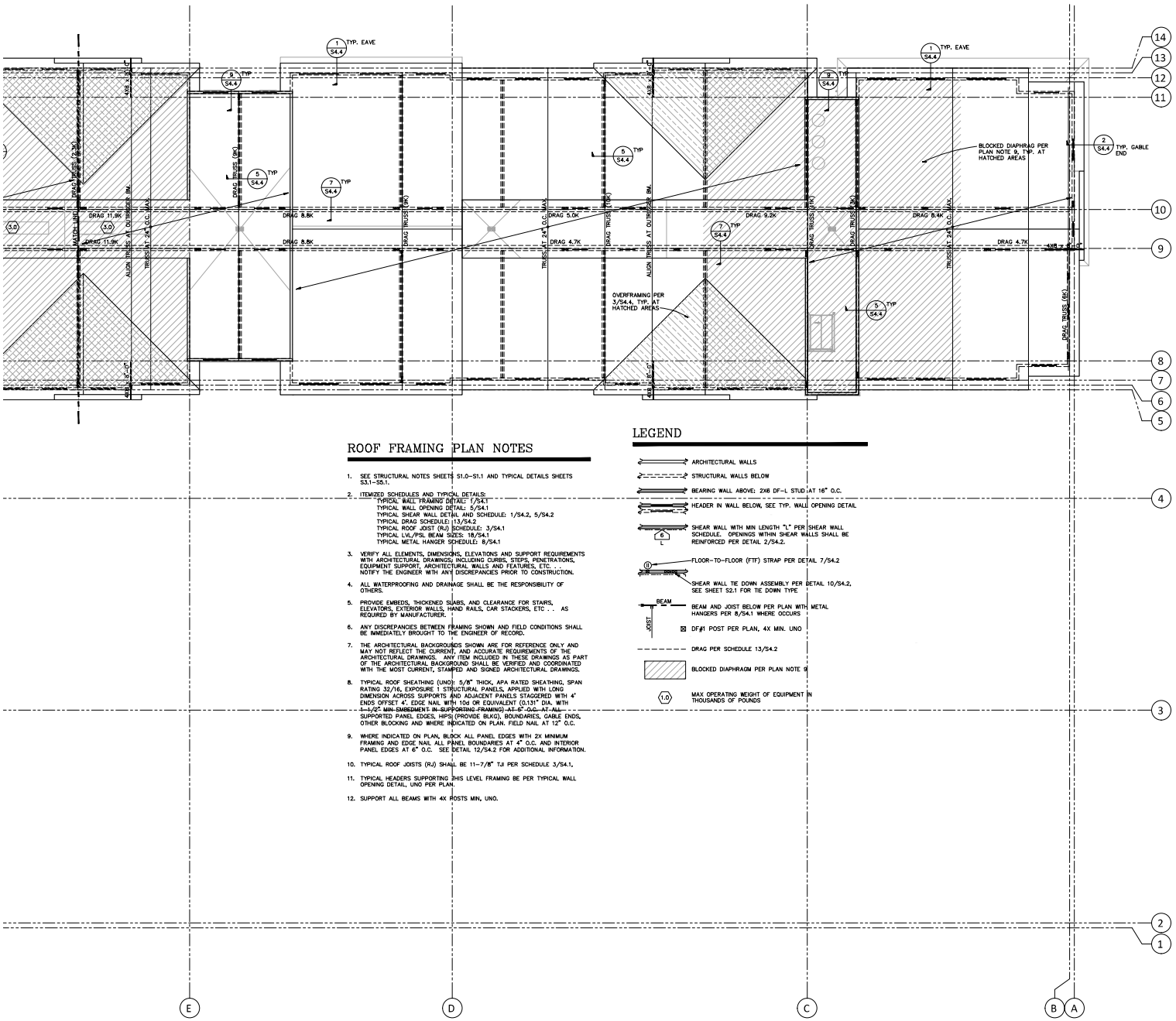
ROOF FRAMING PLAN WEST

S2.51



ROOF FRAMING PLAN NOTES

1. SEE STRUCTURAL NOTES SHEETS S1.0–S1.1 AND TYPICAL DETAILS SHEETS S3.1–S5.1.
2. ITEMIZED SCHEDULES AND TYPICAL DETAILS:
   - TYPICAL WALL FRAMING DETAIL: 1/S4.1
   - TYPICAL WALL OPENING DETAIL: 5/S4.1
   - TYPICAL SHEAR WALL DETAIL AND SCHEDULE: 1/S4.2, 5/S4.2
   - TYPICAL DRAG SCHEDULE: 13/S4.2
   - TYPICAL ROOF JOIST (RJ) SCHEDULE: 3/S4.1
   - TYPICAL LVL/PSL BEAM SIZES: 18/S4.1
   - TYPICAL METAL HANGER SCHEDULE: 8/S4.1
3. VERIFY ALL ELEMENTS, DIMENSIONS, ELEVATIONS AND SUPPORT REQUIREMENTS WITH ARCHITECTURAL DRAWINGS; INCLUDING CURBS, STEPS, PENETRATIONS, EQUIPMENT SUPPORT, ARCHITECTURAL WALLS AND FEATURES, ETC . . . NOTIFY THE ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL WATERPROOFING AND DRAINAGE SHALL BE THE RESPONSIBILITY OF OTHERS.
5. PROVIDE EMBEDS, THICKENED SLABS, AND CLEARANCE FOR STAIRS, ELEVATORS, EXTERIOR WALLS, HAND RAILS, CAR STACKERS, ETC . . AS REQUIRED BY MANUFACTURER.
6. ANY DISCREPANCIES BETWEEN FRAMING SHOWN AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD.
7. THE ARCHITECTURAL BACKGROUNDS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT THE CURRENT, AND ACCURATE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS. ANY ITEM INCLUDED IN THESE DRAWINGS AS PART OF THE ARCHITECTURAL BACKGROUND SHALL BE VERIFIED AND COORDINATED WITH THE MOST CURRENT, STAMPED AND SIGNED ARCHITECTURAL DRAWINGS.
8. TYPICAL ROOF SHEATHING (UNO): 5/8" THICK, APA RATED SHEATHING, SPAN RATING 32/16, EXPOSURE 1 STRUCTURAL PANELS, APPLIED WITH LONG DIMENSION ACROSS SUPPORTS AND ADJACENT PANELS STAGGERED WITH 4' ENDS OFFSET 4'. EDGE NAIL WITH 10d OR EQUIVALENT (0.131" DIA. WITH 1-1/2" MIN. EMBEDMENT IN SUPPORTING FRAMING) AT 6" O.C. AT ALL SUPPORTED PANEL EDGES, HPS; (PROVIDE BLKG), BOUNDARIES, GABLE ENDS, OTHER BLOCKING AND WHERE INDICATED ON PLAN. FIELD NAIL AT 12" O.C.
9. WHERE INDICATED ON PLAN, BLOCK ALL PANEL EDGES WITH 2X MINIMUM FRAMING AND EDGE NAIL ALL PANEL BOUNDARIES AT 4" O.C. AND INTERIOR PANEL EDGES AT 6" O.C. SEE DETAIL 12/S4.2 FOR ADDITIONAL INFORMATION.
10. TYPICAL ROOF JOISTS (RJ) SHALL BE 11-7/8" TJI PER SCHEDULE 3/S4.1.
11. TYPICAL HEADERS SUPPORTING THIS LEVEL FRAMING BE PER TYPICAL WALL OPENING DETAIL, UNO PER PLAN.
12. SUPPORT ALL BEAMS WITH 4X POSTS MIN. UNO.

LEGEND

- ARCHITECTURAL WALLS
- STRUCTURAL WALLS BELOW
- BEARING WALL ABOVE: 2X6 DF-L STUD AT 16" O.C.
- HEADER IN WALL BELOW, SEE TYP. WALL OPENING DETAIL
- 6 L — SHEAR WALL WITH MIN LENGTH "L" PER SHEAR WALL SCHEDULE. OPENINGS WITHIN SHEAR WALLS SHALL BE REINFORCED PER DETAIL 2/S4.2.
- (T) — FLOOR-TO-FLOOR (FTF) STRAP PER DETAIL 7/S4.2
- (D) — SHEAR WALL TIE DOWN ASSEMBLY PER DETAIL 10/S4.2, SEE SHEET S2.1 FOR TIE DOWN TYPE
- BEAM / JOIST — BEAM AND JOIST BELOW PER PLAN WITH METAL HANGERS PER 8/S4.1 WHERE OCCURS
- ⊠ DF#1 POST PER PLAN, 4X MIN. UNO
- DRAG PER SCHEDULE 13/S4.2
- BLOCKED DIAPHRAGM PER PLAN NOTE 9
- (1.0) — MAX OPERATING WEIGHT OF EQUIPMENT IN THOUSANDS OF POUNDS

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DEVELOPMENT FOR:
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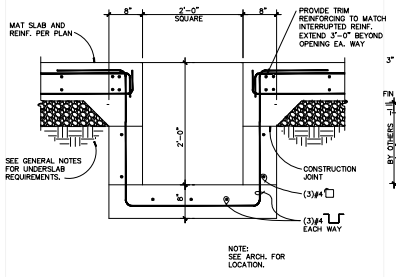
ROOF FRAMING PLAN EAST

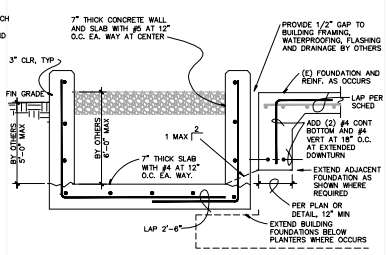
S2.52



SUMP PUMP PIT DETAIL

NO SCALE

16



PLANTER DETAIL

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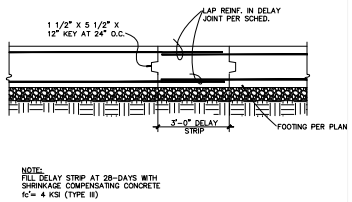
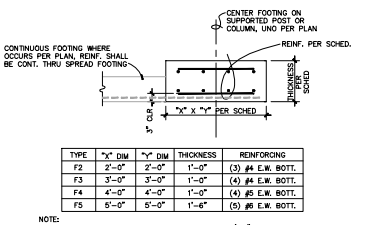
12



DELAY JOINT IN FOOTING

NO SCALE

8



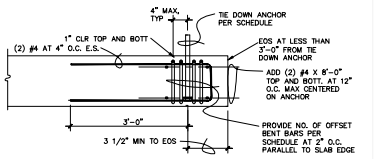
TYPE	"X" DIM	"Y" DIM	THICKNESS	REINFORCING
F2	2'-0"	2'-0"	1'-0"	(3) #4 E.W. BOTT.
F3	3'-0"	3'-0"	1'-0"	(4) #4 E.W. BOTT.
F4	4'-0"	4'-0"	1'-0"	(4) #5 E.W. BOTT.
F5	5'-0"	5'-0"	1'-0"	(5) #6 E.W. BOTT.

NOTE:
BOTTOM OF SPREAD FOOTING SHALL BE EMBEDDED 1'-6" MIN. BELOW LOWEST ADJACENT GRADE, 1'-6" MIN. BELOW BUILDING PAD SUBGRADE, 6" MIN. TO IN-SITU TERRACE DEPOSITS PER GEOTECHNICAL REPORT, OR SHALL MATCH BOTTOM OF ADJACENT CONT. FOOTING; WHICHEVER IS DEEPER.

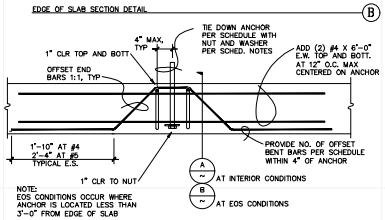
TYP. SPREAD FOOTING SCHEDULE

NO SCALE

4



EDGE OF SLAB SECTION DETAIL (B)



INTERIOR SLAB SECTION DETAIL (A)

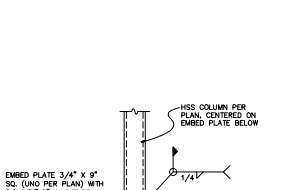
ANCHOR TYPE	MAX ASD LOAD	GRADE 92 ROD DIA.	OFFSET BARS EA. WAY INTERIOR CONDITION	OFFSET BARS ONE WAY EDGE CONDITION
A	12,710	5/8"	(1) #5 BAR E.W.	(2) #5 BARS.
B	18,810	3/4"	(1) #5 BAR E.W.	(2) #5 BARS.
C	25,970	7/8"	(2) #5 BAR E.W.	(3) #5 BARS.
D	34,070	1"	(2) #5 BAR E.W.	(4) #5 BARS.
E	42,930	1 1/8"	(3) #5 BAR E.W.	(5) #5 BARS.
F	54,510	1 1/4"	(3) #5 BAR E.W.	(6) #5 BARS.
G	67,471	1 3/8"	(4) #5 BAR E.W.	(7) #5 BARS.

SCHEDULE NOTES:
1. HOLD DOWN ASSEMBLY AND ANCHORAGE TO FRAMING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND LATEST ICC REPORT.
2. THREADED ROD ANCHORS SHALL BE PROVIDED WITH HEAVY HEX NUT AND 1/2" THICK PLATE WASHERS WITH PROJECTION OF 1" BEYOND BOLT IN EACH DIRECTION AT EMBEDDED END. RUN THREADED ROD THROUGH NUT TWO TURNS AND STRIKE THREADS.
3. GRADE 92+ MATERIAL INCLUDES ASTM A449, A193 B7, F1554 GRADE 105 AND SIMPSON ATS AND PAB HIGH STRENGTH MATERIAL WITH: Fy=92 KSI Fu=120KSI AT DIA <= 1" Fy=105KSI Fu=125KSI AT DIA > 1"

TIE DOWN ANCHORAGE DETAIL

NO SCALE

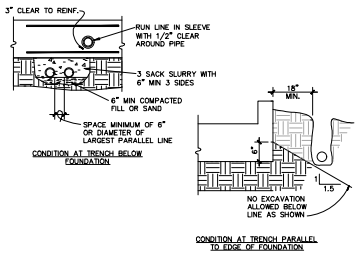
14



TYP EMBED PLATE AT HSS COLUMN

NO SCALE

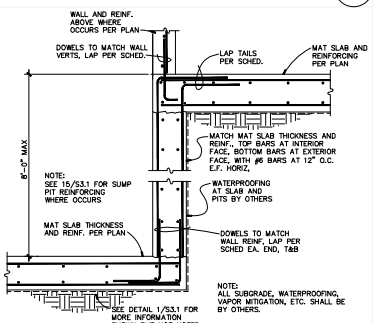
11



PIPE/CONDUIT AT FOUNDATION DETAIL

NO SCALE

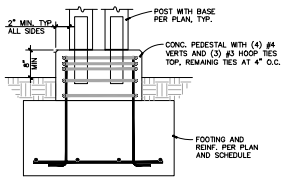
7



PIT/STEP AT MAT SLAB DETAIL

NO SCALE

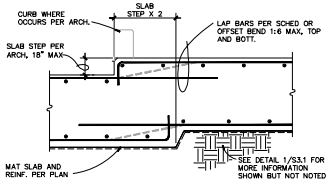
3



TYP EXTERIOR WOOD POST FOOTING

NO SCALE

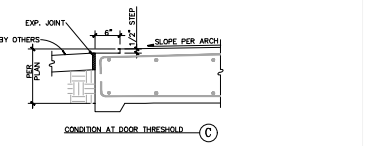
10

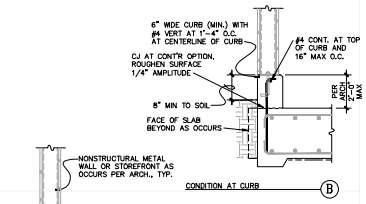


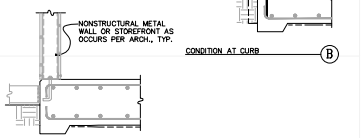
SLAB STEP

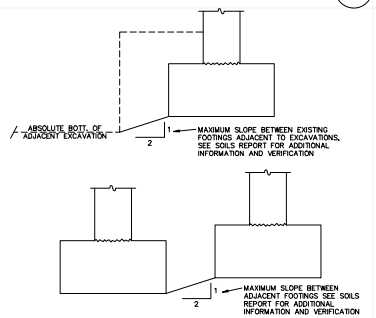
NO SCALE

6





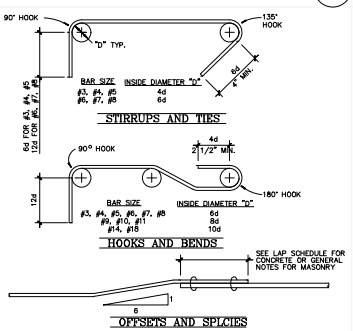




ADJACENT FOOTING DETAIL

NO SCALE

13



REBAR BENDING DETAIL

NO SCALE

9

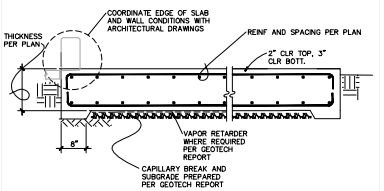
BAR SIZE	CONCRETE STRENGTH f'c = PSI 3000	4000	5000	6000	
#3	28	24	22	20	TOP BARS ②
	21	18	17	16	OTHER BARS
#4	37	32	29	28	
	28	24	22	20	
#5	46	40	36	33	
	36	31	28	25	
#6	56	48	43	39	
	43	37	33	30	
#7	81	70	63	57	
	62	54	48	44	
#8	93	80	73	65	
	71	62	55	50	
#9	104	90	81	74	
	80	69	62	57	
#10	116	100	90	82	
	89	77	69	63	
#11	127	110	99	90	
	98	85	76	69	

NOTES:
1. INCREASE LAP LENGTHS 30% FOR LIGHT WEIGHT CONCRETE (115 PCF MAX) AND 33% AT 4 BAR BUNDLES.
2. TOP BARS ARE HORIZ. BARS WITH MORE THAN 12" OF WET CONCRETE PLACED BELOW.
3. MINIMUM CLEAR COVER > d8 AND MINIMUM CLEAR SPACING > 2d8. INCREASE LAP LENGTHS 50% IF MINIMUMS NOT SATISFIED. ("d8" = BAR DIAMETER)
4. CLASS B SPLICE SHALL BE USED UNO.
5. CLASS A SPLICE = 77% OF CLASS B SPLICE AND MAY BE USED WHERE SPECIFICALLY NOTED IN PLANS AND DETAILS
6. LAP LENGTHS INDICATED ARE IN INCHES.

REBAR LAP SCHEDULE (CLASS B)

NO SCALE

5



TYPICAL MAT SLAB DETAIL

NO SCALE

1

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Exhibit D

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7TH & BROMMER AFFORDABLE HOUSING 180

DEVELOPMENT FOR:
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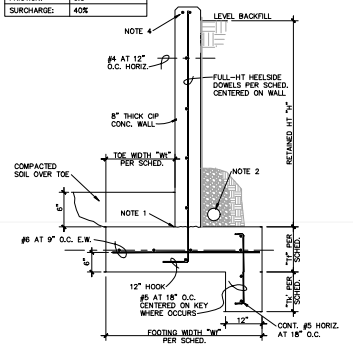
JOB NUMBER: 26-007
DRAWN BY: MDH/DDR
CHECKED BY: MDH

STRUCTURAL DETAILS

S3.1

RETAINING WALL DESIGN VARIABLES	
ACTIVE CASE:	45 PCF (LEVEL)
BEARING:	2400 PSF
PASSIVE CASE:	300 PCF
FRICTION:	0.3
SURCHARGE:	40%



NOTES:
1. ROUGHEN TOP OF FOOTING AT STEMWALL TO 1/4" AMPLITUDE.
2. WATERPROOFING PER ARCH. PROVIDE 12" SECTION OF FREE DRAINING MATERIAL BEHIND WALL WITH 4" DIA. PERFORATED PIPE WITH DRAIN TO POSITIVE OUTFALL, UNO PER GEOTECHNICAL REPORT.
3. SHORE WALL AS REQUIRED WHILE COMPACTING BACKFILL
4. TOP OF WALL CONDITIONS MAY VARY, SEE PLANS AND DETAILS FOR ADDITIONAL INFO. PROVIDE #4 EA. FACE HORIZONTAL AT TOP OF WALL, UNO

RETAINING WALL SCHEDULE

H RETAINED HEIGHT	"T" WALL THICKNESS	Wf FOOTING WIDTH	Wt TOE WIDTH	"T" FOOTING THICKNESS	Tk KEY THICKNESS	HEELSIDE DOWELS
5'-0"	8"	6'-3"	0'-0"	2'-0"	1'-6"	#5 AT 16" O.C. FULL-HEIGHT
4'-0"	8"	5'-0"	0'-0"	2'-0"	1'-0"	#5 AT 16" O.C. FULL-HEIGHT
3'-0"	8"	4'-0"	0'-0"	2'-0"	0'-6"	#5 AT 16" O.C. FULL-HEIGHT
1'-6"	8"	2'-3"	0'-0"	2'-0"	–	#5 AT 16" O.C. FULL-HEIGHT

TYPICAL CONVENTIONAL SITE WALL

NO SCALE

1

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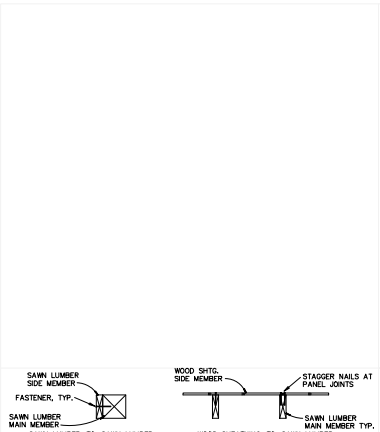
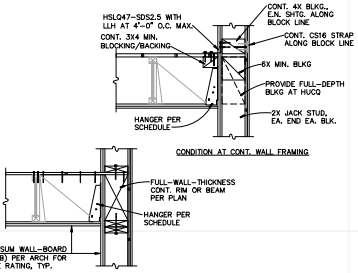
STRUCTURAL DETAILS

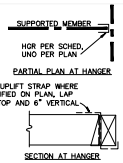
S3.2



TYPICAL PLATE CONNECTION DETAILS 16

NO SCALE





HANGER SCHEDULE

SUPPORTED MEMBER	FACE HANGER	TOP FLANGE HANGER
2X JOIST	LUS	BA
DBL 2X JOIST	HUS-2	HUS-2TF
I JOIST	MIU	ITS
4X BEAM	HUS	HUS-TF
6X BEAM	HU	HU-TF
1 3/4" SCL BEAM	HU	BA
3 1/2" SCL BEAM	HHUS	HWP
5 1/4"-7" SCL BEAM	HGU *	HGLTV

* HGUS MAY BE USED FOR DEPTHS UP TO 12" MAX

NOTES:
1. HANGERS SHALL BE CHOSEN WITHIN THE SPECIFIED MODEL GROUP FOR THE APPROPRIATE AND ACCURATE SIZE OF THE SUPPORTED MEMBER AND SHALL BE INSTALLED PER THE LATEST EDITION OF THE SIMPSON CATALOGUE SPECIFICATIONS WITH MINIMUM NUMBER AND SIZES OF FASTENERS AT JOIST, TOP, FACE, FLANGE, OR OTHER AS REQUIRED. WHERE ALTERNATE FASTENING OPTIONS ARE AVAILABLE, USE THE FASTENING LABELED "MAX".
2. VERIFY NECESSARY SLOPES, SKEWS, FLANGE OFFSETS, ETC. . . PRIOR TO ORDERING HANGER
3. ANY INCONSISTENCIES OR DISCREPANCIES IN SIZES, CONFIGURATION, OR AVAILABILITY FOR ANY INDIVIDUAL HANGER CONDITION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR WRITTEN INSTRUCTION
4. SPECIFIC HANGERS SPECIFIED ON PLAN SHALL GOVERN OVER SCHEDULE.
5. VERIFY ADEQUATE HANGER MATERIAL SPECIFICATIONS WITH MANUFACTURER FOR CONDITIONS AT PRESERVATIVE TREATED ASSEMBLIES.

TYPICAL METAL HANGER SCHEDULE 8

NO SCALE

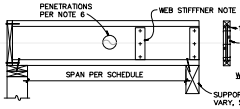
CORRIDOR JOIST SCHEDULE

JOIST SIZE AND SPACING	MAX SPAN (RESIDENTIAL)	MAX SPAN (PUBLIC/EXITING)
2X8 DF#2 AT 16" O.C.	10'-0"	7'-6"
2X8 DF#2 AT 12" O.C.	11'-3"	8'-6"
DBL 2X8 DF#2 AT 16" O.C.	14'-6"	10'-6"
DBL 2X8 DF#2 AT 12" O.C.	16'-0"	12'-6"

CORRIDOR JOIST NOTES:
1. JOISTS ARE DESIGNED FOR 35 PSF DL AND L/360 MAX LIVE LOAD DEFLECTION.
2. RESIDENTIAL CONDITION OCCURS AT CORRIDORS ABOVE THE FIRST FLOOR SERVING ONLY RESIDENTIAL SPACES UNLESS NOTED OTHERWISE, SEE NOTE 3.
3. PUBLIC/EXISTING CONDITIONS OCCURS AT CORRIDORS SERVING COMMUNITY ROOMS, OFFICES, MEETING ROOMS, EXCERCISE ROOMS, AND ANY CORRIDOR AREAS ADJACENT TO ELEVATORS OR STAIR ENCLOSURES

TYPICAL CORRIDOR JOIST SCHEDULE 4

NO SCALE



JOIST SIZE	LOADING, DELFECTION, AND JOIST SPACING	TYP RESIDENTIAL LOADING DL/LL=30/40PSF L/480, 16" O.C.	PUBLIC/EXITING LOADING DL/LL=35/100 L/360, 16" O.C.	EXTERIOR DECK LOADING DL/LL=50/100 L/360, 16" O.C.	ROOF LOADING DL/LL=25/20 L/360, 24" O.C.	
					TYPICAL	STANCHION SUPPORT
11 7/8" TJI 110		15'-9"	11'-9"	11'-9"	18'-6"	14'-6"
11 7/8" TJI 210		16'-9"	13'-0"	13'-0"	20'-0"	16'-0"
11 7/8" TJI 230		17'-6"	13'-6"	13'-6"	21'-0"	16'-6"
11 7/8" TJI 360		18'-9"	16'-6"	15'-0"	22'-6"	17'-6"
11 7/8" TJI 560		20'-9"	18'-6"	17'-6"	25'-0"	20'-0"

NOTES:
1. INSTALL JOISTS AND COMPONENTS IN ACCORDANCE WITH MFR'S RECOMMENDATIONS AND VERIFY JOIST CAN ACCOMMODATE ALL REQUIRED FASTENER TYPES AND SPACING (DIAPHRAGM, DRAG, SHEAR PLATE, ETC . .) IN ACCORDANCE WITH ICC-ESR 1153.
2. FLOOR JOISTS ARE DESIGNED FOR L/480 MAX LIVE LOAD DEFLECTION OR TJ-PRO RATING OF 45, WHICHEVER IS MORE RESTRICTIVE. CONTACT ENGINEER FOR REVISED JOIST SPAN LIMITS IF MORE ENHANCED FLOOR PERFORMANCE IS REQUIRED.
3. PUBLIC/EXIT CONDITION EXISTS AT ANY PUBLIC SPACE, ELEVATOR WAITING AREAS, EXERCISE, COMMUNITY, MEETING ROOMS, AND ANY CORRIDORS SERVING THEM.
4. PROVIDE WEB STIFFENERS AT SUPPORTS WHERE TOP FLANGE IS UNSUPPORTED, AT ANY POINT LOADS (POSTS ABOVE OR PERP. FRAMING), AND WHERE SPECIFIED ON PLANS OR DETAILS.
5. LOCATE 4" MAX DIA. PENETRATIONS 2'-6" MIN FROM SUPPORTS, CENTERED IN JOIST. LARGER PENETRATIONS SHALL BE PER ESR-1153 OR REINFORCED PER TYPICAL JOIST PENETRATION DETAIL. NO PENETRATIONS ARE PERMITTED IN CANTILEVERED SECTIONS.
6. ROOF JOISTS SUPPORTING STANCHIONS SHALL BE PER THE "STANCHION SUPPORT" COLUMN. STANCHION REACTIONS SHALL BE VERIFIED WITH ARRAY DESIGN CALCULATIONS BY OTHERS AND SHALL NOT EXCEED 180#/±780# UNFACTORED CONCENTRATED DEAD/WIND LOAD. ARRAY DESIGN CALCULATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH THE WORK.

SAWN LUMBER—TO—SAWN LUMBER		
SIDE MEMBER	COMMON NAIL SIZE	HY-TEK NAIL ALTERNATE
2X	10d	0.120M X 3"
2X	12d	0.120M X 3 1/4"
2X, 3X	16d	0.148 X 3 1/2"
3X	20d	0.148 X 4"
WOOD SHEATHING—TO—SAWN LUMBER		
15/32", 1/2"	8d	0.120 X 2 1/8"
15/32" THRU 3/4"	10d	0.120M X 2 1/4"
1 1/8"	10d	0.120M X 3"

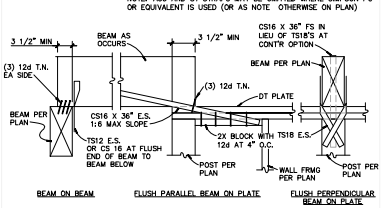
NOTES:
1. HY-TEK NAILS BY HY-TEK FASTENERS INC. SHALL BE IN ACCORDANCE WITH ICC-ES ESR 2648.
2. HY-TEK NAIL ALTERNATES ARE NOT PERMITTED IN STRUCTURAL COMPOSITE LUMBER (LSL, LVL, PSL) OR WOOD I-JOIST APPLICATIONS. USE ONLY COMMON NAILS OR SCREWED CONNECTIONS AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
3. HY-TEK NAIL ALTERNATES APPLY ONLY TO THE SIDE MEMBER AND COMMON NAIL SIZE COMBINATIONS SHOWN IN THE TABLE ABOVE. ALL OTHER NAILING SHALL BE AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
4. HY-TEK NAILS MAY BE USED AT DIAPHRAGM NAILING PER PLAN AND SHEAR WALL NAILING PER PLAN AND SHEAR WALL SCHEDULE WHERE HEIGHT—TO—WIDTH RATIO (TOP PLATE HEIGHT/SHEAR WALL LENGTH) IS LESS THAN 2.0.
5. ALL NAILS USED IN PRESERVATIVE—TREATED (PT) OR FIRE—RETARDANT TREATED (FRT) WOOD SHALL BE HOT—DIP GALVANIZED PER ASTM A153, CLASS D.

HY-TEK COMMON NAIL ALTERNATES 19

NO SCALE



NOTE: A35 AND ST STRAPS MAY BE OMITTED WHERE SIMPSON PC OR EQUIVALENT IS USED (OR AS NOTED OTHERWISE ON PLAN)



TYPICAL BEAM CONNECTIONS DETAIL 15

NO SCALE

I-JOIST HANGER SCHEDULE (SEE 9/S4.3 FOR MAX. ALLOWABLE JOIST SPANS)

JOIST SIZE	LOADING, DELFECTION, AND JOIST SPACING	TYP RESIDENTIAL LOADING DL/LL=30/40PSF L/480, 16" O.C.	PUBLIC/EXITING LOADING DL/LL=35/100 L/360, 16" O.C.	EXTERIOR DECK LOADING DL/LL=50/100 L/360, 16" O.C.	ROOF LOADING DL/LL=25/20 L/360, 24" O.C.	
					TYPICAL	STANCHION SUPPORT
TJI 110		DU	DHU	DHU	DU	DGT
TJI 210		DU	DHU	DHU	DU	DGT
TJI 230		DU	DHU	DGT	DU	DGT
TJI 360		DU	DGT	DGT	DHU	DGT
TJI 560		DU	DGT	DGHT	DHU	DGT

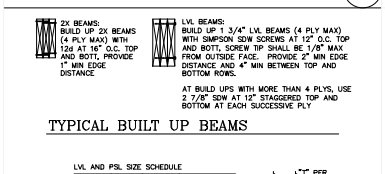
NOTES:
1. PROVIDE WEB STIFFENERS AS REQUIRED PER TYPICAL TJI JOIST SCHEDULE AND AT ALL DGT/DGHT HANGERS.
2. DGT HANGERS MAY BE SUBSTITUTED FOR DU AND DHU HANGERS PER SCHEDULE AT CONTRACTOR'S OPTION.
3. FIRE WALL HANGERS MAY BE INSTALLED OVER (2) MAX. LAYERS OF 5/8" GWB INSTALLED IN ACCORDANCE WITH RATED ASSEMBLY BY OTHERS.
4. INSTALL FIRE WALL HANGERS USING ALL MANUFACTURER SPECIFIED FASTENERS.
5. REPLACE STANDARD FACE FASTENERS PROVIDED WITH HUCQ/LCU/MCU/HCU/HHCU HANGERS WITH 0.25"x4.5" SDS.

PRISMATIC MEMBER HGR. SCHEDULE

SUPPORTED MEMBER	HANGER
2X JOIST	DHU/DGT
DBL 2X JOIST	DGHT
4X BEAM	HUCQ
6X BEAM	HUCQ
4X SCL BEAM	LCU
6X SCL BEAM	HGU

TYPICAL FIRE WALL HANGER DETAIL 11

NO SCALE



TYPICAL BUILT UP BEAMS

LVL AND PSL SIZE SCHEDULE

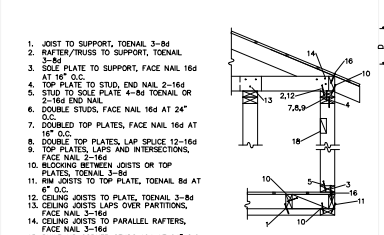
SPECIFIED "T"	ACTUAL "T"	SPECIFIED "W"	ACTUAL "W"
2X	1 3/4"	X6	5 1/2"
4X	3 1/2"	X8	7 1/2"
6X	5 1/4"	X10	9 1/2"
7X	7"	X12	11 7/8"
		X14+	AS SPECIFIED

"T" PER SCHEDULE
"W" PER SCHEDULE

NOTES:
1. PSL AND LVL BEAM AND COLUMN SIZES ARE SPECIFIED AS NOMINAL SIZES "T" X "W" (THICKNESS "T" X WIDTH "W") AND SHALL BE PROVIDED WITH ACTUAL DIMENSIONS AS FOLLOWS: (FOR EXAMPLE: 2X12 LVL = 1 3/4" X 11 7/8" MIN)

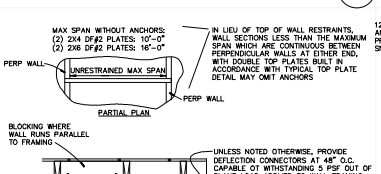
TYPICAL LVL/PSL BEAM SIZES 18

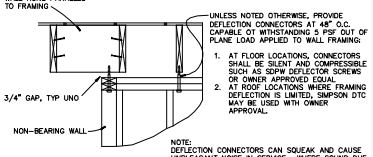
NO SCALE



TYPICAL MIN NAILING UNO 17

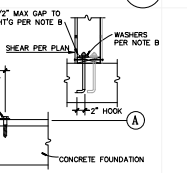
NO SCALE





SLIP GAP AT NON—STRUCT WALLS 14

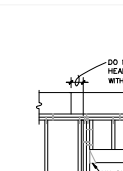
NO SCALE



NOTES:
A. PROVIDE 2X DF MUD SILL (PT WHERE WITHIN 8" OF FIN. GRADE) WITH 1/2" DIA. X 7" EMBED ANCHOR BOLTS, (2) MIN PER PIECE, UNO PER SWS.
B. WASHERS AT SHEAR WALLS SHALL BE 3"X3"x0.229" MIN. AND MAY HAVE A SLOT LENGTH OF 1-3/4" WHEN A STANDARD CUT WASHER IS ADDED BETWEEN WASHER AND NUT. STAGGER A.B. AS REQUIRED AT DOUBLE SIDED 2X6 SHEAR WALLS SUCH THAT 1/2" GAP SHOWN IN SECTION "A" IS PROVIDED EA. SIDE AT ALTERNATING A.B., OR USE BPS5/8-6 BEARING PLATES.
C. 5/8" DIA. TITEN HD WITH 4-1/4" EMBED AND 4-1/2" MIN TO NEAREST PARALLEL EDGE (3-1/2" IN PT SLABS) INSTALLED PER ESR-2713 MAY BE USED IN LIEU OF CAST IN ANCHORS. LOCATE AND AVOID ALL EXISTING REINFORCING PRIOR TO DRILLING
D. SIMPSON MASA OR MASAP MAY BE USED IN LIEU OF CAST IN ANCHORS ON A (2) MASA PER (1) A.B. BASIS

TYP MUD SILL/ANCHOR BOLT DETAIL 10

NO SCALE



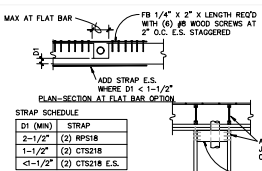
HEADER AND JAMB STUD SCHEDULE

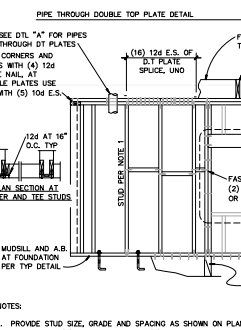
MAX ROUGH OPENING SIZE	HEADERS SUPPORTING FLOOR AREAS DF#1	DF#2	HEADERS AT ROOF DF#2	TOTAL REQUIRED JAMB STUDS	REQUIRED TRIMMER/KING STUDS 2X4 WALL	2X6 WALL
4'-0"	4X8/6X6	4X8/6X8	4X6/6X6	2	1 / 1	1 / 1
6'-8"	4X12/6X10	4X12/6X10	4X10/6X8	3	1 / 2	1 / 2
9'-4"	X/6X12	X/6X14	4X12/6X10	4	2 / 2	1 / 3
12'-0"	X/6X14		4X16/6X14	5	2 / 3	2 / 3
14'-8"	SEE PLAN			6	3 / 3	2 / 4
17'-4"	SEE PLAN			7	3 / 4	2 / 5

WALL OPENING NOTES:
1. PROVIDE JAMB STUDS (TRIMMERS + KINGS) EACH SIDE OF OPENINGS PER SCHEDULE. JAMB STUDS SHALL BE OF SAME SIZE AND GRADE AS WALL FRAMING. FASTEN JAMB STUDS: KING TO KING 16d AT 16" O.C., TRIMMER TO KING 16d AT 8" O.C. WHERE WALL STUD SPACING IS SPECIFIED TO BE LESS THAN 16" O.C., INCREASE (FACTOR) THE NUMBER OF KING STUDS LISTED BY 16/(STUD SPACING). USE 2X THE NUMBER LISTED FOR WALLS WITH DBL STUDS.
2. HEADERS WHICH MAY BE SIZED PER SCHEDULE INCLUDE BEAMS WITHIN WALL FRAMING WHICH SUPPORT ONLY TRIBUTARY JOISTS WHICH OCCUR ON THE SAME LEVEL. HEADERS WHICH SUPPORT POSTS FROM ABOVE, OTHER BEAMS, OR STRUCTURAL WALL FRAMING WHICH SUPPORTS FRAMING ABOVE SHALL NOT BE SIZED PER SCHEDULE. CONTACT EOR FOR WRITTEN DIRECTION WHERE NO SIZE FOR SUCH BEAMS IS GIVEN.
3. FLUSH RIM HEADERS (FRH): WHERE FLOOR JOISTS ARE FASTENED WITH HANGERS PER SCHEDULE TO CONTINUOUS FULL DEPTH 1-1/4" LSL RIMS IN THE FLOOR FRAMING WHICH RUN PARALLEL TO AND IN LINE WITH WALL, AND WHICH MEET THE MINIMUM REQUIREMENTS SHOWN MAY BE USED IN LIEU OF IN-WALL HEADERS. WHERE FLUSH RIM HEADERS ARE USED, IN-WALL HEADER MAY BE DOWNSIZED TO 4X6 OR 6X6 WITH HH EA. END AS SHOWN.
4. HEADERS IN EXTERIOR WALLS SHALL BE OF FIRE RETARDANT TREATED LUMBER IN TYPE III (5 STORY WOOD) CONSTRUCTION.

TYPICAL WALL OPENING DETAIL 5

NO SCALE

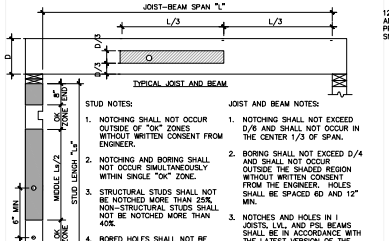




NOTES:
1. PROVIDE STUD SIZE, GRADE AND SPACING AS SHOWN ON PLAN. FASTEN STUDS TO PLATES WITH (2) 16d END NAILS OR (3) 8d T.N. TOP AND BOTT.
2. BLOCK SHEAR WALL PANEL EDGES AND MID-HEIGHT AT STUDS LONGER THAN 10'-0".
3. DOUBLE TOP PLATES SHALL BE (2) 2X DF#2 TOP PLATES WITH 12d FACE NAIL AT 16" O.C., TYP. UNO. BUTT ENDS OF DT PLATE SPLICE DIRECTLY OVER STUD.

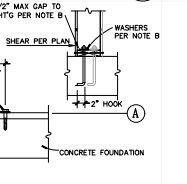
TYPICAL WALL FRAMING DETAIL 1

NO SCALE



TYP NOTCHING AND BORING DETAIL 13

NO SCALE



NOTES:
A. PROVIDE 2X DF MUD SILL (PT WHERE WITHIN 8" OF FIN. GRADE) WITH 1/2" DIA. X 7" EMBED ANCHOR BOLTS, (2) MIN PER PIECE, UNO PER SWS.
B. WASHERS AT SHEAR WALLS SHALL BE 3"X3"x0.229" MIN. AND MAY HAVE A SLOT LENGTH OF 1-3/4" WHEN A STANDARD CUT WASHER IS ADDED BETWEEN WASHER AND NUT. STAGGER A.B. AS REQUIRED AT DOUBLE SIDED 2X6 SHEAR WALLS SUCH THAT 1/2" GAP SHOWN IN SECTION "A" IS PROVIDED EA. SIDE AT ALTERNATING A.B., OR USE BPS5/8-6 BEARING PLATES.
C. 5/8" DIA. TITEN HD WITH 4-1/4" EMBED AND 4-1/2" MIN TO NEAREST PARALLEL EDGE (3-1/2" IN PT SLABS) INSTALLED PER ESR-2713 MAY BE USED IN LIEU OF CAST IN ANCHORS. LOCATE AND AVOID ALL EXISTING REINFORCING PRIOR TO DRILLING
D. SIMPSON MASA OR MASAP MAY BE USED IN LIEU OF CAST IN ANCHORS ON A (2) MASA PER (1) A.B. BASIS

TYP MUD SILL/ANCHOR BOLT DETAIL 9

NO SCALE

TYPICAL TJI JOIST SCHEDULE 3

NO SCALE

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MICHAEL D. HURLEY
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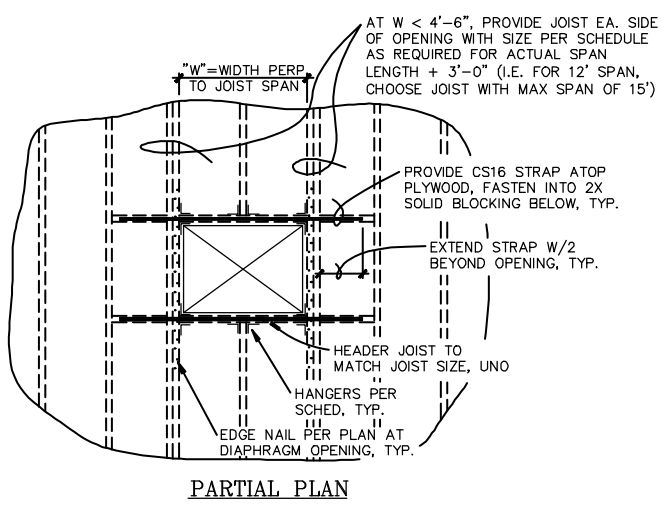
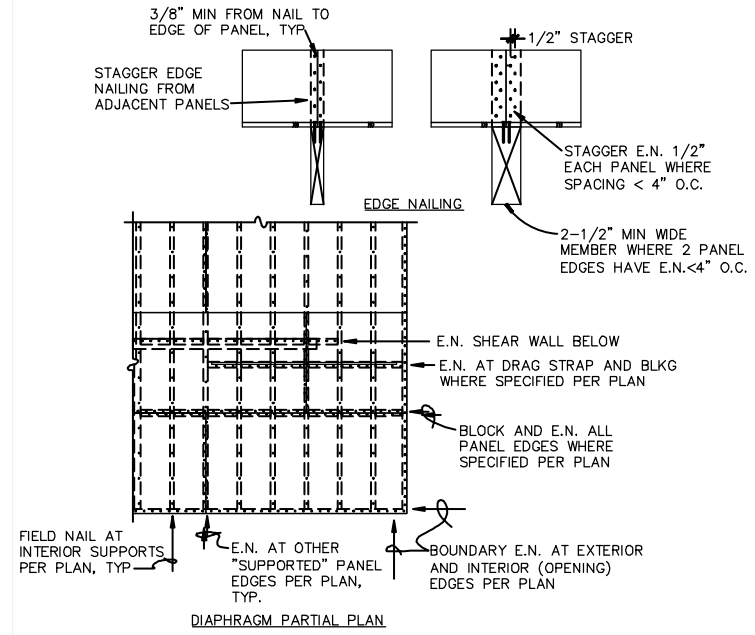
STATE OF CAL



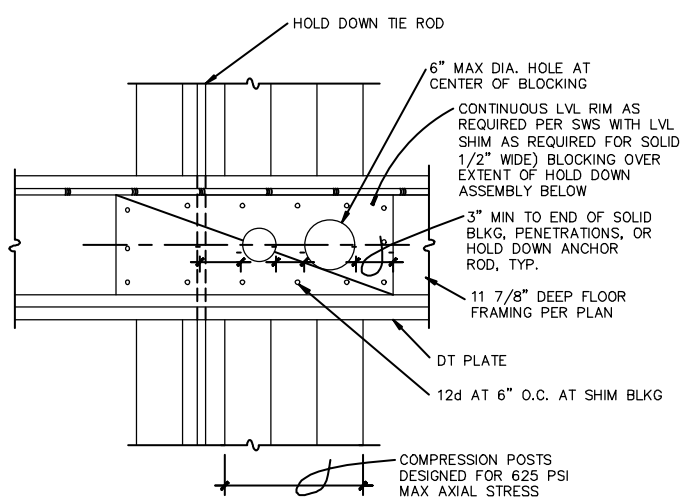
TYPICAL HEAD OUT DETAIL (16)

NO SCALE



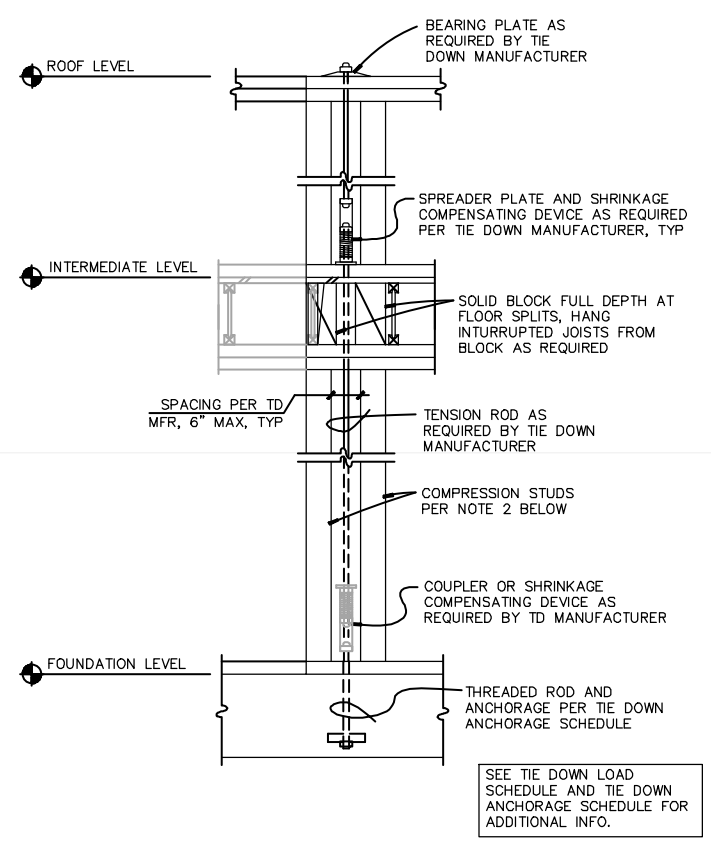
DIAPHRAGM NAILING DETAIL (12)

NO SCALE



PENETRATION NEAR HOLD DOWN (4)

NO SCALE

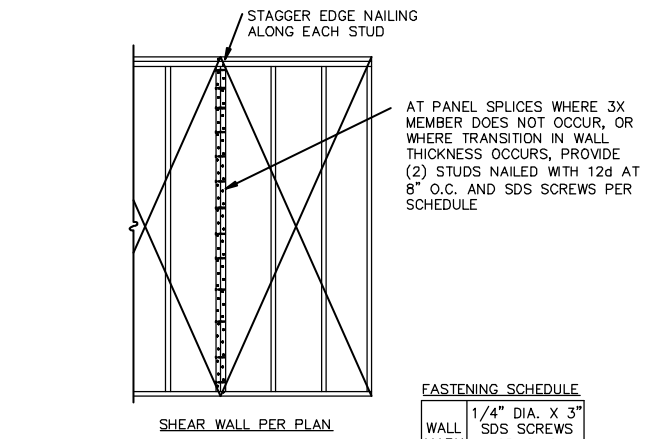


TIE DOWN NOTES:

1. TIE DOWN (TD) MANUFACTURER SHALL PROVIDE THE TIE DOWN SYSTEM DESIGN AND COMPONENTS WHICH MEET THE ELONGATION LIMITS (1/8" PER LEVEL), THE SHRINKAGE COMPENSATION REQUIREMENTS (SOLID SAW FLOOR FRAMING = 0.5"/FLOOR, TRUSS FLOOR FRAMING = 0.35"/FLOOR, I JOIST FLOOR = 0.25"/FLOOR), AND DESIGN TENSION AND COMPRESSION FORCE REQUIREMENTS SHOWN ON PLAN AND SCHEDULE. DESIGN SHOP DRAWINGS AND CALCULATIONS STAMPED AND SIGNED BY AN ENGINEER LICENSED IN CALIFORNIA SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
2. COMPRESSION STUDS SHALL BE DESIGNED BY THE TD MFR TO RESIST THE COMPRESSION LOADS PER SCHEDULE. HOLES, NOTCHES, AND OTHER PENETRATIONS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY COORDINATED WITH THE TD MFR'S DESIGNS AND DRAWINGS. COMPRESSION POSTS SHALL BE COORDINATED WITH ADJACENT FRAMING AS REQUIRED BY PLANS AND DETAILS.
3. TIE DOWN COMPONENTS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A653.
4. WELDING OF TIE DOWN COMPONENTS IS NOT PERMITTED UNLESS SPECIFICALLY SHOWN ON THE APPROVED DRAWINGS.

TYPICAL TIE DOWN DETAIL (10)

NO SCALE



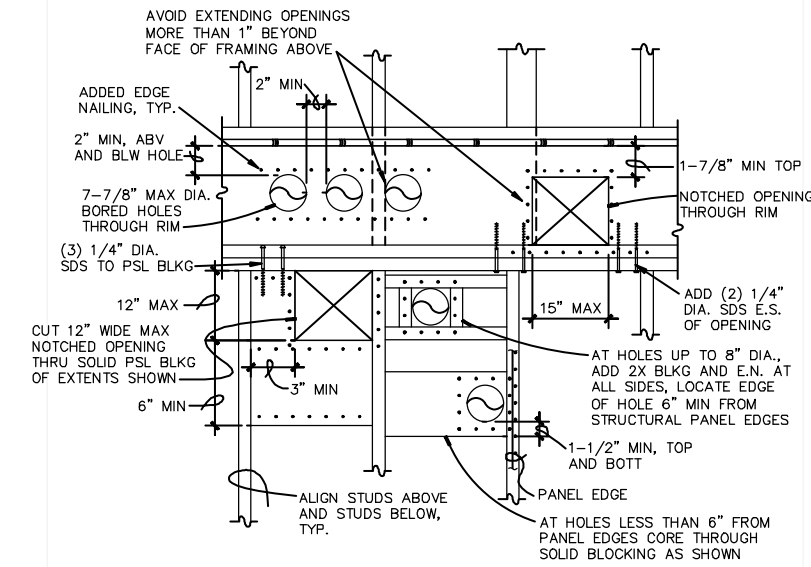
NOTE:
AT DOUBLE SIDED SHEAR WALLS, PANEL SPLICES ON 2 SIDES MAY NOT OCCUR ON SAME DBL STUD

FASTENING SCHEDULE

WALL MARK	1/4" DIA. X 3" SDS SCREWS SPACING
4	10.5" O.C.
3	8" O.C.
2	6" O.C.

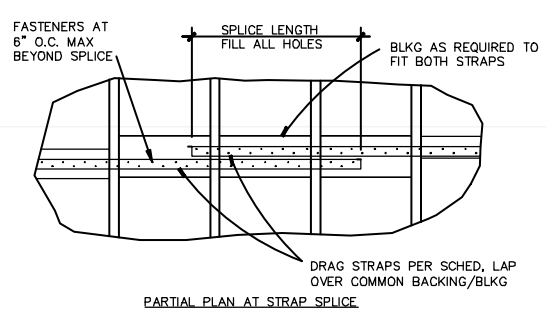
DBL 2X AT PANEL SPLICE DETAIL (7)

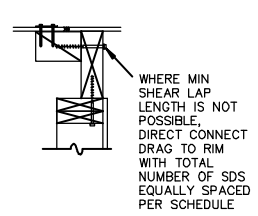
NO SCALE



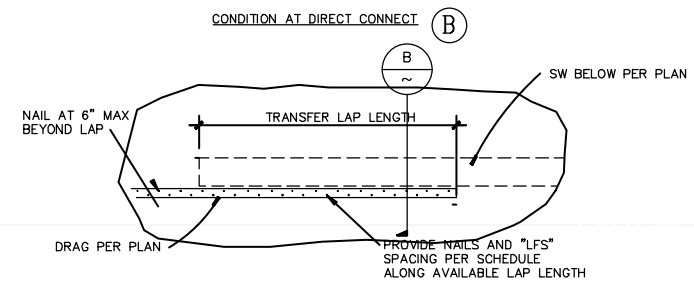
PENETRATIONS IN SHEAR WALL DETAIL (3)

NO SCALE





CONDITION AT DIRECT CONNECT (B)



PARTIAL PLAN AT SHEAR WALL BELOW (A)

DRAG SCHEDULE

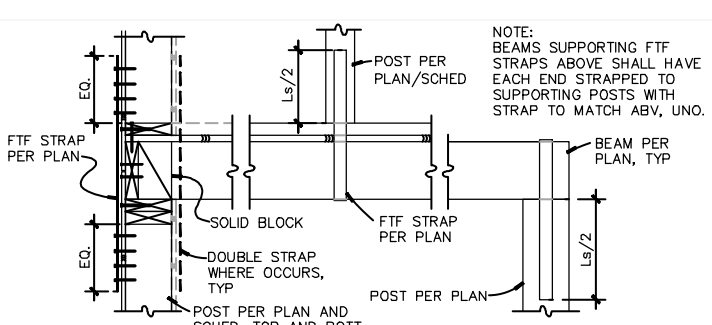
MARK	MAX ASD DRAG LOAD	STRAP AND NAIL SIZE	MIN BLKG	MIN SPLICE LENGTH	MIN TRANSFER LAP LENGTH — LAP FASTENER SPACING "LFS" 6"	2-1/2"	2"	DIRECT CONNECT TOTAL 1/4" DIA. SDS
A	1705#	CS16-8d	2X4	2'-2"	5'-4"	2'-8"	5'-4"	4
B	2490#	CS14-8d	2X4	2'-8"	7'-9"	3'-9"	3'-5"	5
C	3410#	(2) CS16-8d	2X8	2'-2"	10'-8"	5'-4"	4'-8"	7
D	4585#	CMSTC16-12d	2X6	3'-4"	14'-4"	7'-2"	6'-3"	9
E	4980#	(2) CS14-8d	2X8	2'-8"	15'-6"	7'-9"	6'-9"	10
F	6490#	CMST14-8d	3X6	5'-0"	20'-3"	10'-2"	8'-9"	12
G	9170#	(2) CMSTC16-12d	3X8	3'-4"	28'-8"	14'-4"	12'-6"	17
H	12980#	(2) CMST14-10d	3X8	5'-0"	40'-6"	20'-3"	17'-9"	24

DRAG SCHEDULE NOTES:

A. WHERE DRAG LOADS ARE SPECIFIED ON PLAN, SELECT DRAG FRAMING THAT EXCEEDS THE DRAG LOAD SHOWN.
B. EACH INDIVIDUAL DRAG SHOWN ON PLAN SHALL CONSIST OF CONTINUOUS STRAPS UNLESS SPLICED BY EXTENDING TWO DRAGS SIDE BY SIDE OVER COMMON (SAME) 4X FRAMING LAPPING THE MIN SPLICE LENGTH PER SCHEDULE WITH ALL HOLES FILLED
C. DRAG SHALL EXTEND A MINIMUM LENGTH ALONG SHEAR WALL BELOW (MIN TRANSFER LAP LENGTH) WITH FASTENERS AS SHOWN IN DETAIL "A" ABOVE. WHERE LENGTH IS NOT ATTAINABLE, DRAG SHALL BE DIRECT CONNECTED WITH A MINIMUM NUMBER OF 0.25" DIA. SDS FASTENERS PER SCHEDULE.

TYPICAL DRAG SCHEDULE (13)

NO SCALE



MST STRAP SCHEDULE

STRAP	ASD LOAD	POST
MSTA49	2020#	DBL 2X
MSTC40	2695#	4X
MSTC52	4236#	4X
MSTC66	5860#	6X
(2) MSTC52	8470#	6X
(2) MSTC66	11720#	6X

CS STRAP SCHEDULE

STRAP	ASD LOAD	POST	Ls
CS16	1705#	DBL 2X	36"
CS14	2490#	DBL 2X	42"
(2) CS16	3410#	4X	36"
(2) CS14	4980#	4X	42"
(4) CS16	6820#	6X	36"
(4) CS14	9660#	6X	42"

NOTES:
1. STRAPS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH ALL HOLES FILLED WITH RECOMMENDED NAILS.
2. Ls IS MINIMUM TOTAL STRAP LENGTH
3. FASTEN DOUBLE STUDS WITH 12d AT 6" O.C. STAGGERED.

TYP FLOOR TO FLOOR STRAP DETAIL (17)

NO SCALE

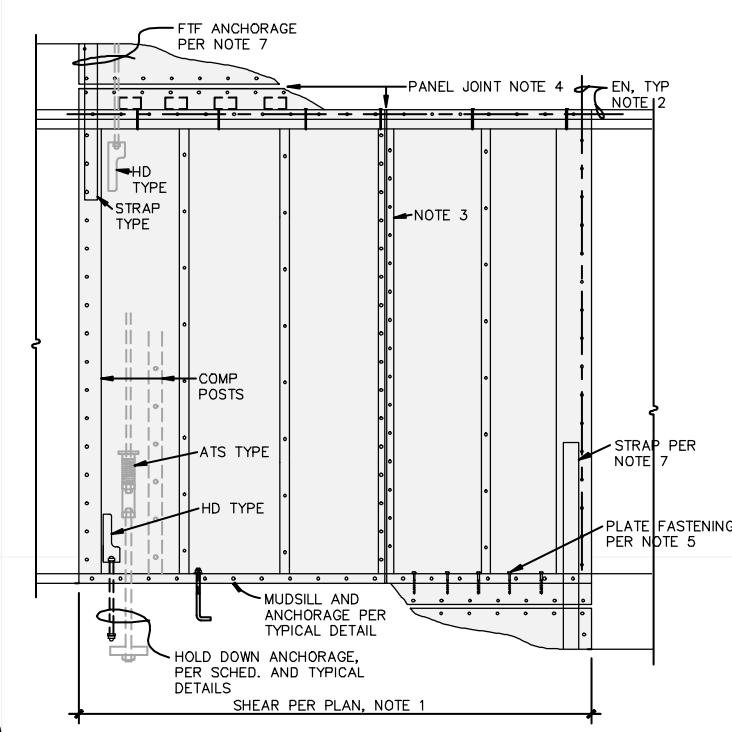
HOLD DOWN SCHEDULE:
CUMULATIVE COMPRESSION AND TENSION LOAD (ASD)

LEVEL	①	②	③	④	⑤
4TH	6300	5700	5100	4500	3800
3RD	15400	13900	12400	10800	9300
2ND	29300	26400	23500	20600	17600
1ST	46700	42100	37400	32700	28100
ANCHOR	F	E	E	D	D

NOTES:
1. SEE PLAN FOR TIE DOWN LOCATIONS AND TYPES, SEE TYPICAL TIE DOWN DETAIL FOR CONFIGURATION, AND SEE TIE DOWN ANCHORAGE DETAIL 14/S3.1 FOR REINFORCING AND ANCHOR ROD EMBEDMENT.
2. LOADS SHOWN ARE ASD VALUES (IN POUNDS) FOR TENSION AND COMPRESSION.

TIE DOWN LOAD SCHEDULE (9)

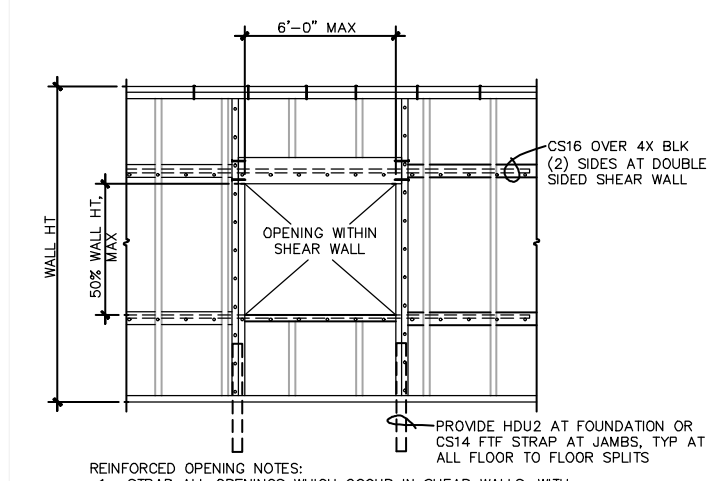
NO SCALE



NOTES:
1. EXTENTS OF SHEAR WALL PER PLAN AND SHEAR WALL SCHEDULE. VERIFY MIN LENGTH MEASURED OUT TO OUT OF COMPRESSION STUDS, CONTACT EOR WITH DISCREPANCIES.
2. EDGE NAIL (WITH STAGGERED PATTERN) AT ALL PANEL EDGES, PLATES, COMPRESSION POSTS, AND DRAGS. FIELD NAIL AT 12" O.C. AT NON-EDGE FRAMING.
3. PROVIDE 3X MIN FRAMING AT ADJOINING PANEL EDGES WHERE NAIL SPACING IS 4" O.C. OR LESS. USE 4X FRAMING WHERE ABUTTING PANEL EDGES OCCUR ON THE SAME STUD AT BOTH SIDES OF DOUBLE SIDED WALLS.
4. PROVIDE 1/8" MIN PANEL JOINT BETWEEN SHEETS
5. PLATE FASTENING: FASTEN ALL PLATES TO SUPPORTING FRAMING PER SHEAR WALL SCHEDULE. PLATE FASTENING MAY BE "PARTIAL SHEAR" FASTENERS PER SWS WHERE SHEATHING LAPS ON RIM-BLOCK, USE "FULL SHEAR" FASTENERS OTHERWISE.
6. TIE DOWN SYSTEM: PROVIDE TIE DOWN ANCHORAGE AND COMPRESSION POSTS PER PLAN AND SCHEDULE AT EACH END OF SHEAR WALL. WHERE NO HOLD DOWN IS SPECIFIED ON PLAN USE DOUBLE STUD.
7. FLOOR TO FLOOR SPLIT: PROVIDE FLOOR TO FLOOR TIE DOWN ANCHORAGE AND COMPRESSION POST PER PLAN AND SCHEDULE AT EACH END OF SHEAR WALL AND SOLID BLOCK THROUGH FLOOR FRAMING. (STRAP AND HD OPTIONS SHOWN, ATS TYPE NOT SHOWN)

TYPICAL SHEAR WALL DETAIL (5)

NO SCALE



REINFORCED OPENING NOTES:
1. STRAP ALL OPENINGS WHICH OCCUR IN SHEAR WALLS, WITH CS16 (MIN) OVER SHEAR PLY, OVER 4X BLOCKING EA. SIDE OF WALL WITH SHEATHING. EXTEND STRAP 4'-0" BEYOND OPENING E.S. TOP AND BOTT., WRAP 12" AT CORNERS.
2. EDGE FASTEN KING STUDS FULL HEIGHT.

TYPICAL SHEAR WALL OPENING DETAIL (2)

WALL: NOTE 1 BLW	EDGE NAIL 10d (0.148" DIA.)	MAX LOAD (ASD)	SHEAR CONNECTORS, NOTES 4, 5 — PARTIAL SHEAR CONDITION "CONDITION B" — SDS TO RIM/BLK 2X-DF	2X-LVL	4X	A35	FULL SHEAR CONDITION "CONDITION A" — SDS TO RIM/BLK 2X-DF	2X-LVL	4X	A35	5/8" DIA. A.B. SPACING 2X SILL	3X SILL
6	6" O.C.	340	16"	16"	16"	24"	14"	10.5"	16"	24"	52"	66"
4	4" O.C.	510	16"	16"	16"	24"	9.25"	7"	12.75"	16"	35"	44"
3	3" O.C.	665	16"	16"	16"	24"	7"	5.25"	9.75"	12"	26"	34"
2	2" O.C.	870	16"	16"	16"	24"	5.25"	4"	7.25"	9.5"	20"	26"
4/4	4" E.S.	1020	9"	7"	12.5"	16"	4.5"	N/A	6.25"	8"	17"	22"
3/3	3" E.S.	1330	7"	5.25"	9.75"	12"	N/A	N/A	4.75"	6"	13"	17"
2/2	2" E.S.	1740	5.25"	4"	7.25"	9.5"	N/A	N/A	3.75"	4.5"	10"	13"

NOTES:
1. USE DF-L SILLS, PLATES, AND STUDS SPACED 16" O.C. MAX. SHEATHING SHALL BE 12" MIN WIDTH, 15/32" APA RATED 32/16 STRUC 1 PANELS. AT FRT FRAMING USE 5/8" THICK RATED 32/16 STRUC 1 PANELS. APPLY SHEATHING TO BOTH SIDES OF WALL WHERE WALL TYPE IS #/# OR EDGE NAILING IS SPECIFIED E.S.
2. BLOCK ALL PANEL EDGES AND PROVIDE STAGGERED EDGE NAILING (1/2" OFFSET ROWS) AT ALL PANEL EDGES, PLATES, COMPRESSION POSTS, AND DRAGS. FIELD NAIL AT 12" O.C. AT NON-EDGE FRAMING.
3. PROVIDE 3X MIN FRAMING AT ABUTTING PANEL EDGES WHERE NAIL SPACING IS 4" O.C. OR LESS. IN LIEU OF 3X FRAMING, DOUBLE STUDS FASTENED IN ACCORDANCE WITH CONDITION A MAY BE USED.
4. SHEAR CONNECTORS: PARTIAL SHEAR CONDITION EXISTS WHERE PLYWOOD LAPS ON COMMON FRAMING ON ONE SIDE OF WALL, FULL SHEAR CONDITION EXISTS WHERE PLYWOOD DOES NOT LAP ON COMMON FRAMING.
5. SDS SCREWS: USE 1/4" DIA. SDS WITH 1-7/8" MIN. PENETRATION INTO FINAL FRAMING. COORDINATE FASTENING SPACING IN RIM OR BLOCK WITH TYPICAL DETAIL BASED ON MATERIAL TYPE.

TYPICAL SHEAR WALL SCHEDULE (1)

ARCHITECTS
FORA
650 CASTRO STREET, SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

VerTech STRUCTURAL
636 W Grand Avenue, Suite F P. 805.284.9520
Grover Beach, CA 93433 VerTechSE.com

Exhibit D

STAMP:

REGISTERED PROFESSIONAL ENGINEER MICHAEL D. HUBLEY No. S 4732 Exp. 6/30 STRUCTURAL STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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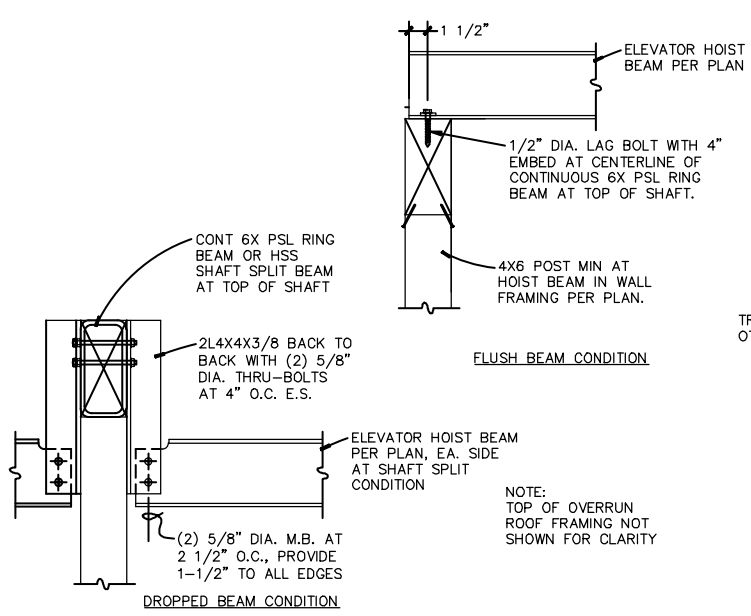
SUBMITTAL	DATE
PERMIT SET	08.28.2026

No.	REVISION	DATE

JOB NUMBER: 26-007
DRAWN BY: MDH/DDR
CHECKED BY: MDH

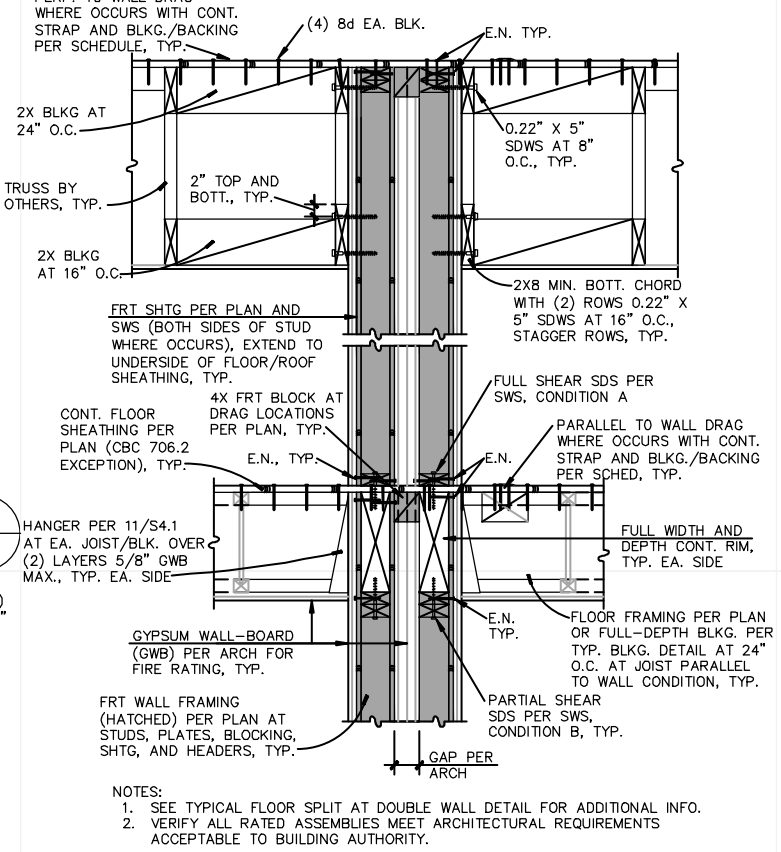
STRUCTURAL DETAILS

S4.2



ELEVATOR HOIST BEAM DETAIL 16

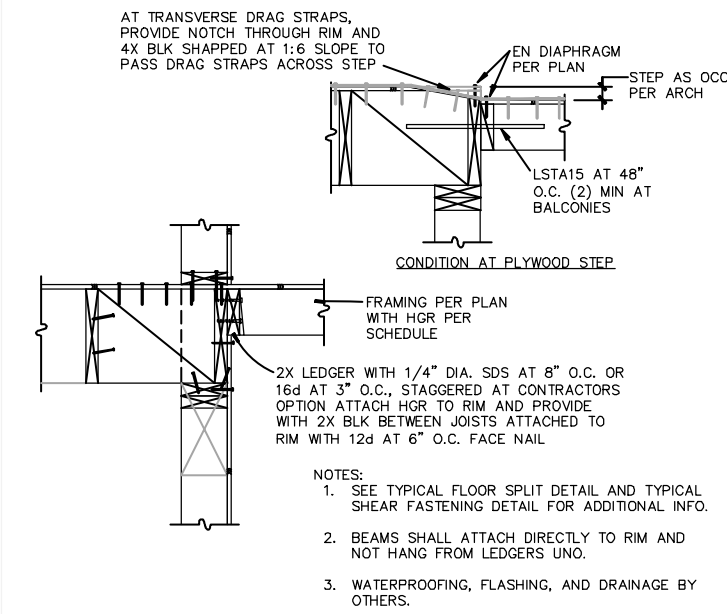
NO SCALE



NOTES:
1. SEE TYPICAL FLOOR SPLIT AT DOUBLE WALL DETAIL FOR ADDITIONAL INFO.
2. VERIFY ALL RATED ASSEMBLIES MEET ARCHITECTURAL REQUIREMENTS ACCEPTABLE TO BUILDING AUTHORITY.

TYPICAL FIRE WALL DETAIL 12

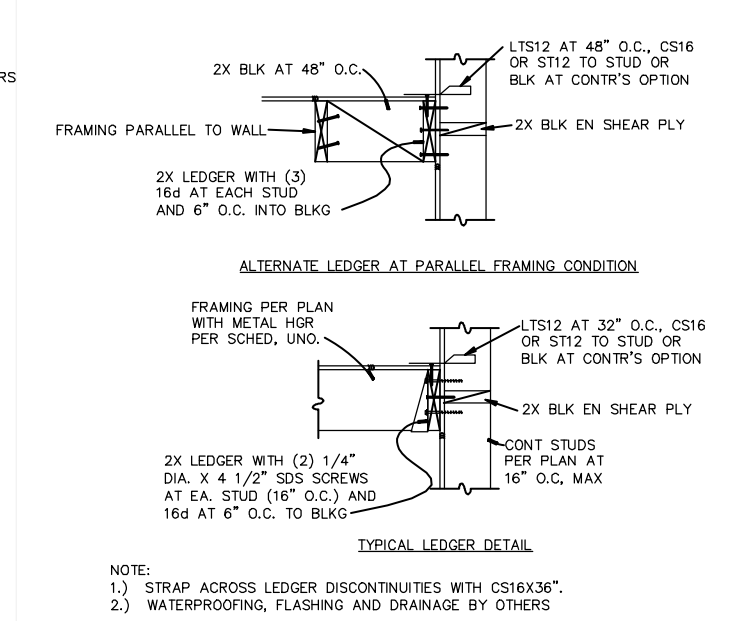
NO SCALE



NOTES:
1. SEE TYPICAL FLOOR SPLIT DETAIL AND TYPICAL SHEAR FASTENING DETAIL FOR ADDITIONAL INFO.
2. BEAMS SHALL ATTACH DIRECTLY TO RIM AND NOT HANG FROM LEDGERS UNO.
3. WATERPROOFING, FLASHING, AND DRAINAGE BY OTHERS.

TYPICAL FLOOR SPLIT AT CORRIDOR 8

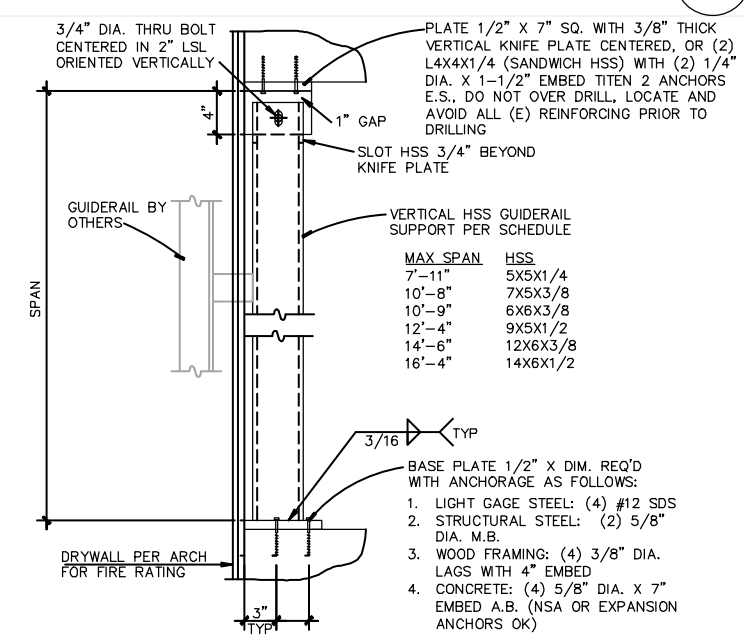
NO SCALE



NOTE:
1.) STRAP ACROSS LEDGER DISCONTINUITIES WITH CS16X36".
2.) WATERPROOFING, FLASHING AND DRAINAGE BY OTHERS

TYPICAL LEDGER DETAIL 4

NO SCALE

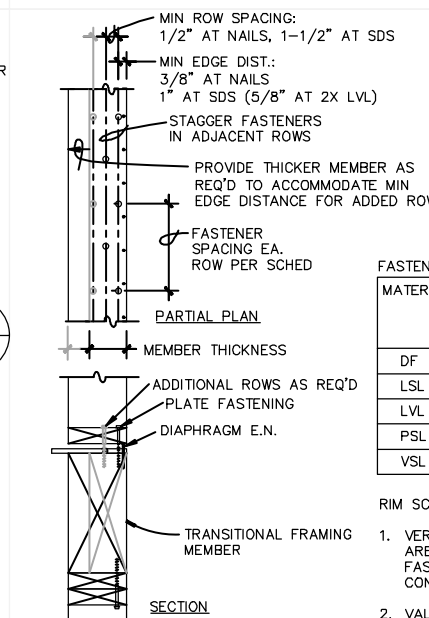


MAX SPAN	HSS
7'-11"	5X5X1/4
10'-8"	7X5X3/8
10'-9"	6X6X3/8
12'-4"	9X5X1/2
14'-6"	12X6X3/8
16'-4"	14X6X1/2

BASE PLATE 1/2" X DIM. REQ'D WITH ANCHORAGE AS FOLLOWS:
1. LIGHT GAGE STEEL: (4) #12 SDS
2. STRUCTURAL STEEL: (2) 5/8" DIA. M.B.
3. WOOD FRAMING: (4) 3/8" DIA. LAGS WITH 4" EMBED
4. CONCRETE: (4) 5/8" DIA. X 7" EMBED A.B. (NSA OR EXPANSION ANCHORS OK)

GUIDERAIL SUPPORT POST DETAIL 15

NO SCALE



RIM-BLOCK SCHEDULE

RIM MATERIAL	MAX GRAVITY LOAD (POINT)
1 1/4" LSL	3760#
1 3/4" LVL	4520#
3 1/2 PSL	14000#
2X DF	3500#
3X DF	6000#
4X DF	10000#

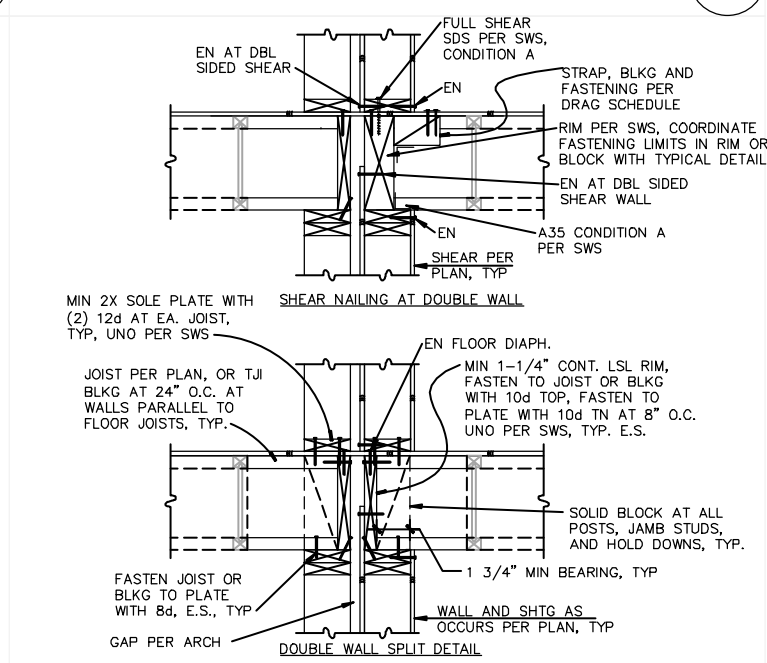
FASTENING LIMITATION SCHEDULE

MATERIAL	TIGHTEST SPACING FASTENERS IN A ROW	MEMBER THICKNESS	MAX NUMER OF ROWS NAILS	MAX NUMER OF ROWS SDS
DF	4"	1 1/4"	2	1
LSL	4"	1 1/2"	2	1
LVL	5"	1 3/4"	3	1
PSL	4"	2 1/2"	3	2
VSL	5"	3 1/2"	4	2

RIM SCHEDULE NOTES:
1. VERIFY RIM-BLOCK MATERIAL AND THICKNESS ARE ADEQUATE FOR COMBINED TIGHTEST FASTENER SPACING AT EACH SHEAR WALL CONDITION
2. VALUES PER ESR 1387, 2236.

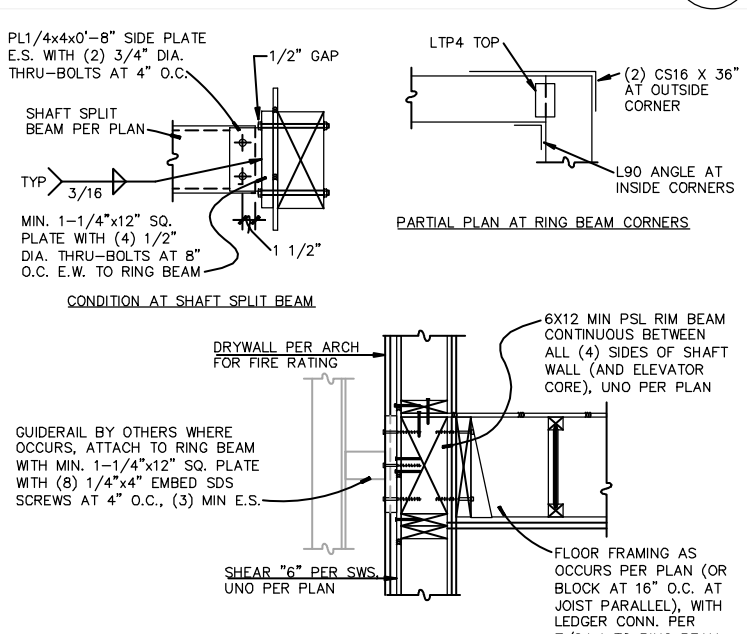
FASTENING SPACING LIMITATIONS 7

NO SCALE



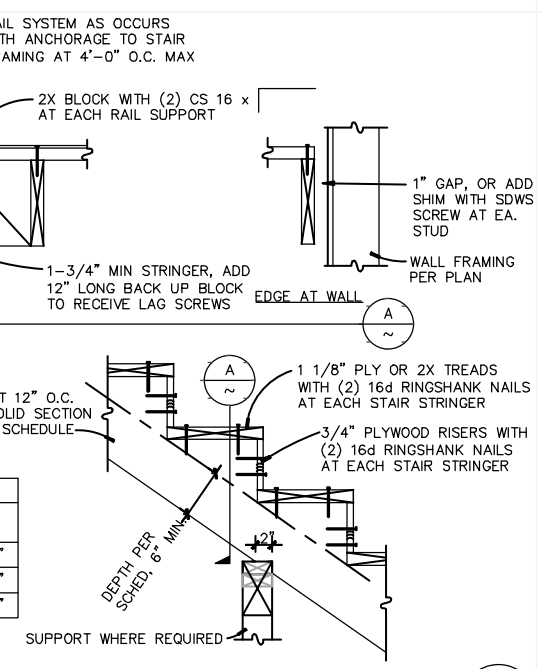
TYP FLOOR SPLIT AT DOUBLE WALL 3

NO SCALE



ELEVATOR SHAFT AND RING BEAM DETAIL 14

NO SCALE

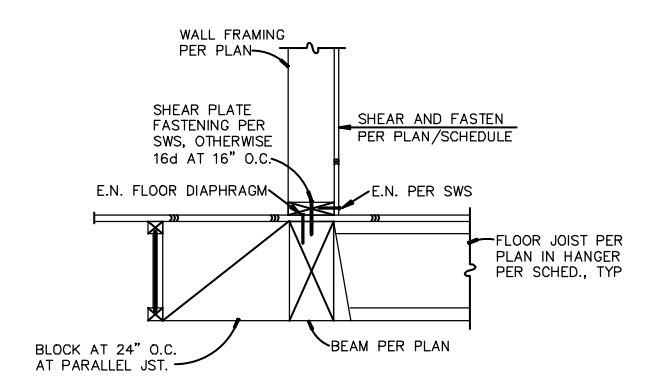


STRINGER SCHEDULE

MIN DEPTH	MAX SPAN 1-3/4" LVL	MAX SPAN 2X DF#1
6"	9'-0"	7'-6"
7"	10'-6"	8'-6"
8"	12'-0"	9'-3"

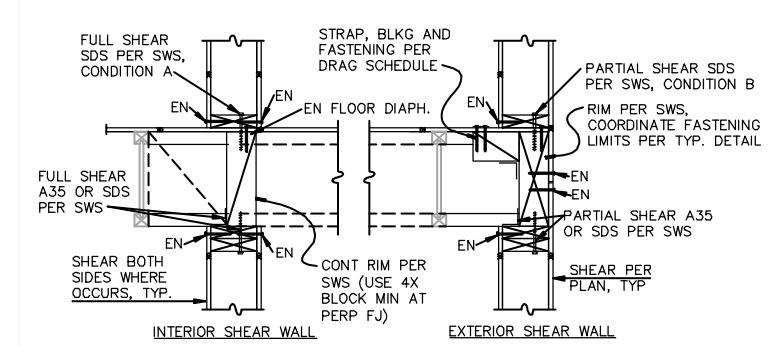
TYPICAL STAIR STRINGER DETAIL 10

NO SCALE



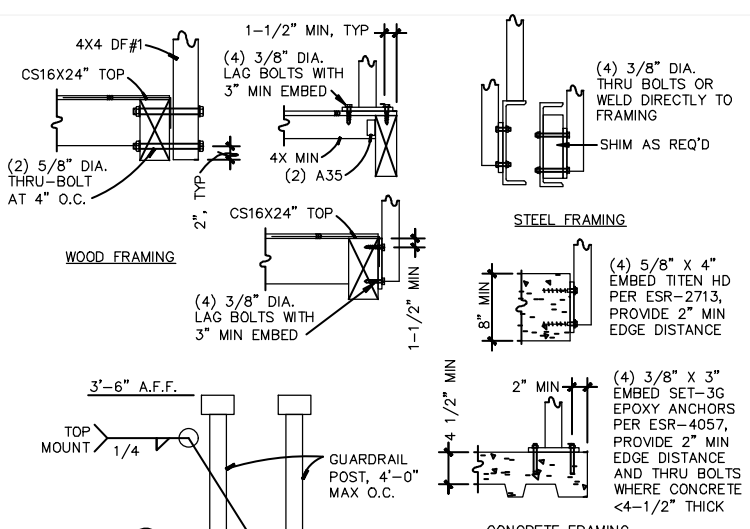
TYPICAL FLUSH BEAM DETAIL 6

NO SCALE



TYP. SHEAR NAILING AT FLOOR SPLIT 2

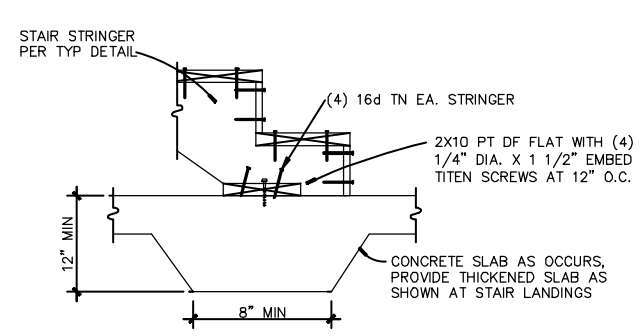
NO SCALE



MIN GUARDRAIL OPTIONS (SEE ARCH)
HSS 2x2x1/8, 2" STD. PIPE
4X4 DF#1 WITH TIE BRACKET (NOT SHOWN)
FLAT BAR 1/2"x2-1/2" (STRONG DIR.)

TYPICAL GUARDRAIL DETAIL 17

NO SCALE



TYPICAL STAIR BASE DETAIL 13

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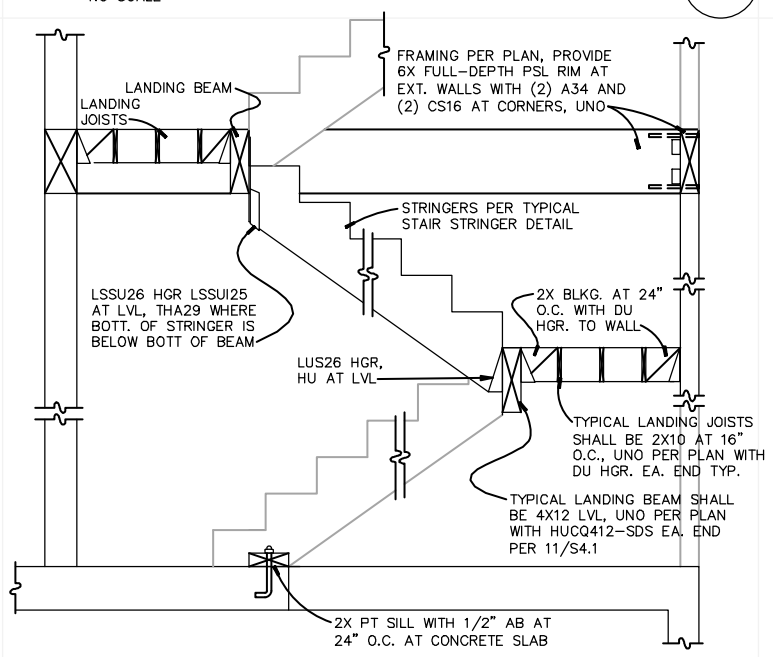
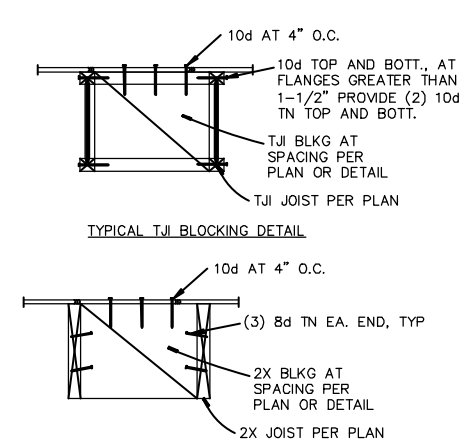


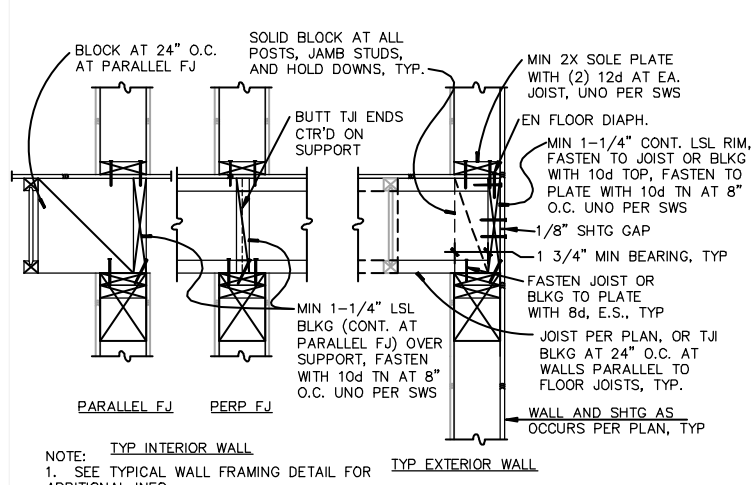
TYPICAL STAIR DETAIL 9

NO SCALE



TYPICAL BLOCKING (BLKG) DETAIL 5

NO SCALE



NOTE:
1. SEE TYPICAL WALL FRAMING DETAIL FOR ADDITIONAL INFO.
2. SEE 2 HR STRUCTURAL WALL DETAIL WHERE REQUIRED PER ARCH. FOR ADD'L INFO

TYPICAL FLOOR SPLIT DETAIL 1

NO SCALE

FORA ARCHITECTS
650 CASTRO STREET, SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

VerTech STRUCTURAL
636 W Grand Avenue, Suite F P. 805.284.9520
Grover Beach, CA 93433 VerTechSE.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER MICHAEL D. HUBLEY No. S 4732 Exp. 6/30 STRUCTURAL STATE OF CALIFORNIA

CITY STAMP:

Exhibit D

7TH & BROMMER AFFORDABLE HOUSING

184

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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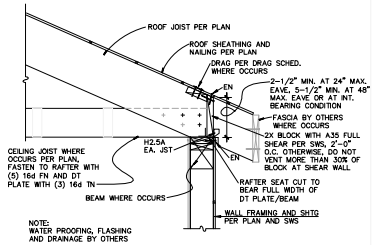
SUBMITTAL	DATE
PERMIT SET	08.28.2026

No.	REVISION	DATE

JOB NUMBER:	26-007
DRAWN BY:	MDH/DDR
CHECKED BY:	MDH

STRUCTURAL DETAILS

S4.3



TYPICAL CUT RAFTER TO WALL DETAIL 16

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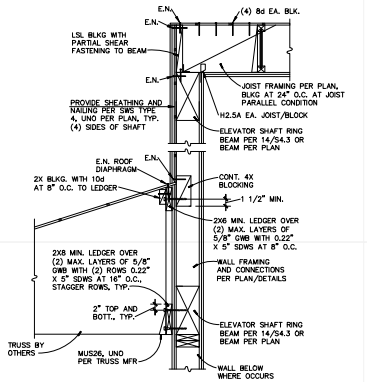
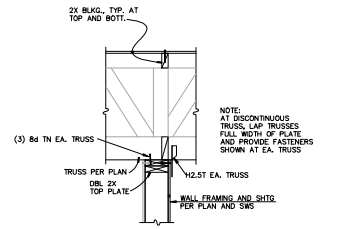


TRUSS PERP. TO ELEVATOR WALL 12

NO SCALE M



TRUSS AT INTERIOR SUPPORT DETAIL 8

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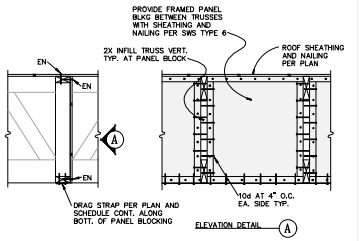

SHEAR PANEL BLOCKING DRAG DETAIL 4

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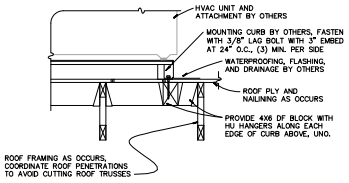
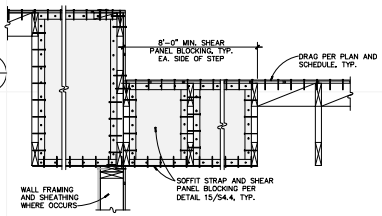


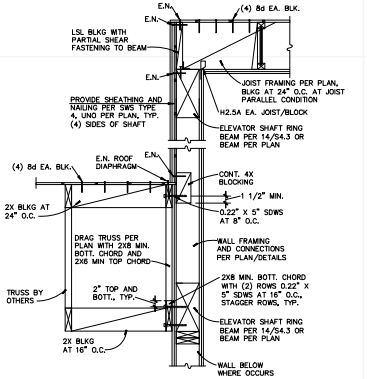
NOTES:
1. MAX HVAC UNIT+CURB OPERATING WEIGHT = 1200#.
2. WATERPROOFING, FLASHING, AND DRAINAGE BY OTHERS.

TYP HVAC UNIT ATTACHMENT DETAIL 19

NO SCALE

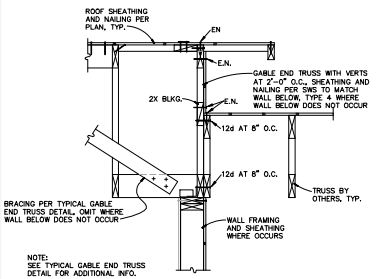


TRUSS PARALLEL AT PERPENDICULAR DRAG



TRUSS PARALLEL TO ELEVATOR WALL 10

NO SCALE M



TYPICAL GABLE ROOF STEP DETAIL 6

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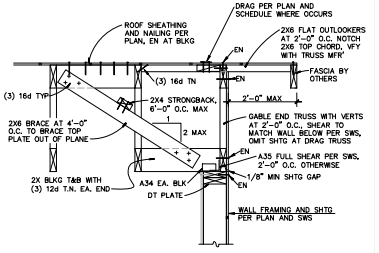
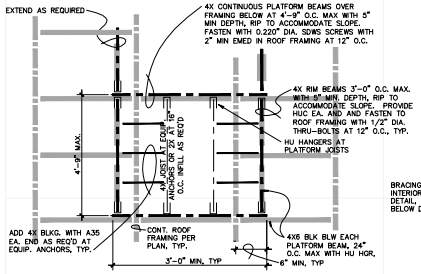
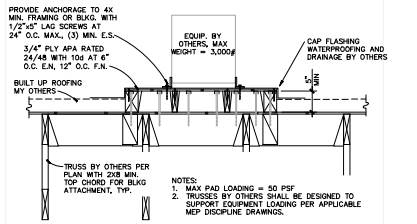


TYPICAL GABLE END TRUSS DETAIL 2

NO SCALE

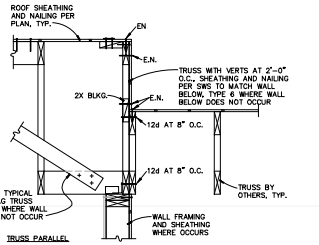


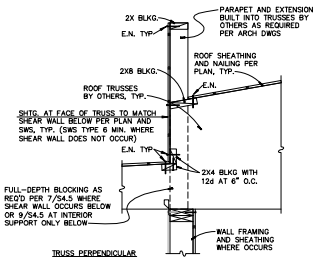


NOTES:
1. MAX PAD LOADING = 50 PSF.
2. TRUSSES BY OTHERS SHALL BE DESIGNED TO SUPPORT EQUIPMENT LOADING PER APPLICABLE MEP DISCIPLINE DRAWINGS.

TYPICAL EQUIPMENT PAD DETAIL 17

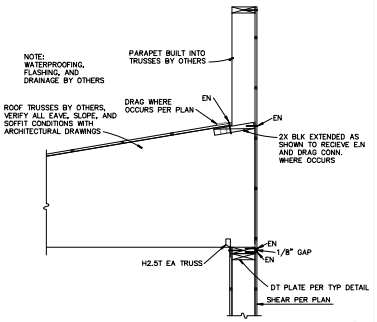
NO SCALE





TYPICAL TRUSS STEP DETAILS 13

NO SCALE



TRUSS WITH PARAPET DETAIL 9

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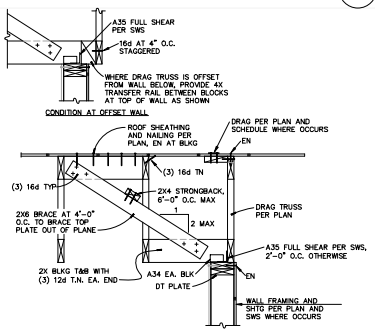

TYP. INTERIOR DRAG TRUSS DETAIL 5

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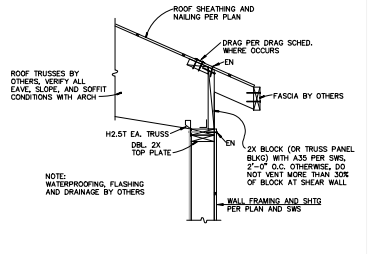

TYPICAL EAVE DETAIL 1

NO SCALE

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DEVELOPMENT FOR:

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08.28.2026

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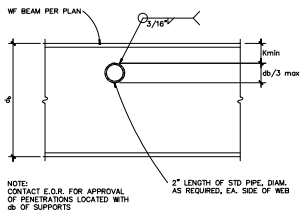
No.	REVISION	DATE

JOB NUMBER:	26-007
DRAWN BY:	MDH/DDR
CHECKED BY:	MDH

STRUCTURAL DETAILS

S4.4



TYPICAL PENETRATION IN WF BEAM 6

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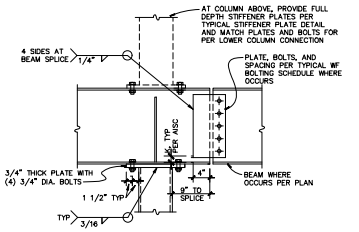
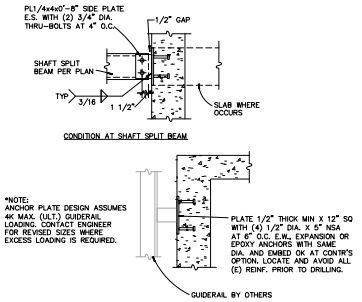


TYP BEAM OVER COLUMN DETAIL 4

NO SCALE



ELEVATOR RAIL CONNECTION DETAIL 7

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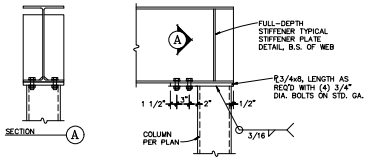
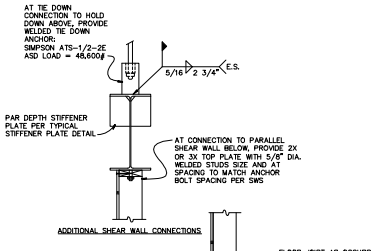


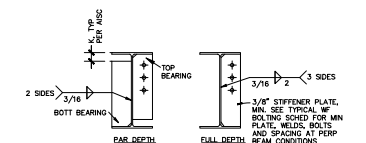
TYP WF BEAM OVER COLUMN 3

NO SCALE



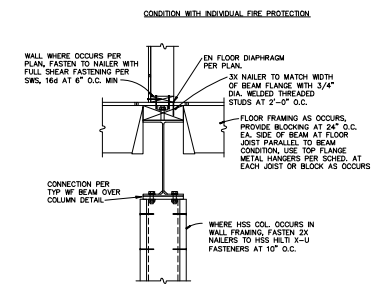
TYPICAL WIDE FLANGE BEAM DETAIL 5

NO SCALE



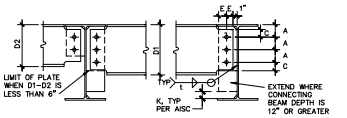
TYP STIFFENER PLATE DETAIL 2

NO SCALE



TYPICAL WF BOLTING SCHEDULE 1

NO SCALE



D NOMINAL	PLATE THICKNESS CONNECTION (INCHES)	t	3/4" DIA. BOLTS	1" DIA. BOLTS	A (INCHES)	B (INCHES)	C (INCHES)	E
36	1/2	5/16	–	10	4	3	2	2
33	1/2	5/16	–	9	4	3	2	2
30	1/2	5/16	–	8	4	3	2	2
27	1/2	5/16	–	7	4	3	2	2
24	1/2	5/16	–	6	4	3	2	2
21	3/8	1/4	–	5	4	3	2	2
18	3/8	1/4	6	–	3	3	1-1/2	1-1/2
16	3/8	1/4	4	–	3	3	1-1/2	1-1/2
14	5/16	3/16	3	–	3	3	1-1/2	1-1/2
12	5/16	3/16	3	–	3	3	1-1/2	1-1/2
10	5/16	3/16	2	–	3	3	1-1/2	1-1/2
8	5/16	3/16	2	–	2-1/2	2-1/2	1-1/2	1-1/2

NOTES:
1. ALL BOLTS SHALL BE A325N OR F1852.

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No.	REVISION	DATE

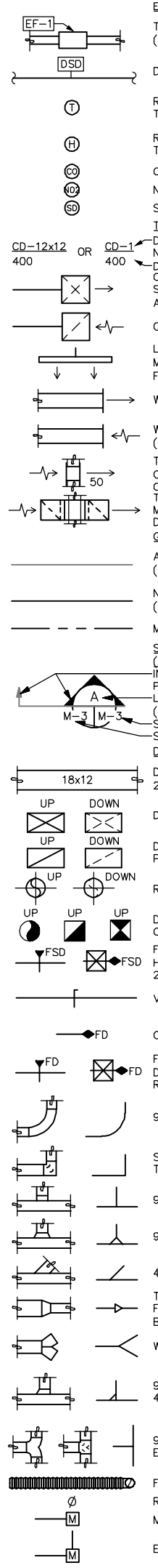
JOB NUMBER: 26-007
DRAWN BY: MDH/JDR
CHECKED BY: MDH

STRUCTURAL
DETAILS

S5.1

LEGEND

ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNIT PER HOUR
C	COMMON
CAP	CAPACITY
CC	COOLING COIL
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CLG	CEILING, COOLING
CO	CLEANOUT
COMB	COMBUSTION
CONT	CONTINUE, CONTROL
CONTR	CONTRACTOR
COP	COEFFICIENT OF PERFORMANCE
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
D	DIAMETER
DB	DRY BULB, DECIBEL
DEG	DEGREE
DIM	DIMENSION
DISCH	DISCHARGE
DN	DOWN
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
EG	EXHAUST GRILLE, ENGINE GENERATOR
ELEC	ELECTRIC
EQUIV	EQUIVALENT
ESP	EXTERNAL STATIC PRESSURE
EXH	EXHAUST
EXT	EXTERIOR, EXTERNAL
F	FAHRENHEIT
FD	FIRE DAMPER
FCU	FAN COIL UNIT
FLR	FLOOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE/SMOKE DAMPER
G	GAS
GRD	GRILLES, REGISTERS, AND DIFFUSERS
GWB	GYPSUM WALLBOARD
HORIZ	HORIZONTAL
HP	HORSEPOWER, HEAT PUMP
HRU	HEAT RECOVERY UNIT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HVU	HEATING AND VENTILATION UNIT
HWR	HIGH WALL RETURN, HOT WATER RETURN
HWS	HIGH WALL SUPPLY, HOT WATER SUPPLY
HX	HEAT EXCHANGER
ID	INDIRECT DRAIN, INSIDE DIAMETER
IN	INCH
KW	KILOWATT
L	LONG, LENGTH
LB	POUND
LWR	LOW WALL RETURN
LWS	LOW WALL SUPPLY
MBH	THOUSAND BTU PER HOUR
MECH	MECHANICAL
MCA	MINIMUM CIRCUIT AMPACITY
MOCP	MAXIMUM OVER CURRENT PROTECTION
MTD	MOUNTED
OSA	OUTDOOR AIR
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIMENSION OR DIAMETER
OPNG	OPENING
P	PUMP
PD	PRESSURE DROP
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
REF	REFERENCE
RF	RELIEF FAN
RG	RETURN GRILLE
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SCH	SCHEDULE
SF	SUPPLY FAN, SQUARE FOOT
SENS	SENSIBLE
SG	SUPPLY GRILLE
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SO	SCREENED OPENING
SP	STATIC PRESSURE
SS	STAINLESS STEEL, SANITARY SEWER
SQ	SQUARE
TG	TRANSFER GRILLE
TYP	TYPICAL
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENT
VENT	VENTILATION, VENTILATOR
VTR	VENT THRU ROOF
W	WASTE, WATT, WIDE
WB	WET BULB (TEMPERATURE)



EQUIPMENT
- TYPICAL EQUIPMENT DESIGNATION (EXHAUST FAN SHOWN)
- DUCT SMOKE DETECTOR
- ROOM THERMOSTAT OR TEMPERATURE TRANSMITTER
- ROOM HUMIDISTAT OR HUMIDITY TRANSMITTER
- CARBON MONOXIDE SENSOR
- NITROGEN DIOXIDE SENSOR
- SMOKE DETECTOR

TERMINALS
- DIFFUSER/GRILLE TYPE, AND NUMBER OR SIZE
- DESIGN CFM (WHERE APPLICABLE) CEILING DIFFUSER (FLOW ARROWS SHOWN FOR NON SYMMETRICAL AIRFLOW)
- CEILING RETURN/EXHAUST GRILLE
- LINEAR DIFFUSER, CEILING OR WALL MOUNTED (FLOW ARROWS SHOWN FOR NON SYMMETRICAL AIRFLOW)
- WALL SUPPLY GRILLE (SG)
- WALL RETURN/EXHAUST GRILLE (RG, EG)
- TRANSFER GRILLE (TG), DUCT CONNECTED, WALL MOUNTED W/ OPTIONAL CFM SHOWN
- TRANSFER GRILLE, CEILING MOUNTED WITH FULL-SIZED LINED DUCT CONNECTION

GENERAL
- ARCHITECTURAL BACKGROUND (THIN LINE)
- NEW MECHANICAL WORK (HEAVY LINE)
- MATCHLINE OR PROPERTY LINE

SECTION IDENTIFICATION (DETAIL SIMILAR)
- INDICATES DIRECTION OF CUTTING PLANE
- LETTER INDICATES SECTION (NO. INDICATES DETAIL)
- SHEET # WHERE SECTION IS DRAWN
- SHEET # WHERE SECTION IS TAKEN

DUCTWORK
- DUCT (1ST FIGURE = SIDE SHOWN, 2ND FIGURE = SIDE NOT SHOWN)
- DUCT SECTION, POSITIVE PRESSURE
- DUCT SECTION, NEGATIVE PRESSURE
- ROUND DUCT SECTION
- DUCT PENETRATION THRU FLOOR OR ROOF
- FIRE/SMOKE DAMPER (--◄ = HORIZ DUCT, --◆ = VERT DUCT), 2-HR RATED, UON
- VOLUME DAMPER
- CEILING RADIATION DAMPER
- FIRE DAMPER (--◄ = HORIZ DUCT, --◆ = VERT DUCT), 2-HR RATED, UON
- 90° ELBOW, R/D OR R/W=1.5
- SQUARE CORNER ELBOW WITH TURNING VANES
- 90° TAKE-OFF OR TEE
- 90° CONICAL TAKE-OFF
- 45° LATERAL TAKE-OFF
- TRANSITION OR REDUCER (FOT = FLAT ON TOP, FOB = FLAT ON BOTTOM)
- WYE FITTING
- 90° RECTANGULAR TAKE-OFF WITH 45° TAPER
- 90° DIVERGING RECTANGULAR TEE, EITHER RADIUS OR TURNING VANES
- FLEXIBLE DUCT
- ROUND DUCT INDICATOR
- MOTORIZED DAMPER
- ECONOMIZER MOTORIZED DAMPERS

GENERAL NOTES

GENERAL NOTES – MECHANICAL

1. REFERENCE TO RELATED WORK: "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, LANDSCAPE, OR KITCHEN), OR ITEM BASED ON A SPECIFIC MANUFACTURER'S DIMENSIONS (VERIFY).
2. CODES: COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM SHALL BE PER THE APPLICABLE BUILDING, MECHANICAL, ENERGY, PLUMBING, FIRE, AND HEALTH CODES AND REGULATIONS AS ADOPTED BY THE LOCAL AHJ.
3. PREPARE AND SUBMIT FOR REVIEW A SHOP DRAWING BASED ON FINAL STRUCTURAL SHOP DRAWINGS FOR LOCATING AND ROUTING ALL DUCTWORK, DAMPERS, EQUIPMENT, PIPING, ETC.
   A. COORDINATE FLOOR AND BEAM PENETRATIONS WITH STRUCTURAL.
   B. COORDINATE FINAL LOCATION AND ROUTING WITH CEILING, LIGHTS, WALLS, FIRE SPRINKLER PIPING, AND OTHER TRADES WORK.
   C. INCLUDE ADDITIONAL OFFSETS, ELBOWS, ROUTING, EQUIVALENT DUCT SIZING EXCHANGE, RELOCATING, ETC. AS REQUIRED FOR A COMPLETE OPERATING MECHANICAL SYSTEM.
   D. PROVIDE SHOP DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
4. MECHANICAL CONTRACTOR SHALL LOCATE AND COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITHIN THE STRUCTURE.
5. ACCESS DOORS: COORDINATE WITH ARCHITECT AND LOCATE ALL ACCESS DOORS ON SHOP DRAWINGS PRIOR TO BEGINNING OF CONSTRUCTION. ACCESS DOORS IN FIRE RATED STRUCTURE SHALL BE FIRE RATED. VERIFY ACCESS DOOR LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO BIDDING.
6. RATED PENETRATION: DUCT PENETRATIONS THROUGH RATED ENCLOSURES SHALL BE FIRE/SMOKE DAMPERED PER THE LATEST EDITION OF THE UNDERWRITERS LABORATORIES(UL) FIRE RESISTANCE WITH HOURLY RATINGS FOR THROUGH-PENETRATION FIRE STOPS SYSTEM VOLUME #2, OR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S UL LISTINGS (3M OR EQUIVALENT). DETERMINE REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BID.
7. EXHAUST OUTLETS: SOURCE-SPECIFIC FANS SHALL BE VENTED TO OUTDOORS WITH A MINIMUM 3' CLEARANCE BETWEEN VENT OUTLETS AND BUILDING OPENINGS, AND 10' MINIMUM BETWEEN VENT OUTLETS AND MECHANICAL AIR INTAKES.
8. ROOF PENETRATIONS: SEE ARCHITECTURAL DRAWINGS FOR ROOF CAP, ROOF CURB, ROOF DRAIN, AND VTR DETAILS.
9. PENETRATIONS: PROVIDE ESCUTCHEON PLATES FOR EXPOSED PIPING PENETRATIONS AND SHEET METAL FLASHING FOR EXPOSED DUCTWORK PENETRATIONS.
10. SHAFT AND PLENUM CONNECTIONS: SEAL CONNECTIONS TO AIR SHAFTS AIRTIGHT. PROVIDE AIRTIGHT SEAL AROUND PENETRATIONS IN AIR PLENUMS.
11. LIGHT FIXTURE CLEARANCE: COORDINATE LOCATIONS OF MECHANICAL WORK TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND REPLACEMENT.
12. CABLE TRAYS: DUCTWORK AND PIPING INSTALLED ADJACENT TO ELECTRICAL CABLE TRAYS SHALL ALLOW MINIMUM ACCESS OF 6" ABOVE AND TO THE SIDE OF CABLE TRAYS.
13. ACCESS CLEARANCES FOR MAINTENANCE AND REPLACEMENT: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET. COORDINATE LOCATIONS OF MECHANICAL WORK AND WORK OF OTHER TRADES TO PROVIDE ACCESS CLEARANCES FOR SERVICE AND MAINTENANCE.

COORDINATION REQUIREMENTS

1. PIPING: COORDINATE WITH STRUCTURAL FOR EXACT LOCATION OF ALL STRUCTURAL FRAMING AND FOOTINGS AND FINALIZE THE EXACT ROUTING OF ALL PIPES WITH STRUCTURAL AND AT THE SITE PRIOR AND DURING THE CONSTRUCTION.
2. DUCTWORK: LOCATE AND COORDINATE THE EXACT LOCATION OF DUCTWORK WITH STRUCTURAL PLANS AND WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION OF ANY STRUCTURE OR EQUIPMENT. COORDINATE WITH FRAMING CONTRACTOR TO ASSURE JOIST SPACES LINE UP WHEN DUCTWORK MUST PASS THROUGH DIFFERENT JOIST SPACES.
3. ADJUSTMENTS: ALL EQUIPMENT, MOTORS, FANS GAS BURNERS, IGNITION DEVICES, DRIVES, ETC. SHALL BE ADJUSTED AND BALANCED TO OPERATE AT SPECIFIED RATINGS AS REQUIRED FOR THIS PROJECT SITE AND ACCOUNTING FOR ELEVATION ABOVE SEA LEVEL.
4. APPROVALS: MECHANICAL AND PLUMBING EQUIPMENT SHALL BE APPROVED FOR INSTALLATION IN THE PROJECT LOCATION AND SHALL HAVE ALL CERTIFICATIONS AND RATINGS TO MEET ALL ENERGY, POLLUTION, ENVIRONMENTAL, SEISMIC, ETC. CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH HIS MANUFACTURE SUPPLIERS AND SHALL INCLUDE ALL COSTS REQUIRED TO MEET THESE REQUIREMENTS IN HIS BID.

PIPING NOTES

1. DISASSEMBLY PROVISIONS: PROVIDE UNIONS OR FLANGES AT PIPING CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTENANCE.
2. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO EQUIPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.
3. OFFSETS: PROVIDE FOR BRANCH LINES TO EQUIPMENT.
4. DIELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR PIPE.
5. REFRIGERANT PIPING: PROVIDE SIZING & INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL REFRIGERANT PIPING BETWEEN INDOOR AND OUTDOOR UNITS AS AS REQUIRED AND RECOMMENDED BY MANUFACTURER. REFRIGERANT PIPING RUNS OVER 50' SHALL BE INSTALLED PER MANUFACTURER'S LONG RUN SIZING AND INSTALLATION STANDARDS. NOTE: ROUTING NOT SHOWN ON PLANS.

SHEET METAL NOTES

1. REFERENCE: SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, CURRENT EDITION.
2. CLEARANCE: COORDINATE DUCTWORK WITH MISCELLANEOUS OBSTRUCTIONS IN CEILING SPACE.
3. ROUND ELBOWS AND OFFSETS: FULL RADIUS (R/D = 1.5), 5-PIECE SEGMENTED OR STAMPED. REFER TO SMACNA HVACDCS FIG 2-7, 3-3. DO NOT USE ANGLED OFFSET (TYPE 1). MITERED OFFSET (TYPE 2) MAY BE USED UP TO 30 DEGREE OFFSET ANGLE.
4. ROUND TEES AND LATERALS: CONICAL TEE PER SMACNA HVACDCS FIG 3-5; DO NOT USE STRAIGHT TEE; DO NOT USE CONICAL SADDLE TAP FOR EXPOSED DUCTWORK IN FINISHED SPACES. 90-DEGREE TEE WITH OVAL TO ROUND TAP, LATERAL, AND 45-DEGREE RECTANGULAR LEAD-IN PER SMACNA HVACDCS FIG 3-4.
5. RECTANGULAR ELBOWS AND OFFSETS: FULL RADIUS WHERE SPACE PERMITS, R/W = 1.5; OTHERWISE USE SQUARE CORNER ELBOW WITH TURNING VANES.
6. RECTANGULAR DIVIDED FLOW FITTINGS: USE GENERALLY, EXCEPT BRANCHES TO TERMINALS; SMACNA HVACDCS FIG 2-5.
7. TURNING VANES: H.E.P. MANUFACTURER OR APPROVED HIGH EFFICIENCY PROFILE AIRFOIL TYPE FOR RECTANGULAR SQUARE THROAT ELBOWS. ACOUSTICAL TYPE FOR RETURN AIR MITERED ELBOWS.
8. TAKEOFFS TO OPENINGS: CONICAL TYPE WITH VOLUME DAMPER FOR ROUND DUCT BRANCHES PER SMACNA HVACDCS FIG 2-6, MINIMUM INLET DIAMETER 2 INCHES LARGER THAN DUCT SIZE. 45 DEGREE ENTRY FITTING FOR RECTANGULAR DUCT BRANCHES PER SMACNA HVACDCS FIG 2-6.
9. FLEXIBLE CONNECTIONS: PROVIDE AT EACH DUCT CONNECTION TO FANS, PACKAGED HVAC EQUIPMENT, EXTERNALLY ISOLATED AIR HANDLING UNITS, FAN COIL UNITS, AND SIMILAR EQUIPMENT. EXCEPTION: EQUIPMENT IN CORRIDOR CEILING SPACES WHERE FIRE RATING IS REQUIRED.

HVAC NOTES

1. ATTACHMENTS: AIR DISTRIBUTION OUTLETS AND LOUVERS SHALL HAVE ALL REQUIRED ACCESSORIES AND ATTACHMENTS FOR A COMPLETE CONNECTION TO THE SPECIFIC TYPE OF STRUCTURE THAT THEY ARE BEING ATTACHED TO. THIS INCLUDES, BUT IS NOT LIMITED TO, EXTERIOR BRICKS, GWB WALLS, GWB CEILING, ETC.
2. DUCTWORK: DUCTWORK SHALL BE SMOOTH SHEET METAL (CLASS-1). DUCTWORK THROUGH FIRE RATED STRUCTURE AND FLOOR SHALL BE MIN. 26 GA. STEEL. MAXIMUM LENGTH OF FLEXIBLE DUCTS SHALL BE 5'-0", UNLESS OTHERWISE NOTED ON DRAWINGS. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
3. SEISMIC: PROVIDE SEISMIC RESTRAINTS FOR MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK PER SMACNA AND LOCAL REGULATIONS.
4. FILTER CLEARANCE: PROVIDE ADEQUATE CLEARANCE FOR CHANGING AIR FILTERS.
5. DUCTWORK AND PIPING OUTSIDE OF MECHANICAL ROOMS SHALL BE CONCEALED, COORDINATE WITH THE GENERAL CONTRACTOR TO FUR-OUT AS REQUIRED.
6. FIRE RATINGS: RATED FLOOR/CEILING JOINT SPACES HAVING DUCTWORK INSIDE THEM SHALL BE FIRE/SMOKE PROTECTED TO MAINTAIN THE 1-HOUR FLOOR/CEILING RATING PER LOCAL JURISDICTIONS. EXHAUST DUCTWORK PENETRATING THE 1-HOUR ROOF/CEILING OR FLOOR/CEILING ASSEMBLY SHALL HAVE ACCESSIBLE CEILING FIRE DAMPERS. ALTERNATIVELY, THE EXHAUST DUCTWORK SHALL BE ROUTED INSIDE A RATED SHAFT TO PROTECT THE CEILING/ROOF RATING PER THE LOCAL JURISDICTIONS.
7. FIRESTOP: PIPE, DUCT AND CONDUIT PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE AND SMOKE STOPPED PER CODE.
8. VOLUME DAMPERS: PROVIDE AN ACCESSIBLE MANUAL VOLUME DAMPER FOR EACH SUPPLY, RETURN, OSA AND EXHAUST OPENING, LOCATED AS FAR UPSTREAM AS POSSIBLE FROM THE OPENING. PROVIDE A MANUAL VOLUME DAMPER FOR BRANCH MAINS SERVING MORE THAN ONE OPENING. VOLUME DAMPERS IN NON-ACCESSIBLE CEILING SHALL HAVE A CONTROL ARM EXTENDED TO AN ACCESSIBLE LOCATION. PROVIDE "YOUNG" REGULATOR OR EQUAL. EXACT LOCATION OF CONTROL DEVICES VISIBLE IN FINISHED SPACES SHALL BE COORDINATED WITH THE ARCHITECT.
9. TEST AND BALANCE WORK SHALL BE PERFORMED BY AN INDEPENDENT TEST AND BALANCE AGENCY. PROVIDE COPY OF TEST AND BALANCE REPORT TO OWNER.
10. LOUVER SIZES INDICATED ON THE PLANS REFLECT MINIMUM REQUIRED SIZES. FOR ACTUAL SIZE, SEE ARCHITECTURAL DRAWINGS.

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

PRE-CON MEETING NOTE

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS,AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED, BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS.

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL	2 HOURS
PLUMBING	2 HOURS
ELECTRICAL	2 HOURS
GENERAL CONTRACTOR	ALL SESSIONS

APPLICABLE CODES

THESE DRAWINGS ARE BASED ON THE FOLLOWING CODES:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ENERGY CODE

VIBRATION AND ACOUSTICAL ISOLATION

THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE VIBRATION AND NOISE TRANSMISSION FROM HVAC EQUIPMENT TO THE INTERIOR SPACES:

FAN COIL UNITS:
A) PROVIDE FLEX CONNECTOR BETWEEN UNIT AND ANY DUCTWORK.
B) SUSPEND WITH THREADED ROD AND 1" SPRING ISOLATORS.

ROOF MOUNTED CONDENSERS:
A) MOUNT ON SPRING ISOLATORS WITH A MINIMUM 1" STATIC DEFLECTION.

INLINE FANS:
A) PROVIDE FLEX CONNECTOR BETWEEN UNIT AND ANY DUCTWORK.
B) SUSPEND FANS WITH THREADED ROD AND 1" SPRING ISOLATORS.

DRAWING INDEX

DWG	DESCRIPTION
M0.00	LEGEND, GENERAL NOTES, DRAWING INDEX
M0.01	SCHEDULES
M0.02	NOTES & CALCULATIONS
M0.03	NOTES & CALCULATIONS
M2.01L	FIRST FLOOR PLAN – LEFT
M2.01R	FIRST FLOOR PLAN – RIGHT
M2.02L	SECOND FLOOR PLAN – LEFT
M2.02R	SECOND FLOOR PLAN – RIGHT
M2.03L	THIRD FLOOR PLAN – LEFT
M2.03R	THIRD FLOOR PLAN – RIGHT
M2.04L	FOURTH FLOOR PLAN – LEFT
M2.04R	FOURTH FLOOR PLAN – RIGHT
M2.05L	ROOF PLAN – LEFT
M2.05R	ROOF PLAN – RIGHT
M3.00	ENLARGED PLANS
M3.01	ENLARGED UNIT PLANS
M3.02	ENLARGED UNIT PLANS
M3.03	ENLARGED UNIT PLANS
M3.04	ENLARGED UNIT PLANS
M3.05	ENLARGED UNIT PLANS
M4.00	DETAILS & DIAGRAMS
M4.01	DETAILS & DIAGRAMS
M4.02	DETAILS & DIAGRAMS
M5.00	ENERGY COMPLIANCE
M5.01	ENERGY COMPLIANCE
M5.02	ENERGY COMPLIANCE
M5.03	ENERGY COMPLIANCE
M5.04	ENERGY COMPLIANCE

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Exhibit D

STAMP: REGISTERED PROFESSIONAL ENGINEER MATTHEW D. BROOKS No. M38651 EXP. 12-31-27 MECHANICAL STATE OF CALIFORNIA 8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

187

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

LEGEND, GENERAL NOTES & DRAWING INDEX

M0.00

SPLIT AIR CONDITIONER SCHEDULE – INDOOR UNIT

EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	FAN AIRFLOW, CFM	FAN MOTOR, WATTS	FAN MIN. OSA, CFM	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	BASIS OF DESIGN (1)(2)(4)	CONNECTED OUTDOOR UNIT
IAC-1	ELECTRICAL L1	WALL MOUNTED	565	–	–	208V/1P	(3)	(3)	DAIKIN FTKF18BVJU9	OAC-1
IAC-2	ERRCS	WALL MOUNTED	565	–	–	208V/1P	(3)	(3)	DAIKIN FTKF18BVJU9	OAC-2
IAC-3	ELECTRICAL L2	WALL MOUNTED	565	–	–	208V/1P	(3)	(3)	DAIKIN FTKF18BVJU9	OAC-3
IAC-4	ELECTRICAL L3	WALL MOUNTED	565	–	–	208V/1P	(3)	(3)	DAIKIN FTKF18BVJU9	OAC-4
IAC-5	ELECTRICAL L4	WALL MOUNTED	565	–	–	208V/1P	(3)	(3)	DAIKIN FTKF18BVJU9	OAC-5

NOTES:
(1) PROVIDE ELECTRICAL DISCONNECT SWITCH AND INDIVIDUAL THERMOSTAT FOR EACH UNIT.
(2) PROVIDE HARDWIRED CONDENSATE PUMP.
(3) INDOOR UNIT POWERED FROM OUTDOOR UNIT.
(4) PRIOR TO ORDERING, CONTRACTOR TO COORDINATE WITH LOW VOLTAGE CONSULTANT TO ENSURE UNIT CAN ADEQUATELY COOL THE ROOM.

SPLIT AIR CONDITIONER SCHEDULE – OUTDOOR UNIT

EQUIP NO.	SERVICE	NOMINAL CAPACITY, TONS	TOTAL COOLING CAPACITY, BTUH	MIN. SEER2/EER2	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	BASIS OF DESIGN (1)(2)(3)(5)	CONNECTED INDOOR UNIT
OAC-1	ELECTRICAL L1	1.5	18,000	21.0/12.0	208V/1P	21.4	25	DAIKIN RZA18AAVJU (4)	IAC-1
OAC-2	ERRCS	1.5	18,000	21.0/12.0	208V/1P	21.4	25	DAIKIN RZA18AAVJU (4)	IAC-2
OAC-3	ELECTRICAL L2	1.5	18,000	21.0/12.0	208V/1P	21.4	25	DAIKIN RZA18AAVJU (4)	IAC-3
OAC-4	ELECTRICAL L3	1.5	18,000	21.0/12.0	208V/1P	21.4	25	DAIKIN RZA18AAVJU (4)	IAC-4
OAC-5	ELECTRICAL L4	1.5	18,000	21.0/12.0	208V/1P	21.4	25	DAIKIN RZA18AAVJU (4)	IAC-5

NOTES:
(1) ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION. FILTER DRIER, REFRIGERANT LINE FILTER, LIQUID SOLENOID VALVE, AND SAFETY PRESSURE SWITCHES. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
(2) WITH FACTORY OPTION ELECTRICAL DISCONNECT.
(3) ROUTING OF REFRIGERANT LINES FROM INDOOR TO OUTDOOR UNITS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD COORDINATE ROUTING.
(4) PRIOR TO ORDERING, CONTRACTOR TO COORDINATE WITH LOW VOLTAGE CONSULTANT TO ENSURE UNIT CAN ADEQUATELY COOL THE ROOM.
(5) PROVIDE ALL REQUIRED ACCESSORIES FOR LONG-LINE APPLICATIONS.

THROUGH-WALL HEAT PUMP SCHEDULE

EQUIP NO.	SERVICE	SUPPLY AIRFLOW, CFM	COOLING BTUH	COOLING EER	HEATING BTUH	HEATING COP	HEATING ELEC HEATER, KW	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	BASIS OF DESIGN
PTHP-1	RESIDENTIAL UNITS	290	7,000	12.8	6,100	3.7	1.5	208V/1P	14	20	AMANA PTH073*J15AXXX (1)(2)(3)(4)
PTHP-2	RESIDENTIAL UNITS	290	9,000	12.5	8,000	3.6	1.5	208V/1P	10	15	AMANA PTH093*J15AXXX (1)(2)(3)(4)

NOTES:
(1) PROVIDE HARD-WIRED REMOTE WALL MOUNTED THERMOSTAT.
(2) PROVIDE NECESSARY PARTS FOR EXTERIOR CONDENSATE DRAIN.
(3) PROVIDE WITH A PLUG-IN POWER CONNECTION.
(4) PROVIDE STANDARD THERMOSTAT GATEWAY (TPG) FOR CONNECTION TO HARD-WIRED REMOTE WALL THERMOSTAT.

DUCT INSULATION SCHEDULE

SERVICE	MATERIAL	MINIMUM R-VALUE	VAPOR RETARDER REQUIRED	NOTES
SUPPLY AND OUTSIDE AIR DUCTS, CONCEALED, LOW-RISE RESIDENTIAL (I.E. 3-STORIES AND LESS)	MINERAL-FIBER BLANKET	R-4.2	YES	
SUPPLY AND OUTSIDE AIR DUCTS, CONCEALED, NON-RESIDENTIAL AND HIGH-RISE RESIDENTIAL (I.E. 4-STORIES AND MORE)	MINERAL-FIBER BLANKET	R-4.2	YES	
RETURN AIR DUCTS, CONCEALED, LOW-RISE RESIDENTIAL (I.E. 3-STORIES AND LESS)	MINERAL-FIBER BLANKET	R-4.2	YES	
RETURN AIR DUCTS, CONCEALED, NON-RESIDENTIAL AND HIGH-RISE RESIDENTIAL (I.E. 4-STORIES AND MORE)	NONE REQUIRED, UNLESS NOTED OTHERWISE	N/A	N/A	
SUPPLY, RETURN, AND OUTSIDE AIR DUCTS, FULLY EXPOSED WITHIN CONDITIONED SPACES.	NONE REQUIRED, UNLESS NOTED OTHERWISE	N/A	N/A	
SUPPLY AND RETURN AIR DUCTS LOCATED IN UNCONDITIONED SPACES OR OUTDOORS.	CLOSED-CELL PHENOLIC FOAM	R-8.0	NO	FIELD APPLIED FOIL & PAPER JACKET

NOTE: ALL DUCTWORK SHALL BE INSULATED PER THE MINIMUM REQUIREMENTS OF 2025 CALIFORNIA ENERGY CODE.

MECHANICAL PIPE INSULATION SCHEDULE

SERVICE	MATERIAL	THICKNESS	FIELD APPLIED JACKET	VAPOR RETARDER REQUIRED	FINISH	NOTES
REFRIGERANT SECTION, LIQUID AND HOT-GAS PIPING (WHERE REQUIRED). OPERATING TEMPERATURE 40-60°F.	FLEXIBLE ELASTOMERIC	½"-1¼" PIPE: ¾" 1½" & LARGER PIPE: 1"	NONE	NO	NONE	
REFRIGERANT SECTION, LIQUID AND HOT-GAS PIPING (WHERE REQUIRED). OPERATING TEMPERATURE BELOW 40°F.	FLEXIBLE ELASTOMERIC	½"-¾" PIPE: 1" 1"& LARGER PIPE: 1½"	NONE	NO	NONE	
ABOVE GROUND INSULATION OUTSIDE THE BUILDING. OPERATING TEMPERATURE 40-60°F.	FLEXIBLE ELASTOMERIC	½"-1¼" PIPE: ¾" 1½" & LARGER PIPE: 1"	NONE	YES	TWO COATS OF MANUFACTURER'S RECOMMENDED UV INHIBITOR	
ABOVE GROUND INSULATION OUTSIDE THE BUILDING. OPERATING TEMPERATURE BELOW 40°F.	FLEXIBLE ELASTOMERIC	½"-¾" PIPE: 1" 1" & LARGER PIPE: 1½"	NONE	YES	TWO COATS OF MANUFACTURER'S RECOMMENDED UV INHIBITOR	

SPLIT SYSTEM HEAT PUMP SCHEDULE – INDOOR UNIT

EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	FAN AIRFLOW, CFM	FAN OSA CFM	FAN ESP. IN WG	AUX. HEAT, KW (240V)	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	WEIGHT (LBS)	BASIS OF DESIGN (1)(4)(5)	OUTDOOR UNIT
FCU-1	MAIL & OFFICES	HORIZONTAL	955	200	0.5	–	208V/1P	3.1	15	125	DAIKIN FBA36AAVJU (2)(6)(7)(8)	HP-1
FCU-2	COMMUNITY ROOM	HORIZONTAL	1375	700	0.5	–	208V/1P	3.6	15	125	DAIKIN FBA48AAVJU (2)(6)(7)(8)	HP-2
FCU-3	CONFERENCE ROOM	CASSETTE	430	100	0.5	–	208V/1P	(7)	(7)	50	DAIKIN FFA12AVJU9 (2)(6)(7)(8)	HP-3
FCU-4	KITCHEN C-204	CASSETTE	400	50	0.5	–	208V/1P	(7)	(7)	50	DAIKIN FFA09AVJU9 (2)(6)(7)(8)	HP-3
FCU-5	OFFICE C-201	CASSETTE	400	50	0.5	–	208V/1P	(7)	(7)	50	DAIKIN FFA09AVJU9 (2)(6)(7)(8)	HP-3
FCU-6	ELECTRICAL	HORIZONTAL	1520	–	0.5	–	208V/1P	6.5	15	150	DAIKIN FTA48AAVJUA (2)(6)(7)(8)	HP-4
FCU-7	ELECTRICAL	HORIZONTAL	1520	–	0.5	–	208V/1P	6.5	15	150	DAIKIN FTA48AAVJUA (2)(6)(7)(8)	HP-5
FCU-8	ELEVATOR MACHINE ROOM	HORIZONTAL	610	–	0.5	–	208V/1P	(7)	(7)	125	DAIKIN FDMA18AVJU9 (2)(6)(7)(8)	HP-6
FCU-9	COMPUTER LAB	CASSETTE	500	–	0.5	–	208V/1P	(7)	(7)	50	DAIKIN FFA18AVJU9 (2)(6)(7)(8)	HP-7

NOTES:
(1) ALL INDOOR AND OUTDOOR UNITS SHALL HAVE U.S. DOE CERTIFIED RATINGS.
(2) PROVIDE FACTORY ENCLOSURE AND NON-LOUVERED ACCESS PANEL
(3) VENTILATION TO SPACE PROVIDED VIA SEPARATE SUPPLY FAN.
(4) REFERENCE M0.00 VIBRATION ISOLATION REQUIREMENTS.
(5) PROVIDE CONDENSATE PUMP AND SECONDARY CONDENSATE OVERFLOW SHUTOFF SWITCH
(6) PROVIDE MERV 13 FILTERS
(7) POWERED FROM OUTDOOR UNIT
(8) PROVIDE SECONDARY CONDENSATE OVERFLOW SWITCH
(9)

SPLIT SYSTEM HEAT PUMP SCHEDULE – OUTDOOR UNIT

EQUIP NO.	SERVICE	CAPACITY, TONS	TOTAL COOLING CAPACITY, BTUH	SEER2	TOTAL HEATING CAPACITY, BTUH	HSPF2	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	WEIGHT, LBS	BASIS OF DESIGN (1)(2)(3)(6)(7)	CONNECTED FAN COIL UNIT
HP-1	MAIL & OFFICES	3.0	36,0000	16.9	40,000	8.8	208V/1P	15.6	20.0	150	DAIKIN RZA36AAVKU (5)(8)	FCU-1
HP-2	COMMUNITY ROOM	4.0	48,000	15.3	34,600	9.3	208V/1P	34.6	35.0	225	DAIKIN 4MXM36AVJU9 (5)(8)	FCU-2
HP-3	OFFICES	2.0	23,000	21.0	23,000	10.0	208V/1P	34.4	35	225	DAIKIN 3MXM24AVJU9 (5)(8)	FCU-3,4,5
HP-4	ELECTRICAL	4.0	47,000	15.2	55,000	9.0	208V/1P	34.6	35	250	DAIKIN RZA48AAVJU (5)(8)	FCU-6
HP-5	ELECTRICAL	4.0	47,000	15.2	55,000	9.0	208V/1P	34.6	35	250	DAIKIN RZA48AAVJU (5)(8)	FCU-7
HP-6	ELEVATOR MACHINE ROOM	1.5	17,600	18.0	21,600	9.2	208V/1P	21.4	25	150	DAIKIN RXP18AVJU9 (5)(8)	FCU-8
HP-7	COMPUTER LAB	1.5	17,400	18.2	21,600	8.5	208V/1P	17.9	20.0		DAIKIN RXV18AVJU9 (5)(8)	

(1) ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION. FILTER DRIER, REFRIGERANT LINE FILTER, LIQUID SOLENOID VALVE, AND SAFETY PRESSURE SWITCHES. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
(2) PROVIDE ALL REQUIRED ACCESSORIES FOR LONG-LINE APPLICATIONS.
(3) ROUTING OF REFRIGERANT LINES FROM INDOOR TO OUTDOOR UNITS SHOWN ON PLANS AS REFERENCE ONLY. CONTRACTOR TO FIELD COORDINATE ROUTING. ALL REFRIGERANT PIPES ARE TO BE ACOUSTICALLY ISOLATED (AND ATTACHED TO THE UNIT VIA A FLEXIBLE CONNECTION).
(4) NOT USED
(5) EQUIPMENT NO. ON PLANS REFERS TO UNIT SERVED. EXAMPLE: HP-1-101 SERVES UNIT 101.
(6) REFERENCE M0.00/M0.03 FOR VIBRATION ISOLATION REQUIREMENTS
(7) ALL INDOOR AND OUTDOOR UNITS SHALL HAVE U.S. DOE CERTIFIED RATINGS.OUTDOOR EQUIPMENT TO BE PROVIDED WITH SALT AIR CORROSION PROTECTION.
(8) PROVIDE CONDENSERS WITH ANTI-CORROSION COATING

FAN SCHEDULE

EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	AIRFLOW, CFM	ESP. IN WG	ELECTRICAL VOLTAGE	ELECTRICAL HP	OPERATION	SOUND DATA	WEIGHT (LBS)	BASIS OF DESIGN (1)
EF-1	RESIDENTIAL UNIT BATHROOMS	CEILING	(3)	0.25	120V/1P	FHP	(2)	1.2 SONES		PANASONIC FV-0511VQ1 (3)(4)(5)
EF-2	PUBLIC BATHROOMS	CEILING	50	0.25	120V/1P	FHP	CONTINUOUS	0.4 SONES	30	PANASONIC FV-0511VF1 (6)(7)
EF-3	COMPUTER LAB	INLINE	150	0.25	120V/1P	FHP	CONTINUOUS	0.7 SONES	50	GREENHECK CSP-A390-VG (6)
EF-4	LAUNDRY	CEILING	150	0.25	120V/1P	FHP	CONTINUOUS	2.2 SONES	50	GREENHECK CSP-A250 (6)
EF-5	BICYCLE STORAGE	INLINE	200	0.25	120V/1P	FHP	CONTINUOUS	53 dBA	50	GREENHECK SQ-90-VG (6)
EF-6	MAINTENANCE	INLINE	300	0.25	120V/1P	FHP	CONTINUOUS	1.3 SONES	50	GREENHECK CSP-A390-VG (6)
EF-7	PLUMBING	INLINE	175	0.25	120V/1P	FHP	CONTINUOUS	0.7 SONES	50	GREENHECK CSP-A390-VG (6)
EF-8	PLUMBING	INLINE	175	0.25	120V/1P	FHP	CONTINUOUS	0.7 SONES	50	GREENHECK CSP-A390-VG (6)
CSF-1	CORRIDOR SUPPLY	UTILITY	4000	0.75	208V/3P	3	CONTINUOUS	69 dBA	250	GREENHECK KSQ-16-M2-VG (8)(10)
TEF-1	TRASH EXHAUST	UTILITY	825	0.75	208V/3P	1/3	CONTINUOUS	68 dBA	125	GREENHECK USF-8 (8)(6)(12)
CEF-1	CORRIDOR EXHAUST	INLINE	225	0.25	208V/1P	FHP	CONTINUOUS	32 dBA	30	GREENHECK CSP-A390-VG
SF-1	RESIDENTIAL UNIT	INLINE	(11)	0.5	120V/1P	FHP	CONTINUOUS	–	20	BROAN FIN180B-HW (10)(11)
SF-2	MAIL & OFFICES	INLINE	200	0.3	120V/1P	FHP	CONTINUOUS	0.8 SONES	50	GREENHECK CSP-A390-VG (6)(10)
SF-3	OFFICES	INLINE	200	0.3	120V/1P	FHP	CONTINUOUS	0.8 SONES	50	GREENHECK CSP-A390-VG (6)(10)
SF-4	COMMUNITY ROOM	INLINE	500	0.3	208V/1P	FHP	CONTINUOUS	0.5 SONES	50	GREENHECK CSP-A700-VG (6)(10)

NOTES:
(1) PROVIDE BACKDRAFT DAMPERS ON EXHAUST FANS.
(2) VIA MOTION SENSOR AND HUMIDISTAT
(3) FAN/LIGHT SHALL BE 2-SPEED WITH CONTINUOUS LOW SETTING SET TO 50 CFM
(4) 1.0 SONES MAXIMUM.
(5) FAN PROVIDED BY ELECTRICAL CONTRACTOR AS LIGHT FIXTURE "U1".
(6) PROVIDE FACTORY WIRED AND MOUNTED SPEED CONTROLLER.
(7) MULTIPLE FANS ARE IDENTIFIED WITH A LETTER SUFFIX (EF-1A, EF-1B, ETC.). THERE MAY BE GAPS IN THE SEQUENCE. REFER TO PLANS FOR QUANTITIES.
(8) PROVIDE ANTI-CORROSION COATING FOR ALL OUTDOOR EQUIPMENT
(9) PROVIDE SECONDARY POWER CONNECTION
(10) PROVIDE WITH MERV-13 FILTER. IF INTAKE LOUVER HAS A FILTER BOX ON THE FLOOR PLANS, AN ADDITIONAL ONE IS NOT REQUIRED.
(11) SET AIRFLOW EQUAL TO "VENTILATION PROVIDED" ON VENTILATION CALCS ON SHEET M0.02, UNDER RES UNITS
(12) PROVIDE BIRDSCREEN, TH DISCHARGE WITH DRAIN AND INLET/OUTLET HOOD.
(13) PROVIDE VARIABLE FREQUENCY DRIVE
(14) FAN SHALL OPERATE VIA OCCUPANCY SENSOR

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Exhibit D

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7TH & BROMMER AFFORDABLE HOUSING

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

SCHEDULES

M0.01

KITCHEN RANGE HOODS:

CENC 160.2(B)2.AV(vi): A LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM. SYSTEMS SHALL BE RATED FOR AIRFLOW IN ACCORDANCE WITH ASHRAE 62.2 SECTION 7.1.

ASHRAE 62.2 SECTION 7.1 SELECTION AND INSTALLATION: VENTILATION DEVICES AND EQUIPMENT SERVING IDENTICAL DWELLING UNITS SHALL BE TESTED IN ACCORDANCE WITH ANSI/ASHRAE SATNDARD 51/ACMA 210 AND ANSI/AMCA STANDARD 300, AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATION INSTITUTE (HVI 915, 916, AND 920). INSTALLATIONS OF SYSTEMS OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURER DESIGN REQUIREMENTS AND INSTALLATION INSTRUCTIONS.

DEMAND CONTROLLED MECHANICAL EXHAUST SHALL BE PROVIDED WITH A READILY ACCESSIBLE OCCUPANT CONTROLLED ON–OFF CONTROL. THE SYSTEM SHALL MEET OR EXCEED THE MINIMUM AIRFLOW IN ACCORDANCE WITH TABLE 160.2–E, RESIDENTIAL UNITS TO COMPLY WITH THE REQUIREMENTS FOR A NONENCLOSED KITCHEN BY PROVIDING A VENTED RANGE HOOD, INCLUDING APPLIANCE–RANGE HOOD COMBINATIONS, THAT MEETS EITHER THE CAPTURE EFFICIENCE (CE) OR THE AIRFLOW RATE SPECIFIED IN TABLE 160.2–G AS APPLICABLE.

PER 160.2(B)(2)(A)(VI) LOCAL MECHANICAL EXHAUST: A LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM. SYSTEMS SHALL BE RATED FOR AIRFLOW IN ACCORDANCE WITH ASHRAE 62.2 SECTION 7.1.

A. NONENCLOSED KITCHENS SHALL HAVE A DEMAND–CONTROLLED MECHANICAL EXHAUST SYSTEM MEETING THE REQUIREMENTS OF SECTION 160.2(B)2AVIC.

B. ENCLOSED KITCHENS AND ALL BATHROOMS SHALL HAVE EITHER ONE OF THE FOLLOWING OPTIONS 1 OR 2:
   1. A DEMAND–CONTROLLED MECHANICAL EXHAUST SYSTEM MEETING THE REQUIREMENTS OF SECTION 160.2(B)2AVIC; OR
   2. A CONTINUOUS MECHANICAL EXHAUST SYSTEM MEETING THE REQUIREMENTS OF SECTION 160.2(B)2AVID.

C. DEMAND–CONTROLLED MECHANICAL EXHAUST. A LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE DESIGNED TO BE OPERATED AS NEEDED.
   1. CONTROL AND OPERATION. DEMAND–CONTROLLED MECHANICAL EXHAUST SYSTEMS SHALL BE PROVIDED WITH AT LEAST ONE OF THE FOLLOWING CONTROLS.
      A. A READILY ACCESSIBLE OCCUPANT–CONTROLLED ON–OFF CONTROL.
      B. AN AUTOMATIC CONTROL THAT DOES NOT IMPEDE OCCUPANT ON CONTROL.
   2. VENTILATION RATE AND CAPTURE EFFICIENCY. THE SYSTEM SHALL MEET OR EXCEED EITHER THE MINIMUM AIRFLOW IN ACCORDANCE WITH TABLE 160.2–E OR THE MINIMUM CAPTURE EFFICIENCY IN ACCORDANCE WITH TABLE 160.2–E, AND TABLE 160.2–G, CAPTURE EFFICIENCY RATINGS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E3087, AND LISTED IN A PRODUCT DIRECTORY APPROVED BY THE ENERGY COMMISSION.

D. CONTINUOUS MECHANICAL EXHAUST. A MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED TO OPERATE CONTINUOUSLY. THE SYSTEM MAY BE PART OF A BALANCED MECHANICAL VENTILATION SYSTEM.
   1. CONTROL AND OPERATION. A MANUAL ON–OFF CONTROL SHALL BE PROVIDED FOR EACH CONTINUOUS MECHANICAL EXHAUST SYSTEM. THE SYSTEM SHALL BE DESIGNED TO OPERATE DURING ALL OCCUPIABLE HOURS. FOR MULTIFAMILY DWELLING UNITS, THE MANUAL ON–OFF CONTROL MAY BE ACCESSIBLE TO THE DWELLING UNIT OCCUPANT; HOWEVER, THE MANUAL ON–OFF CONTROL SHALL NOT BE REQUIRED TO BE ACCESSIBLE TO THE DWELLING UNIT OCCUPANT.
   2. VENTILATION RATE. THE MINIMUM DELIVERED VENTILATION SHALL BE AT LEAST THE AMOUNT INDICATED IN TABLE 160.2–F DURING EACH HOUR OF OPERATION.

E. AIRFLOW MEASUREMENT OF LOCAL MECHANICAL EXHAUST BY THE SYSTEM INSTALLER. THE AIRFLOW REQUIRED BY SECTION 160.2(B)2AVI IS THE QUANTITY OF INDOOR AIR EXHAUSTED BY THE VENTILATION SYSTEM AS INSTALLED IN THE DWELLING UNIT. WHEN A VENTED RANGE HOOD UTILIZES A CAPTURE EFFICIENCY RATING TO DEMONSTRATE COMPLIANCE WITH SECTION 160.2(B)2AVIC2, THE AIRFLOW LISTED IN THE APPROVED DIRECTORY CORRESPONDING TO THE COMPLIANT CAPTURE EFFICIENCY RATING POINT SHALL BE MET BY THE INSTALLED SYSTEM. THE AS INSTALLED AIRFLOW SHALL BE VERIFIED BY THE SYSTEM INSTALLER TO ENSURE COMPLIANCE BY USE OF EITHER SUBSECTION 1 OR 2 BELOW:

1. THE SYSTEM INSTALLER SHALL MEASURE THE AIRFLOW BY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN'S INLET TERMINALS/GRILLES OR OUTLET TERMINALS/GRILLES IN ACCORDANCE WITH THE PROCEDURES IN REFERENCE APPENDIX RA3.7 OR NA2.2 AS APPLICABLE.
2. AS AN ALTERNATIVE TO PERFORMING AN AIRFLOW MEASUREMENT OF THE SYSTEM AS INSTALLED IN THE DWELLING UNIT, COMPLIANCE MAY BE DEMONSTRATED BY INSTALLING AN EXHAUST FAN AND DUCT SYSTEM THAT CONFORMS TO THE SPECIFICATIONS OF TABLE 160.2–H. VISUAL INSPECTION SHALL VERIFY THE INSTALLED SYSTEM CONFORMS TO THE REQUIREMENTS OF TABLE 160.2–H.

WHEN USING TABLE 160.2–H FOR DEMONSTRATING COMPLIANCE, THE AIRFLOW RATING SHALL BE GREATER THAN OR EQUAL TO THE VALUE REQUIRED BY SECTION 160.2(B)2AVI AT A STATIC PRESSURE GREATER THAN OR EQUAL TO 0.25 IN. OF WATER (62.5 PA). WHEN A VENTED RANGE HOOD UTILIZES A CAPTURE EFFICIENCY RATING TO DEMONSTRATE COMPLIANCE WITH SECTION 160.2(B)2AVIC2, A STATIC PRESSURE GREATER THAN OR EQUAL TO 0.25 IN. OF WATER AT THE RATING POINT SHALL NOT BE REQUIRED, AND THE AIRFLOW LISTED IN THE APPROVED DIRECTORY CORRESPONDING TO THE COMPLIANT CAPTURE EFFICIENCY RATING POINT SHALL BE APPLIED TO TABLE 160.2–H FOR DETERMINING COMPLIANCE.

USE OF TABLE 160.2–H IS LIMITED TO VENTILATION SYSTEMS THAT CONFORM TO ALL OF THE FOLLOWING THREE SPECIFICATIONS:
   A. TOTAL DUCT LENGTH IS LESS THAN OR EQUAL TO 25 FEET (8 M),
   B. DUCT SYSTEM HAS NO MORE THAN THREE ELBOWS, AND
   C. DUCT SYSTEM HAS EXTERIOR TERMINATION FITTING WITH A HYDRAULIC DIAMETER GREATER THAN OR EQUAL TO THE MINIMUM DUCT DIAMETER AND NOT LESS THAN THE HYDRAULIC DIAMETER OF THE FAN OUTLET.

ALL UNITS: BROAN BSEK130WW

RESIDENTIAL UNIT RANGE HOOD SCHEDULE

RANGE HOOD	RESIDENTIAL UNIT TYPE	HVI OR AHAM CERTIFIED?	HOOD SIZE	EXHAUST FAN		AC INPUT	DUCTED	TYPE	ADA CAPABLE
				SPEEDS	MAX CFM				
BROAN BSEK130WW	ALL	HVI	30 IN	2–SPEED	300 CFM	120 V, 60 HZ – 0.65 A	YES	HOOD	YES

REFRIGERANT PIPING REQUIREMENTS:

1. CMC 1105.11: AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH LOCKING–TYPE TAMPER–RESISTANT CAPS.
2. CMC 1109.4.1: REFRIGERANT PIPING SHALL NOT BE PLACED IN ANY ELEVATOR, OR OTHER SHAFT CONTAINING A MOVING OBJECT OR IN ANY SHAFT THAT HAS OPENINGS TO LIVING QUARTERS OR TO MEANS OF EGRESS. REFRIGERANT PIPING SHALL NOT BE INSTALLED IN AN ENCLOSED PUBLIC STAIRWAY, STAIR LANDING, OR MEANS OF EGRESS (CORRIDORS).
3. CMC 1105.6: REFRIGERATION SYSTEMS OR PORTIONS THEREOF SHALL NOT BE LOCATED WITHIN A REQUIRED EXIT ENCLOSURE.
4. CMC 1109.7: REFRIGERANT PIPING AND TUBING SHALL BE INSTALLED SO THAT IT IS NOT SUBJECT TO DAMAGE FROM AN EXTERNAL SOURCE. SOFT ANNEALED COPPER TUBING CONVEYING REFRIGERANT SHALL BE ENCLOSED IN IRON OR STEEL PIPING AND FITTINGS, OR IN CONDUIT, MOLDING, OR RACEWAY THAT WILL PROTECT THE TUBING AGAINST MECHANICAL INJURY FROM AN EXTERIOR SOURCE. FRAMED WALLS SHALL BE THE RACEWAY FOR REFRIGERANT PIPING.

REFRIGERANT LABELING REQUIREMENTS:

1. CMC 1104.6.2: REFRIGERATION SYSTEMS SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH LISTING, THE MANUFACTURER'S INSTRUCTIONS, AND ANY MARKINGS ON THE EQUIPMENT RESTRICTING THE INSTALLATION.
2. CMC 1104.6.2.1: THE NAMEPLATE REQUIRED BY CMC SECTION 1115.5 SHALL INCLUDE A SYMBOL INDICATING THAT A FLAMMABLE REFRIGERANT IS USED, AS SPECIFIED BY THE PRODUCT LISTING.
3. CMC 1104.6.2.2: A LABEL INDICATING A FLAMMABLE REFRIGERANT IS USED SHALL BE PLACED ADJACENT TO SERVICE PORTS AND OTHER LOCATIONS WHERE SERVICE INVOLVING COMPONENTS CONTAINING REFRIGERANT IS PERFORMED, AS SPECIFIED BY THE PRODUCT LISTING.

CALGREEN NOTES

RESIDENTIAL MANDATORY MEASURES

1. PER SECTION 4.504.1, COVERING 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, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
2. PER SECTION 4.504.2.1, ALL ADHESIVES, SEALANTS, AND COATINGS SHALL MEET THE VOC LIMITS INDICATED IN CALGREEN.
3. PER SECTION 4.506.1, BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLAINT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL, WHICH SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%
4. HEATING AND AIR CONDITIONING SYSTEMS HAVE BEEN SIZED ACCORDING TO SECTION 4.507.2.

NON–RESIDENTIAL MANDATORY MEASURES

1. SECTION 5.504.3, COVERING 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, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
2. SECTION 5.504.1, TEMPORARY VENTILATION. THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13, BASED ON ASHRAE 52.2–1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1–1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
3. SECTION 5.504.5.3 FILTERS. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MERV OF 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. EXCEPTIONS: EXISTING MECHANICAL EQUIPMENT.
4. SECTION 5.504.5.3.1 LABELING. INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING.
5. INSTALLATIONS OF HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2:
   a. 5.508.1.1 CHLOROFLUOROCARBONS (CFCS). INSTALL HVAC, REFRIGERATION & FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.
   b. 5.508.1.2 HALONS. INSTALL HVAC, REFRIGERATION & FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.
6. SECTION 5.504.4.1, ALL ADHESIVES, SEALANTS, AND COATINGS SHALL MEET THE VOC LIMITS INDICATED IN CALGREEN.
7. SECTION 5.410.2 COMMISSIONING. FOR NEW NON–RESIDENTIAL BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS. COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. COMMISSIONING REQUIREMENTS SHALL INCLUDE:
   a. OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS.
   b. BASIS OF DESIGN.
   c. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS.
   d. COMMISSIONING PLAN.
   e. FUNCTIONAL PERFORMANCE TESTING.
   f. DOCUMENTATION AND TRAINING.
   g. COMMISSIONING REPORT.
8. A SYSTEMS MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED. 5.410.2.5.1 SYSTEMS MANUAL. THE SYSTEMS MANUAL SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND FACILITIES OPERATOR AND SHALL INCLUDE THE ITEMS LISTED IN SECTION 5.410.2.5.1. 5.410.2.5.2 SYSTEMS OPERATIONS TRAINING. A PROGRAM FOR TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DEVELOPED AND SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.5.2.
9. THIRD PARTY INSPECTION REQUIRED TO CERTIFY THE CALGREEN MEASURES.
10. SECTION 5.410.4 TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR NEW BUILDINGS LESS THAN 10,000 SQUARE FEET OR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 303.1.
11. SECTION 5.410.4.2 SYSTEMS. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT, THE SYSTEMS LISTED IN SECTION 5.410.4.2.
12. SECTION 5.410.4.3 PROCEDURES. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH APPLICABLE STANDARDS ON EACH SYSTEM AS DETERMINED BY THE ENFORCING AGENCY.
13. SECTION 5.410.4.3.1 HVAC BALANCING. BEFORE A NEW SPACE–CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, BALANCE IN ACCORDANCE WITH THE PROCEDURES DEFINED BY NATIONAL STANDARDS LISTED IN SECTION 5.410.4.3.1 OR AS APPROVED BY THE ENFORCING AGENCY.
14. 5.410.4.4 REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
15. 5.410.4.5 OPERATION AND MAINTENANCE MANUAL. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION.
16. 5.410.4.5.1 INSPECTION AND REPORTS. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.
17. 5.508.1 FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE AND CHAPTER 4 OF CCR, TITLE 8 OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT.
18. 5.508.2 FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 120.1(C)(4).

FIRE & FIRE/SMOKE DAMPER NOTES

FIRE DAMPERS AND FIRE/SMOKE DAMPERS SHALL COMPLY WITH THE FOLLOWING:

A. FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S LISTING AND INSTALLATION INSTRUCTIONS.

B. FIRE/SMOKE DAMPERS SHALL BE LISTED AND BEAR THE LABEL OF AN APPROVED TESTING AGENCY INDICATING COMPLIANCE WITH THE STANDARDS IN THIS SECTION. FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555. ONLY FIRE DAMPERS LABELED FOR USE IN DYNAMIC SYSTEMS SHALL BE INSTALLED IN HEATING, VENTILATION AND AIR–CONDITIONING SYSTEMS DESIGNED TO OPERATE FANS DURING A FIRE. SMOKE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555S. COMBINATION FIRE/SMOKE DAMPERS SHALL COMPLY WITH BOTH UL 555 AND UL 555S. CEILING RADIATION DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555C.

C. FIRE DAMPERS SHALL HAVE MINIMUM DAMPER RATING OF 1.5 HOURS WHEN INSTALLED IN LESS THAN 3–HOUR RATED ASSEMBLIES. RATINGS FOR DAMPERS INSTALLED IN WALLS RATED AT 3 HOURS OR MORE SHALL HAVE A MINIMUM FIRE RATING OF 3 HOURS.

D. FIRE/SMOKE DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS OF ACCESS WHICH IS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. THE ACCESS OPENING SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF THE ASSEMBLY. FIRE/SMOKE DAMPER ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR HAVING LETTERS NOT LESS THAN 1/2" HIGH READING "FIRE DAMPER" OR "FIRE/SMOKE DAMPER".

E. FIRE/SMOKE DAMPERS SHALL HAVE END SWITCHES FOR FIRE LIFE SAFETY.

UNLESS SPECIFICALLY SHOWN ON THE MECHANICAL PLANS, DUCT SMOKE DETECTORS SHALL NOT BE THE METHOD FOR ACTUATION OF FIRE SMOKE DAMPERS.

DESIGN/BUILD FIRE ALARM CONTRACTOR SHALL PROVIDE ACTUATION DEVICE FOR COMBINATION FIRE/SMOKE DAMPERS PER SECTION 717.3.3.2 OF THE BUILDING CODE:

1. WHERE A FIRE/SMOKE DAMPER IS INSTALLED ABOVE SMOKE BARRIER DOORS IN A SMOKE BARRIER, A SPOT–TYPE DETECTOR LISTED FOR RELEASING SERVICE SHALL BE INSTALLED ON EITHER SIDE OF THE SMOKE BARRIER DOOR OPENING.
2. WHERE A FIRE/SMOKE DAMPER IS INSTALLED WITHIN AN AIR TRANSFER OPENING IN A WALL, A SPOT–TYPE DETECTOR SHALL BE INSTALLED WITHIN 5 FEET HORIZONTALLY OF THE DAMPER.
3. WHERE A FIRE/SMOKE DAMPER IS INSTALLED IN A CORRIDOR WALL OR CEILING, THE DAMPER SHALL BE PERMITTED TO BE CONTROLLED BY A SMOKE DETECTION SYSTEM INSTALLED IN THE CORRIDOR.
4. WHERE A SMOKE DETECTION SYSTEM IS INSTALLED IN ALL AREAS SERVED BY THE DUCT IN WHICH THE DAMPER WILL BE LOCATED, THE SMOKE DAMPERS SHALL BE PERMITTED TO BE CONTROLLED BY THE SMOKE DETECTION SYSTEM.

FIRE AND SMOKE DAMPERS ACTUATION NOTES:

1. LOCATION OF SMOKE DETECTORS: SEE FIRE ALARM DEFERRED SUBMITTAL.
2. SMOKE CONTROL NARRATIVE: SEE FIRE ALARM DEFERRED SUBMITTAL.
3. SEQUENCE OF OPERATION:
   A. DAMPER HELD OPEN BY POWER. IF POWER IS INTERRUPTED, DAMPER SHALL FAIL CLOSED.
   B. IF SMOKE OR EXCESS HEAT IS DETECTED, DAMPER SHALL CLOSE AND RTU/FAN ASSOCIATED WITH THE DUCT SYSTEM SHALL SHUT DOWN.
4. OPERATING TEMPERATURE OF ACTUATOR SHALL BE NOT LESS THAN 160 DEGREES F.
5. OVERRIDE SWITCH: SWITCH TO BE LOCATED NEXT TO THE FIRE CONTROL PANEL.

RESIDENTIAL UNIT THERMOSTATS

THERMOSTATS IN RESIDENTIAL UNITS SHALL HAVE PROGRAMMABLE SET BACK CONTROLS, SETPOINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS. THERMOSTATS FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR, AND PROGRAMMED BY MECHANICAL CONTRACTOR.

MOUNT ALL THERMOSTATS WITH TOP OF THERMOSTAT AT 48"ABOVE FINISHED FLOOR MAXIMUM.

COMMON AREA THERMOSTATS

FOR ALL SINGLE ZONE, AIR CONDITIONERS AND HEAT PUMPS ALL THERMOSTATS SHALL HAVE SETBACK CAPABILITIES WITH A MINIMUM OF FOUR SEPARATE SET POINTS PER 24–HOUR PERIOD. ALSO THE THERMOSTAT MUST COMPLY WITH THE OCCUPANT CONTROLLED SMART THERMOSTAT REQUIREMENTS IN 2022 CALIFORNIA ENERGY CODE SECTION 110.12(a), WHICH IS CAPABLE OF RESPONDING TO DEMAND RESPONSE SIGNALS IN THE EVENT OF GRID CONGESTION AND SHORTAGES DURING HIGH ELECTRICAL DEMAND PERIODS.

THERMOSTAT MUST BE LISTED ON CALIFORNIA'S ENERGY COMMISSION CERTIFICATION LIST OF APPROVED OCCUPANT CONTROLLED SMART THERMOSTATS.

THERMOSTATS SHALL BE FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR, AND PROGRAMMED BY MECHANICAL CONTRACTOR.

PROVIDE LOCKABLE COVERS IN PUBLIC AREAS.

MOUNT ALL THERMOSTATS WITH TOP OF THERMOSTAT AT 48"ABOVE FINISHED FLOOR MAXIMUM.

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STREET ADDRESS
CITY, STATE, ZIP
PHONE: XXX.XXX.XXXX
WEBSITE URL:

Exhibit D

STAMP:



8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

189

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BR
CHECKED BY:

NOTES

M0.02

VENTILATION CALCULATIONS

PUBLIC SPACES

Emerald City Engineers, Inc.
21705 Highway 99
Lynnwood, WA 98036

Project Name: 7th & Brommer
Project Number: 2468-005
Edited By: KS

2025 CMC Table 402.1							2025 CEnC Table 160.2-B						Results		
Space	Rp	Ra	Floor Area (sf)	People	Ez	Ventilation Required (CFM)	People per 1000 sf	People	CFM / Person	Ventilation Required (CFM)	CFM / SF	Ventilation Required (CFM)	Greatest Ventilation Required (CFM)	Ventilation Provided (CFM)	Associated Equipment
LOBBY/MAIL & OFFICES	5	0.06	753	10	0.8	119	15	12	15	180	0.15	113	180	200	SF-2
COMMUNITY ROOM	7.5	0.06	1014	10	0.8	170	30	31	15	465	0.15	152	465	500	SF-4
LAUNDRY	5	0.06	516	8	0.8	89	10	6	15	90	0.15	77	90	100	EF-4
MAINTENANCE	7.5	0.06	489	3	0.8	65	5	3	15	45	0.15	73	73	300	EF-6
COMPUTER LAB	10	0.12	316	8	0.8	147	25	8	15	120	0.15	47	147	150	EF-3

RES UNITS

Emerald City Engineers, Inc.
21705 Highway 99
Lynnwood, WA 98036

Project Name: 7th & Brommer
Project Number: 2468-005
Edited By: KS

Per 2025 CMC 402.1: "Ventilation air requirements for occupancies regulated by the California Energy Commission are found in the California Energy Code."

Per 2025 CEnC 160.2(b)2: "All dwelling units shall meet the requirements of ASHRAE Standard 62.2".

Per 2025 CEnC 150.0(o): "All dwelling units shall meet the requirements of ASHRAE Standard 62.2".

Per ASHRAE 62.2, Total ventilation rate (cfm) = 0.03 cfm/sf x floor area + 7.5 cfm x (number of bedrooms +1)
Note: Number of bedrooms shall not be less than 1. Studio and 1-Bedroom units both have 1 bedroom.

Unit Type	Floor Area	Number of Bedrooms	Ventilation Required (CFM)	Ventilation Provided (CFM)
1 BED	552	1	32	40
2 BED	816	2	47	50
3 BED	1050	3	62	70

SALT AIR CORROSION PROTECTION

PROVIDE CORROSION PROTECTION OF ALL OUTDOOR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A) PROVIDE CORROSION PROTECTION AT ALL OUTDOOR HVAC EQUIPMENT AND PIPING CONNECTIONS.

B) PROVIDE SPRAY COATING ON CONDENSER COILS AND CABINETS WITH MINIMUM 10,000 HOUR SALT SPRAY RESISTANCE PER ASTM D3359 OR AS RECOMMENDED BY MANUFACTURER TO PROVIDE NECESSARY CORROSION PROTECTION. GORILLA INSITU OR EQUAL.

C) PROVIDE GREENHECK HI-PRO Z COATING OR OTHER COATING CAPABLE OF ACHIEVING A MINIMUM 4,000-HOUR SALT SPRAY TEST PER ASTM B117 FOR ALL ROOFTOP EXHAUST FANS.

D) MOUNT ALL OUTDOOR EQUIPMENT USING STAINLESS STEEL OR ALUMINUM HARDWARE INCLUDING SCREWS, BOLTS, NUTS, WASHERS, AND BRACKETS. THERE SHALL BE NO EXPOSED FERROUS METALS.

E) FIELD APPLY EPOXY PAINT TO ALL EQUIPMENT WHERE PAINT HAS BEEN SCRATCHED OR BARE METAL IS EXPOSED.

VENTILATION HERS TESTING REQUIREMENTS:

UNBALANCED VENTILATION SYSTEMS ARE PROVIDED ON THIS PROJECT. THE GC IS RESPONSIBLE FOR PROVIDING HERS TESTING AND VERIFICATION AS REQUIRED BY THE 2022 TITLE-24 ENERGY CODE AND AS REQUIRED BY THE TITLE-24 REPORT FOR THE RESIDENTIAL PORTION OF THE PROJECT.

CONTINUOUSLY OPERATING SUPPLY VENTILATION SYSTEMS OR CONTINUOUS OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING-UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA (0.2 IN. OF WATER) PER SQUARE FEET OF DWELLING UNIT ENVELOPE SURFACE AREA. THIS SHALL BE CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX NA7.18.2 (HIGH-RISE RESIDENTIAL) OR IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX RA3.8 (LOW-RISE RESIDENTIAL).

CONSTRUCTION METHODS SHALL BE PERFORMED TO ALLOW COMPLIANCE WITH THE ENVELOPE LEAKAGE RATE ESTABLISHED BY THE CODE. OBTAIN HERS RATER FIELD VERIFICATION AS SPECIFIED IN THE CEC REFERENCE NONRESIDENTIAL APPENDIX AS PART THE ACCEPTANCE TESTING MEASURES.

EXHAUST VENT CAPS

EXHAUST VENT CAPS FOR RESIDENTIAL UNIT DRYER, BATHROOM AND RANGE EXHAUST SHALL BE GALVANIZED SHEET METAL VENT CAPS PAINTED TO MATCH ADJACENT EXTERIOR SURFACE. REVERSOMATIC MODEL ECA OR EQUAL. VENT HOODS SHALL HAVE A 4" MINIMUM OPENING DEPTH FROM THE FACE OF THE WALL FOR PROPER OPERATION OF FANS. PROVIDE BACK DRAFT DAMPERS ON ALL VENT CAPS.

DIFFUSER SCHEDULE

CALLOUT	DESCRIPTION	AIRFLOW RANGE, CFM	FACE SIZE, IN	MOUNTING	BASIS OF DESIGN
CD-1	CEILING DIFFUSER	0-125	6x6	CEILING	TITUS TDC
CD-2	CEILING DIFFUSER	0-1200	24x24	CEILING	TITUS TDC
CD-3	CEILING DIFFUSER	0-450	12x12	CEILING	TITUS TDC
EG-1	EXHAUST GRILLE	0-525	12x12	CEILING	TITUS 350FRL
SG-1	SUPPLY GRILLE	0-275	12x6	SIDEWALL	TITUS 300RS
SG-2	SUPPLY GRILLE	0-450	18x6	SIDEWALL	TITUS 300RS
SG-3	SUPPLY GRILLE	0-350	12x48	SIDEWALL	TITUS 300RS
TG-1	TRANSFER GRILLE	0-1000	36x12	SIDEWALL	TITUS 300RS

NOTES:
1) ALL DIFFUSERS, REGISTERS, AND GRILLES SHALL BE FACTORY PRIMED FOR CUSTOM PAINTING BY OTHERS
2) ALL IN-WALL GRILLES SHALL COME WITH OBD'S FOR BALANCING
3) PROVIDE SPECIFIED EQUIPMENT OR EQUAL.

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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING
190

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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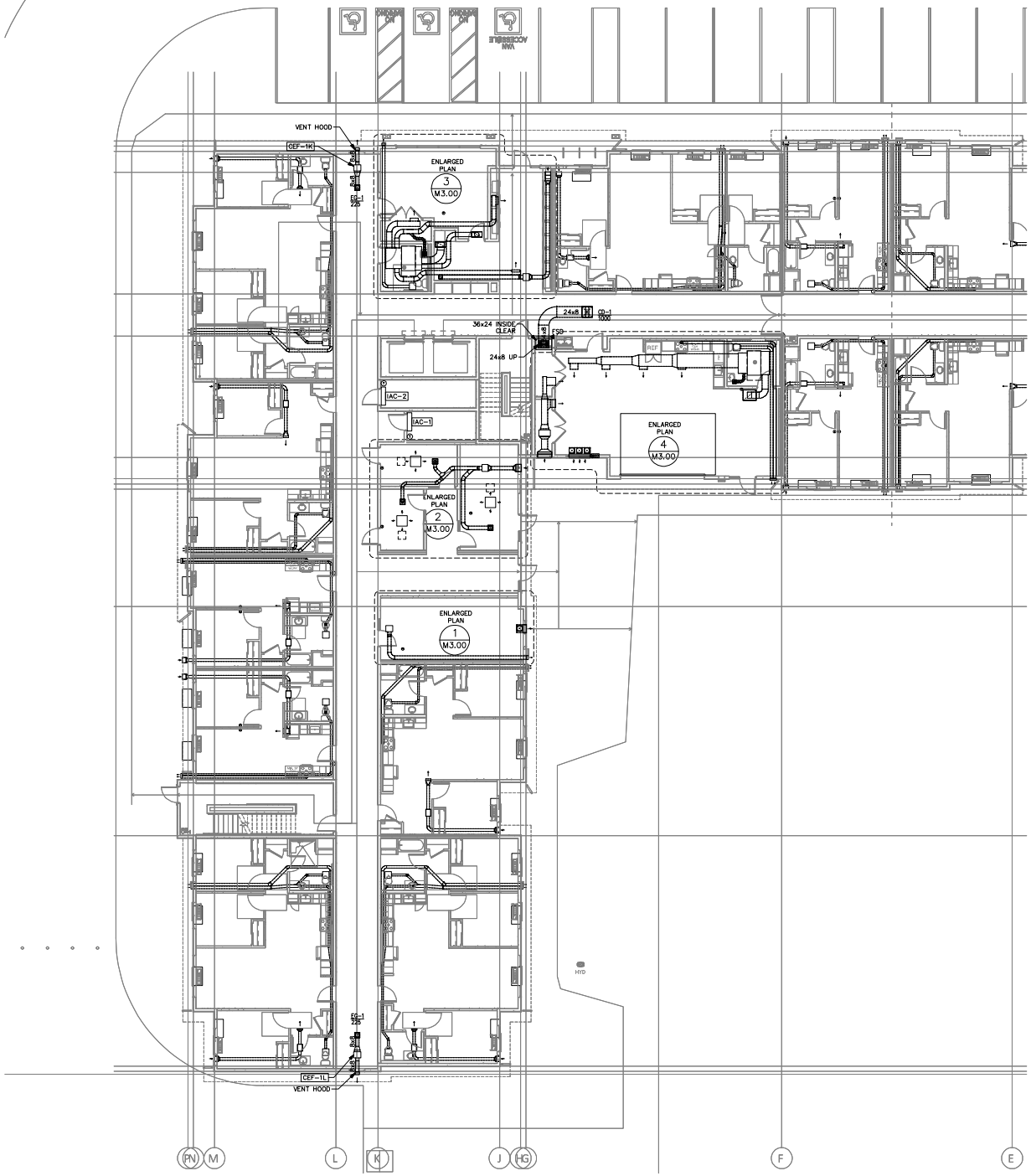
NOTES & CALCULATIONS

M0.03



FIRST FLOOR PLAN – LEFT

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

PLAN NOTES:

1. FOR DUCT SIZES WITHIN UNITS, REFER TO ENLARGED UNIT PLANS.

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FLAG NOTES:

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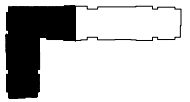
KEY PLAN



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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

191

DEVELOPMENT FOR:
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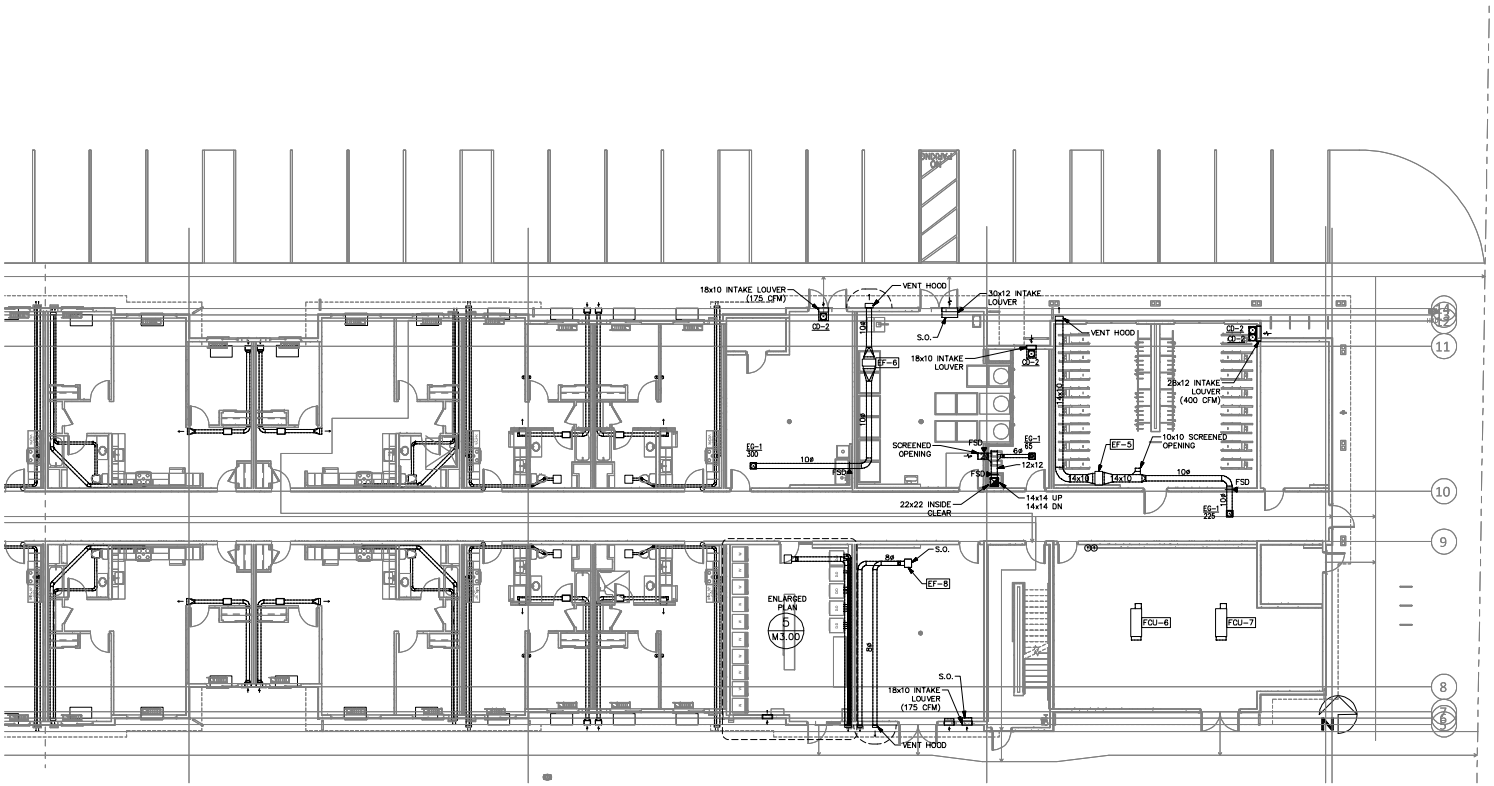
FIRST FLOOR PLAN - LEFT

M2.01L



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KEY PLAN



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FIRST FLOOR PLAN - RIGHT

M2.01R



SECOND FLOOR PLAN – LEFT

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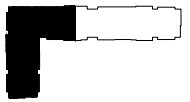

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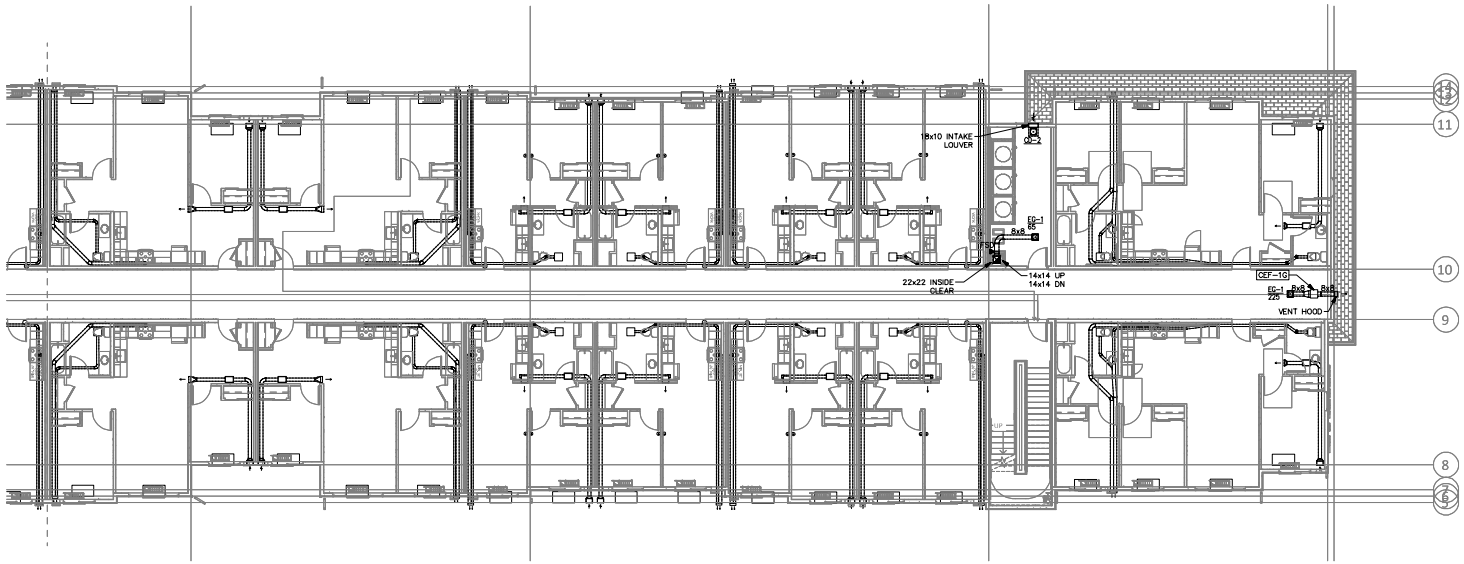
SECOND FLOOR PLAN - LEFT

M2.02L



SECOND FLOOR PLAN – RIGHT

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

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KEY PLAN



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SECOND FLOOR PLAN - RIGHT

M2.02R



THIRD FLOOR PLAN – LEFT

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

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1. FOR DUCT SIZES WITHIN UNITS, REFER TO ENLARGED UNIT PLANS.

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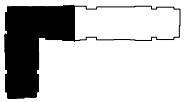

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DEVELOPMENT FOR:
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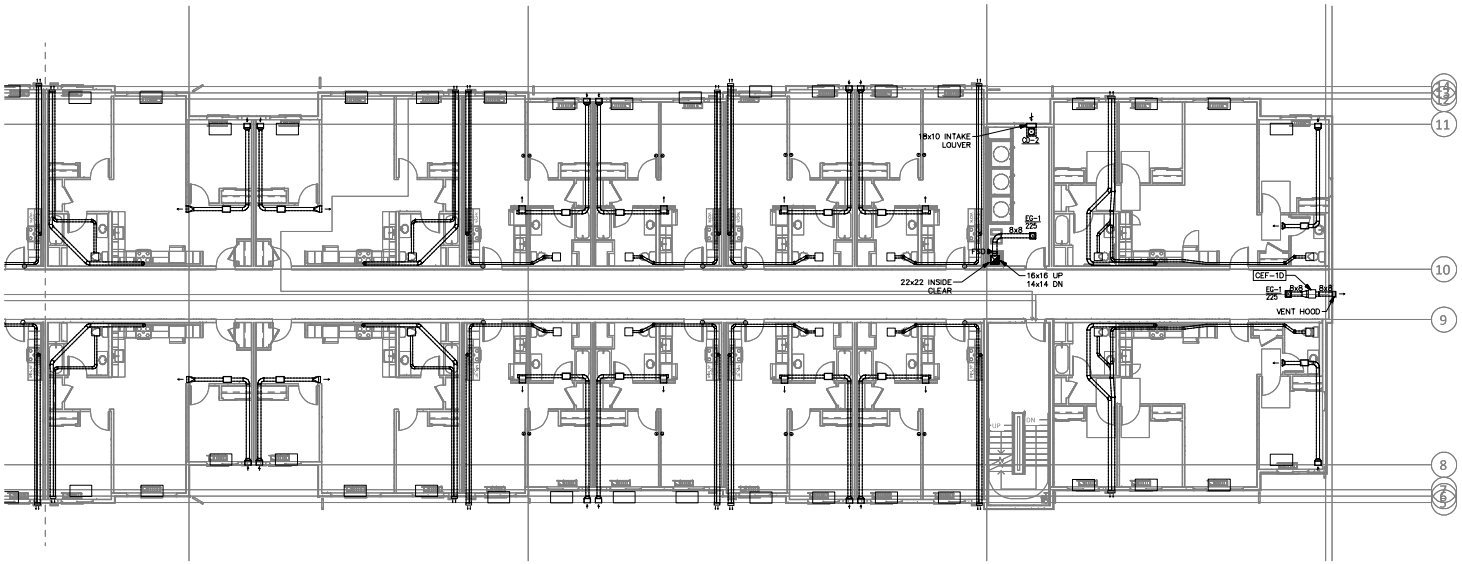
THIRD FLOOR PLAN - LEFT

M2.03L



THIRD FLOOR PLAN – RIGHT

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

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KEY PLAN



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THIRD FLOOR PLAN - RIGHT

M2.03R



FOURTH FLOOR PLAN – LEFT

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

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FLAG NOTES:

1 MERV 13 FILTER BOX

ELEVATOR HOISTWAY VENTING

3003.4 EMERGENCY HOISTWAY VENTING

ELEVATOR HOISTWAYS CONTAINING THE DRIVING MACHINE SHALL BE PROVIDED WITH A MEANS FOR VENTING SMOKE AND HOT GASSES TO THE OUTER AIR IN CASE OF FIRE.

3003.4.1 LOCATION OF VENTS

VENT SHALL BE LOCATED AT THE TOP OF THE HOISTWAY AND SHALL OPEN EITHER DIRECTLY TO THE OUTER AIR OR THROUGH NONCOMBUSTIBLE DUCTS TO THE OUTER AIR.

3003.4.2 AREA OF VENTS

EXCEPT AS PROVIDED FOR IN SECTION 3003.1.4.4, THE AREA OF THE VENTS SHALL BE NOT LESS THAN 3-1/2 PERCENT OF THE AREA OF THE HOISTWAY NOR LESS THAN 3 SQUARE FEET FOR EACH ELEVATOR CAR.

3003.4.3 OPERATION OF VENTS

VENT OPENINGS SHALL AUTOMATICALLY OPEN UPON DETECTION OF SMOKE IN THE ELEVATOR HOISTWAY AND UPON ACTIVATION OF A MANUAL OVERRIDE CONTROL. THE MANUAL OVERRIDE CONTROL SHALL BE CAPABLE OF OPENING AND CLOSING THE VENTS AND SHALL BE LOCATED IN AN APPROVED LOCATION. SMOKE DETECTORS PROVIDED IN ELEVATOR HOISTWAYS TO ACTIVATE THE HOISTWAY VENTILATION SYSTEM, SHALL ALSO BE REQUIRED TO ACTIVATE THE ELEVATOR PHASE I EMERGENCY RECALL OPERATION FUNCTION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

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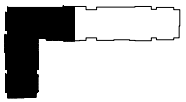

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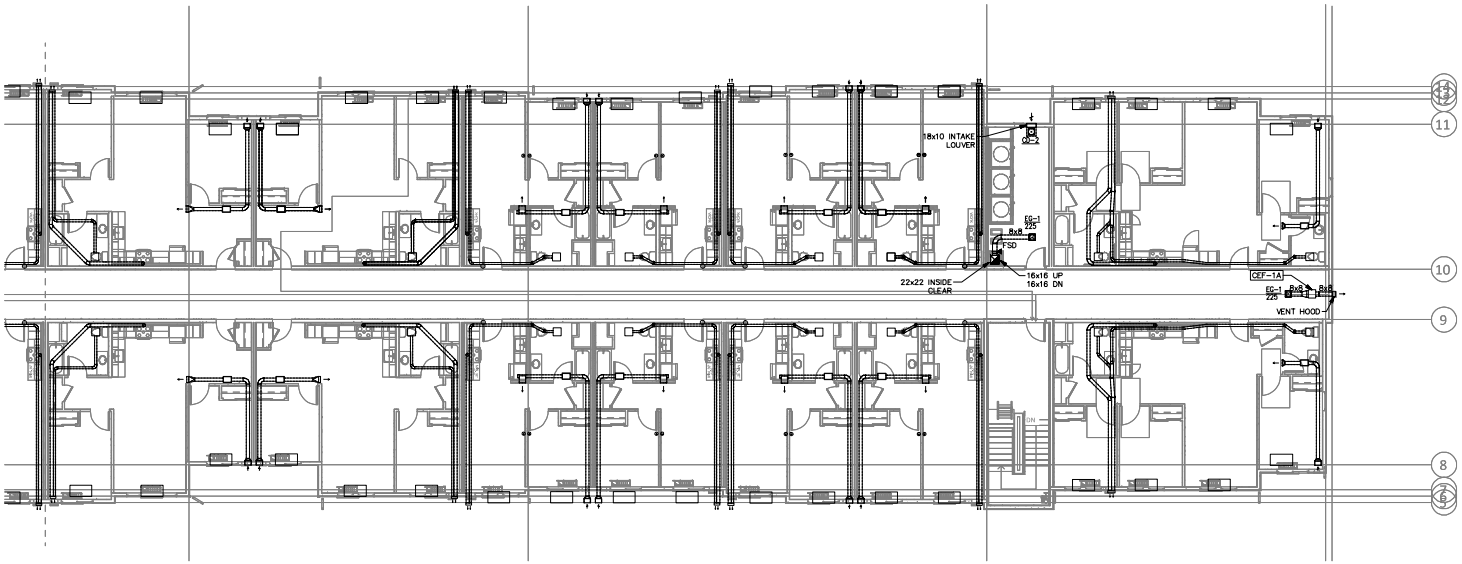
FOURTH FLOOR PLAN - LEFT

M2.04L



FOURTH FLOOR PLAN – RIGHT

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3003.4.3 OPERATION OF VENTS

VENT OPENINGS SHALL AUTOMATICALLY OPEN UPON DETECTION OF SMOKE IN THE ELEVATOR HOISTWAY AND UPON ACTIVATION OF A MANUAL OVERRIDE CONTROL. THE MANUAL OVERRIDE CONTROL SHALL BE CAPABLE OF OPENING AND CLOSING THE VENTS AND SHALL BE LOCATED IN AN APPROVED LOCATION. SMOKE DETECTORS PROVIDED IN ELEVATOR HOISTWAYS TO ACTIVATE THE HOISTWAY VENTILATION SYSTEM, SHALL ALSO BE REQUIRED TO ACTIVATE THE ELEVATOR PHASE I EMERGENCY RECALL OPERATION FUNCTION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

REFRIGERANT PIPING NOTES: ROUTING OF REFRIGERANT PIPING NOT DETAILED ON PLANS. REFRIGERANT PIPING SHALL BE FIELD COORDINATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. ALL REFRIGERANT PIPING SHALL BE CONCEALED.

PER CMC 1106.3.1 PROVIDE REFRIGERANT SERVICE PORTS AT ALL CONDENSERS. SERVICE PORTS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS.

KEY PLAN



ARCHITECTS FORA

650 CASTRO STREET, SUITE 120-400
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

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CITY, STATE, ZIP
PHONE: xxx.xxx.xxxx
WEBSITE URL

STAMP:

REGISTERED PROFESSIONAL ENGINEER — No. M 38651 — EXP. 12-31-27 — MECHANICAL — STATE OF CALIFORNIA

8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

198

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

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SUBMITTAL	DATE

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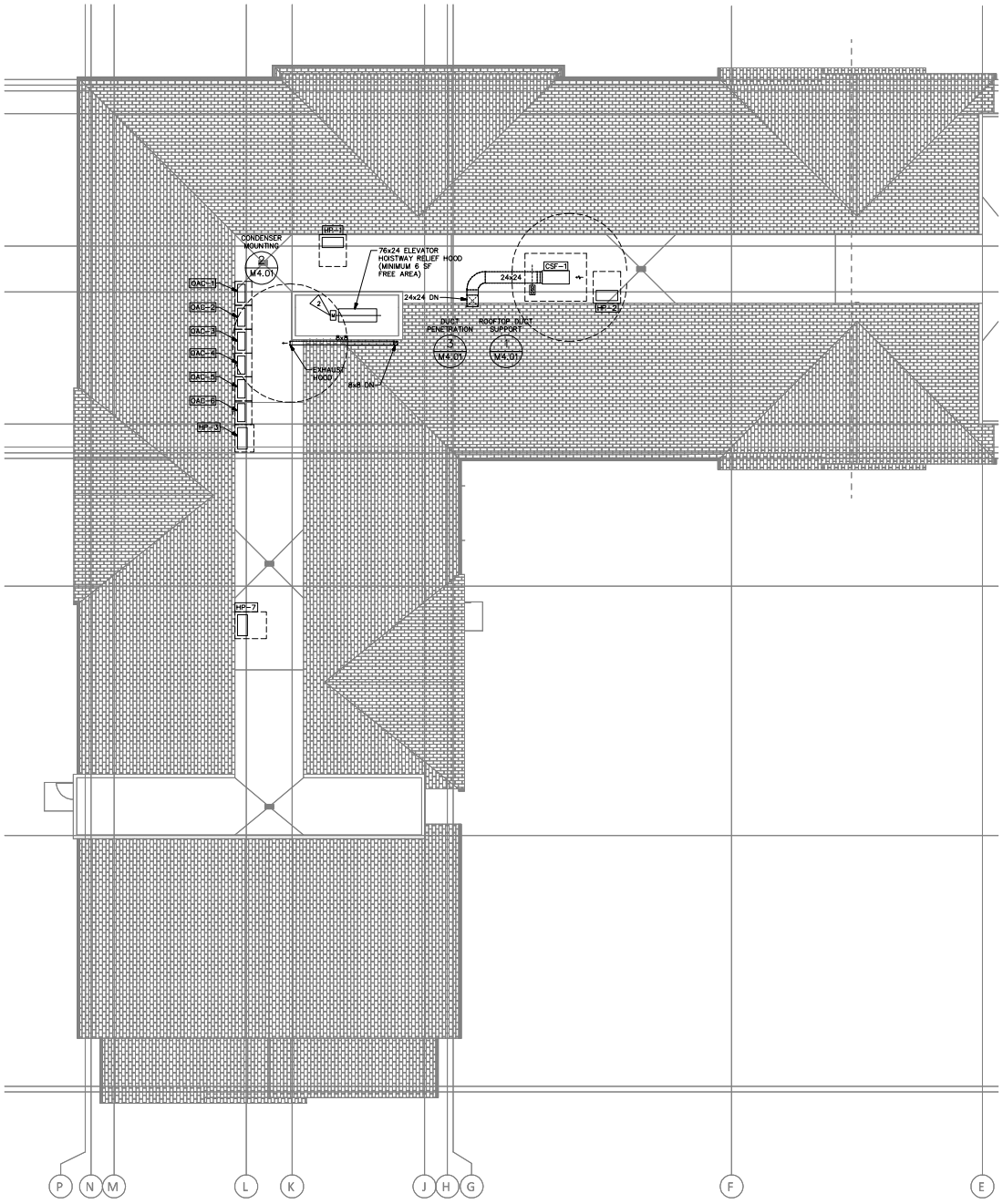
JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

FOURTH FLOOR PLAN - RIGHT

M2.04R



ROOF PLAN – LEFT

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

PLAN NOTES:

1. ALL EXHAUST SHALL TERMINATE 10'-0" FROM ANY OPENINGS INTO THE BUILDING AND ENVIRONMENTAL EXHAUST LOUVERS SHALL BE AT LEAST 3'-0" FROM ANY OPENINGS INTO THE BUILDING

FLAG NOTES:

2 ELEVATOR MOTORIZED DAMPER: MANUAL CONTROL TO BE USED FOR MOTORIZED DAMPER, TO BE CONTROLLED BY THE FIRE ALARM SYSTEM WITH ACTIVATION OF SMOKE DETECTED IN THE HOISTWAY PER CBC 3003.4.3

ELEVATOR HOISTWAY VENTING

3003.4 EMERGENCY HOISTWAY VENTING

ELEVATOR HOISTWAYS CONTAINING THE DRIVING MACHINE SHALL BE PROVIDED WITH A MEANS FOR VENTING SMOKE AND HOT GASES TO THE OUTER AIR IN CASE OF FIRE.

3003.4.1 LOCATION OF VENTS

VENTS SHALL BE LOCATED AT THE TOP OF THE HOISTWAY AND SHALL OPEN EITHER DIRECTLY TO THE OUTER AIR OR THROUGH NONCOMBUSTIBLE DUCTS TO THE OUTER AIR.

3003.4.2 AREA OF VENTS

EXCEPT AS PROVIDED FOR IN SECTION 3003.1.4.4, THE AREA OF THE VENTS SHALL BE NOT LESS THAN 3-1/2 PERCENT OF THE AREA OF THE HOISTWAY NOR LESS THAN 3 SQUARE FEET FOR EACH ELEVATOR CAR.

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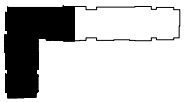
KEY PLAN



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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:

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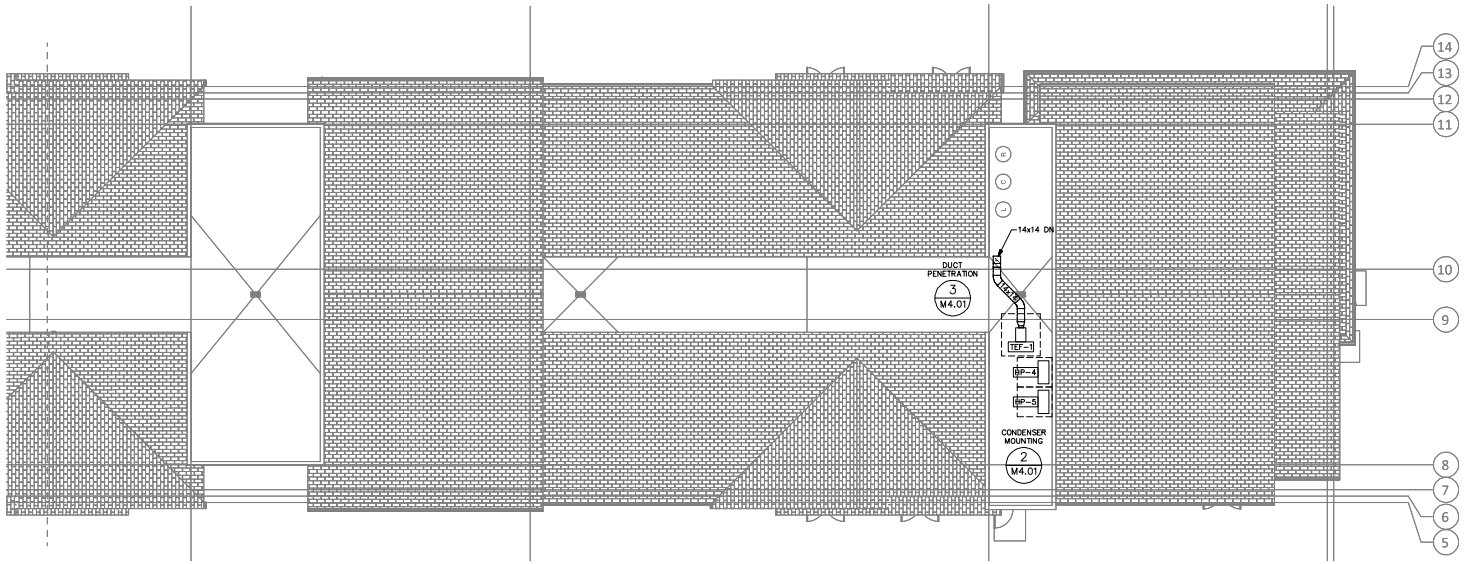
ROOF PLAN - LEFT

M2.05L



ROOF PLAN – RIGHT

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

PLAN NOTES:

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ELEVATOR HOISTWAY VENTING

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KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

200

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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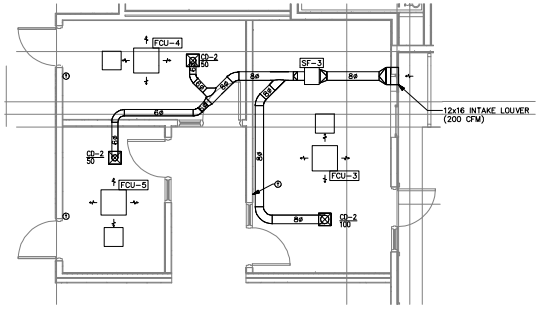
ROOF PLAN - RIGHT

M2.05R

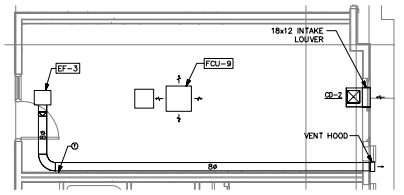


OFFICES

ENLARGED PLAN

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

2 M3.00

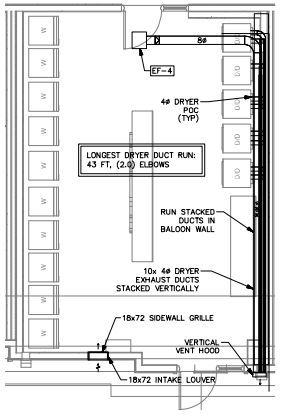


COMPUTER LAB

ENLARGED PLAN

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

1 M3.00

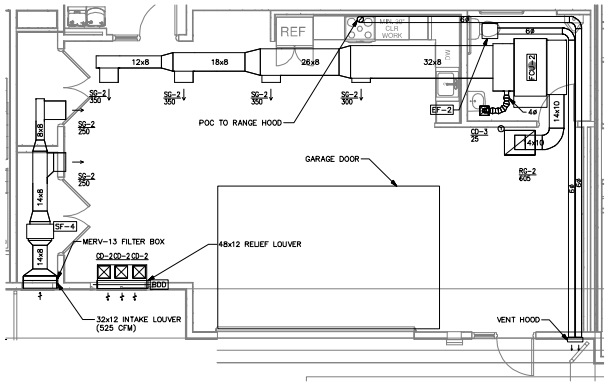


LAUNDRY

ENLARGED PLAN

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

5 M3.00

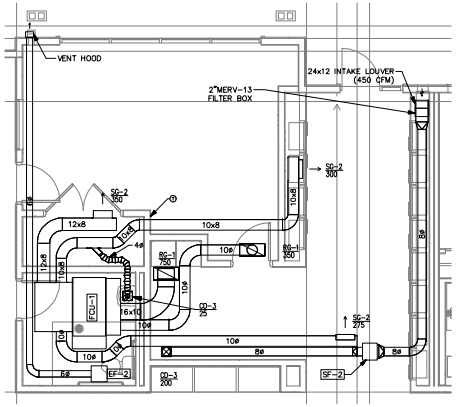


COMMUNITY ROOM

ENLARGED PLAN

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

3 M3.00



MAIL & OFFICES

ENLARGED PLAN

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

3 M3.00

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
No. M38651
EXP. 12-31-27
MECHANICAL
STATE OF CALIFORNIA

8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

201

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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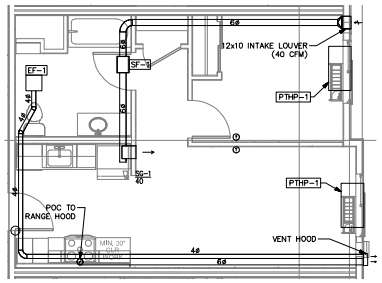
JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

ENLARGED PLAN

M3.00

PLAN NOTES:

1. EXHAUST SHALL TERMINATE MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 10'-0" FROM MECHANICAL INTAKES. OTHER EXHAUST SHALL TERMINATE MIN. 10'-0" FROM OPENINGS AND MECHANICAL INTAKES.
2. UNLESS OTHERWISE NOTED, ALL RESIDENTIAL UNIT DUCTS ARE INTENDED TO BE LOCATED IN SOFFITS (REF. ARCH PLANS).
3. REFER TO OVERALL FLOOR PLANS FOR VARIATIONS OF THE UNIT TYPES.
4. MOUNT THERMOSTAT 48" AFF TO TOP.
5. RESIDENTIAL UNIT OUTSIDE AIR VENTILATION SUPPLY FANS (SF-1) ARE TO BE WIRED TO A MANUAL SWITCH FOR COMPLIANCE WITH ASHRAE 62.2 SECTION 4.4A LABEL WITH THE FOLLOWING TEXT (OR EQUIVALENT): "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." SHALL BE DISPLAYED NEXT TO THE MANUAL SWITCH.
6. REFER TO DETAIL 3 ON M4.00 FOR EXHAUST HOOD DETAIL
7. BEDROOM AND BATHROOM DOORS TO BE UNDERCUT 2".

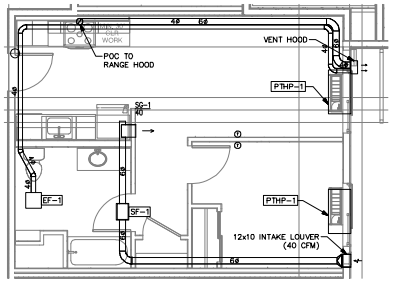


1-BED UNIT ALT 1

ENLARGED PLAN

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

3 M3.01

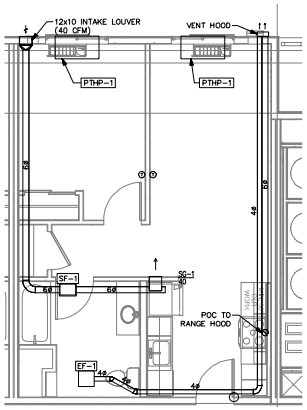


1-BED UNIT ALT

ENLARGED PLAN

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

2 M3.01



1-BED UNIT

ENLARGED PLAN

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

1 M3.01

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

202

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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ENLARGED UNIT PLANS

M3.01

PLAN NOTES:

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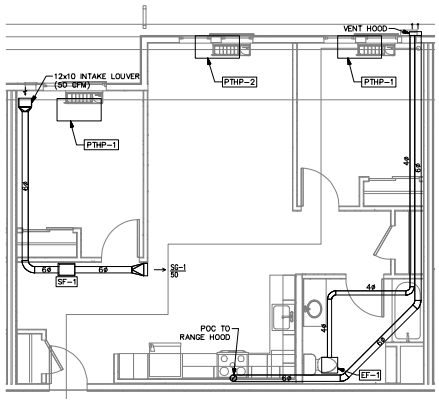
6. REFER TO DETAIL 3 ON M4.00 FOR EXHAUST HOOD DETAIL
7. BEDROOM AND BATHROOM DOORS TO BE UNDERCUT $\frac{3}{4}$".



2-BED UNIT

ENLARGED PLAN

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

1
M3.02

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STATE OF CALIFORNIA

8/28/26

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DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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ENLARGED UNIT PLANS

M3.02

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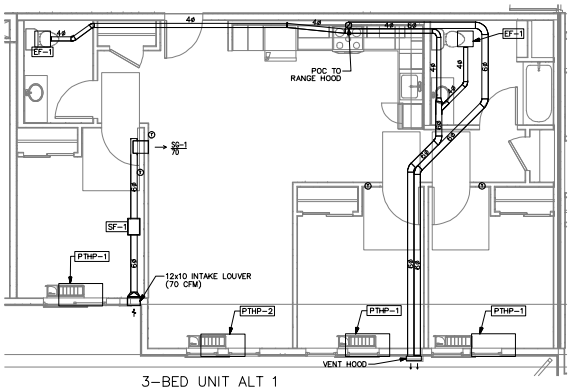
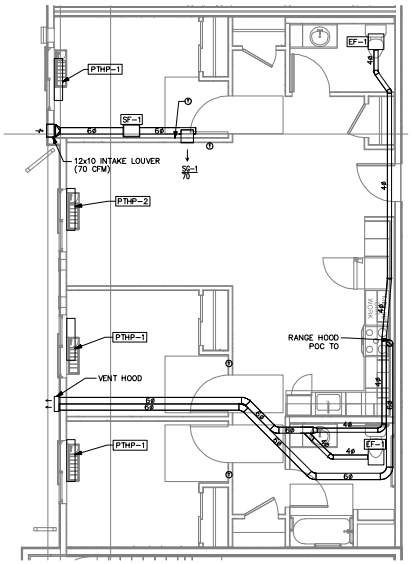


3-BED UNIT ALT 1

ENLARGED PLAN

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

3 M3.03

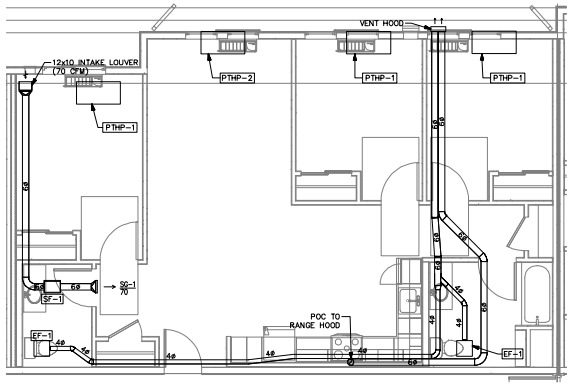


3-BED UNIT ALT

ENLARGED PLAN

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

2 M3.03



3-BED UNIT

ENLARGED PLAN

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

1 M3.03

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

204

DEVELOPMENT FOR:

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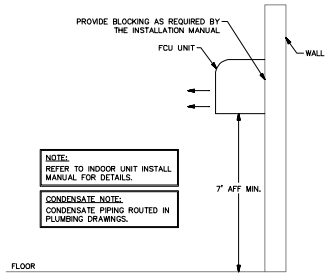
ENLARGED UNIT PLANS

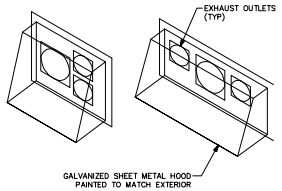
M3.03



WALL MOUNTED FAN COIL UNIT MOUNTING

DETAIL 2 / M4.00

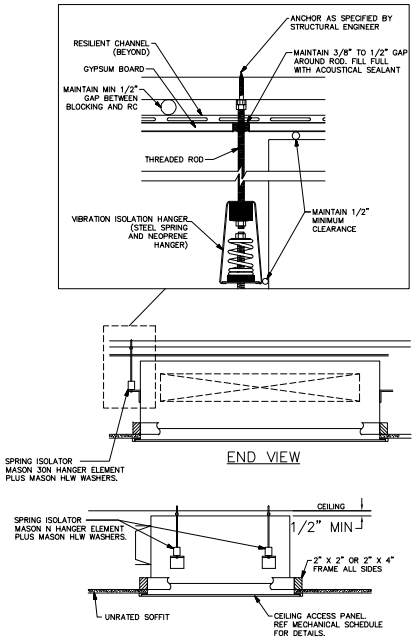
SCALE: NONE



EXHAUST HOOD

DETAIL 2 / M4.00

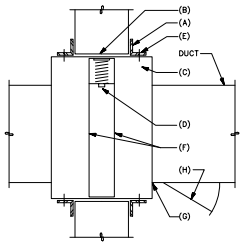
SCALE: NONE



FAN COIL UNIT MOUNTING

DETAIL 1 / M4.00

SCALE: NONE



NOTES:

(A) RETAINING ANGLES, LAP OPENING 1" MINIMUM AND COVER CORNERS OF OPENING.
(B) CLEARANCE BETWEEN WALL AND SLEEVE.
(C) STEEL SLEEVE.
(D) APPROVED FIRE DAMPER (CURTAIN OR BLADE TYPE).
(E) SECURE RETAINING ANGLES TO SLEEVE ONLY.
(F) SECURE DAMPER TO SLEEVE.
(G) CONNECT DUCT TO SLEEVE WITH BREAK-AWAY CONNECTION (TYP).
(H) ACCESS DOOR, SIZE TO MEET AHJ REQUIREMENTS.

1. COMPLY WITH SMACNA FSRDIG AND MANUFACTURER'S INSTRUCTIONS.
2. DAMPER FREE AREA SHALL BE MINIMUM 90% OF AREA OF CONNECTING DUCT. INCREASE DAMPER SIZE AND PROVIDE TRANSITIONS TO CONNECTING DUCTS AS NECESSARY TO MEET THIS REQUIREMENT.
3. DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. THE ACCESS SHALL NOT IMPAIR FIRE-RESISTIVE CONSTRUCTION; SHALL NOT REQUIRE THE USE OF TOOLS, KEYS OR SPECIAL KNOWLEDGE; ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL WITH LETTERS NOT LESS THAN 1/2-INCH IN HEIGHT READING: FIRE/SMOKE DAMPER, SMOKE DAMPER, OR FIRE DAMPER; ACCESS DOORS IN DUCTS SHALL BE TIGHT FITTING AND APPROVED FOR THE REQUIRED DUCT CONSTRUCTION.

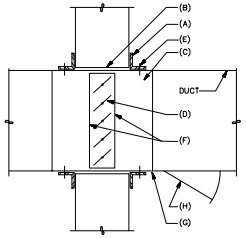
1.5 HOUR FIRE DAMPER
GREENHECK MODEL DFD-150
UL 555 1.5 HOUR FIRE RESISTANCE RATING
CSFM CALIFORNIA STATE FIRE MARSHAL:
FIRE DAMPER LISTING #3225-0981:103

3 HOUR FIRE DAMPER
GREENHECK MODEL DFD-350
UL 555 3 HOUR FIRE RESISTANCE RATING
CSFM CALIFORNIA STATE FIRE MARSHAL:
FIRE DAMPER LISTING #3225-0981:102

FIRE DAMPER INSTALLATION

DETAIL 4 / M4.00

SCALE: NONE



NOTES:

(A) RETAINING ANGLES, LAP OPENING 1" MINIMUM AND COVER CORNERS OF OPENING.
(B) CLEARANCE BETWEEN WALL AND SLEEVE BOTH DIMENSIONS.
(C) STEEL SLEEVE.
(D) APPROVED COMBINATION FIRE/SMOKE DAMPER.
(E) SECURE RETAINING ANGLES TO SLEEVE ONLY.
(F) SECURE DAMPER TO SLEEVE.
(G) CONNECT DUCT TO SLEEVE WITH BREAK-AWAY CONNECTION (TYP).
(H) ACCESS DOOR, SIZE TO MEET AHJ REQUIREMENTS.

1. COMPLY WITH SMACNA FSRDIG AND MANUFACTURER'S INSTRUCTIONS.
2. DAMPER FREE AREA SHALL BE MINIMUM 90% OF AREA OF CONNECTING DUCT. INCREASE DAMPER SIZE AND PROVIDE TRANSITIONS TO CONNECTING DUCTS AS NECESSARY TO MEET THIS REQUIREMENT.
3. THE INSTALLATION MANUAL FOR THE COMBINATION FIRE/SMOKE DAMPERS SHALL BE MADE AVAILABLE IF REQUESTED BY THE CITY INSPECTOR AT THE JOBSITE.
4. DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. THE ACCESS SHALL NOT IMPAIR FIRE-RESISTIVE CONSTRUCTION; SHALL NOT REQUIRE THE USE OF TOOLS, KEYS OR SPECIAL KNOWLEDGE; ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL WITH LETTERS NOT LESS THAN 1/2-INCH IN HEIGHT READING: FIRE/SMOKE DAMPER, SMOKE DAMPER, OR FIRE DAMPER; ACCESS DOORS IN DUCTS SHALL BE TIGHT FITTING AND APPROVED FOR THE REQUIRED DUCT CONSTRUCTION.

1.5 HOUR FIRE/SMOKE DAMPER
GREENHECK MODEL FSD-211
UL 555S LEAKAGE CLASS 1
UL 555 1.5 HOUR FIRE RESISTANCE RATING
CSFM CALIFORNIA STATE FIRE MARSHAL:
FIRE DAMPER LISTING #3225-0981:103
LEAKAGE DAMPER LISTING #3230-0981:104

3 HOUR FIRE/SMOKE DAMPER
GREENHECK MODEL FSD-231
UL 555S LEAKAGE CLASS 1
UL 555 3 HOUR FIRE RESISTANCE RATING
CSFM CALIFORNIA STATE FIRE MARSHAL:
FIRE DAMPER LISTING #3225-0981:103
LEAKAGE DAMPER LISTING #3230-0981:104

COMBINATION FIRE/SMOKE DAMPER INSTALLATION

DETAIL 3 / M4.00

SCALE: NONE

FORA ARCHITECTS

650 CASTRO STREET, SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

CONSULTANT
STREET ADDRESS
CITY, STATE, ZIP
PHONE: xxx.xxx.xxxx
WEBSITE URL:

Exhibit D

STAMP:

8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

205

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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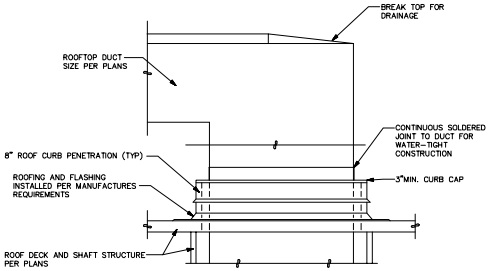
SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BR
CHECKED BY:

DETAILS & DIAGRAMS

M4.00

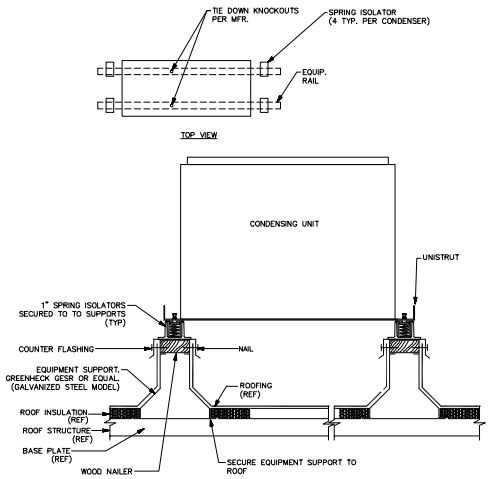


DUCT PENETRATION THROUGH ROOF

DETAIL

SCALE: NONE

3 / M4.01

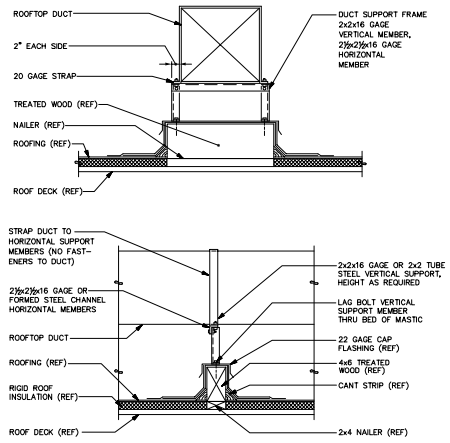


ROOFTOP CONDENSER MOUNTING

DETAIL

SCALE: NONE

2 / M4.01

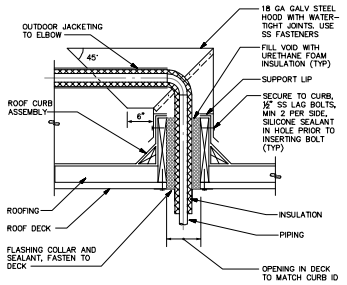


ROOFTOP DUCT SUPPORT

DETAIL

SCALE: NONE

1 / M4.01

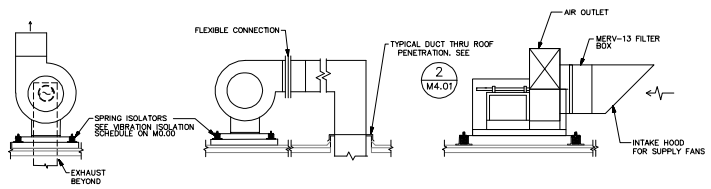


PIPING PENETRATION THRU ROOF

DETAIL

SCALE: NONE

5 / M4.01



NOTES:
1. PROVIDE FLEXIBLE DUCT CONNECTIONS TO FANS.

UTILITY FAN MOUNTING

DETAIL

SCALE: NONE

4 / M4.01

ARCHITECTS FORA
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Exhibit D

CONSULTANT
STREET ADDRESS
CITY, STATE, ZIP
PHONE: XXX.XXX.XXXX
WEBSITE URL:

STAMP:

8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

206

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

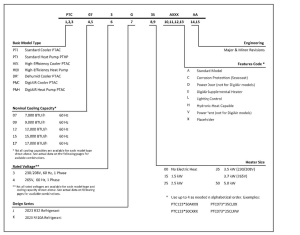
No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

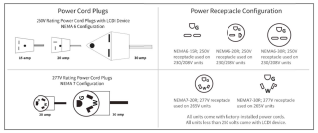
DETAILS & DIAGRAMS

M4.01

NOMENCLATURE



POWER CORD CONFIGURATION



Easy Pull-Out Filters: Our filters are washable and easy to maintain.

7¾" Unit Front Depth: Enhance valuable room space with our slim unit front, which has a sleek 7¾" depth, one of the shallowest silhouettes in the industry today. The front can be secured to the chassis with a hidden screw in order to inhibit guest tampering.

Condensate Dispersion System: Our condensate dispersion system removes condensate from the indoor coating operation by throwing water directly onto the outdoor coil for rapid evaporation and increased cooling efficiencies. The slinger ring on the enhanced fan draws water up and into the fan blades. This water is then atomized and evaporated into the atmosphere through the condenser. Increased surface area from the coil allows more water to be evaporated on the sides of the coils and helps to minimize condensate run-off.

Room Freeze Protection: When the unit senses temperatures of 40°F or below, the unit activates the fan motor and either the electric resistance heater or the hydronic heater.

Zero Floor Clearance: The unit can be installed flush to a finished floor, if desired (please note that some accessories do not have zero clearance).

30-Second Fan-Off Delay: The fan continues to run 30 seconds after the compressor has stopped in either cooling or heat pump mode, and after electric heat has been turned off. This improves efficiency by dispersing the conditioned air on the coils into the room.

Compressor Lock-In: This feature helps prolong the life of the compressor by preventing short-cycling. When the compressor is switched from OFF to ON because room temperature has risen or fallen below the specified limit, it will remain on for at least 4 minutes. If the temperature set-point is changed during this 4 minutes, the lock-in feature is overridden.

Automatic Emergency Heat: No more "my unit is not heating" complaints during the middle of the night. Heat pump units will automatically switch over to electric resistance heat if the heat pump compressor system fails or if the heating load is greater than the unit capacity.

Constant Fan Mode: Take advantage of continuous fan operation. Each unit can be configured with our **Amana** brand mobile app or paired with a supporting thermostat to provide constant-on operation.

Hidden Ventilation Control: The ventilation control lever is hidden from the occupant's view to allow you to manage ventilation requirements.

High-Pressure Switch: Protects the unit from high pressure and damage to the unit, helping to ensure long unit life.

Smart Vent and Economizer: Available on **Amana** brand PTACs with the power vent fan and power vent door options (feature code "V" and "D"). Choose how to bring in up to 95 CFM (Power Vent Fan) of outside air into your guest room. Ability to control operation based on heat, limits, cold limits, and humidity limits. With the economizer function, you can bring in outdoor air to cool your room when outdoor temperatures are right. Features configurable temperature-delta for activation between guest room and outdoor makeup air with an optional compressor assist option.

STANDARD FEATURES

Energy Efficiencies: With EERs up to 14.0 and COPs up to 3.9, our unit's high efficiencies may qualify you for many of the rebates offered by electrical power companies.

Quiet Operation: Our PTAC has been redesigned to be the quietest PTAC we've ever built. The unit's state-of-the-art design and construction provide a quiet environment, allowing guests to enjoy peaceful, sleep-filled nights.
- Two fan motors (indoor/outdoor)
- Indoor tangential fan for quiet operation
- STC of 29

Integrated Bluetooth® Connectivity: Our **Amana** brand PTAC can now connect to our **Amana** brand mobile app, available in iOS and Google Play Store. This allows unmatched configuration flexibility, reduces unit setting and configuration time, to well as increased unit diagnostics and troubleshooting capability compared to previous generation **Amana** brand PTACs.

Integrated RF Communications: Each **Amana** brand PTAC has an integrated RF antenna to allow out-of-the-box connectivity to the **Eden** wireless thermostat (C9015, sold separately) and **Eden** Concierge energy management system (separate fees apply). The **Amana** brand PTAC, when paired with the **Eden** Concierge energy management system, can reduce PTAC energy consumption by up to 25% or more.*

R32 Refrigerant: With a GWP (Global Warming Potential) of 677, California compliant R32 refrigerant is our choice for **Amana** brand PTACs. Available in every configuration of our PTAC, R32 refrigerant can provide up to 12% more efficiency than R410A refrigerant, lower lifetime emissions compared to R454B, and canuse up to 40% less refrigerant charge than R410A.

Quiet White Room Front: Our newly redesigned Quiet White front cover provides a striking balance between attractive styling and practical design. This cover provides distinctive contours and a modern appearance to enhance the character of even the most luxurious room.

Assembled in the USA for Over 45 Years: Assembled at our plant in Waller, Texas, using Goodman resources including engineering, production and testing.

Five-Year Limited Warranty: Enjoy one of the most comprehensive warranties in the industry. First year includes parts and labor, second through fifth years includes parts and labor on certain sealed system components, on certain functional parts only. For complete warranty details, visit www.amana-ptac.com.

100% Run Tested: All units are 100% run tested at our plant in Waller, Texas, including leak checks during manufacturing and prior to shipment at the warehouse.

Filter Dryer for Sealed System Refrigerant: Standard in all units to protect the compressor and lengthen the life of the unit by removing moisture and preventing acid formation.

Front Desk Control: Each unit comes equipped with the **Eden** control and energy management software. Using the **Eden** software and the PTAC's integrated RF antenna, all units can be wirelessly connected to a central hub for enhanced energy savings and diagnostics. **Amana** brand PTACs also have a low-voltage interface capability with a field-supplied front desk ON/OFF switch. (See page 2)

The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc., and any use of such marks are under license.

*These savings represent estimated savings over time as compared to the same PTAC model without the **Eden** RMS installed; they were generated using general assumptions including energy loads, local weather averages and use of occupancy controls. Actual savings will vary according to use habits, room square footage and how the unit is installed and maintained.

PACKAGED TERMINAL AIR CONDITIONER (PTAC) AND HEAT PUMP

SPECIFICATIONS AND ACCESSORIES CATALOG



Our continuing commitment to quality products may mean a change in specifications without notice. **Amana**® is a registered trademark of Maytag Corporation or its related companies and is used under license. All rights reserved.

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PREMIUM **AMANA**® BRAND QUALITY | OUTSTANDING PERFORMANCE AND COMFORT | PREMIUM ENERGY MANAGEMENT SYSTEM

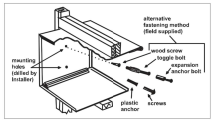
FRAMING FOR ACCESSORY WALL SLEEVE (WS9XX)

Fastening Wall Sleeve
When installed in an opening, the wall sleeve must be horizontally level (side-to-side) and pitched 1/4 bubble to the outside.

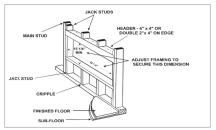
(**Note**: If using an internal drain kit, the sleeve must be level from front to back.)

(**Note**: To ensure unit's maximum efficiency, **DO NOT** over- or underpitch.)

Installation Notes
1. If **sub-base** (PTSB*****DW) is installed, allow minimum 30" height clearance and maximum 5" height clearance between wall sleeve and floor; if **sub-base** is not installed, allow for finished wall. See Note 4 if using hydronic unit.
2. **Drain kit** (CWS00DW) is shipped separately. It can be mounted to right side, left side or bottom of sleeve. If mounted to bottom of sleeve, allow 2" height clearance from floor to bottom of sleeve.
3. For UL approval, 265V units must use **Amana** brand **sub-base** (PTSB***DW) or **Amana** brand **hard wire kit** (RXHK04A). Overcurrent protection on 265V units must be provided by cartridge-style time-delay fuses, **which are included and factory-installed on the Amana brand 265V chassis.**
4. If **hydronic kit** (HWK03 or HWK03) is installed, **wall sleeve** must extend exactly 3" into the room from the finished interior wall. If using the **Amana** brand **sub-base** (PTSB***DW), only the minimum 35" height clearance between wall sleeve and floor is permissible. Unit must also be operated with a remote-mounted thermostat.
5. If **duct kit** (MDK**) is installed, allow a minimum of 25" into the room from the finished interior wall.

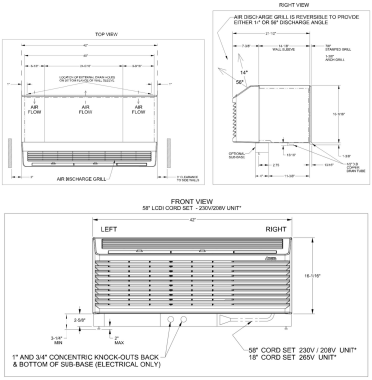


Wall sleeve must extend a minimum of 1/4" beyond outside wall to allow for proper caulking.



Wall sleeve opening height should be squared with wall sleeve opening width.	H = 16⅛" W = 42¼"

UNIT WITH ACCESSORY WALL SLEEVE AND SUB-BASE ACCESSORY



ACCESSORIES

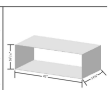
Wall Sleeves: All our wall sleeves have industry standard 16" opening width and 42" long. The WS900DW, SC and internal "ADA" feature the industry-standard. Sleeves may be shipped separately to allow for installation during construction.

Standard-Depth Sleeves

WS900DW	Standard PTAC sleeve
WS900DW-SC	Seacoast triple-protected
WS900DW-CS	Heavy-duty rust-resistant insulation sleeves
WS900DW-INTERNAL	Interna-liner only for interior-to-wall installations (WS900DW sold separately)

Wall Sleeves: Available in several depths for thicker wall installations or special room configurations.

WSSHDW-C	Collapsible and disassembled for efficient shipping, 14" to 24" in 1" increments. Also available in 28", 30", 32", 36" and 40".
WSSHDW-CFA	Collapsible and fully assembled, 16" to 24" in 1" increments. Also available in 26", 30", 32", 36" and 40".

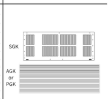


Outdoor Grilles
Available in stamped-aluminum or architecturally louvered for application with an **Amana** brand WS900DW wall sleeve.

NOTE: All grilles require additional grille available with an anodized aluminum finish or a baked-on paint finish for durability. Choose from 3 stock colors or a custom color to blend with your building's exterior color scheme. **Colors included:**
SG (standard beige), SB (dark brown/bronze), TB (stonewood beige), WB (white), GW (paint white), BE (special/custom colors)

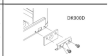
PGK: One-piece louver-molded grille made using a polymer blend of engineered thermoplastic high-impact strength material with chemical resistance and an ultra-UV protective coating for long life. **Colors included:**
TB (dark brown/bronze), TB (stonewood beige), WB (white), GW (paint white)

Standard Outdoor Grille	
SGKY1B	Single pack
SGKN1GW	Quiet white
Architectural Outdoor Grille	
AGKJ01CB	Anodized aluminum
AGKJ01DB	Dark bronze/brown
AGKJ01TB	Stonewood beige
AGKJ01WB	Amana white
AGKJ01GW	Quiet white
AGKJ01BB	Custom colors
PGKX1DB	Dark bronze/brown
PGKX1TB	Stonewood beige
PGKX1WB	Amana white
PGKX1GW	Quiet white



Condensate Drain Kit:
Attaches to the wall sleeve base pan for controlled internal or external disposal of condensate.

DK1WDD	Condensate drain kit (use with WS900DW)
DK1WDDGW	Condensate drain kit (use with WS900DW)



Low-Voltage Wire Harness Kit (not shown):
For quick connect/add-a-of remote or wired thermostats, wired E45 or front desk with jumpers and connectors.

PWHK01GSO	Wire harness kit

PRODUCT SPECIFICATIONS: PTH R32 J MODELS—COOLING/HEAT PUMP/AUXILIARY ELECTRIC HEAT

PTH R32 J Models									
Model*****		PTH073J **AXXX	PTH093J **AXXX	PTH123J **AXXX	PTH153J **AXXX	PTH074J **AXXX	PTH094J **AXXX	PTH124J **AXXX	PTH154J **AXXX
Cooling									
Voltage[1]		230/208	230/208	230/208	230/208	265	265	265	265
Capacity (BTU/h)		7,100/7,000	9,000/8,900	12,000/11,800	14,600/14,400	7,300	9,000	12,000	14,500
Amps[2]		5.2	4.0	5.6	7.1	2.8	3.5	4.9	6.6
Watts[3]		570/545	725/720	1,040/1,005	1,450/1,395	555	725	1,060	1,415
EER		12.4/12.9	12.4/12.4	11.5/11.8	10.1/10.3	12.9	12.4	11.3	10.4
Heating									
Capacity (BTU/h)		6,300/6,100	8,200/8,000	11,000/10,800	14,300/14,000	6,500	8,200	11,000	14,100
Amps[2]		3.2	4.0	5.6	7.1	2.8	3.3	4.9	6.6
Watts[3]		510/480	665/650	960/955	1,350/1,320	545	665	1,020	1,375
COP		3.6/3.7	3.6/3.6	3.5/3.5	3.1/3.1	3.5	3.5	3.3	3.0
Unit without Electric Heater									
Min. circuit amps[4,5,6]		3.7	4.9	7.4	8.3	3.2	4.4	5.8	7.4
OPH-proof/ wet coil[7]		330	290	330	420	330	290	330	420
CFM (70°) (dB)	low	245	264	245	314	245	264	245	314
	high	335	321	315	362	344	339	324	361
Ventilated air, CFM (fan only)[8]		65 - 95	65 - 95	65 - 95	65 - 95	65 - 95	65 - 95	65 - 95	65 - 95
Dehumidification (pints/hour)		1.7	2	1.7	4.4	1.7	2	1.7	4.4
Net weight (lbs.)		106	102	108	113	103	102	106	113
Ship weight (lbs.)		115	117	125	130	115	117	125	130

*Actual rated CFM performance will vary due to sophistication and installation conditions. 95 CFM with Power Vent Fan option (Feature Code "V")

Notes
- All 265-volt models must use an **Amana** brand sub-base (PTSB4**E) or an **Amana** brand hard-wire kit (RTWHW464 and disconnect switch (RSHT04A.
- [1] Minimum Circuit Ampacity (MCA) ratings conform to the National Electric Code; however, local codes should apply.
- [2] Minimum voltage on 230/208-volt models is 197 volts; maximum is 253 volts. Minimum voltage on 265-volt models is 239 volts; maximum is 292 volts.
- [3] Overcurrent protection for all units without electric heaters is 15 amps. Overcurrent protection on 265-volt models must be cartridge-style time-delay fuses (included and factory-installed on all **Amana** brand 265-volt chassis). See heater performance.
- [4] Heating capacity and efficiency based on unit operation without condensate pump.
- [5] Specify two-digit heater kW size to complete model number
- [6] R32 refrigerant used in all systems.
- [7] All units meet or exceed ASHRAE 90.1 standards.
- [8] All units less than 250 volts have a Leak Current Detector Interrupter (LCDI) power cord and meet UL 484 standards.
- [9] Refer to electric heat performance data for total MCA and recommended overcurrent protection. Amps and watts notation refers to compressor only.

NOTE: SHEETS SHOWN ARE FOR REFERENCE ONLY. FOR CURRENT PRODUCT INFORMATION, CONTACT THE MANUFACTURER.

AMANA PTAC PRODUCT INFORMATION

DETAIL 4 / M4.02

SCALE: NONE

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Exhibit D

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STREET ADDRESS
CITY, STATE, ZIP
PHONE: XXX.XXX.XXXX
WEBSITE URL:

STAMP:

8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

207

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL | DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BR
CHECKED BY:

DETAILS & DIAGRAMS

M4.02

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 3 of 37)

C1. COMPLIANCE SUMMARY

COMPLIES*			
	Long-term System Cost (LSC)[1]		Source Energy Use
	Efficiency[2] ($/ft²-yr)	Tota[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)
Standard Design	20.33	4.3	3
Proposed Design	14.79	1.73	2.29
Compliance Margins	**5.54**	**2.57**	**0.71**
	Pass	**Pass**	**Pass**

[1] *Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.*
[2] *Efficiency measures include energy efficiency improvements such as better building envelope and more efficient mechanical equipment*
[3] *Compliance Totals include efficiency, photovoltaics and batteries*
[4] *New Construction: Building complies when Proposed Design is equal to or less than Standard Design in all compliance categories and unmet load hour limits are not exceeded. Complete Addition Scope and Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 2 of 37)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively ("within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (See Table G)	☐ Nonres	☐ Not Included	Solar Thermol Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	☐ MultiFam	☐ Performance		☒ Not Included		
Mechanical (See Table H)	☐ Nonres	☐ Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	☐ MultiFam	☐ Performance		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	☐ Nonres	☐ Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	☐ MultiFam	☐ Performance		☒ Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	☐ Nonres	☐ Not Included	Photovoltaics (see Table F)	☒ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	☐ MultiFam	☐ Performance		☐ Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see table F)	☐ Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒ Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 1 of 37)

Project Name: 7th and Brommer **Date Prepared:** 2026-09-08

A. General Information

1	Project Name	7th and Brommer			
2	Run Title	Title 24 Analysis			
3	Project Location	7th Ave			
4	City	Santa Cruz	5	Standards Version	Compliance 2025
6	Zip code	95062	7	Compliance Software (version)	EnergyPro 10.1
8	Climate Zone	3	9	Building Orientation (deg)	30
10	Building Type(s)	• High-Rise Residential	11	Weather File	CA_Title24_2025_WATSONVILLE.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	100
14	Total Conditioned Floor Area in Scope (ft²)	92050	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	2814	17	Fuel Type	All electric
18	Is Natural Gas Available per Section 100.1?	Yes	19	Nonresidential Conditioned Floor Area	0
20	Total # of Stories (Habitable Above Grade)	4	21	Residential Conditioned Floor Area	92050

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 6 of 37)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² /yr)

COMPLIES			
Energy Component	**Standard Design (SOURCE)**	**Proposed Design (SOURCE)**	**Compliance Margin (SOURCE)[1]**
Space Heating	0.49	1.04	-0.55
Space Cooling	0.03	0.03	0
Indoor Fans	0.84	0.33	0.51
Heat Rejection	0	0	0
Pumps & Misc.	0.04	0.01	0.03
Domestic Hot Water	2.9	1.62	1.28
Indoor Lighting	0.86	0.86	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**5.16**	**3.89**	**1.27 (24.6%)**
Photovoltaics	-1.51	-1.6	0.09
Batteries	-0.65	---	-0.65
TOTAL COMPLIANCE	**3**	**2.29**	**0.71 (23.7%)**

[1] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 5 of 37)

C3. LSC ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (LSC)	Proposed Design (LSC)	Compliance Margin (LSC)[2]
Receptacle	14.92	14.92	---
Process	12.08	12.03	0.05
Other Ltg	1.9	1.9	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**33.2**	**30.58**	**2.62 (7.9%)**

[1] *Notes: This table is not used for 2nergy Code Compliance.*
[2] *Notes: This number in parenthesis following the Compliance Margin in colunn 4, represents the Percent Better than Standard.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 4 of 37)

C2. LSC ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (AnnualLSC Energy Use, $/ft²-yr)

COMPLIES			
Energy Component	**Standard Design (LSC)**	**Proposed Design (LSC)**	**Compliance Margin (LSC)[1]**
Space Heating	1.26	2.72	-1.46
Space Cooling	0.24	0.21	0.03
Indoor Fans	3.29	1.27	2.02
Heat Rejection	0	0	0
Pumps & Misc.	0.12	0.04	0.08
Domestic Hot Water	11.9	7.03	4.87
Indoor Lighting	3.52	3.52	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**20.33**	**14.79**	**5.54 (27.3%)**
Photovoltaics	-15.42	-13.06	-2.36
Batteries	-0.61	---	-0.61
TOTAL COMPLIANCE	**4.3**	**1.73**	**2.57 (59.8%)**

[1] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 9 of 37)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	24.43	21.43	3	12.28
NET EUI[1]	14.38	10.86	3.52	24.48

[1] *Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Tatal Building Area.*

D1. EXCEPTIONAL CONDITIONS

- Project claiming exception to Section 120.7(e) Vestibules requirements.

D2. MULTIFAMILY REQUIRED SPECIAL FEATURES

- IAQ Ventilation System: as low as 0.15 W/CFM
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault incicator display
- Non-standard duct location (any location other than attic)
- Central Heat Pump Water Heater
- Multifamily: Recirculating with no control (continuous pumping)
- Domestic hot water central system piping sized in accordance with the California Plumbing Code Appendix M.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 8 of 37)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	14.2	31.9	-17.7	---	---	---
Space Cooling	3.6	2.9	0.7	---	---	---
Indoor Fans	45.1	17.2	27.9	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	1.4	0.5	0.9	---	---	---
Domestic Hot Water	164.1	97.2	66.9	---	---	---
Indoor Lighting	49.1	49.1	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**277.5**	**198.8**	**78.7**	**0**	**0**	**0**
Photovoltaics	-279.3	-293.1	14.6	---	---	---
Batteries	4.1	---	---	---	---	---
ENERGY USE SUBTOTAL	**2.3**	**-95.1**	**97.4**	**0**	**0**	**0**
Receptacle	205.4	205.4	0	---	---	---
Process	168.7	168.1	0.6	---	---	---
Other Ltg	23.5	23.5	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**399.9**	**301.9**	**98**	**0**	**0**	**0**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 7 of 37)

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[2]
Receptacle	3.65	3.65	---
Process	2.77	2.76	0.01
Other Ltg	0.53	0.53	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**9.95**	**9.23**	**0.72 (7.2%**

[1] *Notes: This table is not used for 2nergy Code Compliance.*
[2] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CaGreen Tier 1 ☐ This project is pursuing CaGreen Tier 2

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Exhibit D

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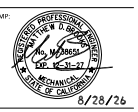
STREET ADDRESS
CITY, STATE, ZIP
PHONE: XXX.XXX.XXXX
WEBSITE URL:

STAMP:



8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

208

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

ENERGY COMPLIANCE

M5.00

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
West-Facing[4]	7220	1210	16.76
Total	**44030**	**6811**	**15.47**
Roof	32410	0	0

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 4500'00" outh of east (SE), but excluding 4500'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),*
[4]*West-Facing is oriented to within45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),*

G2B. ROOFING PRODUCT SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06
Name	Roof Pitch	Roof Rise (x in 12)	Aged Solar Reflectance	Thermal Emittance	SRI
Roof	Steep slope	3	0.1	0.85	N/A
Roof 2	Steep slope	3	0.1	0.85	N/A
Roof 3	Low slope	1	0.1	0.85	N/A
Roof 4	Steep slope	3	0.1	0.85	N/A
Roof 5	Low slope	1	0.1	0.85	N/A
Roof 6	Steep slope	3	0.1	0.85	N/A
Roof 7	Low slope	1	0.1	0.85	N/A
Roof 8	Steep slope	3	0.1	0.85	N/A

F1B. PV BATTERY BUILDING TYPE(S)

01	02	03
Building Occupancy Type* (From Table 140.10-A/B and 170.1-U/V)	Conditioned Floor Area (ft²)	Unconditioned Floor Area (ft²)
Events and Exhibits	0	0
Library	0	0
Hotel/Motel	0	0
Office, Financial Institutions, Unleased Tenant Space, Medical Office Building/Clinic	16072	2814
Restaurants	0	0
Retail, Grocery	0	0
School	0	0
Warehouse	0	0
Religious Worship	0	0
Sports and Recreation	0	0
Multifamily greater than 3 stories	75978	0
None	0	0

Building Occupancy Types are defined in Section 100.1 of the Energy Code

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	14760	2538	17.2
East-Facing[2]	8110	895	11.04
South-Facing[3]	13940	2168	15.55

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 4500'00" outh of east (SE), but excluding 4500'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),*
[4]*West-Facing is oriented to within45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),*

E1. ECC FEATURE SUMMARY

The following is a summary of th features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered LMCIs and LMCVs are required to be completed in the ECC Registry.

Building-level Verifications:
- Indoor air quality ventilation
- Enclosure air leakage for each dwelling unit
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Fan Efficacy Watts/CFM

Heating System Verifications:
- Verified HSPF
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- Verified Pipe insulation for Central Systems (RA3.6.3)

F1. REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
QC System Size (kWdc)	Exception[1]	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
200		Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	95

[1]*See Table 01 for any PV exceptions used.*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 3	30	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 2	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 3	300	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Storefront	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 4	30	:	128	0.45	NFRC	0.35	NFRC	N/A	Standard bug screens	N
Storefront 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 4	210	:	128	0.45	NFRC	0.35	NFRC	N/A	Standard bug screens	N
Windows 11	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Front Wall	300	:	10	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 12	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Left Wall	30	:	15	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall	30	:	120	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall	210	:	120	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall	300	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 2	30	:	120	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall	120	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 2	210	:	120	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 2	300	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
R-21 Wall1	Exterior Wall	45,230	Wood	21	N/A	N/A	U-factor	0.0683	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-1 Gypsum Board - 5/8 in.	N
R-30 Flat Roof2	Roof	10,409	Wood	30	N/A	N/A	U-factor	0.0359	Light Roof - 2/5 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Ceiling - 3/4 in. Composite-2 Gypsum Board - 1/2 in.	N
R-30 Attic3	Roof	22,001	Wood	30	N/A	14.58	U-factor	0.0222	AsphaltShingles0_25in Expanded Polystyrene - EPS - 3 1/2 in. R15 Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Composite-3 Gypsum Board - 1/2 in.	N
Interior Floor	Interior Floors	62,454	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 27	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 7	210	:	240	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 28	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 7	300	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 29	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 8	30	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 30	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 9	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 31	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 8	210	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 32	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 8	300	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 33	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 9	30	:	200	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 20	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 6	120	:	20	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 21	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 6	30	:	200	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 22	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 7	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 23	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 6	210	:	200	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 24	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 6	300	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 25	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 7	30	:	300	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 26	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 8	120	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 13	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Back Wall	120	1	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 14	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Rear Wall	120	1	15	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 15	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Front Wall 2	300	1	10	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 16	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Left Wall 2	30	1	15	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 17	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Back Wall 2	120	1	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 18	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Rear Wall 2	120	1	15	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 19	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 4	30	1	15	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING
209

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

ENERGY COMPLIANCE

M5.01

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 21 of 37)

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/Product Type / Frame Type	Parent Surface	Azimuth	Multplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 48	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 14	120	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 49	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 13	210	:	240	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 50	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 11	300	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 51	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 14	30	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 52	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 15	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 53	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 14	210	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 54	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 12	300	:	240	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 20 of 37)

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/Product Type / Frame Type	Parent Surface	Azimuth	Multplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 41	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 12	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 42	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 11	210	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 43	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 10	300	:	240	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 44	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 12	30	:	200	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 45	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 13	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 46	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 12	210	:	200	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 47	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 13	30	:	300	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 19 of 37)

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/Product Type / Frame Type	Parent Surface	Azimuth	Multplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows 34	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 10	120	:	80	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 35	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 9	210	:	200	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 36	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 10	30	:	300	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 37	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	East Wall 11	120	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 38	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	South Wall 10	210	:	240	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 39	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	West Wall 9	300	:	60	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N
Windows 40	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	North Wall 11	30	:	160	0.28	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 24 of 37)

H2b. Common Area HVAC Heating and Cooling Systems

01	02	03	04	05	06	07	08	09	10	11	12	13
						Heating				Cooling		
HVAC System Name	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
Mail and Offices13	Heat Pump System 13	Heat pump heating cooling	1	Air Distribution System 13	HVAC fan 13	40,000	24,000	HSPF2	8.8	N/A	EER2 SEER2	12 16.9
Communit y14	Heat Pump System 14	Heat pump heating cooling	2	Air Distribution System 14	HVAC fan 14	34,600	20,000	HSPF2	9.3	N/A	EER2 SEER2	12 15.3
Offices15	Heat Pump System 15	Heat pump heating cooling	1	Air Distribution System 15	HVAC fan 15	23,000	16,000	HSPF2	10	N/A	EER2 SEER2	12 21
Electrical1 6	Heat Pump System 16	Heat pump heating cooling	2	Air Distribution System 16	HVAC fan 16	110,000	84,000	HSPF2	9	N/A	EER2 SEER2	12 15.2
Elev Rm17	Heat Pump System 17	Heat pump heating cooling	1	Air Distribution System 17	HVAC fan 17	21,600	14,000	HSPF2	9.2	N/A	EER2 SEER2	12 18
Computer Lab18	Heat Pump System 18	Heat pump heating cooling	1	Air Distribution System 18	HVAC fan 18	21,600	14,000	HSPF2	8.5	N/A	EER2 SEER2	12 18.2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 23 of 37)

H2. DWELLING UNIT HVAC HEATINGAND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
						Heating					Cooling			
Dwelling Unit Type	Equipment Name	Equipment Type	Quantity	Air Distributio n System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficien cy Unit	Efficien cy	Backup	Total Cooling Output	Efficien cy Unit	Efficiency	Variable Speed
DU-10 1 Bedroom	Heat Pump System 10	Package Terminal Heat Pump N/A	16	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-11 2 Bedroom	Heat Pump System 11	Package Terminal Heat Pump N/A	18	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-12 3 Bedroom	Heat Pump System 12	Package Terminal Heat Pump N/A	16	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 22 of 37)

H2. DWELLING UNIT HVAC HEATINGAND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
						Heating					Cooling			
Dwelling Unit Type	Equipment Name	Equipment Type	Quantit y	Air Distributio n System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficien cy Unit	Efficien cy	Backup	Total Cooling Output	Efficien cy Unit	Efficiency	Variable Speed
DU-1 1 Bedroom	Heat Pump System 1	Package Terminal Heat Pump N/A	24	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-2 2 Bedroom	Heat Pump System 2	Package Terminal Heat Pump N/A	21	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-3 3 Bedroom	Heat Pump System 3	Package Terminal Heat Pump N/A	32	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-4 1 Bedroom	Heat Pump System 4	Package Terminal Heat Pump N/A	24	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-5 2 Bedroom	Heat Pump System 5	Package Terminal Heat Pump N/A	21	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-6 3 Bedroom	Heat Pump System 6	Package Terminal Heat Pump N/A	32	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-7 1 Bedroom	Heat Pump System 7	Package Terminal Heat Pump N/A	28	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-8 2 Bedroom	Heat Pump System 8	Package Terminal Heat Pump N/A	21	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐
DU-9 3 Bedroom	Heat Pump System 9	Package Terminal Heat Pump N/A	28	N/A	N/A	6,100	N/A	COP	3.6		7,000	EER2	12.5	☐

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 27 of 37)

H4. MULTIFAMILY HVAC DISTRIBUTION

01	02	03	04	05	06	07	08
						Verified Duct Design Surface Area	
Name	Type	Duct Ins. R-value Supply	Duct Ins. R-value Return	Duct Location Supply	Duct Location Return	Supply	Return
Air Distribution System 13	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a
Air Distribution System 14	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a
Air Distribution System 15	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a
Air Distribution System 16	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a
Air Distribution System 17	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a
Air Distribution System 18	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	C7
		Mechanical Ventilation				
Zone Name	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
S-13-Mail and Offices	Office - Office space	4.07	200	0	814	N/A
S-14-Community	Lodging - Multipurpose assembly	35.64	500	0	1080	N/A
S-15-Corridors	Residential - Common corridors	57.96	1300	0	11592	N/A
S-17-Offices	Office - Office space	2.13	200	0	426	N/A
S-18-Electrical	General - Unoccupied	0	100	0	1080	N/A
S-19-Elev Rm	General - Unoccupied	0	50	0	266	N/A
S-20-Computer Lab	Office - Office space	4.07	150	0	814	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 26 of 37)

H3b. MULTIFAMILY / COMMON USE AREA IAQ FAN SYSTEMS SUMMARY

01	02	03	04	05	06
Name	Type	Airflow (CFM)	Power	Power Units	Status
IAQ Fan 1	Supply	40	0.23	W/cfm	N/A
IAQ Fan 2	Supply	50	0.2	W/cfm	N/A
IAQ Fan 3	Supply	70	0.17	W/cfm	N/A
IAQ Fan 4	Supply	40	0.23	W/cfm	N/A
IAQ Fan 5	Supply	50	0.2	W/cfm	N/A
IAQ Fan 6	Supply	70	0.17	W/cfm	N/A
IAQ Fan 7	Supply	40	0.23	W/cfm	N/A
IAQ Fan 8	Supply	50	0.2	W/cfm	N/A
IAQ Fan 9	Supply	70	0.17	W/cfm	N/A
IAQ Fan 10	Supply	40	0.23	W/cfm	N/A
IAQ Fan 11	Supply	50	0.2	W/cfm	N/A
IAQ Fan 12	Supply	70	0.17	W/cfm	N/A
IAQ Fan 13	Supply	200	0.65	W/cfm	N/A
IAQ Fan 14	Supply	500	0.28	W/cfm	N/A
IAQ Fan 15	Supply	1300	0.15	W/cfm	N/A
IAQ Fan 16	Supply	700	0.21	W/cfm	N/A
IAQ Fan 17	Supply	200	0.2	W/cfm	N/A
IAQ Fan 18	Supply	100	0.15	W/cfm	N/A
IAQ Fan 19	Supply	50	0.2	W/cfm	N/A
IAQ Fan 20	Supply	150	0.17	W/cfm	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 25 of 37)

H3a. MULTIFAMILY / COMMON USEAREA FAN SYSTEMS SUMMARY

01	02	03	04	05
Name	Type	Power	Power Units	Status
HVAC Fan 13	Fixed speed	0.45	W/cfm	N/A
HVAC Fan 14	Fixed speed	0.45	W/cfm	N/A
HVAC Fan 15	Fixed speed	0.45	W/cfm	N/A
HVAC Fan 16	Fixed speed	0.45	W/cfm	N/A
HVAC Fan 17	Fixed speed	0.45	W/cfm	N/A
HVAC Fan 18	Fixed speed	0.45	W/cfm	N/A

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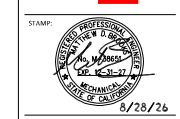

8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

210

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

ENERGY COMPLIANCE

M5.02

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 30 of 37)

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area CategoryFootnotes (Watts)
Corridor	11592	0	0	0	0
Electrical Mechanical Telephone Room	1346	0	0	0	0
Office (250 square feet)	2054	0	0	0	0
ConferenceMultipurposeMeetingCenterArea	1080	0	0	0	0
Building Totals:	**16072**	**0**	**0**	**0**	**0**

[1]*See Table 140.6-C*
[2]*See NRCC-LTI-E for unconditioned spaces*
[3]*Lighting information for existing spaces modeled is not included in this table*

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See NRCC-LTI-E for mandatory controls

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 29 of 37)

I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

01	02	03	04	05	06	07	08	09
System Name	Configuration	Type	Qty in System	Dwelling Unit Distribution Type	Water Heater Name	Solar Heating System	Is Compact Distribution	Pipe Sizing as per CPC Appx. M.
MFD-CHPWH	Domestic Hot Water (DHW)	Central	1	Standard Distribution System	MFD-CHPWH - heater	N/A	N/A	Yes

I3. MULTIFAMILY & HOTEL/MOTEL WATER HEATER EQUIPMENT SUMMARY - CHPWH

01	02	03	04	05	06	07	08
Name	Brand/Model	Number of Compressors	Primary Tank Volume (gal)	Tank Count	Tank t-value	Tank Location	AirSource
MFO-CHPWH	Sanden GS3-45I-PA-US	24	1820	4	16	Outside	Outside

I4. MULTIFAMILY & HOTEL/MOTEL WATER HEATER EQUIPMENT SUMMARY - CHPWH SECONDARY TANK

01	02	03	04	05	06	07	08	09
Tank Type	Tank Configuration	Brand/Model	Count	Tank Volume (gal)	Tank Count	Tank R-value	Tank Location	Air Source
Electric Resistance	Series	N/A	1	200	1	16	Outside	Outside

I5. RECIRCULATION LOOPS

01	02	03	04	05	06	07
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power	Recirculation Pump Power Units	Master Mixing Valve
MFD-CHPWH	1	1.5	Conditioned	1470	Watts	None

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 28 of 37)

H10. MULTIFAMILY DWELLING UNITTYPE CENTRAL / INDIVIDUAL VENTILATION

01	02	03	04	05	06	07	08	09	10	11	12	13
		Central Fan (if applicable)							Individual Fan (if applicable)			
Dwelling Unit Type	IAQ Option	IAQ Fan Type Type	Supply Airflow CFM	Supply Fan Efficacy W/CFM	Exhaust CFM	Exhaust Fan Efficacy W/CFM	IAQ Fan Type	Count	Airflow CFM	Fan Efficacy W/CFM	Recovery Efficiency SRE	Recovery Efficiency ASRE
DU-1 1 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	40	0.23	N/A	N/A
DU-2 2 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	50	0.2	N/A	N/A
DU-3 3 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	70	0.17	N/A	N/A
DU-4 1 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	40	0.23	N/A	N/A
DU-5 2 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	50	0.2	N/A	N/A
DU-6 3 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	70	0.17	N/A	N/A
DU-7 1 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	40	0.23	N/A	N/A
DU-8 2 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	50	0.2	N/A	N/A
DU-9 3 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	70	0.17	N/A	N/A
DU-10 1 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	40	0.23	N/A	N/A
DU-11 2 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	50	0.2	N/A	N/A
DU-12 3 Bedroom	Individual IAQ Fan	N/A	N/A	N/A	N/A	N/A	Supply	1	70	0.17	N/A	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 33 of 37)

L. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DDU-4 1 Bedroom-(7/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(8/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(9/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(10/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(11/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(12/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-5 2 Bedroom-(1/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-5 2 Bedroom-(2/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-5 2 Bedroom-(3/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-5 2 Bedroom-(4/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-5 2 Bedroom-(5/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-5 2 Bedroom-(6/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-5 2 Bedroom-(7/7)	DU-5 2 Bedroom	S-5-2 Bdrm F3	1
DDU-6 3 Bedroom-(1/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(2/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(3/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(4/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(5/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(6/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(7/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-6 3 Bedroom-(8/8)	DU-6 3 Bedroom	S-6-3 Bdrm F3	1
DDU-1 1 Bedroom-(1/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(2/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(3/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(4/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(5/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 32 of 37)

L. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DDU-7 1 Bedroom-(9/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(10/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(11/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(12/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(13/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(14/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-8 2 Bedroom-(1/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-8 2 Bedroom-(2/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-8 2 Bedroom-(3/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-8 2 Bedroom-(4/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-8 2 Bedroom-(5/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-8 2 Bedroom-(6/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-8 2 Bedroom-(7/7)	DU-8 2 Bedroom	S-8-2 Bdrm F2	1
DDU-9 3 Bedroom-(1/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-9 3 Bedroom-(2/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-9 3 Bedroom-(3/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-9 3 Bedroom-(4/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-9 3 Bedroom-(5/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-9 3 Bedroom-(6/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-9 3 Bedroom-(7/7)	DU-9 3 Bedroom	S-9-3 Bdrm F2	1
DDU-4 1 Bedroom-(1/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(2/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(3/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(4/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(5/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1
DDU-4 1 Bedroom-(6/12)	DU-4 1 Bedroom	S-4-1 Bdrm F3	1

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 31 of 37)

L. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DDU-10 1 Bedroom-(1/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(2/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(3/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(4/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(5/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(6/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(7/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-10 1 Bedroom-(8/8)	DU-10 1 Bedroom	S-10-1 Bdrm F1	1
DDU-11 2 Bedroom-(1/6)	DU-11 2 Bedroom	S-11-2 Bdrm F1	1
DDU-11 2 Bedroom-(2/6)	DU-11 2 Bedroom	S-11-2 Bdrm F1	1
DDU-11 2 Bedroom-(3/6)	DU-11 2 Bedroom	S-11-2 Bdrm F1	1
DDU-11 2 Bedroom-(4/6)	DU-11 2 Bedroom	S-11-2 Bdrm F1	1
DDU-11 2 Bedroom-(5/6)	DU-11 2 Bedroom	S-11-2 Bdrm F1	1
DDU-11 2 Bedroom-(6/6)	DU-11 2 Bedroom	S-11-2 Bdrm F1	1
DDU-12 3 Bedroom-(1/4)	DU-12 3 Bedroom	S-12-3 Bdrm F1	1
DDU-12 3 Bedroom-(2/4)	DU-12 3 Bedroom	S-12-3 Bdrm F1	1
DDU-12 3 Bedroom-(3/4)	DU-12 3 Bedroom	S-12-3 Bdrm F1	1
DDU-12 3 Bedroom-(4/4)	DU-12 3 Bedroom	S-12-3 Bdrm F1	1
DDU-7 1 Bedroom-(1/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(2/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(3/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(4/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(5/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(6/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(7/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1
DDU-7 1 Bedroom-(8/14)	DU-7 1 Bedroom	S-7-1 Bdrm F2	1

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Exhibit D

CONSULTANT
STREET ADDRESS
CITY, STATE, ZIP
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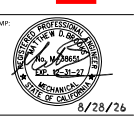
WEBSITE URL:

STAMP:



8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

211

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

ENERGY COMPLIANCE

M5.03

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 36 of 37)

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems
Solar and Battery	NRCI-SAB-E - Solar Water Heating, PV and Battery Storage Systems

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction. Lighting controls and mechanical NRCAs must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component [1]	Form/Title & System Name(s)
Mechanical	NRCA-MCH-20-A Multifamily Ventilation
	IAQ Fan 1, IAQ Fan 2, IAQ Fan 3, IAQ Fan 4, IAQ Fan 5, IAQ Fan 6, IAQ Fan 7, IAQ Fan 8, IAQ Fan 9, IAQ Fan 10, IAQ Fan 11 and IAQ Fan 12.
Mechanical	NRCA-MCH-21-A Multifamily Envelope
	Dwelling Units

[1]*Refer to other prescriptive NRCC forms applicable to the project for additional NRCA tests required that are not included n the NRCC-PRF-E form*

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Mechanical	NRCV-MCH-24 Enclosure Air Leakage
Mechanical	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 35 of 37)

M. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft²)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-1 1 Bedroom	540	1	12	DU-1 1 Bedroom | Heat Pump System 1::2:3	MFO-CHPWH	Individua IAQ Fans
DU-2 2 Bedroom	814	2	7	DU-2 2 Bedroom | Heat Pump System 2::2:3	MFO-CHPWH	Individua IAQ Fans
DU-3 3 Bedroom	1080	3	8	DU-3 3 Bedroom | Heat Pump System 3::2:3	MFO-CHPWH	Individua IAQ Fans
DU-4 1 Bedroom	540	1	12	DU-4 1 Bedroom | Heat Pump System 4::2:3	MFO-CHPWH	Individua IAQ Fans
DU-5 2 Bedroom	814	2	7	DU-5 2 Bedroom | Heat Pump System 5::2:3	MFO-CHPWH	Individua IAQ Fans
DU-6 3 Bedroom	1080	3	8	DU-6 3 Bedroom | Heat Pump System 6::2:3	MFO-CHPWH	Individua IAQ Fans
DU-7 1 Bedroom	540	1	14	DU-7 1 Bedroom | Heat Pump System 7::2:3	MFO-CHPWH	Individua IAQ Fans
DU-8 2 Bedroom	814	2	7	DU-8 2 Bedroom | Heat Pump System 8::2:3	MFO-CHPWH	Individua IAQ Fans
DU-9 3 Bedroom	1080	3	7	DU-9 3 Bedroom | Heat Pump System 9::2:3	MFO-CHPWH	Individua IAQ Fans
DU-10 1 Bedroom	540	1	8	DU-10 1 Bedroon | Heat Pump System 10::2:3	MFO-CHPWH	Individua IAQ Fans
DU-11 2 Bedroom	814	2	6	DU-11 2 Bedroon | Heat Pump System 11::2:3	MFO-CHPWH	Individua IAQ Fans
DU-12 3 Bedroom	1080	3	4	DU-12 3 Bedroon | Heat Pump System 12::2:3	MFO-CHPWH	Individua IAQ Fans

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 34 of 37)

L. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DDU-1 1 Bedroom-(6/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(7/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(8/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(9/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(10/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(11/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-1 1 Bedroom-(12/12)	DU-1 1 Bedroom	S-1-1 Bdrm F4	1
DDU-2 2 Bedroom-(1/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-2 2 Bedroom-(2/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-2 2 Bedroom-(3/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-2 2 Bedroom-(4/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-2 2 Bedroom-(5/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-2 2 Bedroom-(6/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-2 2 Bedroom-(7/7)	DU-2 2 Bedroom	S-2-2 Bdrm F4	1
DDU-3 3 Bedroom-(1/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(2/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(3/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(4/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(5/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(6/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(7/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1
DDU-3 3 Bedroom-(8/8)	DU-3 3 Bedroom	S-3-3 Bdrm F4	1

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 37 of 37)

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company: Bright Green Strategies, Inc.	Signature Date:
Address:	CEA/AEA/ICC Certification Identification (if applicable):
City/State/Zip: ,	Phone:

Responsible Person's Declaration statement

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

1. The information provided on this Certificate o' Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I understand that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Matt Brooks, P.E.	Responsible Designer Signature:
Company: Emerald City Engineers	
Address: 21705 Highway 99	Date Signed: 9/10/26
City/State/Zip: , Lynnwood/WA/98036	License #: M-38651
Phone: 425-741-1200	Title: Principal — Scope: Mechanical

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Exhibit D

CONSULTANT
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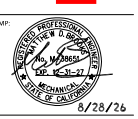
CITY, STATE, ZIP
PHONE: xxx.xxx.xxxx
WEBSITE URL:

STAMP:



8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

212

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

ENERGY COMPLIANCE

M5.04

CALGREEN NOTES

RESIDENTIAL MANDATORY MEASURES

1. PER SECTION 4.303.1.1, THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
2. PER SECTION 4.303.1.2, THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GPF.
3. PER SECTION 4.303.1.3, SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
4. PER SECTION 4.303.1.4.1, THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI AND NOT LESS THAN 0.8 GPM AT 20 PSI.
5. PER SECTION 4.303.1.4.4, THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI. NOTE: AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION WHERE COMPLYING FAUCETS ARE UNAVAILABLE.
6. PER SECTION 4.303.2, SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. REFER TO CHAPTER 6 OF THE CALIFORNIA PLUMBING CODE FOR REQUIREMENTS AND EXCEPTIONS.
7. PER SECTION 4.303.3, PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
8. PER SECTION 4.504.2.1, ALL ADHESIVES, SEALANTS, AND COATINGS SHALL MEET THE VOC LIMITS INDICATED IN CALGREEN.

NON-RESIDENTIAL MANDATORY MEASURES

1. PER SECTION 5.303.3.1, THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
2. PER SECTION 5.303.3.2, THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GPF.
3. PER SECTION 5.303.3.3, SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
4. PER SECTION 5.303.3.4.1, THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
5. PER SECTION 5.303.3.4.2, THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
6. PER SECTION 5.303.6, PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
7. PER SECTION 5.504.4.1, ALL ADHESIVES, SEALANTS, AND COATINGS SHALL MEET THE VOC LIMITS INDICATED IN CALGREEN.

VIBRATION AND ACOUSTICAL ISOLATION

THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE VIBRATION AND NOISE TRANSMISSION FROM PLUMBING EQUIPMENT TO THE INTERIOR SPACES:

PUMPS

1. SPRING-AND-NEOPRENE HANGERS WITH ONE-INCH STATIC DEFLECTION TO BE USED AT THE FIRST THREE PIPE SUPPORTS IN EACH DIRECTION.
2. A TWIN-SPHERE FLEXIBLE PIPE CONNECTION (SUCH AS MASON SFDEJ) SHOULD BE INCORPORATED AT ALL VIBRATING EQUIPMENT.

VIBRATION-ISOLATED EQUIPMENT

1. ALL ATTACHMENTS TO VIBRATION-ISOLATED EQUIPMENT SHALL BE MADE FLEXIBLE: TWIN-SPHERE RUBBER CONNECTORS FOR PIPES (EQUAL TO MASON SAFEFLEX SFDEJ), BELLOWS-TYPE CANVAS FOR DUCTS, AND FLEXIBLE HOSE FOR CONDUIT. METAL-BRAIDED HOSE PIPE CONNECTORS ARE NOT CONSIDERED ACOUSTICALLY FLEXIBLE.

ACOUSTICAL NOTES

1. PIPES PASSING THROUGH PLATES, STUDS, ETC. SHALL HAVE HOLES 1/2" MINIMUM LARGER DIAMETER THAN PIPE (I.E. 1/4" CLEARANCE MINIMUM ALL AROUND), MAKING SURE THAT THE PIPE REMAINS MECHANICALLY ISOLATED AFTER CONSTRUCTION. CARE MUST BE EXERCISED WHEN INSTALLING PIPES THROUGH HOLES IN FRAMING IN THOSE PLACES WHERE A RESILIENT INSERT IS NOT USED. THE PIPE SHOULD BE CENTERED IN THE HOLE AS MUCH AS PRACTICAL.
2. LOCATE ALL WATER LINES AND WASTE STACKS IN THE CENTERS OF STRUCTURAL HOLES DRILLED FOR THEM. DO NOT SAW CUT SILLS OR PLATES FOR PLUMBING. ONLY DRILLED HOLES ARE ACCEPTABLE.
3. ISOLATE ALL SUPPLY AND WATER CONDENSATE PIPING AT ALL PENETRATIONS IN FRAMING AND DRYWALL BY MEANS OF ACOUSTIC INSERTS FROM:

   A. LSP COMPANY ACUSTO-PLUMB.
   B. HUBBARD HOLDRITE.
   C. SIOUX CHIEF PIPEDOWN ACOUSTICAL.
   D. OR APPROVED EQUAL.

   CONFIRM RESTRICTIONS ON CUTTING FRAMING MEMBERS AS SHOWN ON STRUCTURAL DRAWINGS.
4. NO PIPING SYSTEM SHALL CONTACT ANOTHER SYSTEM, ELECTRICAL CONDUIT, OR BOXES. ANY PRESSURE CAUSED BY MISALIGNMENT OF PIPING WILL REQUIRE CORRECTION.
5. PIPES, CONDUITS, DUCTWORK, OR ANY OTHER HARDWARE IN COMMON WALLS OR DOUBLE CONSTRUCTION SHOULD BE ATTACHED TO THE SIDE OF THE WALL THAT IS SERVICED BY SUCH PIPING, AND MAY NOT BE ATTACHED TO THE OPPOSITE WALL AT ANY POINT.
6. THERE SHALL BE NO RIGID CONNECTIONS BETWEEN DRAIN PIPES AND ANY AREAS OF THE WALL ASSEMBLY, WITH THE EXCEPTION OF THE FLOOR AND CEILING PLATES. THE HOLE THROUGH WHICH THE DRAIN PIPE PASSES SHALL BE CLEANED OUT AND EITHER STUFFED WITH INSULATION TO FORM A COLLAR, FILLED WITH CAULK, OR BE WRAPPED WITH A RUBBER OR CLOSED-CELL FOAM COLLAR. IF THIS PENETRATION IS PART OF A FIRE BARRIER, THEN FULLY CAULK WITH ACOUSTICAL FIREGRATED ENDOTHERMIC CAULK SUCH AS:

   A. 3M FIRE BARRIER SEALANT CP 25WB+
   B. HILTI FS-ONE FIRE CAULKING.
   C. OR APPROVED EQUAL.

   SPRAY FOAM IS NOT ACCEPTABLE, AS IT WILL HARDEN OVER TIME.
7. ANY BLOCKING OVER SOUND OR PARTY WALLS THAT IS CUT OR REMOVED TO FACILITATE PIPING INSTALLATION SHALL BE SUITABLY CLOSED, PACKED, OR REPLACED TO RESTRICT AIRBORNE NOISE TRANSMISSION.
8. ALL HANGERS OR STRAPS FOR LARGE PIPES SUCH AS WASTE AND WASTE-VENT LINES, INCLUDING THOSE SUPPORTED FROM CONCRETE DECKS OR SLABS, SHALL BE FITTED WITH CLOSED-CELL NEOPRENE JACKETS SUCH AS:

   A. CUSH-A-THERM INSULATION CLAMPS BY ZSI-FOSTER
   B. ARMAFIX CLAMP INSERTS BY EATON
   C. HOLDRITE #271 LINING BETWEEN OVERSIZED CLAMPS AND PIPE
   D. ARMACELL'S AP/ARMAFLEX OR APPROVED EQUAL TO ISOLATE PIPE VIBRATIONS FROM THE BUILDING STRUCTURE.
9. RISER CLAMPS FOR SUPPLY AND WASTE LINES SHALL BE ISOLATED FROM THE STRUCTURE (SUB-FLOOR AND/OR CONCRETE PODIUM) USING MASON SUPER W NEOPRENE WAFFLE PADS OR HOLDRITE #274 PADS, OR APPROVED EQUAL UNDER A LOAD BEARING METAL PLATE, OR WITH THE HUBBARD HOLDRITE SILENCER MODEL #276 ISOLATION SYSTEM.
10. STUB-OUTS FOR SHOWERS, SINK, AND WATER CLOSET PLUMBING SHALL BE RESILIENTLY MOUNTED. USE ACOUSTO-PLUMB, HOLDRITE, SIOUX CHIEF, OR EQUIVALENT ACOUSTICALLY-RATED MOUNTS TO PROVIDE A RIGID PLUMBING CONNECTION THAT IS ACOUSTICALLY ISOLATING.
11. DO NOT USE REGULAR GYPSUM DRYWALL COMPOUND TO FILL GAPS BETWEEN DRYWALL AND PENETRATING PIPES. USE ONLY PERMANENTLY RESILIENT, NON-HARDENING, FIRE RATED COMPOUNDS SUCH AS USG ACOUSTICAL CAULK TO FILL THESE GAPS. USE SLEEVES SUCH AS SPECIALTY PRODUCT'S ACOUSTO-SLEEVE AT ALL STUB-OUT POINTS WHERE PIPES TRAVERSE GYPSUM WALLS. THESE SLEEVES SHOULD BE FITTED TEMPORARILY ON THE PIPE TO ALLOW THE DRYWALL CONTRACTOR TO FINISH THE OPENING WITH DRYWALL COMPOUND. THE SLEEVE SHOULD THEN BE REMOVED AND A RESILIENT SCUTCHEON INSERTED IN ITS PLACE.

GENERAL NOTES

GENERAL NOTES -PLUMBING

1. REFERENCE TO RELATED WORK: "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, LANDSCAPE, OR KITCHEN), OR ITEM BASED ON A SPECIFIC MANUFACTURER'S DIMENSIONS (VERIFY).
2. ELECTRICAL CHARACTERISTICS: REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS (VOLTAGES, ETC. OF MECHANICAL EQUIPMENT, UNLESS OTHERWISE INDICATED.
3. CODES: COMPLETE INSTALLATION OF THE PLUMBING SYSTEM SHALL BE PER THE APPLICABLE BUILDING, MECHANICAL, ENERGY, PLUMBING, FIRE, AND HEALTH CODES AND REGULATIONS AS ADOPTED BY THE LOCAL AHJ.
4. PREPARE AND SUBMIT FOR REVIEW A SHOP DRAWING BASED ON FINAL STRUCTURAL SHOP DRAWINGS FOR LOCATING AND ROUTING ALL DUCTWORK, DAMPERS, EQUIPMENT, PIPING, ETC.

   A. COORDINATE FLOOR AND BEAM PENETRATIONS WITH STRUCTURAL.

   B. COORDINATE FINAL LOCATION AND ROUTING WITH CEILING, LIGHTS, WALLS, FIRE SPRINKLER PIPING, AND OTHER TRADES WORK.

   C. INCLUDE ADDITIONAL OFFSETS, ELBOWS, ROUTING, EQUIVALENT DUCT SIZING EXCHANGE, RELOCATING, ETC. AS REQUIRED FOR A COMPLETE OPERATING MECHANICAL SYSTEM.

   D. PROVIDE SHOP DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
5. PLUMBING CONTRACTOR SHALL LOCATE AND COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITHIN THE STRUCTURE.
6. ACCESS DOORS: COORDINATE WITH ARCHITECT AND LOCATE ALL ACCESS DOORS ON SHOP DRAWINGS PRIOR TO BEGINNING OF CONSTRUCTION. ACCESS DOORS IN FIRE RATED STRUCTURE SHALL BE FIRE RATED. VERIFY ACCESS DOOR LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO BIDDING.
7. RATED PENETRATION: DUCT PENETRATIONS THROUGH RATED ENCLOSURES SHALL BE FIRE/SMOKE DAMPERED PER THE LATEST EDITION OF THE UNDERWRITERS LABORATORIES(UL) FIRE RESISTANCE WITH HOURLY RATINGS FOR THROUGH-PENETRATION FIRE STOPS SYSTEM VOLUME #2, OR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S UL LISTINGS (3M OR EQUIVALENT). DETERMINE REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BID.
8. ROOF PENETRATIONS: SEE ARCHITECTURAL DRAWINGS FOR ROOF CAP, ROOF CURB, ROOF DRAIN, AND VTR DETAILS.
9. PENETRATIONS: PROVIDE ESCUTCHEON PLATES FOR EXPOSED PIPING PENETRATIONS.
10. SHAFT AND PLENUM CONNECTIONS: SEAL CONNECTIONS TO AIR SHAFTS AIRTIGHT. PROVIDE AIRTIGHT SEAL AROUND PENETRATIONS IN AIR PLENUMS.
11. LIGHT FIXTURE CLEARANCE: COORDINATE LOCATIONS OF PLUMBING WORK TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND REPLACEMENT.
12. CABLE TRAYS: PIPING INSTALLED ADJACENT TO ELECTRICAL CABLE TRAYS SHALL ALLOW MINIMUM ACCESS OF 6" ABOVE AND TO THE SIDE OF CABLE TRAYS.
13. MOTORS: COMPLY WITH ENERGY CODE ENFORCED BY AHJ FOR MINIMUM EFFICIENCIES UNDER FULL LOAD.
14. ACCESS CLEARANCES FOR MAINTENANCE AND REPLACEMENT: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET. COORDINATE LOCATIONS OF PLUMBING WORK AND WORK OF OTHER TRADES TO PROVIDE ACCESS CLEARANCES FOR SERVICE AND MAINTENANCE.

COORDINATION REQUIREMENTS

1. PIPING: COORDINATE WITH STRUCTURAL FOR EXACT LOCATION OF ALL STRUCTURAL FRAMING AND FOOTINGS AND FINALIZE THE EXACT ROUTING OF ALL PIPES WITH STRUCTURAL AND AT THE SITE PRIOR AND DURING THE CONSTRUCTION.
2. ADJUSTMENTS: ALL EQUIPMENT, MOTORS, FANS GAS BURNERS, IGNITION DEVICES, DRIVES, ETC. SHALL BE ADJUSTED AND BALANCED TO OPERATE AT SPECIFIED RATINGS AS REQUIRED FOR THIS PROJECT SITE AND ACCOUNTING FOR ELEVATION ABOVE SEA LEVEL.
3. APPROVALS: PLUMBING EQUIPMENT SHALL BE APPROVED FOR INSTALLATION IN THE PROJECT LOCATION AND SHALL HAVE ALL CERTIFICATIONS AND RATINGS TO MEET ALL ENERGY, POLLUTION, ENVIRONMENTAL, SEISMIC, ETC. CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH THEIR MANUFACTURE SUPPLIERS AND SHALL INCLUDE ALL COSTS REQUIRED TO MEET THESE REQUIREMENTS IN THEIR BID.
4. FIRE PROTECTION: CONTRACTOR SHALL PROVIDE A FULLY DESIGNED FIRE PROTECTION SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA AND LOCAL CODES. PROVIDE DESIGN, PERMITS, MATERIALS, INSTALLATION, TESTING AND ALL OTHER FOR A FULLY OPERATIONAL SYSTEM. LOCATION OF ALL PIPING TO BE COORDINATED WITH OTHER TRADES.

COORDINATION REQUIREMENTS

1. PLUMBING FIXTURES: COORDINATE WITH ARCHITECTURAL AND OTHER TRADES EXACT LOCATION OF ALL PLUMBING FIXTURES.
2. UTILITIES: COORDINATE WITH SITE UTILITY CONTRACTOR AND CIVIL DRAWINGS FOR UTILITY CONNECTIONS AND EXTENSIONS.
3. ROOF DRAINAGE: COORDINATE WITH GENERAL CONTRACTOR FOR ROOF DRAIN AND OVERFLOWS, SCUPPER DRAINS, AND CONDENSATE DRAINS.

PLUMBING NOTES

1. CONNECTIONS: PROVIDE PLUMBING FIXTURE CONNECTIONS TO BUILDING WASTE, VENT, COLD WATER, AND HOT WATER SYSTEM IN ACCORDANCE WITH DRAWINGS, MANUFACTURER'S RECOMMENDATIONS, AND LOCAL CODES. CONNECT TO EACH FIXTURE, EQUIPMENT, ETC. WITH ALL ACCESSORIES, VALVES, VACUUM BREAKERS, REGULATORS, UNIONS, ETC. AS REQUIRED AND AS RECOMMENDED BY THE MANUFACTURERS. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE ON PLANS.
2. HOT AND COLD: WATER PIPING CONNECTION TO EACH FIXTURE SHALL BE COLD WATER ON THE RIGHT HAND SIDE AND HOT WATER ON THE LEFT HAND SIDE.
3. HOT WATER: NON-CIRCULATING HOT WATER PIPE SHALL NOT EXCEED 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.
4. VENT STACKS: COORDINATE VENT STACK WITH HVAC EQUIPMENT TO MAINTAIN MINIMUM 10' CLEARANCE FROM OUTSIDE AIR INTAKES.
5. CLEANOUTS: PROVIDE CLEANOUTS PER CURRENT CODE AND AS REQUIRED BY LOCAL JURISDICTIONS. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS.
6. SHUT-OFFS: PROVIDE SHUT-OFF VALVES/STOPS AT HOT AND COLD WATER SUPPLY TO EACH FIXTURE. EXCEPTION: PROVIDE SCREWDRIVER STOPS AT BATH/SHOWERS.
7. TUB SPOUTS SHALL BE THREADED (NO PUSH-ON FITTINGS).
8. TRAP ARMS: PROVIDE TRAP ARMS SUCH THAT THE MAXIMUM LENGTH WILL NOT EXCEED CODE REQUIREMENTS.
9. ADA INSULATION: AT PLUMBING PIPING EXPOSED UNDER LAVATORIES, INSULATE THE EXPOSED PIPING AND TRAPS WITH PRODUCT SPECIFICALLY DESIGNED FOR THIS APPLICATION MEETING ADA REQUIREMENTS. PROVIDE HANDI-LAV GUARD OR EQUIVALENT. OFFSET P-TRAPS TO CLEAR WHEELCHAIR ACCESS.
10. WATER HAMMER ARRESTERS: PROVIDE AT THE END OF HOT AND COLD WATER LINES SERVING TWO OR MORE FIXTURES; SIZE IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE (PDI) REQUIREMENTS. WATER HAMMER ARRESTORS ARE REQUIRED FOR QUICK CLOSING VALVES, SUCH AS LAUNDRY WASHERS, FLUSH VALVES (PUBLIC TOILETS), ETC.
11. REDUCED PRESSURE BACKFLOW PREVENTERS: PROVIDE INDIRECT DRAIN PIPING FROM RPBP TO NEAREST DRAIN; INSTALL FUNNEL AT RPBP IF REQUIRED.
12. TRAP PRIMERS: PROVIDE TRAP PRIMERS AND PIPING FOR DRAINS AND FLOOR SINKS. ARRANGE PIPING TO ACHIEVE EQUAL FLOW TO EACH DRAIN AND FLOOR SINK FOR TRAP PRIMERS SERVING MULTIPLE DRAINS AND FLOOR SINKS.
13. ACCESS PANELS: PROVIDE ACCESS PANELS FOR ALL SHUT OFF VALVES.

PIPING NOTES

1. DISASSEMBLY PROVISIONS: PROVIDE UNIONS OR FLANGES AT PIPING CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTENANCE.
2. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO EQUIPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.
3. OFFSETS: PROVIDE FOR BRANCH LINES TO EQUIPMENT.
4. DIELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR PIPE.
6. CONDENSATE DRAIN: PROVIDE A P-TRAP FOR EACH HVAC UNIT CONDENSATE PAN WITH PLUG TEES FOR CLEANING. CONDENSATE DRAINS SHALL BE DISCHARGED TO AN INDIRECT WASTE OR OUTSIDE.

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

SALT AIR CORROSION PROTECTION

PROVIDE CORROSION PROTECTION OF ALL OUTDOOR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A) PROVIDE CORROSION PROTECTION AT ALL OUTDOOR PLUMBING EQUIPMENT, PIPING CONNECTIONS AND ETC.

B) PROVIDE HERESITE OR ADSIL (OR EQUAL) COATING ON COILS AS INDICATED ON EQUIPMENT SCHEDULES OR AS RECOMMENDED BY MANUFACTURER IN ORDER TO PROVIDE NECESSARY CORROSION PROTECTION.

C) MOUNT ALL OUTDOOR EQUIPMENT USING STAINLESS STEEL OR ALUMINUM HARDWARE INCLUDING SCREWS, BOLTS, NUTS, WASHERS, AND BRACKETS. THERE SHALL BE NO EXPOSED FERROUS METALS.

D) FIELD APPLY EPOXY PAINT TO ALL EQUIPMENT WHERE PAINT HAS BEEN SCRATCHED OR BARE METAL IS EXPOSED.

PRE-CON MEETING NOTES

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS,AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED, BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS.

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL	2 HOURS
PLUMBING	2 HOURS
ELECTRICAL	2 HOURS
GENERAL CONTRACTOR	ALL SESSIONS

APPLICABLE CODES

THESE DRAWINGS ARE BASED ON THE FOLLOWING CODES:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ENERGY CODE

PIPE MATERIALS

1. UNDERGROUND SERVICE ENTRANCE PIPING: COPPER TYPE-K OR DUCTILE IRON.
2. ABOVEGROUND WATER DISTRIBUTION PIPING: CPVC SDR-11 FOR 2" AND SMALLER, CPVC SCH. 80 FOR 2-1/2" AND LARGER. COPPER TYPE-L IN MECHANICAL ROOM AND ON THE ROOF. PEX OR CPVC WITHIN UNITS.
3. UNDERGROUND WASTE AND VENT PIPING: SOLID CORE PVC OR ABS.
4. ABOVEGROUND WASTE AND VENT PIPING: CAST IRON.
5. UNDERGROUND STORM PIPING: SOLID CORE PVC OR ABS.
6. ABOVEGROUND STORM PIPING: CAST IRON.
7. CONDENSATE DRAIN PIPING: COPPER TYPE-M OR PVC.

NOTES:

1. ALL METALLIC PIPE, FITTINGS AND PARTS OF FIXTURES BURIED IN THE GROUND SHALL BE PROTECTED BY AT LEAST 2 LAYERS OF 3 MIL PLASTIC OR EQUIVALENT WRAPPING.
2. CONCEAL ALL PEX PIPING FROM UV LIGHT.

DRAWING INDEX

DWG	DESCRIPTION
P0.00	LEGEND, GENERAL NOTES, DRAWING INDEX
P0.01	SCHEDULES
P1.00	SITE PLAN
P2.00L	UNDERSLAB PLAN – LEFT
P2.00R	UNDERSLAB PLAN – RIGHT
P2.01L	LEVEL 1 PLAN – LEFT
P2.01R	LEVEL 1 PLAN – RIGHT
P2.02L	LEVEL 2 PLAN – LEFT
P2.02R	LEVEL 2 PLAN – RIGHT
P2.03L	LEVEL 3 PLAN – LEFT
P2.03R	LEVEL 3 PLAN – RIGHT
P2.04L	LEVEL 4 PLAN – LEFT
P2.04R	LEVEL 4 PLAN – RIGHT
P2.05L	ROOF PLAN – LEFT
P2.05R	ROOF PLAN – RIGHT
P3.00	ENLARGED PLANS
P3.01	ENLARGED PLANS
P3.02	ENLARGED UNIT PLANS
P3.03	ENLARGED UNIT PLANS
P3.04	ENLARGED UNIT PLANS
P4.00	WASTE & VENT RISER DIAGRAMS
P4.01	SUPPLY RISER DIAGRAMS
P4.02	SUPPLY RISER DIAGRAMS
P4.03	DETAILS & DIAGRAMS
P4.04	DETAILS & DIAGRAMS

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WEBSITE URL

STAMP:



8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

213

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BH
CHECKED BY:

LEGEND, GENERAL NOTES & DRAWING INDEX

P0.00

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PLUMBING PIPE INSULATION SCHEDULE

SERVICE	MATERIAL	THICKNESS	FIELD APPLIED JACKET	VAPOR RETARDER REQUIRED
DOMESTIC, HOT AND RECIRCULATED HOT WATER, OPERATING TEMPERATURE: 105 TO 140 DEG F. (NOTE: THIS APPLIES TO ALL HOT WATER AND RECIRCULATED HOT WATER PIPING).	MINERAL-FIBER WITH JACKET	½"–¾" PIPE: 1" 1"–1¼" PIPE: 1½" 1½"–6" PIPE: 2"	NONE	YES
DOMESTIC, HOT AND RECIRCULATED HOT WATER, OPERATING TEMPERATURE: 141 TO 200 DEG F. (NOTE: THIS APPLIES TO ALL HOT WATER AND RECIRCULATED HOT WATER PIPING).	MINERAL-FIBER WITH JACKET	½"–1¼" PIPE: 1½" 1½"–6" PIPE: 2"	NONE	YES
THE FIRST 8 FEET OF HOT AND COLD WATER PIPING FROM THE WATER HEATER(S) AND STORAGE TANK(S), PIPING FROM HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.	MINERAL-FIBER WITH JACKET	½"–¾" PIPE: 1" 1"–1¼" PIPE: 1½" 1½"–6" PIPE: 2"	NONE	YES
HORIZONTAL RAINWATER CONDUCTORS LOCATED IN CONDITIONED SPACES.	MINERAL-FIBER OR CELLULAR GLASS, WITH JACKET	ALL SIZES: 1/2"	FOIL AND PAPER	YES
ROOF DRAIN BODIES	MINERAL-FIBER OR CELLULAR GLASS WITH JACKET	1"	NONE	YES
EXPOSED SANITARY DRAINS AND DOMESTIC WATER SUPPLIES AND STOPS FOR FIXTURES FOR THE DISABLED.	"LAV-GUARD" AS MANUFACTURED BY TRUEBRO	N/A	PVC P-TRAP AND SUPPLY COVERS	NO

HOT WATER CIRC. BALANCING VALVE SCHEDULE

PROVIDE JOMAR MODEL TB-120MG CWP THERMOSTATIC BALANCING VALVE. PROVIDE WITH INTEGRAL SHUTOFF VALVES AND VARIABLE TEMPERATURE SETPOINT CAPABILITY. SET THE VALVE CLOSING TEMPERATURE TO 115°F.

NOTE: SIZE PER PLANS

TANK-TYPE WATER HEATER SCHEDULE

EQUIP NO.	AREA SERVED	STORAGE GALLONS	INPUT, KW	ELECTRICAL CONNECTION	ENERGY FACTOR	STORAGE TEMP, °F	GPH RECOVERY AT 90°F TR	BASIS OF DESIGN
EWH-1	RESIDENTIAL UNITS	175	18	208V/3P	–	140	83	RHEEM E175A-18-G (1)(2)(3)(4)

NOTES:
(1) PROVIDE SPECIFIED UNIT OR EQUAL.
(2) PROVIDE TANK-TYPE ELECTRIC WATER HEATER WITH RESISTANCE HEATER.
(3) PROVIDE MINIMUM OF 2 STAGED THERMOSTATS.
(4) TANK SHALL HAVE A MINIMUM R-13.5 EXTERNAL INSULATION AND A COMBINED INTERNAL AND EXTERNAL INSULATION OF R-16 AS REQUIRED PER CODE.

EXPANSION TANK SCHEDULE

EQUIP NO.	SERVICE	CAPACITY, GALLONS	TANK SIZE, IN		BASIS OF DESIGN
			DIA.	HEIGHT	
ET-1	PER PLANS	132	24	87	AMTROL ST-450C
ET-2	PER PLANS	23	15	25	AMTROL ST-42VC-DD

THERMOSTATIC MIXING VALVE SCHEDULE

EQUIP NO.	SERVICE	BASIS OF DESIGN
TMV-1	DOMESTIC HOT WATER	(2) CALEFFI 2" LEGIOMIX 6000 MIXING VALVE, MAXIMUM 7.5 PSI PRESSURE DROP AT 145 GPM PEAK FLOW.

HOT WATER CIRCULATION PUMP SCHEDULE

EQUIP NO.	SERVICE	TYPE	FLOW, GPM	HEAD, FT	ELECTRICAL		BASIS OF DESIGN (1)(2)
					VOLTAGE	HP	
HWCP-1	120°F HW CIRCULATION RESIDENTIAL UNITS	INLINE	16.5	60	208V/3P	2	BELL & GOSSETT SERIES ECOCIRC XL N 95-160

NOTES:
(1) PROVIDE ALL BRONZE PUMP SUITABLE FOR DOMESTIC WATER APPLICATION.
(2) PUMPS SHALL OPERATE VIA AQUASTAT CONNECTED TO HWC PIPE ON THE MECHANICAL ROOM

HEAT PUMP WATER HEATER PUMP SCHEDULE

EQUIP NO.	SERVICE	TYPE	FLOW, GPM	HEAD, FT	PUMP RPM	MOTOR HP	ELECTRICAL	BASIS OF DESIGN
HWLP-1	HEAT PUMP WATER LOOP	INLINE	1-38	50	2766	2	208V/3P	BELL & GOSSETT XL N 95-160 (1)(2)(3)(4)

NOTES:
(1) PROVIDE VARIABLE SPEED PUMP SUITABLE FOR DOMESTIC WATER APPLICATION.
(2) PUMP SHALL HAVE ECM MOTOR WITH MINIMUM 80% EFFICIENCY.
(3) PUMP SHALL BE PROVIDED WITH INTEGRAL DIFFERENTIAL PRESSURE SENSOR AND SET TO OPERATE UNDER PROPORTIONAL PRESSURE MODE.
(4) PUMP ACTIVATION AND CONTROL TIED TO ECO-MSCTRL-01 MULTI UNIT CONTROLLER.

PLUMBING FIXTURE SCHEDULE (1) (3)

PLAN MARK	ROOM LOCATION	SERVICE SIZE (INCHES) CW	HW	W	V	FIXTURE TYPE	FINISH	MANUFACTURER	MODEL	FLOW RATE	NOTES
BATH-1	RESIDENTIAL UNIT BATHROOM	1/2	1/2	2	1-1/2	BATHTUB	WHITE	STERLING	71171110-0		
						SURROUND	WHITE	STERLING	71374100-0		
						BATH AND SHOWER VALVE TRIM	POLISHED CHROME	KOHLER	K-TS15601-4G-CP		
						SHOWER HEAD	POLISHED CHROME	KOHLER	K-72419-H-CP	1.5 GPM	
						VALVE	--	KOHLER	K-8304-K-NA		
LAV-1	RESIDENT UNIT BATHROOM	1/2	1/2	2	1-1/2	VANITY WITH INTEGRAL BOWL	BASIX	AZ COUNTERTOPS	BASIX SOLID SURFACE		W/ 1-1/2" DRIP EDGE
						FAUCET	POLISHED CHROME	MOEN	L64621	1.2 GPM	
LAV-2	RESIDENT UNIT BATHROOM (ADA)	1/2	1/2	2	1-1/2	SINK	WHITE	KOHLER	K-2035-1-0		WALLMOUNT
						FAUCET	POLISHED CHROME	MOEN	L64621	1.2 GPM	
LAV-3	PUBLIC RESTROOM	1/2	1/2	2	1-1/2	SINK	WHITE	KOHLER	K-2035-1-0		WALLMOUNT
						FAUCET	POLISHED CHROME	SYMMONS	SLC-6000	0.5 GPM	
SK-1	RESIDENTIAL UNIT KITCHEN	1/2	1/2	2	1-1/2	SINK	STAINLESS STEEL	ELKAY	DSE23322		DROP-IN
						FAUCET	POLISHED CHROME	MOEN	67425	1.5 GPM	
						GARBAGE DISPOSAL	–	INSINKERATOR	405300		1/2 HP
SK-2	COMMUNITY ROOM	1/2	1/2	2	1-1/2	SINK	STAINLESS STEEL	ELKAY	DSE23322		DROP-IN
						FAUCET	POLISHED CHROME	MOEN	67425	1.5 GPM	
						GARBAGE DISPOSAL	–	INSINKERATOR	405300		1/2 HP
SH-1	RESIDENTIAL UNIT BATHROOM (ADA)	1/2	1/2	2	1-1/2	SURROUND	WHITE	AQUATIC	1623BFSTD-WH		
						SHOWER TRIM	WHITE	DELTA	52001	2.5 GPM	
WC-1	RESIDENTIAL UNIT BATHROOM	1/2	–	3	2	WATER CLOSET	WHITE	KOHLER	K-3889-0	1.28 GPF	
						SEAT	WHITE	KOHLER	K-4636		
WC-2	RESIDENTIAL UNIT BATHROOM (ADA)	1/2	–	3	2	WATER CLOSET	WHITE	KOHLER	K-3889-0	1.28 GPF	
						SEAT	WHITE	KOHLER	K-4636		
WC-3	PUBLIC RESTROOM	(2)	–	4	2	WATER CLOSET	WHITE	TOTO	MS776124CEFG		
						SEAT	WHITE	TOTO	SC534		ELONGATED, OPEN FRONT, W/ NO LID
MS-1	PER DWGS.	1/2	1/2	3	2	MOP BASIN	WHITE	MUSTEE	62M		
						FAUCET	BRUSHED CHROME	MUSTEE	63.600A		
						HOSE HOLDER	N/A	MUSTEE	65.700		
						WALL GUARD	STAINLESS STEEL	MUSTEE	67.2424		
						MOP HANGER	STAINLESS STEEL	MUSTEE	65.600		
DF-1	PER DWGS	1/2	–	2	1-1/2	DRINKING FOUNTAIN	STAINLESS STEEL	ELKAY	EZSTL8LC		ADA; HIGH-LOW
EW-1	PER PLANS	1/2	1/2	2	1-1/2	EYE WASH STATION	GREEN	HAWS	7260BT-7270BT		MIXING VALVE: AXION 9201EW
FCO	PER DWGS					FLOOR CLEANOUT	NICKEL BRONZE	JAY R. SMITH	4020		
WCO	PER DWGS					WALL CLEANOUT	STAINLESS STEEL	JAY R. SMITH	4402		
FD-1	PER DWGS			NOTE 2		FLOOR DRAIN	NICKEL BRONZE	JAY R. SMITH	DX2010		(5)
FS-1	PER DWGS			NOTE 2		FLOOR SINK	N/A	JAY R. SMITH	3140		
HB-1	PER DWGS	3/4				WALL HYDRANT	N/A	JAY R. SMITH	5609QT		FROST PROOF
HB-2	TRASH ROOMS	3/4	3/4			TRASH ROOM HYDRANT	N/A	ZURN	Z1327-EZ		
HB-3	PER DWGS	3/4				ROOF HYDRANT	N/A	WOODFORD	SRH-MS		
HD-1	PER DWGS			2	1-1/2	HUB DRAIN	N/A	JAY R. SMITH	2645		PROVIDE 2x3 REDUCER (5)
WB-1	LAUNDRY ROOM	1/2	1/2	2	1-1/2	CLOTHES WASHER BOX	WHITE	SYMMONS	LM600		
AD-1	PER DWGS.			NOTE 2		AREA DRAIN	N/A	MIFAB	F1100-C		(5)
AD-2	PER DWGS.			NOTE 2		STORMWATER PLANTER DRAIN	N/A	MIFAB	F100-C-4POD		(4)(5)
AD-3	PER DWGS.			NOTE 2		PLANTER DRAIN	N/A	MIFAB	F100-C-4POD		(5)
AD-4	PER DWGS.			NOTE 2		AREA DRAIN DUAL LEVEL	N/A	MIFAB	F1100-C		(5)
RD	PER DWGS			NOTE 2		ROOF DRAIN	N/A	JAY R. SMITH	1320		
OD	PER DWGS			NOTE 2		ROOF OVERFLOW DRAIN	N/A	JAY R. SMITH	1320-WD		

NOTES:
(1) PROVIDE RED/HOT AND BLUE/COLD WATER INDICATORS TO ALL FIXTURES.
(2) SIZE PER PLANS
(3) CONTRACTOR SHALL CONFIRM MAKE, MODEL, AND FINISH OF ALL FIXTURES WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER PRIOR TO ORDERING.
(4) PROVIDE WITH PERFORATED 4" MAX. DARK GRAY PVC EXTENSION
(5) POTABLE WATER SUPPLY TRAP SEAL PRIMER VALVES SHALL COMPLY WITH ASSE 1018. DRAINAGE AND ELECTRONIC DESIGN TYPE TRAP SEAL PRIMER DEVICES SHALL COMPLY WITH ASSE 1044. SEC. 1007.1 & 1007.2, 2025 CALIFORNIA PLUMBING CODE.

TANKLESS HEAT PUMP WATER HEATER SYSTEM SCHEDULE

EQUIP NO.	AREA SERVED	HEATING CAPACITY (30°F AIR TEMP)	RECOVERY RATE (100° DELTA)	ELECTRICAL			WEIGHT, LBS	BASIS OF DESIGN
				VOLTAGE	MCA	MOCP		
HPWHS-1	DOMESTIC BUILDING HW	184.8 MBH	148 GPH	208V/3P	78.3	80	3,000	WATER DROP DROPLET 12L (1)(2)(3)
HPWHS-2	DOMESTIC BUILDING HW	184.8 MBH	148 GPH	208V/3P	78.3	80	3,000	WATER DROP DROPLET 12L (1)(2)(3)

NOTES:
(1) PIPING DISTANCE BETWEEN DROPLET CONNECTIONS AND STORAGE TANKS EXCEEDS 55 FEET PROVIDE HWLP-1.
(2) PLUMBING SUBCONTRACTOR SHALL INCLUDE FACTORY STARTUP SERVICES FROM THE WATER HEATER MANUFACTURER. REFER TO ADDITIONAL REQUIREMENTS ON 1/P4.05
(3) CONSISTS OF TWELVE INDIVIDUAL HEAT PUMP WATER HEATERS MOUNTED IN A ROW OF FOUR, STACKED THREE HIGH.

PACKAGED BOOSTER PUMP SCHEDULE

EQUIP NO.	SERVICE	TYPE	FLOW PER PUMP, GPM	TOTAL FLOW, GPM	PRESSURE RISE INLET/OUTLET PSIG	MOTOR HP (EACH)	STORAGE TANK TYPE/GAL	ELECTRICAL	BASIS OF DESIGN
BP-1	DOMESTIC WATER	DUPLEX	110	220	52/80	5	INTEGRAL/80	208V/3P (1)	FLOWTHERM OR EQUAL (2)(3)

NOTES:
(1) SINGLE POINT ELECTRICAL CONNECTION.
(2) PROVIDE ALL REQUIRED VALVES, PIPING, CONTROLS, ETC. FOR A COMPLETE SYSTEM.
(3) PROVIDE VFD'S FOR EACH PUMP.

WATER SOFTENER SCHEDULE

EQUIP NO.	SERVICE	WATER HARDNESS, GPG	PEAK FLOW THROUGH SOFTENER, GPM	PRESSURE DROP AT PEAK FLOW, PSI	SOFTENER TANKS, QTY	BRINE TANKS, QTY	PARALLEL / ALTERNATING	BASIS OF DESIGN (1)(2)(3)(4)
WS-1	RESIDENTIAL UNIT DOMESTIC WATER	15.9	172 (5)	15	2	1	ALTERNATING	CULLIGAN CSM 600-3 (5)

NOTES:
(1) VERIFY SELECTION WITH EQUIPMENT SUPPLIER. DO NOT SOFTEN TO ZERO GPM. PROVIDE CLA-VAL 20-01
(2) VALVE TO PROVIDE 3-4 GPG BLENDED WATER.
(3) FOLLOW MANUFACTURE'S INSTALLATON GUIDE.
(4) PROVIDE AQUA SENSOR AND PROGRESSIVE FLOW ACCESSORIES.
(5) VALUE REPRESENTS 78% OF 220 GPM TOTAL FLOW, PER NOTES ON DETAIL 2 ON SHEET P4.05

STORAGE TANK SCHEDULE

EQUIP NO.	SERVICE	STORAGE TANK ARRGT	DIA	HEIGHT	CAPACITY (GALLONS)	BASIS OF DESIGN
ST-1 THRU ST-4	RESIDENTIAL UNITS	VERTICAL	46"	98"	455	SANCO2 ECO-455GLNST (1)(2)(3)(4)

NOTES:
(1) PROVIDE GLASS LINED TANK, ASME RATED, PRESSURE/TEMP RELIEF VALVE, INSULATION PER CODE, REMOTE TANK TEMPERATURE CONTROL, THERMOMETER, CATHODIC PROTECTION, TAP-INS, SADDLES AND MANHOLE ACCESS COVER.
(2) CONTRACTOR SHALL REFER TO WATER HEATER PIPING DIAGRAMS ON P4.05 FOR SIZE AND QUANTITY OF WATER CONNECTION REQUIRED.
(3) CONTRACTOR SHALL CONFIRM TANK CONFIGURATION AVAILABLE IN VERTICAL CONFIGURATION. TANK SHALL BE VERTICAL.
(4) TANK SHALL HAVE A MINIMUM R-13.5 EXTERNAL INSULATION AND A COMBINED INTERNAL AND EXTERNAL INSULATION OF R-16 AS REQUIRED PER CODE.
(5) PROVIDE CORROSION PROTECTION SUITABLE FOR SALT AIR. COORDINATE MATERIALS/COATINGS WITH MANUFACTURER. REFER TO ADDITIONAL REQUIREMENTS ON SHEET P0.00.

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8/28/26

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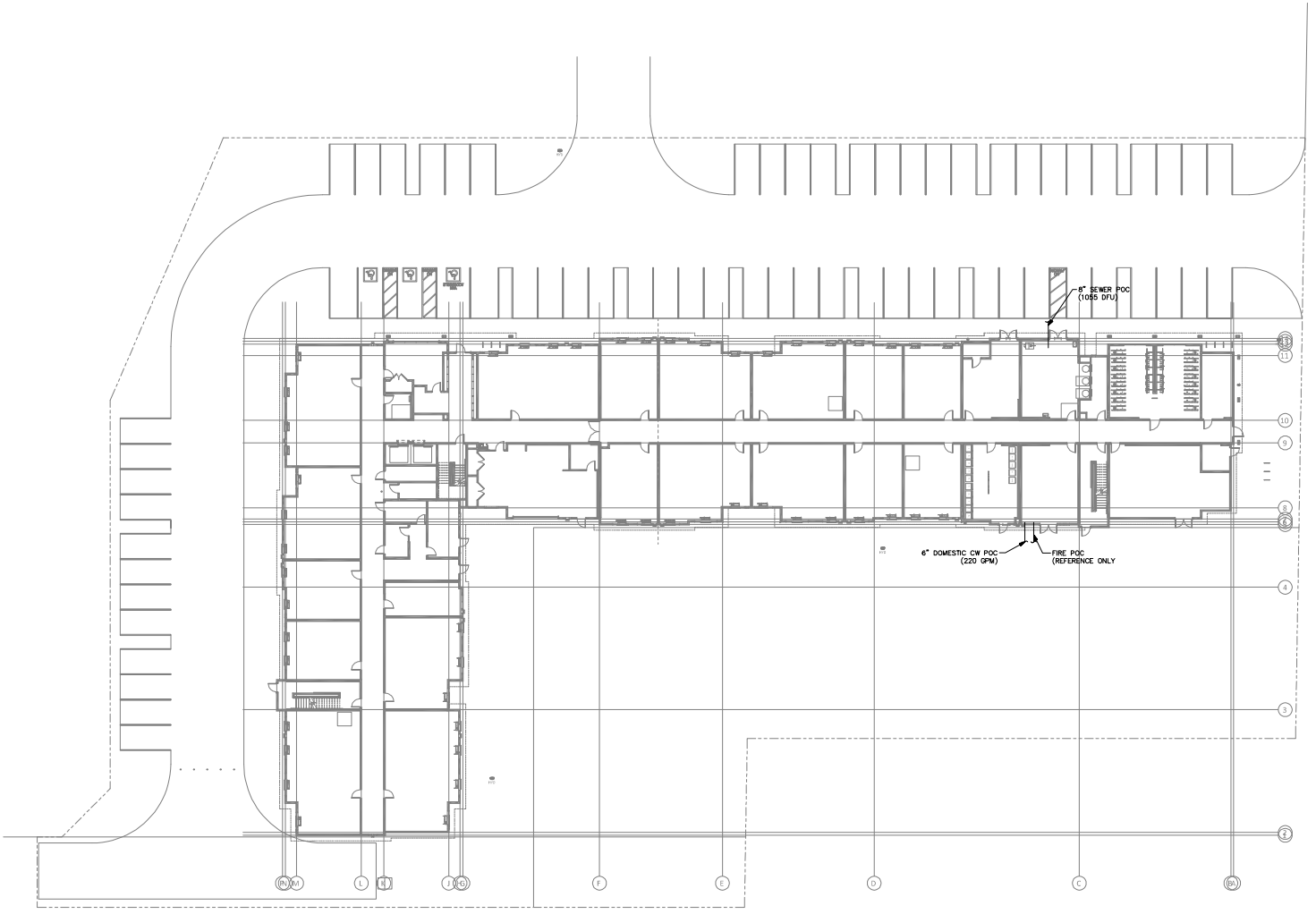

SITE PLAN
SCALE: 1/8" = 1'-0"

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SITE PLAN

P1.00

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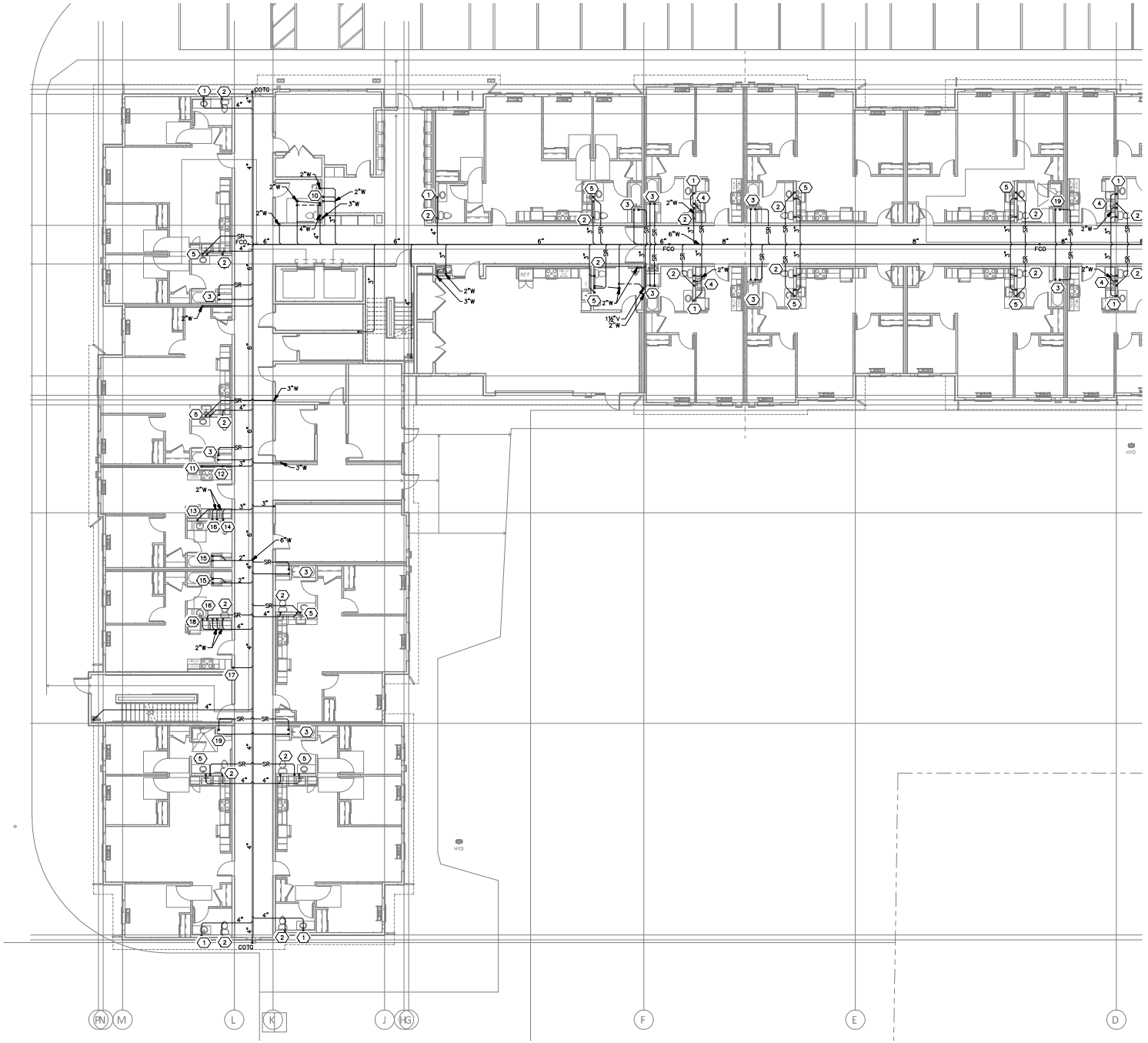

FLOOR PLAN – UNDERSLAB – LEFT

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

SHEET NOTES:

(2) = WASTE/VENT RISER IDENTIFICATION (RISER "2". FOR EXAMPLE). REFER TO DWG P4.00, DETAIL 1 FOR RISER DETAILS/PIPE SIZES.

◇A = SUPPLY RISER IDENTIFICATION (RISER "A", FOR EXAMPLE). REFER TO DWGS P4.01, DETAIL A.

NOTES:

1. CLEANOUTS: PROVIDE CLEANOUTS PER CURRENT CPC AND AS REQUIRED BY LOCAL JURISDICTIONS. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL, AND EACH RUN THAT IS MORE THAN 100 FEET OF TOTAL DEVELOPED LENGTH. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN DRAINAGE LINES FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING CURRENT CODE. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY THE CLEANOUT, UP TO 4 INCHES. CLEANOUTS SERVING GREASE WASTE LINES SHALL BE PROVIDED AT EACH SECTION 50 FEET OF TOTAL DEVELOPED LENGTH. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. FLOOR CLEANOUTS IN CARPETED AREAS TO BE FITTED WITH CARPET INSERTS. LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS. REFER TO DETAIL 2 ON SHEET P4.03 FOR ADDITIONAL INFORMATION.
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4. BACKFILL AT UTILITY TRENCHES SHALL BE PEA GRAVEL.

WASTE PIPING NOTES:

WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT. MAXIMUM FIXTURE UNITS FOR PIPES ARE AS FOLLOWS:

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6"PIPE: 576 FU
8"PIPE: 2112 FU
10"PIPE: 3744 FU

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15"	119,000 SF	59,500 SF

VERTICAL RAIN WATER PIPING:

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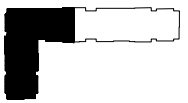
KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

216

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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UNDERSLAB PLAN - LEFT

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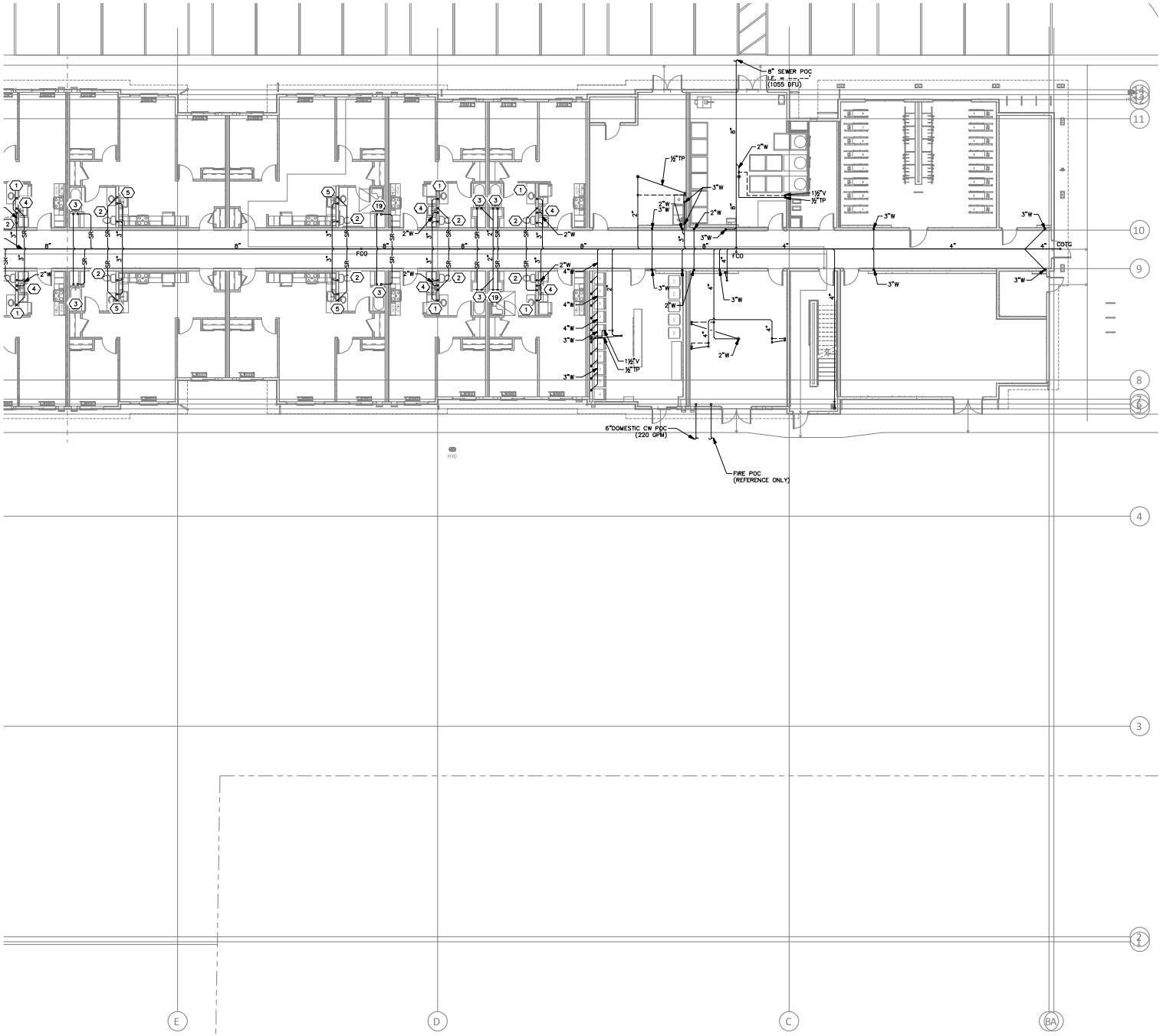

FLOOR PLAN – UNDERSLAB – RIGHT

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

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6"PIPE: 576 FU
8"PIPE: 2112 FU
10"PIPE: 3744 FU

PIPING SMALLER THAN 4" SHALL SLOPE 1/4" PER FOOT MINIMUM.

STORM DRAIN SIZING NOTE

SIZE STORM DRAIN PIPING PER 2022 CPC TABLE 1103.2 AND 1103.1, AT THE FOLLOWING SLOPES AND AND RAINFALL RATES:

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3"	1,644 SF	822 SF
4"	3,760 SF	1,880 SF
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8"	23,000 SF	11,500 SF
10"	41,400 SF	20,700 SF
12"	66,600 SF	33,300 SF
15"	119,000 SF	59,500 SF

VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
4"	9,200 SF
6"	27,000 SF

KEY PLAN



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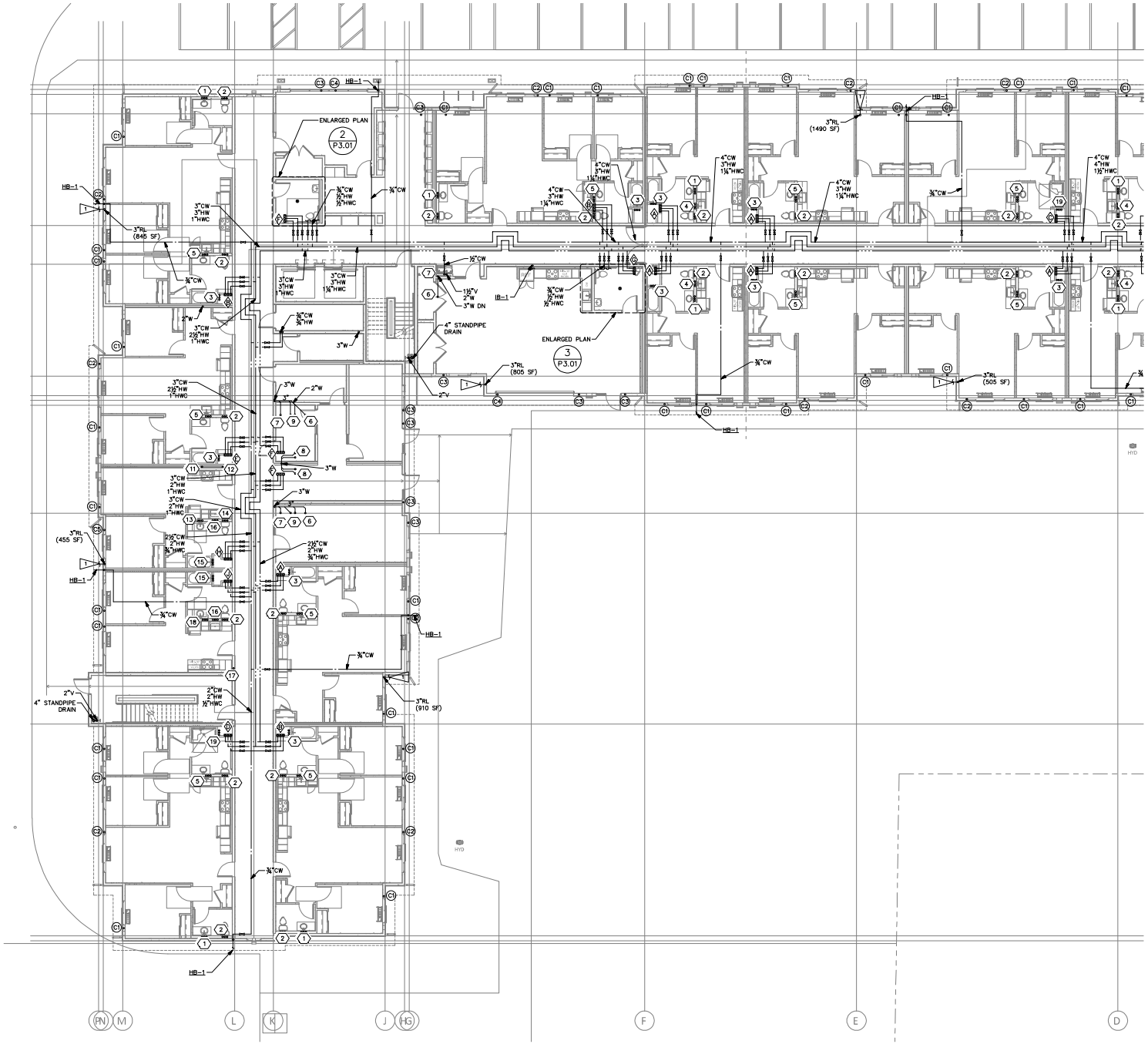

FLOOR PLAN – LEVEL 1 – LEFT

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

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SHEET NOTES:

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◇A = SUPPLY RISER IDENTIFICATION (RISER "A", FOR EXAMPLE). REFER TO DWGS P4.0.1, DETAIL A.

(C1) = CONDENSATE RISER IDENTIFICATION (RISER "C1", FOR EXAMPLE). REFER TO DETAIL 3 ON DWG P4.0.5 FOR RISER DETAILS/ PIPE SIZES.

NOTES:

1. PROVIDE CONDENSATE PIPING AND ROUTING FROM ALL MECHANICAL EQUIPMENT TO INDIRECT DRAINS. REFER TO MECHANICAL PLANS FOR EQUIPMENT LOCATIONS.
2. PTAC CONDENSATE DRAIN TO RUN THROUGH FLOOR ASSEMBLY BELOW AND OVER TO CONDENSATE RISER LOCATION.
3. ROUTE STORM PIPING TO TREATED AND NON-TREATED POC'S PER CIVIL STORMWATER MANAGEMENT PLANS.
4. DAYLIGHT CONDENSATE RISERS TO LANDSCAPE

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STORM DRAIN SIZING NOTE

SIZE STORM DRAIN PIPING PER 2025 CPC TABLE 1103.2 AND 1103.1, AT THE FOLLOWING SLOPES AND AND RAINFALL RATES:

SLOPE = ⅛" PER FOOT

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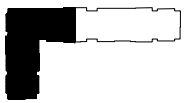
4"	9,200 SF
6"	27,000 SF

FLAG NOTES:

1 = DAYLIGHT RAIN LEADERS TO FLOW-THRU PLANTERS

KEY PLAN



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LEVEL 1 PLAN - LEFT

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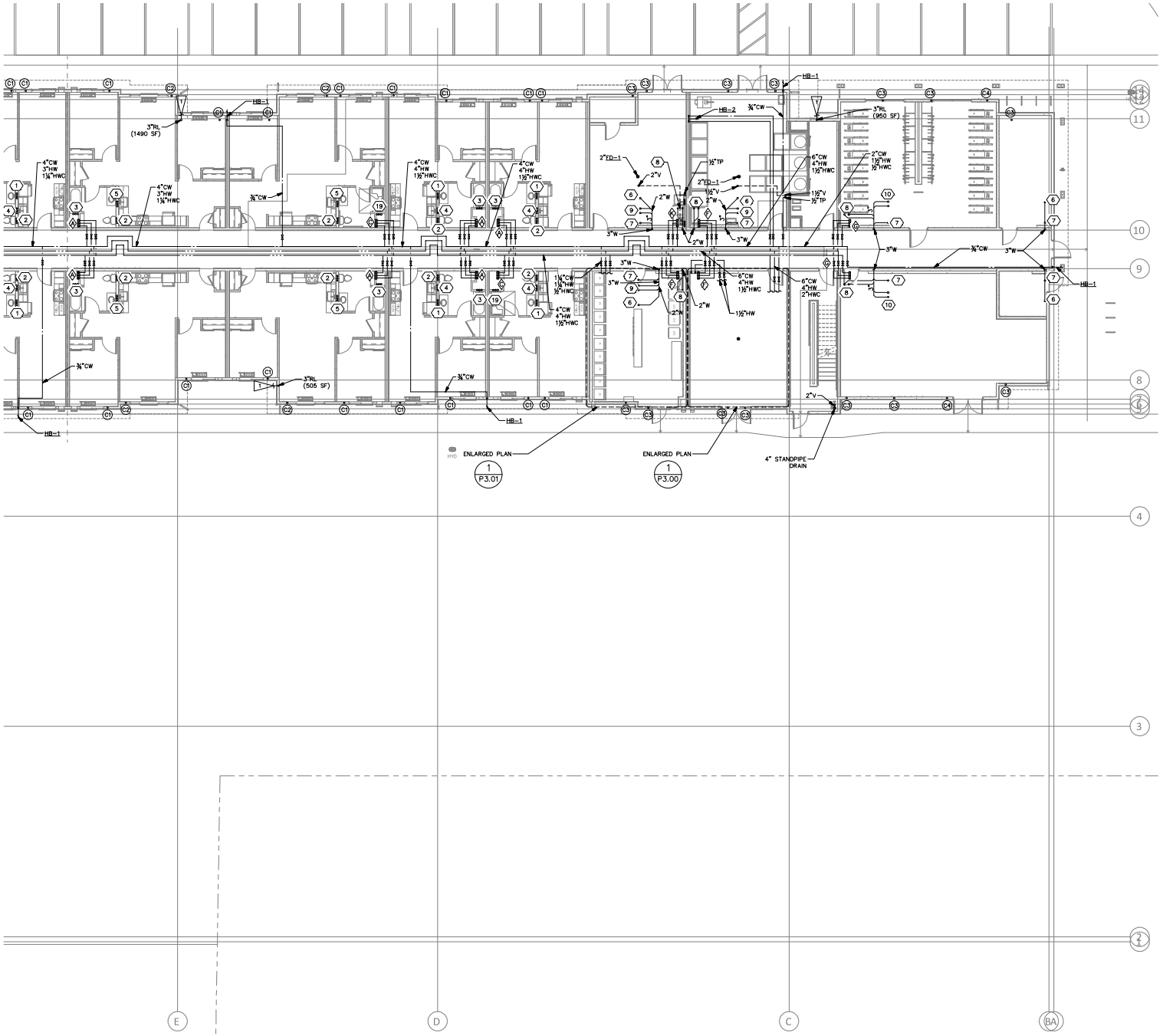

FLOOR PLAN – LEVEL 1 – RIGHT

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

SHEET NOTES:

(2) = WASTE/VENT RISER IDENTIFICATION (RISER "2", FOR EXAMPLE). REFER TO DWG P4.0.0, DETAIL 1 FOR RISER DETAILS/PIPE SIZES.

◇A = SUPPLY RISER IDENTIFICATION (RISER "A", FOR EXAMPLE). REFER TO DWGS P4.0.1, DETAIL A.

C1 = CONDENSATE RISER IDENTIFICATION (RISER "C1", FOR EXAMPLE). REFER TO DETAIL 3 ON DWG P4.0.5 FOR RISER DETAILS/ PIPE SIZES.

NOTES:

1. PROVIDE CONDENSATE PIPING AND ROUTING FROM ALL MECHANICAL EQUIPMENT TO INDIRECT DRAINS. REFER TO MECHANICAL PLANS FOR EQUIPMENT LOCATIONS.
2. PTAC CONDENSATE DRAIN TO RUN THROUGH FLOOR ASSEMBLY BELOW AND OVER TO CONDENSATE RISER LOCATION.
3. ROUTE STORM PIPING TO TREATED AND NON-TREATED POC'S PER CIVIL STORMWATER MANAGEMENT PLANS.
4. DAYLIGHT CONDENSATE RISERS TO LANDSCAPE

WASTE PIPING NOTES:

WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT. MAXIMUM FIXTURE UNITS FOR PIPES ARE AS FOLLOWS:

4"PIPE: 172 FU
6"PIPE: 576 FU
8"PIPE: 2112 FU
10"PIPE: 3744 FU

PIPING SMALLER THAN 4" SHALL SLOPE 1/4" PER FOOT MINIMUM.

STORM DRAIN SIZING NOTE

SIZE STORM DRAIN PIPING PER 2025 CPC TABLE 1103.2 AND 1103.1, AT THE FOLLOWING SLOPES AND AND RAINFALL RATES:

SLOPE = ⅛" PER FOOT

PIPE SIZE	2" PER HOUR	4" PER HOUR
3"	1,644 SF	822 SF
4"	3,760 SF	1,880 SF
6"	10,700 SF	5,350 SF
8"	23,000 SF	11,500 SF
10"	41,400 SF	20,700 SF
12"	66,600 SF	33,300 SF
15"	119,000 SF	59,500 SF

VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
4"	9,200 SF
6"	27,000 SF

FLAG NOTES:

1 = DAYLIGHT RAIN LEADERS TO FLOW-THRU PLANTERS

KEY PLAN



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650 CASTRO STREET, SUITE 120 #490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

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PHONE: XXX.XXX.XXXX
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STAMP:



8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

219

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

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LEVEL 1 PLAN - RIGHT

P2.01R

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FLOOR PLAN – LEVEL 2 – LEFT

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

SHEET NOTES:

(2) = WASTE/VENT RISER IDENTIFICATION (RISER "2", FOR EXAMPLE). REFER TO DWG P4.00, DETAIL 1 FOR RISER DETAILS/PIPE SIZES.

◇A◇ = SUPPLY RISER IDENTIFICATION (RISER "A", FOR EXAMPLE). REFER TO DWGS P4.01, DETAIL A.

NOTES:

1. CLEANOUTS: PROVIDE CLEANOUTS PER CURRENT CPC AND AS REQUIRED BY LOCAL JURISDICTIONS. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL, AND EACH RUN THAT IS MORE THAN 100 FEET OF TOTAL DEVELOPED LENGTH. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN DRAINAGE LINES FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING CURRENT CODE. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY THE CLEANOUT, UP TO 4 INCHES. CLEANOUTS SERVING GREASE WASTE LINES SHALL BE PROVIDED AT EACH SECTION 50 FEET OF TOTAL DEVELOPED LENGTH. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. FLOOR CLEANOUTS IN CARPETED AREAS TO BE FITTED WITH CARPET INSERTS. LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS. REFER TO DETAIL 2 ON SHEET P4.03 FOR ADDITIONAL INFORMATION.
2. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS, FLOOR SINKS, HUB DRAINS, & STANDPIPE DRAINS.
3. ALL UNDERSLAB PLUMBING LINES SHALL BE SUPPORTED FROM THE UNDERSIDE OF THE SLAB WITH STAINLESS STEEL PIPE HANGERS.
4. BACKFILL AT UTILITY TRENCHES SHALL BE PEA GRAVEL.

WASTE PIPING NOTES:

WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT. MAXIMUM FIXTURE UNITS FOR PIPES ARE AS FOLLOWS:

4"PIPE: 172 FU
6"PIPE: 576 FU
8"PIPE: 2112 FU
10"PIPE: 3744 FU

PIPING SMALLER THAN 4" SHALL SLOPE 1/4" PER FOOT MINIMUM.

STORM DRAIN SIZING NOTE

SIZE STORM DRAIN PIPING PER 2022 CPC TABLE 1103.2 AND 1103.1, AT THE FOLLOWING SLOPES AND AND RAINFALL RATES:

SLOPE = ⅛" PER FOOT

PIPE SIZE	2" PER HOUR	4" PER HOUR
3"	1,644 SF	822 SF
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VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
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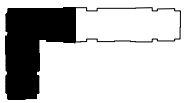
4"	9,200 SF
6"	27,000 SF

KEY PLAN



FORA ARCHITECTS

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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

220

DEVELOPMENT FOR:

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855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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LEVEL 2 PLAN - LEFT

P2.02L

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FLOOR PLAN – LEVEL 2 – RIGHT

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

SHEET NOTES:

(2) = WASTE/VENT RISER IDENTIFICATION (RISER "2". FOR EXAMPLE). REFER TO DWG P4.0.0, DETAIL 1 FOR RISER DETAILS/PIPE SIZES.

(A) = SUPPLY RISER IDENTIFICATION (RISER "A". FOR EXAMPLE). REFER TO DWGS P4.0.1, DETAIL A.

(C1) = CONDENSATE RISER IDENTIFICATION (RISER "C1". FOR EXAMPLE). REFER TO DETAIL 3 ON DWG P4.0.5 FOR RISER DETAILS/ PIPE SIZES.

NOTES:

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2. PTAC CONDENSATE DRAIN TO RUN THROUGH FLOOR ASSEMBLY BELOW AND OVER TO CONDENSATE RISER LOCATION.

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VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
4"	9,200 SF
6"	27,000 SF

KEY PLAN



FORA ARCHITECTS

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

221

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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LEVEL 2 PLAN - RIGHT

P2.02R

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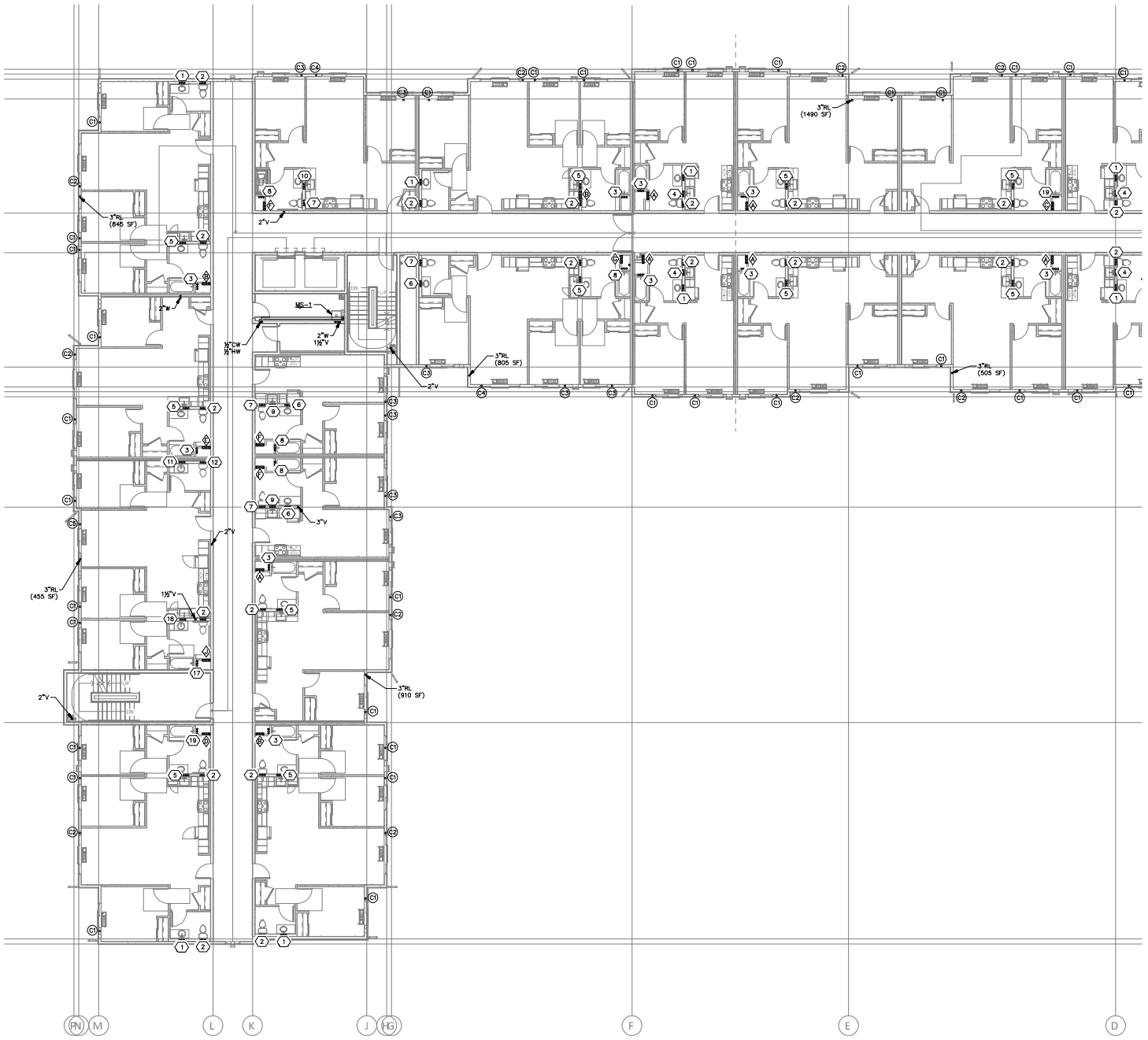

FLOOR PLAN – LEVEL 3 – LEFT

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

SHEET NOTES:

(2) = WASTE/VENT RISER IDENTIFICATION (RISER "2", FOR EXAMPLE). REFER TO DWG P4.0.0, DETAIL 1 FOR RISER DETAILS/PIPE SIZES.

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NOTES:

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3. ROUTE STORM PIPING TO TREATED AND NON-TREATED POC'S PER CIVIL STORMWATER MANAGEMENT PLANS.
4. DAYLIGHT CONDENSATE RISERS TO LANDSCAPE

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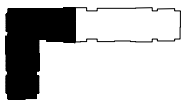
VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
4"	9,200 SF
6"	27,000 SF

FLAG NOTES:

1 DAYLIGHT RAIN LEADERS TO FLOW-THRU PLANTERS

KEY PLAN



ARCHITECTS FORA

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PHONE: (408) 295-2210
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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

222

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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LEVEL 3 PLAN - LEFT

P2.03L

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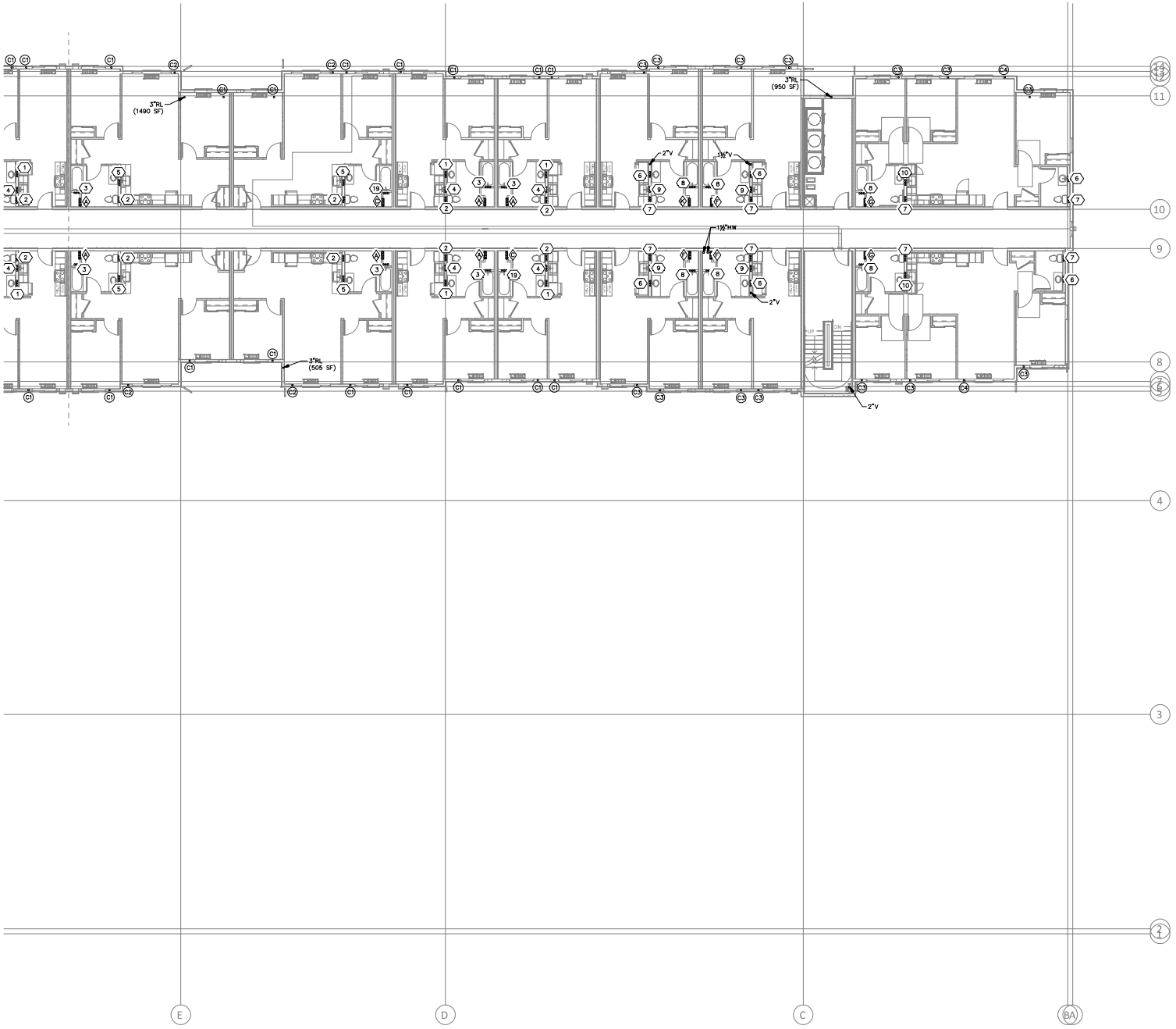

FLOOR PLAN – LEVEL 3 – RIGHT

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

SHEET NOTES:

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NOTES:

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10"	41,400 SF	20,700 SF
12"	66,600 SF	33,300 SF
16"	119,000 SF	59,500 SF

VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
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6"	27,000 SF

KEY PLAN



FORA ARCHITECTS

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LEVEL 3 PLAN - RIGHT

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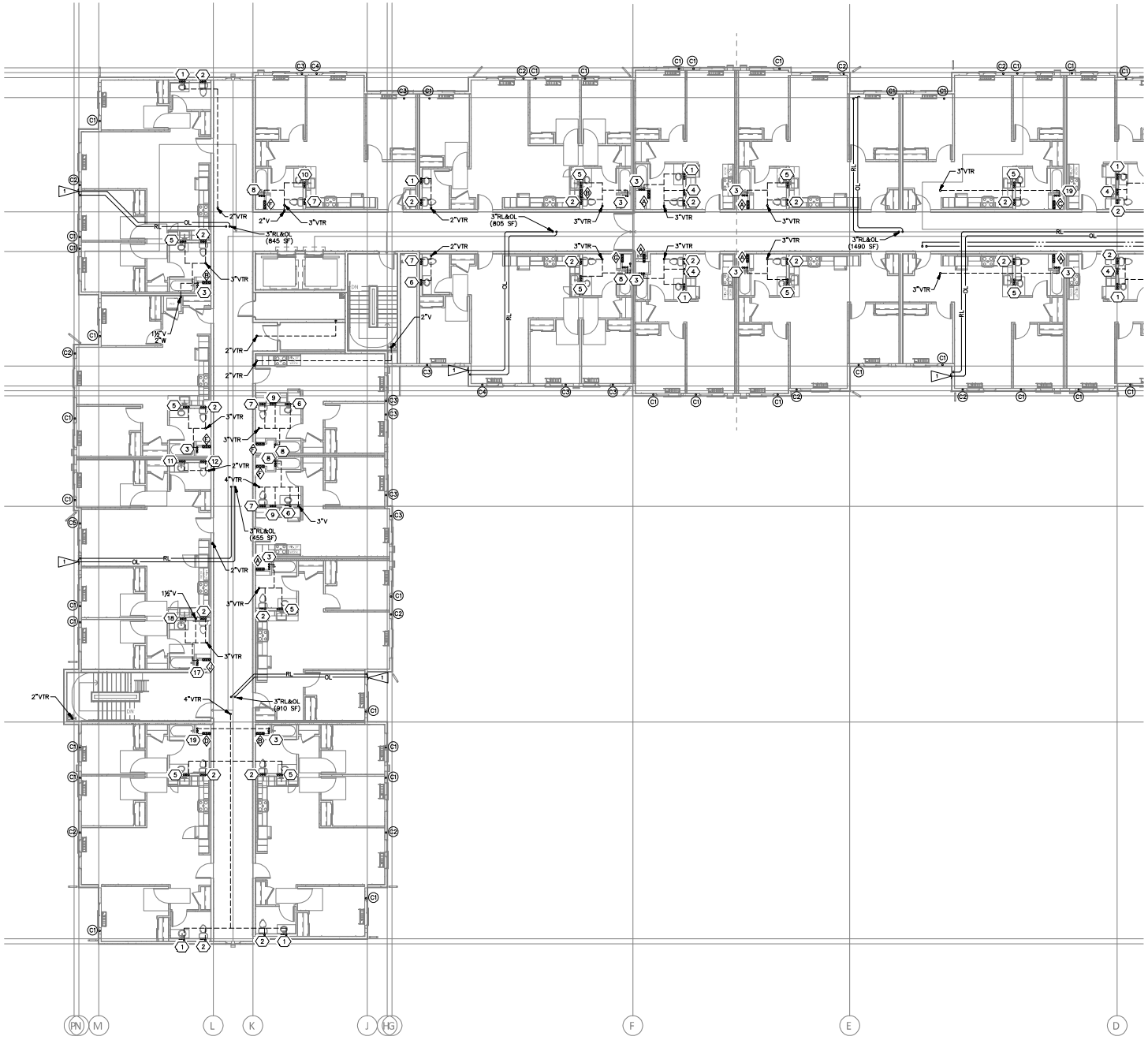

FLOOR PLAN – LEVEL 4 – LEFT

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

SHEET NOTES:

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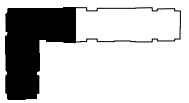
KEY PLAN



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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:

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LEVEL 4 PLAN - LEFT

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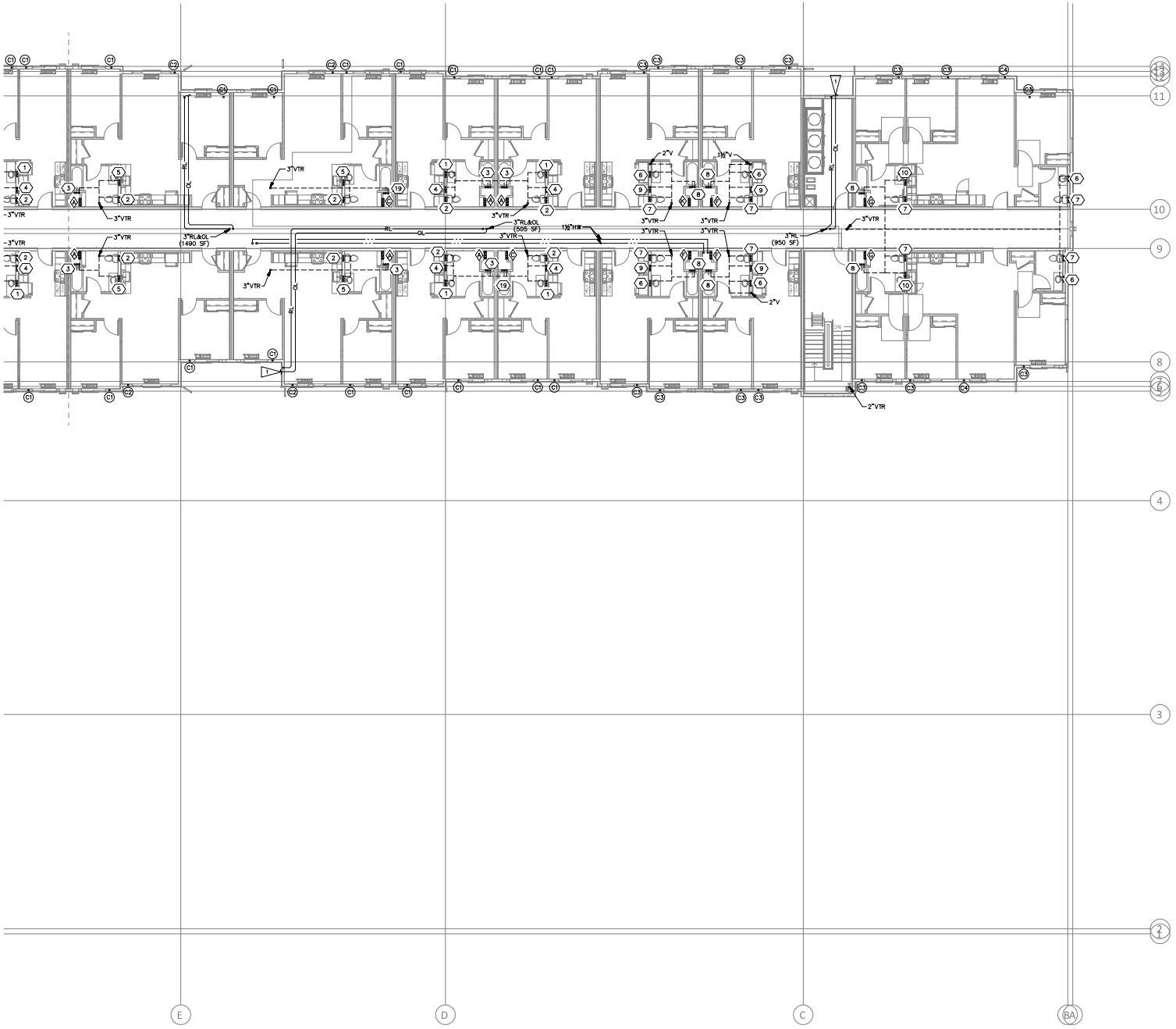

FLOOR PLAN – LEVEL 4 – RIGHT

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

SHEET NOTES:

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PIPE SIZE	2" PER HOUR
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FLAG NOTES:

1 = DAYLIGHT OVERFLOW LEADERS TO EXTERIOR OF BUILDING

KEY PLAN



FORA ARCHITECTS

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

225

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 2468-005
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CHECKED BY:

LEVEL 4 PLAN - RIGHT

P2.04R

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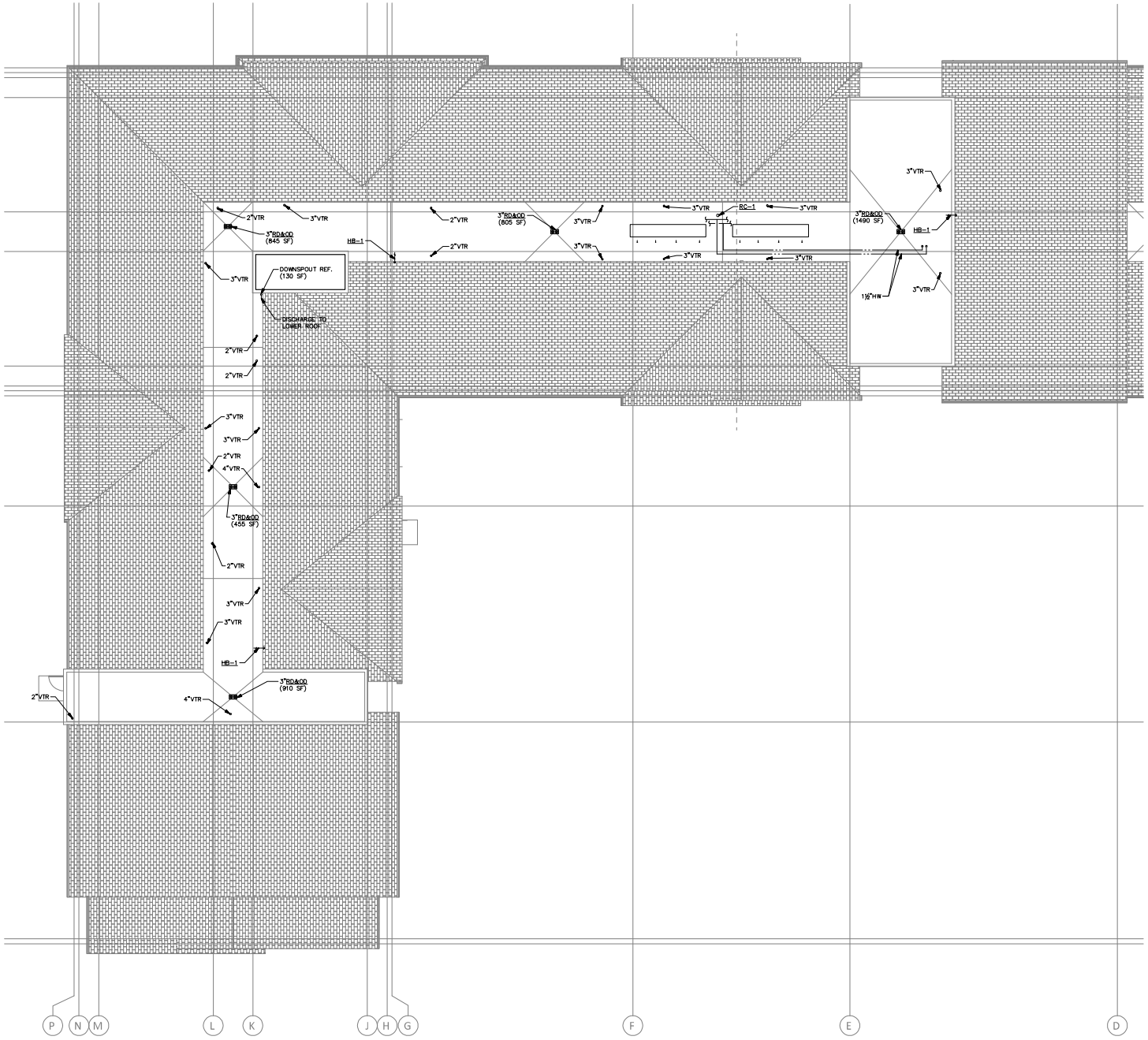

FLOOR PLAN – ROOF – LEFT

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

SHEET NOTES:

(2) = WASTE/VENT RISER IDENTIFICATION (RISER "2", FOR EXAMPLE). REFER TO DWG P4.0.0, DETAIL 1 FOR RISER DETAILS/PIPE SIZES.

(A) = SUPPLY RISER IDENTIFICATION (RISER "A", FOR EXAMPLE). REFER TO DWGS P4.0.1, DETAIL A.

(C1) = CONDENSATE RISER IDENTIFICATION (RISER "C1", FOR EXAMPLE). REFER TO DETAIL 3 ON DWG P4.0.5 FOR RISER DETAILS/ PIPE SIZES.

NOTES:

1. PROVIDE CONDENSATE PIPING AND ROUTING FROM ALL MECHANICAL EQUIPMENT TO INDIRECT DRAINS. REFER TO MECHANICAL PLANS FOR EQUIPMENT LOCATIONS.
2. PTAC CONDENSATE DRAIN TO RUN THROUGH FLOOR ASSEMBLY BELOW AND OVER TO CONDENSATE RISER LOCATION.

WASTE PIPING NOTES:

WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT. MAXIMUM FIXTURE UNITS FOR PIPES ARE AS FOLLOWS:

4"PIPE: 172 FU
6"PIPE: 576 FU
8"PIPE: 2112 FU
10"PIPE: 3744 FU

PIPING SMALLER THAN 4" SHALL SLOPE 1/4" PER FOOT MINIMUM.

STORM DRAIN SIZING NOTE

SIZE STORM DRAIN PIPING PER 2025 CPC TABLE 1103.2 AND 1103.1, AT THE FOLLOWING SLOPES AND AND RAINFALL RATES:

SLOPE = ⅛" PER FOOT

PIPE SIZE	2" PER HOUR	4" PER HOUR
3"	1,644 SF	822 SF
4"	3,760 SF	1,880 SF
6"	10,700 SF	5,350 SF
8"	23,000 SF	11,500 SF
10"	41,400 SF	20,700 SF
12"	66,600 SF	33,300 SF
15"	119,000 SF	59,500 SF

VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
4"	9,200 SF
6"	27,000 SF

KEY PLAN

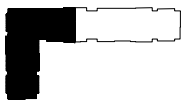

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Exhibit D

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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

226

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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ROOF PLAN - LEFT

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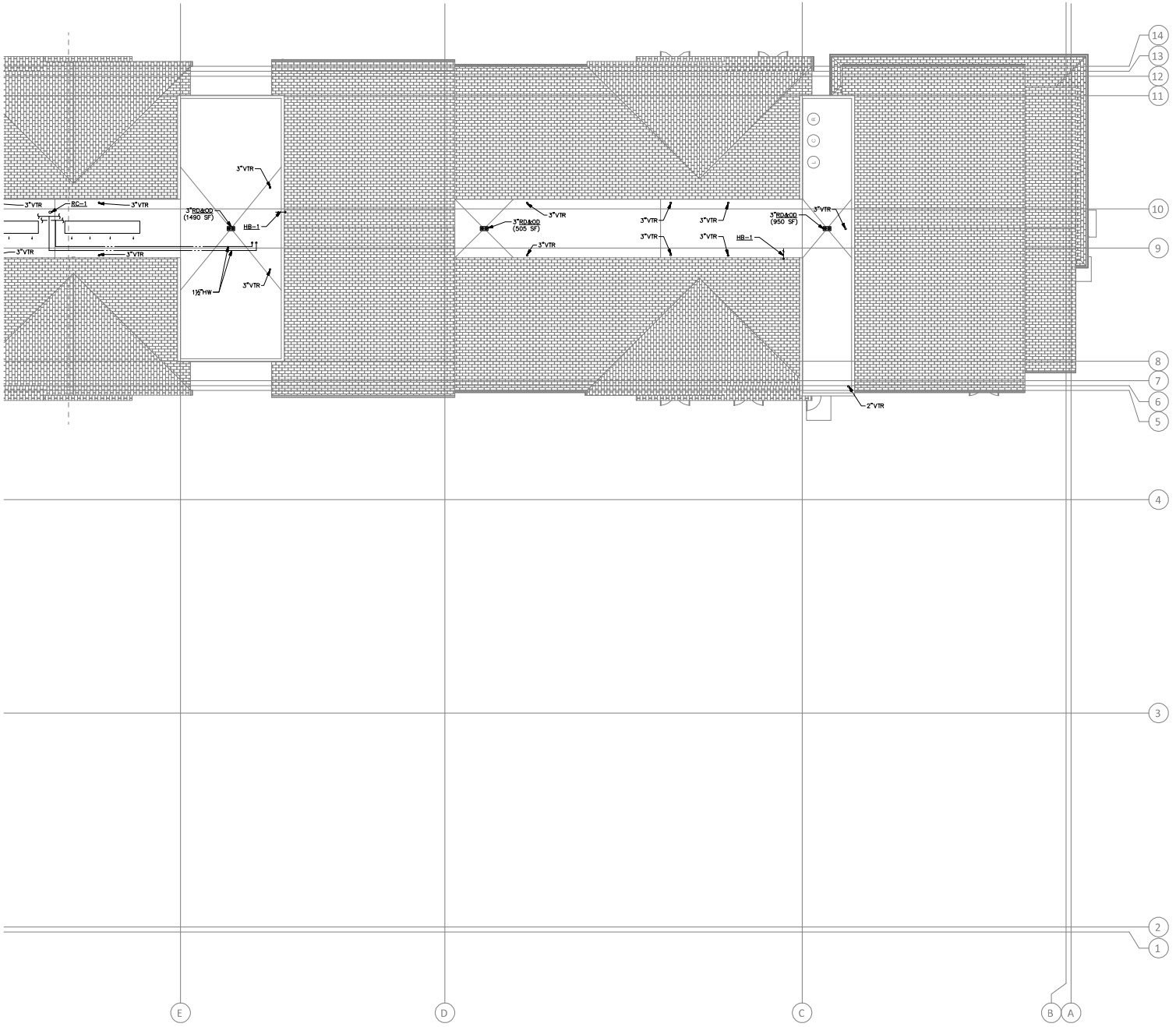

FLOOR PLAN – ROOF – RIGHT

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

STORM DRAIN SIZING NOTE

SIZE STORM DRAIN PIPING PER 2025 CPC TABLE 1103.2 AND 1103.1, AT THE FOLLOWING SLOPES AND AND RAINFALL RATES:

SLOPE = ¼" PER FOOT

PIPE SIZE	2" PER HOUR	4" PER HOUR
3"	1,644 SF	822 SF
4"	3,760 SF	1,880 SF
6"	10,700 SF	5,350 SF
8"	23,000 SF	11,500 SF
10"	41,400 SF	20,700 SF
12"	66,600 SF	33,300 SF
15"	119,000 SF	59,500 SF

VERTICAL RAIN WATER PIPING:

PIPE SIZE	2" PER HOUR
3"	4,400 SF
4"	9,200 SF
6"	27,000 SF

KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

227

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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ROOF PLAN - RIGHT

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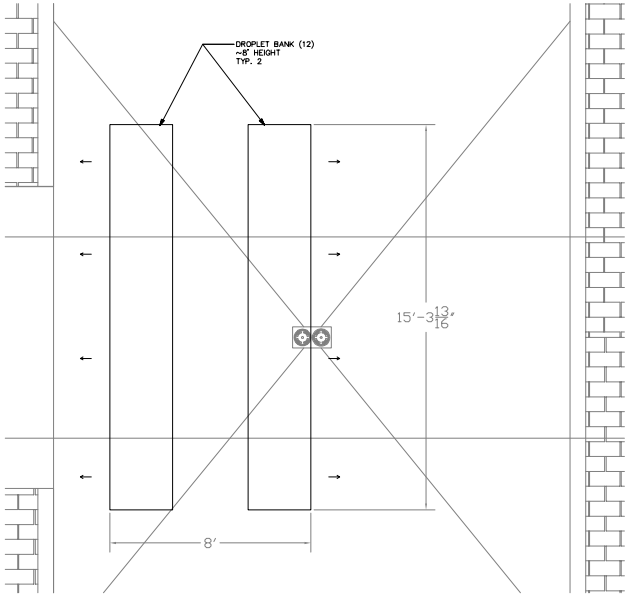
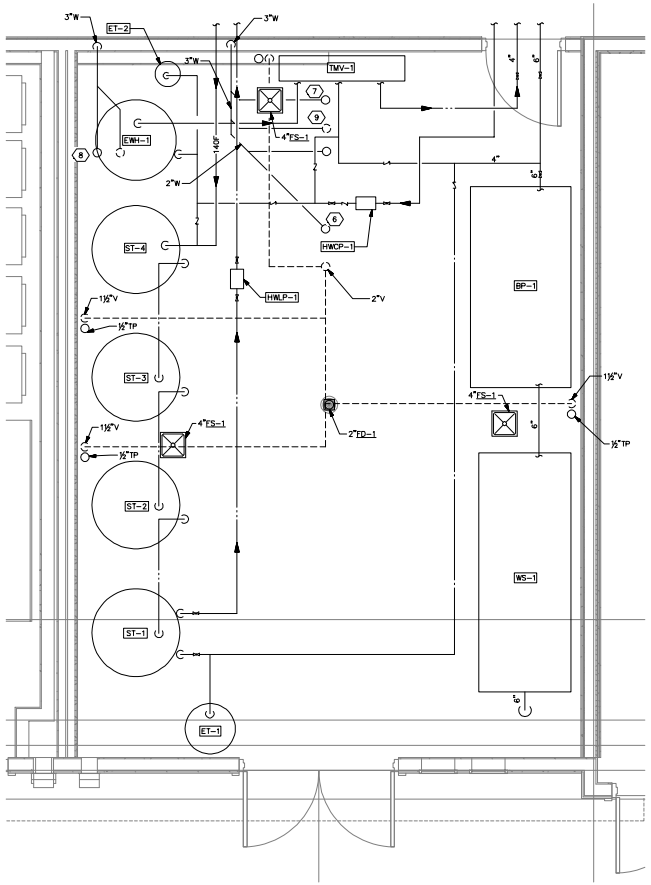


ROOFTOP WATER HEATER EQUIPMENT

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

2 P3.00



WATER HEATER ROOM

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

1 P3.00

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SURVEY 2 (2468-005 7TH & BROMMER, SANTA CRUZ, CA).DWG 8/28/2026 ENLARGED PLANS.DWG 07-28-2026 10:57

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7TH & BROMMER AFFORDABLE HOUSING

228

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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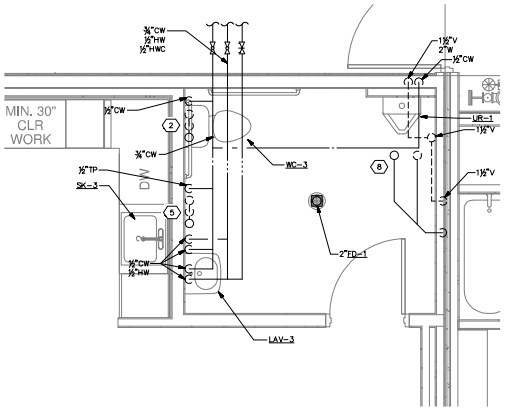
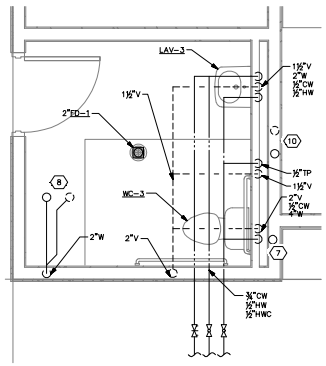
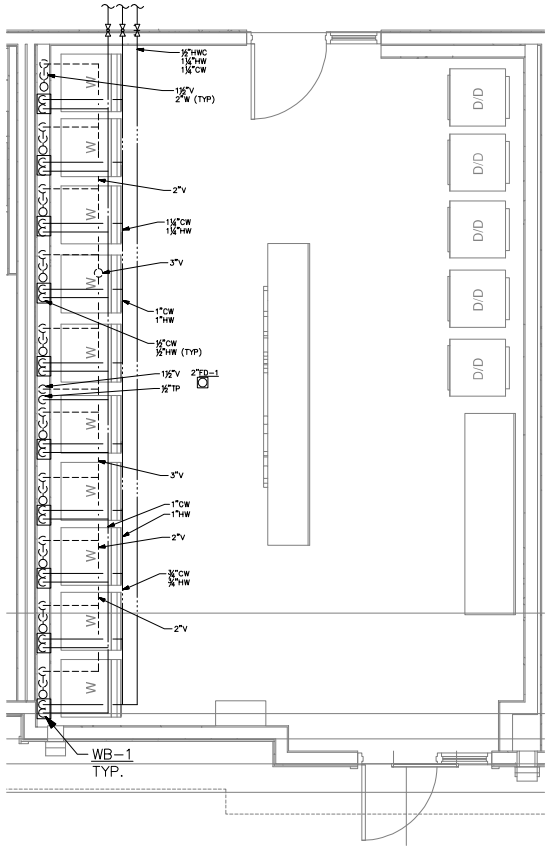
P3.00



COMMUNITY ROOM
SCALE: 1/2" = 1'-0"
3 P3.01



PUBLIC BATHROOM
SCALE: 1/2" = 1'-0"
2 P3.01



LAUNDRY ROOM
SCALE: 1/2" = 1'-0"
1 P3.01

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229

DEVELOPMENT FOR:
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ENLARGED PLANS

P3.01

FLAG NOTES

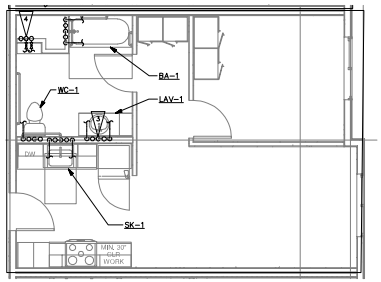
1. MECHANICAL EQUIPMENT (REF.).
2. ¾" CONDENSATE DRAIN TO CONDENSATE RISER. REFER TO FLOOR PLANS FOR CONTINUATION.
3. WASTE & VENT RISER (TYP)
4. WATER SUPPLY RISERS (TYP)

NOTES:

1. SUPPLY ROUTING IN UNIT IS DIAGRAMATIC.
2. PROVIDE ½" HW FROM SINK TO DISHWASHER
3. FOR ADA & MOBILITY UNITS, USE SK-2, LAV-2, WC-2 AND SH-1

SHEET NOTES:

WATER CONNECTION TABLE		
	COLD WATER	HOT WATER
LAV	1/2" (0.75 FU)	1/2" (0.75 FU)
WC	1/2" (2.5 FU)	–
BA	1/2" (3.0 FU)	1/2" (3.0 FU)
SK	1/2" (1.25 FU)	1/2" (1.25 FU)

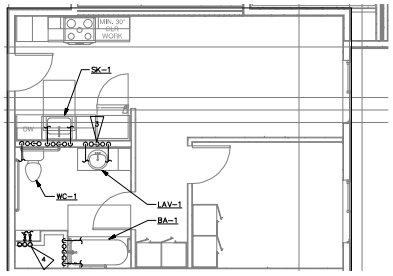


1-BED UNIT ALT 1

ENLARGED PLAN

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

3 P3.02

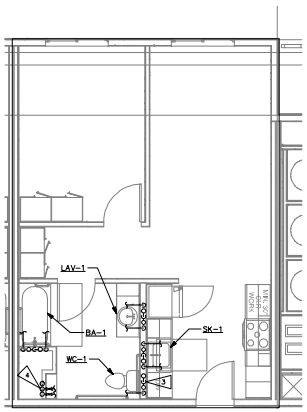


1-BED UNIT ALT

ENLARGED PLAN

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

2 P3.02



1-BED UNIT

ENLARGED PLAN

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

1 P3.02

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DISTRICT 2 (7TH + 230 7TH @ BROMMER, SANTA CRUZ, CA)\ARCH\P3.02 ENLARGED UNIT PLANS.DWG 07-28-2026 16:08

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No. M 38651
EXP. 12-31-27
MECHANICAL
STATE OF CALIFORNIA
8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

230

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

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ENLARGED UNIT PLANS

P3.02

FLAG NOTES

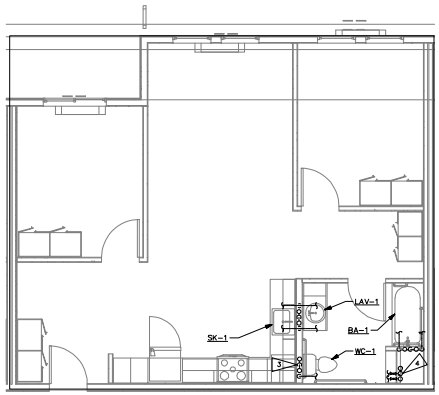
1. MECHANICAL EQUIPMENT (REF.).
2. ¾" CONDENSATE DRAIN TO CONDENSATE RISER. REFER TO FLOOR PLANS FOR CONTINUATION.
3. WASTE & VENT RISER (TYP)
4. WATER SUPPLY RISERS (TYP)

NOTES:

1. SUPPLY ROUTING IN UNIT IS DIAGRAMATIC.
2. PROVIDE ½" HW FROM SINK TO DISHWASHER
3. FOR ADA & MOBILITY UNITS, USE SK-2, LAV-2, WC-2 AND SH-1

SHEET NOTES:

	WATER CONNECTION TABLE	
	COLD WATER	HOT WATER
LAV	1/2" (0.75 FU)	1/2" (0.75 FU)
WC	1/2" (2.5 FU)	–
BA	1/2" (3.0 FU)	1/2" (3.0 FU)
SK	1/2" (1.25 FU)	1/2" (1.25 FU)



2-BED UNIT

ENLARGED PLAN

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

1 P3.03

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DISTRICT 2 (2468-005 7TH @ BROMMER, SANTA CRUZ, CA)\M3\M3 ENLARGED UNIT PLANS.DWG 07-28-2026 10:08

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MECHANICAL
STATE OF CALIFORNIA
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7TH & BROMMER AFFORDABLE HOUSING

231

DEVELOPMENT FOR:

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ENLARGED UNIT PLANS

M3.03

FLAG NOTES

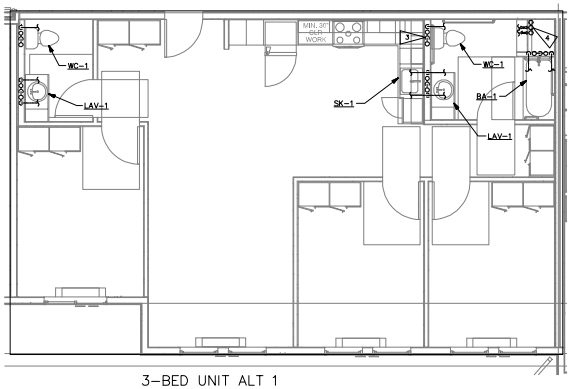
1. MECHANICAL EQUIPMENT (REF.).
2. ¾" CONDENSATE DRAIN TO CONDENSATE RISER. REFER TO FLOOR PLANS FOR CONTINUATION.
3. WASTE & VENT RISER (TYP)
4. WATER SUPPLY RISERS (TYP)

NOTES:

1. SUPPLY ROUTING IN UNIT IS DIAGRAMATIC.
2. PROVIDE ½" HW FROM SINK TO DISHWASHER
3. FOR ADA & MOBILITY UNITS, USE SK–2, LAV–2, WC–2 AND SH–1

SHEET NOTES:

WATER CONNECTION TABLE		
	COLD WATER	HOT WATER
LAV	1/2" (0.75 FU)	1/2" (0.75 FU)
WC	1/2" (2.5 FU)	–
BA	1/2" (3.0 FU)	1/2" (3.0 FU)
SK	1/2" (1.25 FU)	1/2" (1.25 FU)

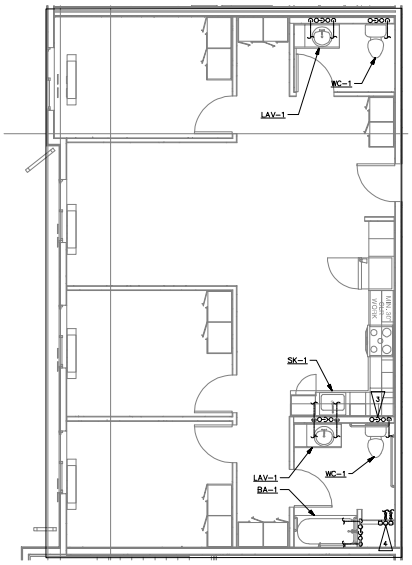


3–BED UNIT ALT 1

ENLARGED PLAN

SCALE: 1/4" = 1'–0"

3 P3.04

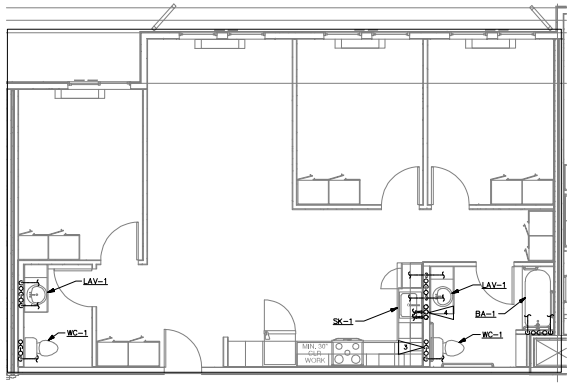


3–BED UNIT ALT

ENLARGED PLAN

SCALE: 1/4" = 1'–0"

2 P3.04



3–BED UNIT

ENLARGED PLAN

SCALE: 1/4" = 1'–0"

1 P3.04

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8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

232

DEVELOPMENT FOR:

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ENLARGED UNIT PLANS

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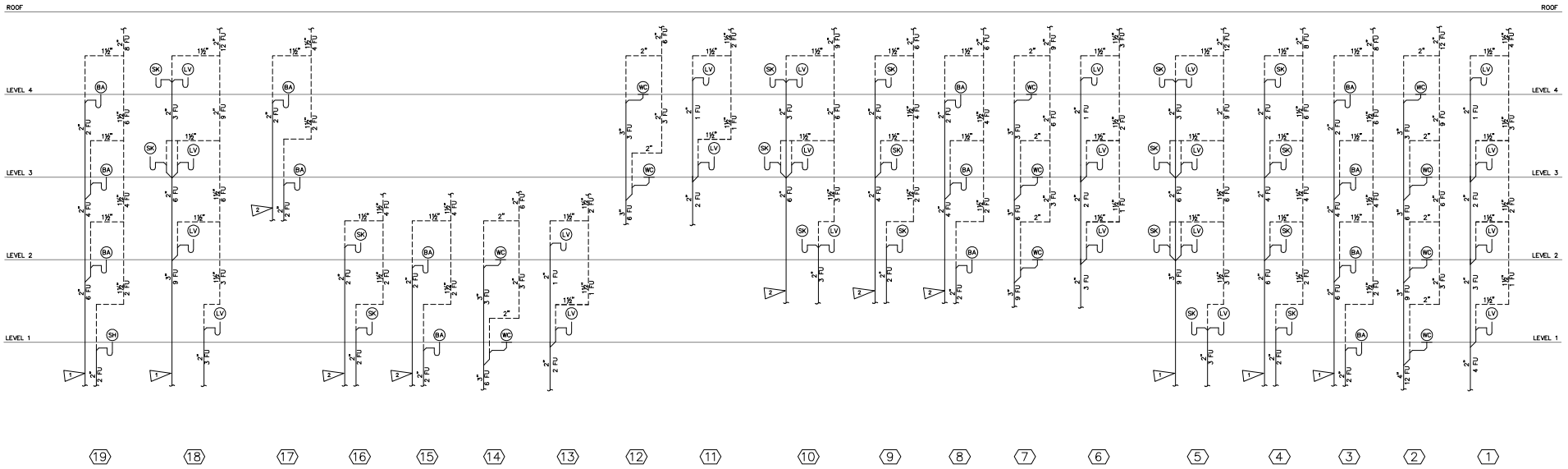

FLAG NOTES:

1. PROVIDE SUDS RELIEF PER CPC 711.0.
2. REFERENCE DETAIL 2 ON P4.03

WASTE & VENT RISER DIAGRAMS

SCALE: NONE

1 / P4.00

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DRAWING # 23466-000 7TH @ BROMMER, SANTA CRUZ, CA\DWG\P4.00 WASTE & VENT RISER DIAGRAMS.DWG 07-28-2026 10:03

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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SANTA CRUZ, CA 95062

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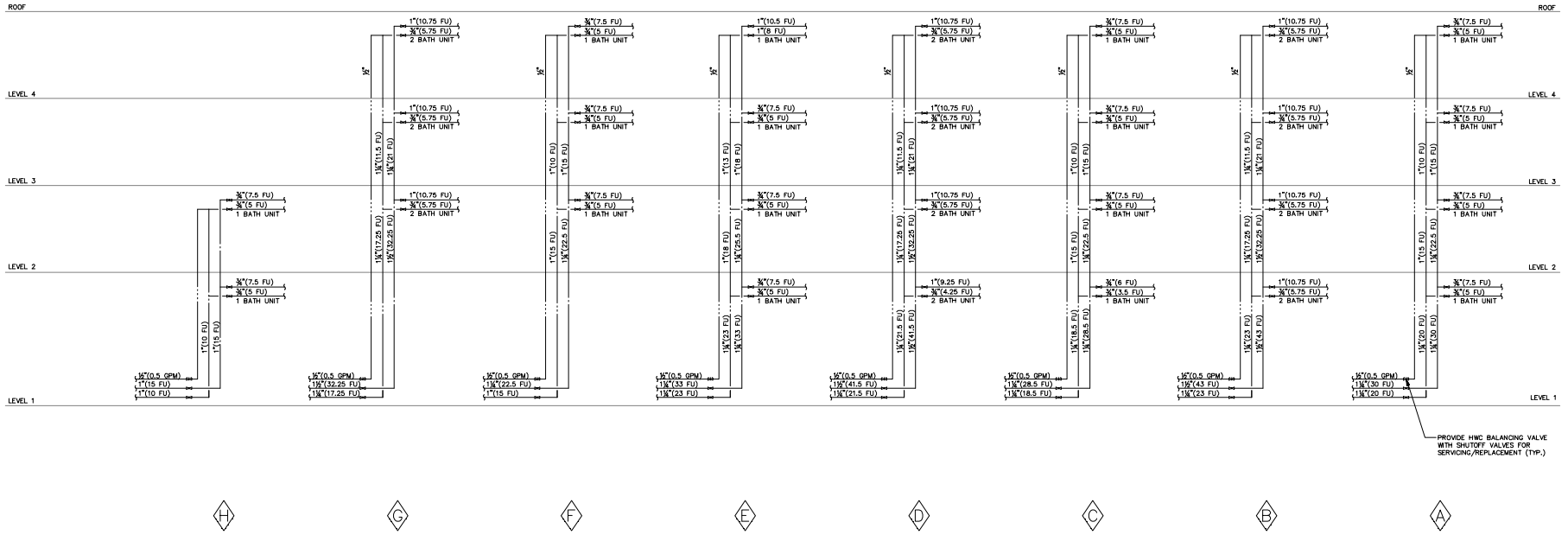
WASTE & VENT RISER DIAGRAMS

P4.00



LEGEND:
⋈ = SHUT OFF VALVE
Ⓜ = SUBMETER

NOTES:

1. PROVIDE SUFFICIENT CONNECTIONS (SWING JOINTS, ETC.) TO PROTECT THE PIPING FROM STRAIN AND STRESS DUE TO MULTISTORY BUILDING EXPANSION AND CONTRACTION.
2. REFER TO ENLARGED UNIT PLANS FOR EXTENSION OF PIPING INSIDE RESIDENTIAL UNITS.

UNIT NOTES:

1 BATH UNIT: (1)SK, (1)CW, (1)LAV, (1)WC, (1)BA
CW = 10.5 FU
HW = 8 FU

2 BATH UNIT: (1)SK, (1)CW, (2)LAV, (2)WC, (2)BA
CW = 15.25 FU
HW = 10.25 FU

BA = BATHTUB (3 FU CW&HW)
LV = LAVATORY (0.75 FU CW&HW)
WC = WATER CLOSET (2.5 FU CW)
SK = KITCHEN SINK (1.25 FU CW&HW)
CW = CLOTHES WASHER (3 FU CW&HW)
SH = SHOWER (1.5 CW&HW)

WATER SUPPLY RISER DIAGRAMS

SCALE: NONE

1 / P4.01

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Exhibit D

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WEBSITE URL:

STAMP: REGISTERED PROFESSIONAL ENGINEER — MATTHEW D. ROBINSON — No. M28653 — EXP. 12-31-27 — MECHANICAL — STATE OF CALIFORNIA — 8/28/26

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

234

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

ISSUE DATE: 8.28.2026

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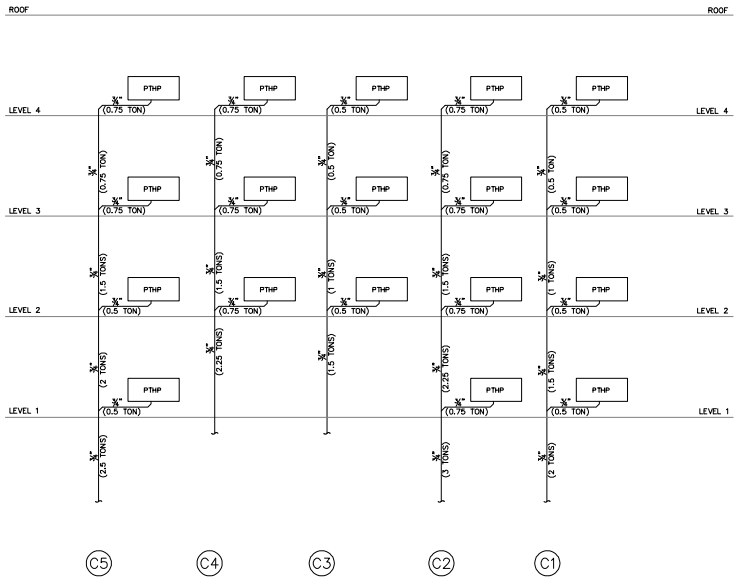
No.	REVISION	DATE

JOB NUMBER: 2468-005
DRAWN BY: KS/BR
CHECKED BY:

SUPPLY RISER DIAGRAMS

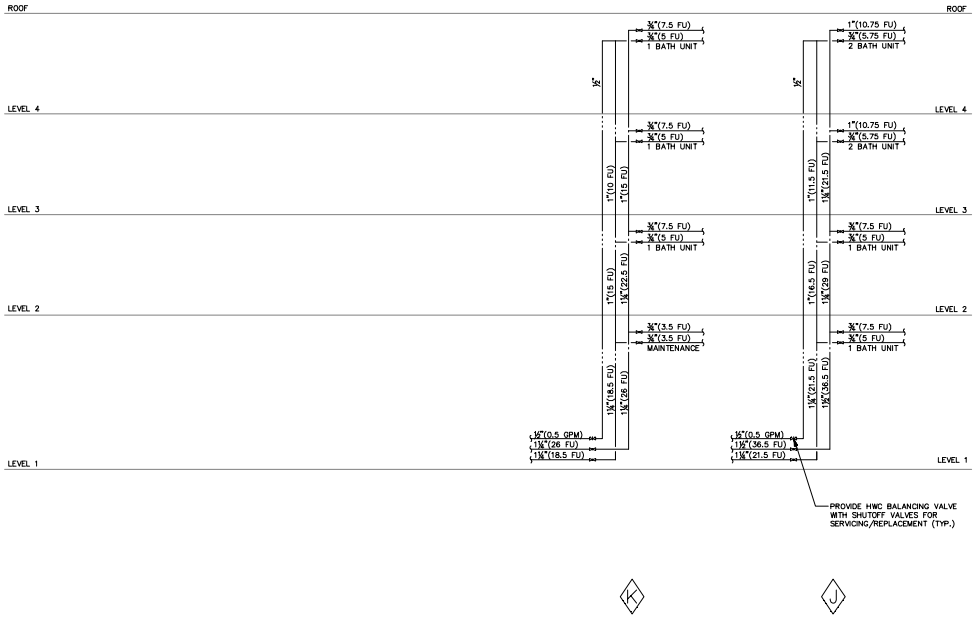
P4.01



CONDENSATE RISER DIAGRAMS

SCALE: NONE

2 / P4.02



LEGEND:
⋈ = SHUT OFF VALVE
Ⓜ = SUBMETER

NOTES:

1. PROVIDE SUFFICIENT CONNECTIONS (SWING JOINTS, ETC.) TO PROTECT THE PIPING FROM STRAIN AND STRESS DUE TO MULTISTORY BUILDING EXPANSION AND CONTRACTION.
2. REFER TO ENLARGED UNIT PLANS FOR EXTENSION OF PIPING INSIDE RESIDENTIAL UNITS.

UNIT NOTES:

1 BATH UNIT: (1)SK, (1)CW, (1)LAV, (1)WC, (1)BA
CW = 10.5 FU
HW = 8 FU

2 BATH UNIT: (1)SK, (1)CW, (2)LAV, (2)WC, (2)BA
CW = 15.25 FU
HW = 10.25 FU

BA = BATHTUB (3 FU CW&HW)
LV = LAVATORY (0.75 FU CW&HW)
WC = WATER CLOSET (2.5 FU CW)
SK = KITCHEN SINK (1.25 FU CW&HW)
CW = CLOTHES WASHER (3 FU CW&HW)
SH = SHOWER (1.5 CW&HW)

WATER SUPPLY RISER DIAGRAMS

SCALE: NONE

1 / P4.02

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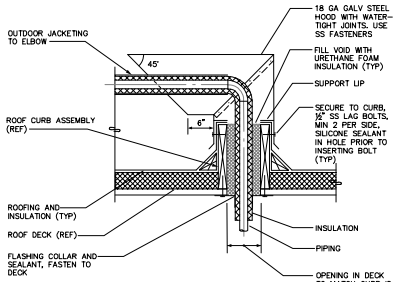
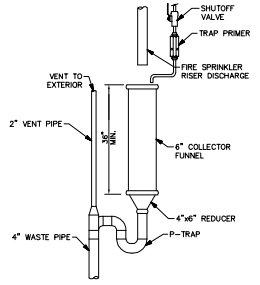


PIPE PENETRATION THROUGH ROOF

DETAIL

SCALE: NONE

11 P4.03

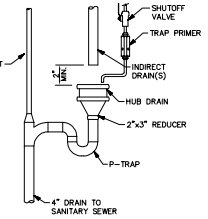


STAND PIPE DRAIN

DETAIL

SCALE: NONE

8 P4.03

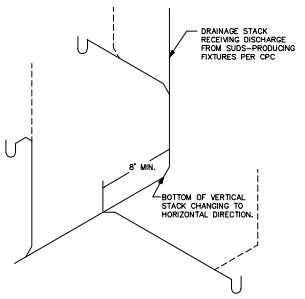


HUB DRAIN

DETAIL

SCALE: NONE

4 P4.03

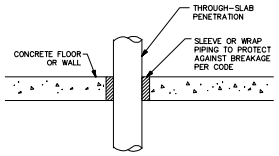


SUDS RELIEF SCHEMATIC

DIAGRAM

SCALE: NONE

1 P4.03

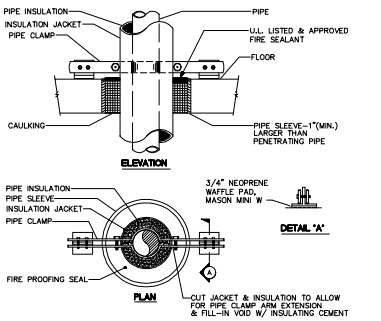


PIPE SLAB PENETRATION

DETAIL

SCALE: NONE

5 P4.03

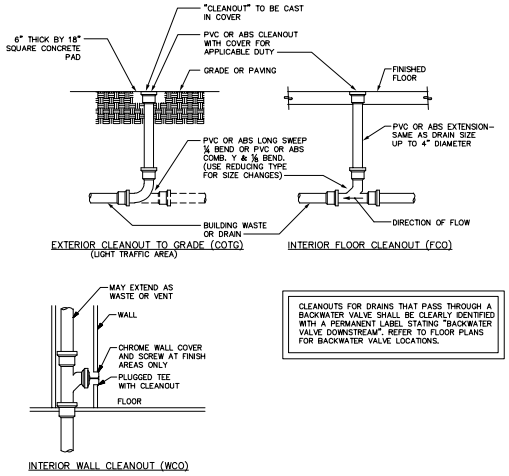


RISER PIPE SUPPORT

DETAIL

SCALE: NONE

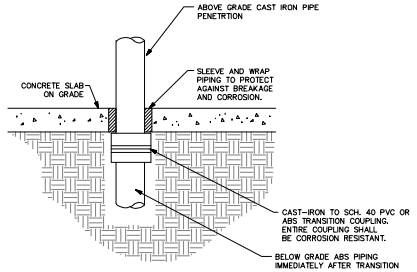
12 P4.03



CLEANOUT DETAIL

SCALE: NONE

9 P4.03



CAST IRON TO ABS/PVC TRANSITION

DETAIL

SCALE: NONE

6 P4.03

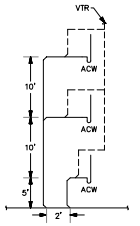
NOTES
ACW=AUTO CLOTHESWASHER

CLOTHESWASHERS ARE USED IN THESE DRAWINGS TO ILLUSTRATE AN EXAMPLE OF A SUDS PRODUCING FIXTURE. SECTION 711.0 REQUIRES THAT BATHTUBS, LAUNDRIES, WASHING MACHINE STANDPIPES, KITCHEN SINKS AND DISHWASHERS BE CONSIDERED AS SUDS-PRODUCING FIXTURES.

SECTION 711.0 STATES..."DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN EIGHT (8) FEET (2438 mm) OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING SUDS-PRODUCING FIXTURES." PREVIOUS CODE WORDING USED THE PHRASE "FIXTURE CONNECTIONS" WHICH WAS DIFFICULT TO INTERPRET SINCE IT WAS NOT DEFINED IN CHAPTER 2. A "DRAINAGE CONNECTION" BY DICTIONARY DEFINITION IS SIMPLY ANY FITTING CONVEYING LIQUID WASTE OR SOIL INTO A DRAINAGE PIPING SYSTEM. SECTION 711 WOULD NOT PREVENT THE INSTALLATION OF A "VENTING CONNECTION" (OTHER THAN A REQUIRED PARALLEL VENT STACK) INSTALLED TO RELIEVE AIR PRESSURES IN THE SYSTEM WITHIN EIGHT FEET OF THE VERTICAL TO HORIZONTAL CHANGE IN DIRECTION.

CORRECT INSTALLATION

THE INSTALLATION AT RIGHT IS A CORRECT ONE IN THAT IT MEETS THE REQUIREMENT OF THE SECOND EXCEPTION TO SECTION 711.0. THE CLOTHESWASHER ON THE FIRST FLOOR IS NOW SERVED BY A SEPARATE STACK. THE 2ND AND 3RD FLOORS ARE LIKEWISE SERVED BY A SEPARATE STACK. THE BASE OF EACH STACK RECEIVES THE DISCHARGE FROM LESS THAN 3 STORIES OF PLUMBING FIXTURES.

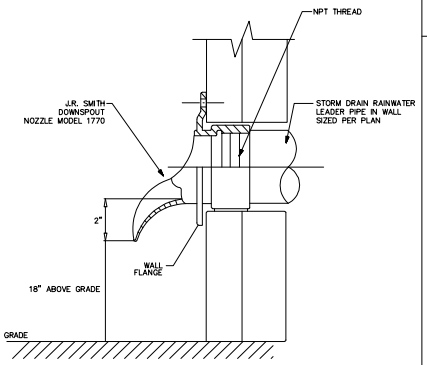


SUDS PRODUCING FIXTURES – 3 STORIES OR LESS

DIAGRAM

SCALE: NONE

2 P4.03

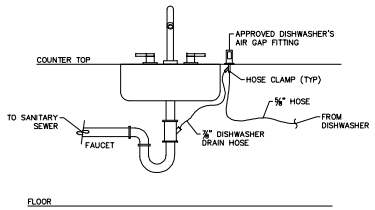


DOWNSPOUT NOZZLE THRU WALL

DETAIL

SCALE: NONE

13 P4.03

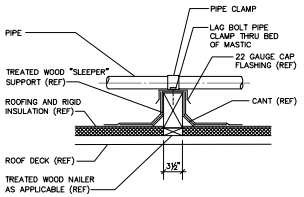


DISHWASHER DRAIN CONNECTION

DETAIL

SCALE: NONE

10 P4.03

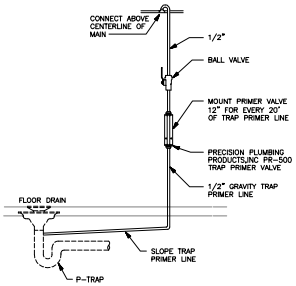


ROOFTOP PIPING SUPPORT

DETAIL

SCALE: NONE

7 P4.03



TRAP PRIMER

DETAIL

SCALE: NONE

3 P4.03

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8/28/26

CITY STAMP:

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CHECKED BY:

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P4.03

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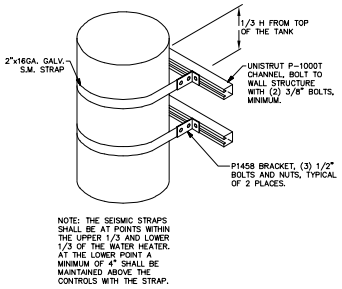
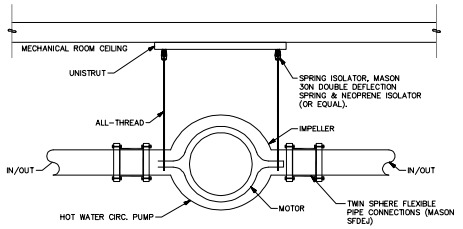


WATER HEATER SEISMIC STRAPPING

DETAIL

SCALE: NONE

7 P4.04

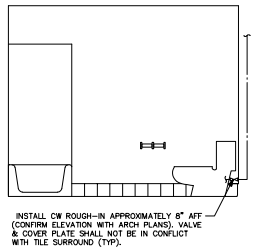


HOT WATER CIRCULATION PUMP MOUNTING

DETAIL

SCALE: NONE

4 P4.04



WATER CLOSET CW SUPPLY

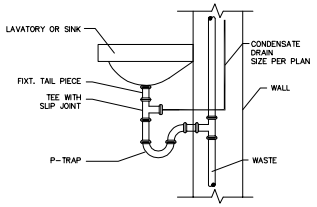
DETAIL

SCALE: NONE

1 P4.04

CONDENSATE DRAIN PIPING SHALL BE SIZED PER 2025 CPC TABLE 814.3, AS FOLLOWS:	
A/C TONNAGE	MINIMUM PIPE SIZE
THROUGH 20	¾"

NOTE: COORDINATE LOCATION OF HVAC UNITS WITH MECHANICAL DRAWINGS. PROVIDE FLOW SWITCH FOR SECONDARY CONDENSATE.

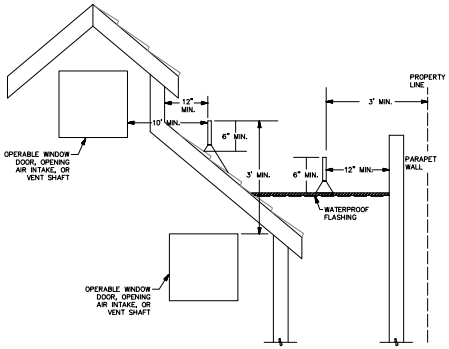


CONDENSATE TERMINATION AT SINK

DETAIL

SCALE: NONE

8 P4.04

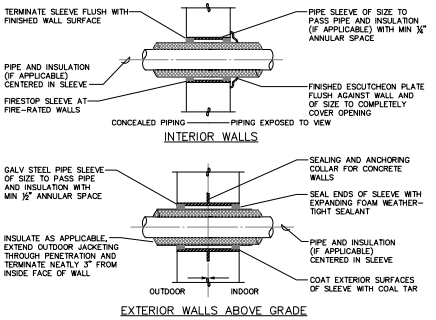


VENT TERMINATION

DETAIL

SCALE: NONE

5 P4.04

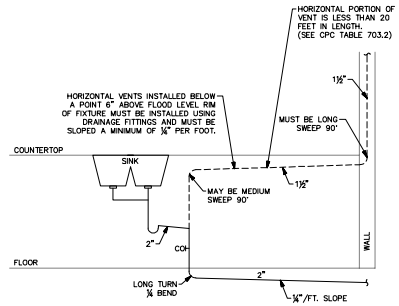


PIPE SLEEVES THROUGH WALLS

DETAIL

SCALE: NONE

2 P4.04

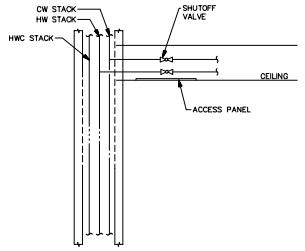


PENINSULA FIXTURE DRAINAGE

DETAIL

SCALE: NONE

6 P4.04



SHUTOFF VALVES

DETAIL

SCALE: NONE

3 P4.04

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SYMBOL LIST

3 / E1.00	PLAN OR DETAIL DESIGNATION "3" DENOTES DETAIL OR PLAN NUMBER "E1.00" DENOTES SHEET NUMBER. BLANK DENOTES SAME SHEET.
2 / E1.00	SECTION OR ELEVATION DESIGNATION "2" DENOTES SECTION OR ELEVATION NUMBER "E1.00" DENOTES SHEET NUMBER. BLANK DENOTES SAME SHEET.
3	SHEET NOTE TAG - SEE ASSOCIATED NOTE ON SAME SHEET.
CH / 2	EQUIPMENT TAG.

RECEPTACLE SYMBOLS

	DOUBLE DUPLEX RECEPTACLE - INSTALL AT + 18" AFF UON.
	SINGLE/SPECIAL RECEPTACLE - INSTALL AT + 18" AFF UON. DESIGNATION AS NOTED.
	SINGLE RECEPTACLE FOR CLOCK - INSTALL HIGH.
	DUPLEX RECEPTACLE - INSTALL AT + 18" AFF UON.
	GFCI DUPLEX RECEPTACLE - INSTALL AT + 18" AFF UON.
	RECEPTACLE - INSTALL HIGH OR AT + 1" ABOVE COUNTER TOP BACK SPLASH TO BOTTOM OF RECEPTACLE FACEPLATE UON.
X	HALF SWITCHED RECEPTACLE - INSTALL RECEPTACLE AT + 18" AFF UON. INSTALL SWITCH AT 48" UON. P = POKE THROUGH.
WP	GFCI DUPLEX RECEPTACLE WITH WEATHERPROOF CONTINUOUS USE COVER - INSTALL AT +18" AFF UON.
X	FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE. P = POKE THROUGH.
X	FLUSH FLOOR BOX WITH GFCI DUPLEX RECEPTACLE. P = POKE THROUGH.
X	FLUSH FLOOR BOX WITH SINGLE/SPECIAL RECEPTACLE. DESIGNATION AS NOTED. P = POKE THROUGH.
X	CEILING MOUNT RECEPTACLE. CR = CORD REEL.
	CEILING MOUNT GFCI RECEPTACLE.
	CEILING MOUNT CORD REEL.

POWER DISTRIBUTION SYMBOLS (PLANS)

J P	JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE TO CODE. TAPE AND TAG WIRES. PROVIDE FLEX AND/OR RECEPTACLE AS REQUIRED TO CONNECT EQUIPMENT.
P6	PULL BOX. EV = FOR EV CHARGERS.
	PANELBOARD - FLUSH MOUNTED. LC = LOAD CENTER.
	PANELBOARD - SURFACE MOUNTED.
	DISTRIBUTION PANEL / SWITCHBOARD.
MSTL	CONTROL PANEL.
	MOTOR.
	UNFUSED DISCONNECT SWITCH.
	FUSED DISCONNECT SWITCH.
FSD	FIRE SMOKE DAMPER WITH DISCONNECT SWITCH. PROVIDE DISCONNECT SWITCH AS REQUIRED.
	MAGNETIC STARTER - NEMA SIZE INDICATED.
$	MOTOR RATED SWITCH.
T	TRANSFORMER.
	GROUND ROD.
G	GENERATOR.
CH / 2	EQUIPMENT TAG.
	GROUND BUS BAR. MGB = MAIN GROUND BUS BAR. GB = GROUND BUS BAR. MTGB = MAIN TELECOM GROUND BUS BAR. TGB = TELECOM GROUND BUS BAR.

TYPICAL RECEPTACLE & POWER NOMENCLATURE

R1-3	"R1" DENOTES PANEL NAME. "3" DENOTES CIRCUIT NUMBER.

POWER DISTRIBUTION SYMBOLS (SINGLE LINE)

	CIRCUIT BREAKER, DRAW-OUT.
X	CIRCUIT BREAKER. 100% = 100% RATED. GFI = GROUND FAULT INTERRUPTER. LSI = LONG-TIME SHORT-TIME INSTANTANEOUS. LSIG = LONG-TIME SHORT-TIME INSTANTANEOUS GROUND-FAULT. ST = SHUNT TRIP.
ST	SHUNT TRIP CIRCUIT BREAKER.
	FUSED SWITCH.
CNTL	CONTROLLER.
SPD	SURGE PROTECTIVE DEVICE.
	BATTERY.
	MOTOR.
	FUSED DISCONNECT SWITCH.
M	OWNER SUB-METER WITH CURRENT TRANSFORMERS.
M	METER WITH CURRENT TRANSFORMERS.
	TRANSFORMER.
	AUXILIARY CONTACT - NORMALLY OPENED.
	AUXILIARY CONTACT - NORMALLY CLOSED.
	AUTOMATIC TRANSFER SWITCH WITH GENERATOR STARTING AND TRANSFER SWITCH STATUS CONTACTS.
	EMERGENCY GENERATOR.
	GROUND ROD.

WIRING & CONDUIT RUN SYMBOLS

	CONDUIT - CONCEALED IN WALLS OR CEILING.
	CONDUIT - DIRECT BURIAL.
	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODES. ALL 20A/1P BRANCH CIRCUITS SHALL BE #12 AWG WIRES WITH #12 AWG NEUTRALS AND GROUNDS RUN A MAXIMUM OF 3 BRANCH CIRCUITS PER CONDUIT.
	CONDUIT - FLEX WITH CONNECTION.
	CONDUIT - STUB UP.
	CONDUIT - STUB DOWN.
	CONDUIT - EMERGENCY POWER SYSTEM.
	CONDUIT - CAPPED.
	CONDUIT - CONTINUATION.

LUMINAIRE & SWITCH SYMBOLS

	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - POLE MOUNTED SINGLE HEAD. SEE SCHEDULE.
	LUMINAIRE - POLE MOUNTED DOUBLE HEAD. SEE SCHEDULE.
	LUMINAIRE - SINGLE WALL WASHER. SEE SCHEDULE.
	LUMINAIRE - DOUBLE WALL WASHER. SEE SCHEDULE.
	LUMINAIRE - CORNER WALL WASHER. SEE SCHEDULE.
	LUMINAIRE - SCHEDULE.
	LUMINAIRE - WALL MOUNTED. SEE SCHEDULE.
	LUMINAIRE - WALL MOUNTED. SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - WALL MOUNTED. SEE SCHEDULE.
	EMERGENCY LUMINAIRE - WALL MOUNTED. SEE SCHEDULE.
	EXIT LIGHT - SEE PLANS. LL = LOW LEVEL EXIT SIGN. WP = RATED FOR OUTDOOR APPLICATIONS.
	EXIT LIGHT (SINGLE FACED WITH ARROW) - SEE PLANS.
	EXIT LIGHT (DOUBLE FACED WITH ARROW) - SEE PLANS.
	EMERGENCY BATTERY PACK EXIT LIGHT - SEE PLANS.
$	SINGLE POLE SWITCH - WALL MOUNTED AT + 48" AFF UON.
X	OCCUPANCY SENSOR - CEILING MOUNTED.
X	OCCUPANCY SENSOR - WALL MOUNTED. WP = RATED FOR OUTDOOR APPLICATIONS.
P	PHOTOSENSOR.
P	PHOTOSENSOR - WALL MOUNTED.
LCD	DAYLIGHT CONTROL PANEL.
LCP	LIGHTING CONTROL PANEL.
TS	TIME SWITCH.

CALIFORNIA CODES AND STANDARDS

1. 2025 CALIFORNIA BUILDING CODE (CBC), VOLUMES #1 AND #2 (PART 2,TITLE 24, CCR)
2. 2025 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR).
3. 2025 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, CCR).
4. 2025 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, CCR).
5. 2025 CALIFORNIA ENERGY CODE (PART 6,TITLE 24, CCR).
6. 2025 CALIFORNIA FIRE CODE (CFC) (PART 9,TITLE 24, PART 9.
7. 2025 CALIFORNIA GREEN CODE (PART 11, TITLE 24, CCR).
8. 2025 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR).
9. 2025 NFPA 72 NATIONAL FIRE ALARM CODE.
10. 2025 NFPA 100 STANDARDS FOR EMERGENCY AND STANDBY POWER SYSTEMS.
11. CITY OF SANTA CRUZ REACH CODES.
12. ADA STANDARDS FOR ACCESSIBLE DESIGN: ADA ACCESSIBILITY GUIDELINES (ADAAG) 28, PART 36 APPENDIX A.
13. ADA STANDARDS FOR ACCESSIBLE DESIGN - CODE OF REGULATIONS (INCLUDING AMENDMENTS).

ABBREVIATIONS

A	AMPERE	IMC	INTERMEDIATE METAL CONDUIT
ABV	ABOVE	JB	JUNCTION BOX
AF	AMPERE FRAME, AMPERE FUSE	KAIC	KILOAMPERE INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR	KV	KILOVOLT
AIC	AMPERE INTERRUPTING CAPACITY	KVA	KILOVOLT AMPERE
ARCH AS	ARCHITECTURAL AMPERE SWITCH	KW	KILOWATT
AT	AMPERE TRIP	LTG	LIGHTING
ATS	AUTOMATIC TRANSFER SWITCH	LV	LOW VOLTAGE
BKR	BREAKER	MAX	MAXIMUM
BLDG	BUILDING	KCMIL	THOUSAND CIRCULAR MILS
C	CONDUIT	MDF	MAIN DISTRIBUTION FRAME
CATV	CABLE TELEVISION	MECH	MECHANICAL
CB	CIRCUIT BREAKER	MH	MANHOLE
CBC	CALIFORNIA BUILDING CODE	MIN	MINIMUM
CD	CANDELA	MTD	MOUNTED
CEC	CALIFORNIA ELECTRICAL CODE	MTG	MOUNTING
CFC	CALIFORNIA FIRE CODE	NC	NORMALLY CLOSED
CKT	CIRCUIT	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CL	CENTER LINE	NIC	NOT IN CONTRACT
CLG	CEILING	NIEC	NOT IN ELECTRICAL CONTRACT NUMBER
CO	CONDUIT ONLY	NO	NORMALLY OPEN
COMM	COMMUNICATIONS	NTS	NOT TO SCALE
CSFM	CALIFORNIA STATE FIRE MARSHALL	OC	ON CENTER
CTR	CENTER	P	POLE
(D)	DEMOLISH	PA	PUBLIC ADDRESS
DET	DETAIL	PB	PULL BOX
DIM	DIMENSION	PF	POWER FACTOR
DIST	DISTRIBUTION	PH	PHASE
DP	DISTRIBUTION PANEL	PNL	PANEL
DRC	DEMAND RESPONSE CONTROL	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	(R)	EXISTING TO BE RELOCATED
(E)	EXISTING	REQD	REQUIRED
ELEC	ELECTRICAL	REQT(S)	REQUIREMENT(S)
EM	EMERGENCY	RM	ROOM
EMT	ELECTRICAL METALLIC TUBING	RSC	RIGID STEEL CONDUIT
EOL	END OF LINE RESISTOR	SHT	SHEET
EQP	EQUIPMENT	STC	SIGNAL TERMINAL CABINET
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	SW	SWITCH
		SWBD	SWITCHBOARD
FA	FIRE ALARM	TC	TERMINAL CABINET
FACP	FIRE ALARM CONTROL PANEL	TEL	TELEPHONE
(F) FIN	FUTURE FINISH	TYP	TYPICAL
FL	FLOOR	UON	UNLESS OTHERWISE NOTED
G, GND	GROUND	V	VOLT
HGT	HEIGHT	W	WATT, WIRE
HP	HORSEPOWER	WP	WEATHERPROOF
IC	INTERCOM	XFMR	TRANSFORMER
IDF	INTERMEDIATE DISTRIBUTION FRAME		

PROJECT DESCRIPTION

1. OCCUPANCY TYPE: R2
2. SCOPE OF WORK: NEW ELECTRICAL SYSTEM FOR AN AFFORDABLE HOUSING BUILDING.

TYPICAL LUMINAIRE & SWITCH NOMENCLATURE

A / L1-3b	*A" DENOTES FIXTURE TYPE. "L1" DENOTES PANEL NAME. "3" DENOTES CIRCUIT NUMBER. "b" DENOTES SWITCHING.
$X	LOWER CASE LETTER = SWITCH LEG. CF = CEILING FAN SWITCH. EF = EXHAUST FAN SWITCH. D = DIMMER SWITCH. K = KEY OPERATED SWITCH. L = LOW VOLTAGE SWITCH CONNECTED TO DEMAND RESPONSE CONTROL (DRC). LD = LOW VOLTAGE DIMMING SWITCH CONNECTED TO DRC. LS = LOW VOLTAGE OCCUPANCY SENSOR SWITCH CONNECTED TO DRC. LSD = LOW VOLTAGE OCCUPANCY SENSOR AND DIMMING SWITCH CONNECTED TO DRC. M = MOMENTARY CONTACT SWITCH. TS = DIGITAL WALL TIMER. WP = WITH WEATHERPROOF COVER. S = OCCUPANCY SENSOR SWITCH. SD = OCCUPANCY SENSOR SWITCH WITH DIMMING. 3 = 3 WAY SWITCH. 4 = 4 WAY SWITCH.
X	D = DUAL TECHNOLOGY. P = PASSIVE INFRARED. U = ULTRASONIC. WP = RATED FOR OUTDOOR APPLICATIONS.
	PARTITION SENSOR. INTERCONNECT WITH LIGHTING CONTROLS.

SHEET LIST - ELECTRICAL

SHEET NUMBER	SHEET NAME
E0.00	GENERAL INFORMATION
E0.01	GENERAL INFORMATION
E1.11	SITE PLAN - ELECTRICAL
E1.12	SITE PLAN - LIGHTING
E2.11	FIRST FLOOR PLAN - POWER - WEST
E2.12	FIRST FLOOR PLAN - POWER - EAST
E2.13	SECOND FLOOR PLAN - POWER - WEST
E2.14	SECOND FLOOR PLAN - POWER - EAST
E2.15	THIRD FLOOR PLAN - POWER - WEST
E2.16	THIRD FLOOR PLAN - POWER - EAST
E2.17	FOURTH FLOOR PLAN - POWER - WEST
E2.18	FOURTH FLOOR PLAN - POWER - EAST
E2.19	ROOF PLAN - POWER - WEST
E2.20	ROOF PLAN - POWER - EAST
E2.21	ROOF PLAN - PV - WEST
E2.22	ROOF PLAN - PV - EAST
E2.23	ROOF PLAN - PV PATHWAY - WEST
E2.24	ROOF PLAN - PV PATHWAY - EAST
E3.11	FIRST FLOOR PLAN - LIGHTING - WEST
E3.12	FIRST FLOOR PLAN - LIGHTING - EAST
E3.13	SECOND FLOOR PLAN - LIGHTING - WEST
E3.14	SECOND FLOOR PLAN - LIGHTING - EAST
E3.15	THIRD FLOOR PLAN - LIGHTING - WEST
E3.16	THIRD FLOOR PLAN - LIGHTING - EAST
E3.17	FOURTH FLOOR PLAN - LIGHTING - WEST
E3.18	FOURTH FLOOR PLAN - LIGHTING - EAST
E3.19	ROOF PLAN - LIGHTING - WEST
E3.20	ROOF PLAN - LIGHTING - EAST
E3.21	STAIR LIGHTING SECTIONS
E4.11	ENLARGED PLANS - SITE
E4.12	ENLARGED PLANS
E4.13	ENLARGED PLANS
E4.14	ENLARGED PLANS
E4.15	ENLARGED PLANS
E4.16	ENLARGED PLANS
E5.11	SCHEDULES
E5.12	SCHEDULES
E5.13	SCHEDULES
E5.14	SCHEDULES
E5.15	SCHEDULES
E5.16	SCHEDULES
E5.17	SCHEDULES
E5.18	SCHEDULES
E5.19	SCHEDULES
E5.20	SCHEDULES
E6.11	SINGLE LINE DIAGRAM - RESIDENTIAL
E6.12	SINGLE LINE DIAGRAM - COMMON
E6.13	SINGLE LINE DIAGRAM - PV AND BESS
E6.14	SIGNAL CONDUIT RISER DIAGRAM
E7.11	DETAILS
E7.12	DETAILS
E7.13	DETAILS
E7.14	DETAILS
E7.15	DETAILS
E7.16	PV DETAILS
E7.17	PV DETAILS
E7.18	PV DETAILS
E8.11	SITE PHOTOMETRIC STUDY
E8.12	EMERGENCY SITE PHOTOMETRIC STUDY
E9.11	TITLE 24 INTERIOR
E9.12	TITLE 24 INTERIOR
E9.13	TITLE 24 INTERIOR
E9.14	TITLE 24 EXTERIOR
E9.15	TITLE 24 EXTERIOR
E9.16	TITLE 24 POWER
E9.17	TITLE 24 SOLAR AND BATTERY

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

238

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

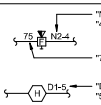
GENERAL INFORMATION

E0.00

FIRE ALARM SYMBOLS / DEVICE SCHEDULE

F	MANUAL PULL STATION.
	STROBE.
	SPEAKER/STROBE.
WP	SPEAKER WEATHERPROOF.
CO	CARBON MONOXIDE AND CARBON DIOXIDE DETECTOR.
S	SMOKE DETECTOR.
H	HEAT DETECTOR.
H C	HEAT DETECTOR - ABOVE CEILING.
FACP	(E) FIRE ALARM CONTROL PANEL.
RNPS	REMOTE NOTIFICATION POWER SUPPLY.
RA	REMOTE ANNUCIATOR.
FATC	FIRE ALARM TERMINAL CABINET.
EOL	END OF LINE RESISTOR.
WFS	WATER FLOW SWITCH.
PIV	POST INDICATOR VALVE.
VTS	VALVE TAMPER SWITCH.

TYPICAL ZONE NOMENCLATURE



COMMUNICATIONS HEADEND EQUIPMENT SYMBOLS

	SIGNAL TERMINAL CABINET - FLUSH MOUNTED. NC = NETWORK CABINET.
	SIGNAL TERMINAL CABINET - SURFACE MOUNTED.
	COMMUNICATION BACKBOARD - 4' X 8' PLYWOOD BACKING.
	DISTRIBUTION FRAME - FLOOR MOUNT RACK AND WIRE MANAGEMENT.

COMMUNICATIONS DEVICE SYMBOLS

	TELEPHONE / DATA OUTLET - INSTALL AT + 18" AFF UON. PROVIDE 1" CONDUIT. HOMERUN TO NEAREST TELECOM ROOM.
	TELEPHONE / DATA OUTLET - INSTALL HIGH OR AT +1" ABOVE COUNTER TOP BACK SPLASH TO BOTTOM OF FACEPLATE UON. PROVIDE 1" CONDUIT. HOMERUN TO NEAREST TELECOM ROOM. WAP = DATA OUTLET FOR WIRELESS ACCESS POINT. INSTALL AT 2'-0" BELOW CEILING, BUT NO LOWER THAN +8'-0"AFF UON. WP = DATA OUTLET WITH WEATHERPROOF CONTINUOUS USE COVER.
	(2) RJ45 DATA OUTLET - CEILING MOUNTED. PROVIDE 1" CONDUIT. HOMERUN TO NEAREST TELECOM ROOM. WAP = DATA OUTLET FOR WIRELESS ACCESS POINT.
X	(2) RJ45 DATA OUTLET IN FLOOR BOX. PROVIDE 1" CONDUIT. HOMERUN TO NEAREST TELECOM ROOM. P = POKE THROUGH.
TV	TV OUTLET.

SEQUENCE OF OPERATION OF FIRE ALARM SYSTEM

1. ACTIVATION OF ANY SYSTEM PULL STATION, SMOKE DETECTOR, HEAT DETECTOR, OR WATER FLOW SWITCH SHALL CAUSE ALL SIGNAL DEVICES CONNECTED TO THE SYSTEM TO ACTIVATE AND SOUND. FACP(S) AND REMOTE ANNUNCIATOR(S) SHALL INDICATE THE SOURCE OF THE ALARM AND ALARM LIGHT(S) ON THE FIRE ALARM PANEL WILL ILLUMINATE. ACTIVATION OF ALARM SHALL CAUSE THE DIGITAL ALARM COMMUNICATIONS TRANSMITTER TO TRANSMIT THE ALARM TO A U.L. LISTED CENTRAL STATION.

IN ADDITION:

   A. ACTIVATION OF AN AHU DUCT SMOKE DETECTOR SHALL SHUT DOWN THE ASSOCIATED AHU VIA A RELAY MODULE.

   B. ACTIVATION OF DUCT SMOKE DETECTORS IN DUCTS PENETRATING FIRE WALLS SHALL CLOSE THE ASSOCIATED SMOKE/FIRE DAMPER VIA A RELAY MODULE.

2. ACTIVATION OF A VALVE SUPERVISORY SWITCH OR SHOULD AN OPEN GROUND OR FAULT OCCUR IN THE WIRING, THE FACP(S) AND REMOTE ANNUNCIATOR (S) SHALL INITIATE A TROUBLE SIGNAL AND SHALL INDICATE THE SOURCE OF THE TROUBLE.

3. ONCE THE SYSTEM IS BACK TO NORMAL, THE PANEL WILL RESOUND FOR PROPER RESETTING.

4. WHERE REMOTE MONITORING IS NOT REQUIRED, THE FIRE ALARM PANEL SHALL BE BACKED UP BY STANDY BATTERIES FOR 24 HOURS AND 15 MINUTES OF ALARM. WHERE REMOTE MONITORING IS REQUIRED, THE FIRE ALARM PANEL SHALL BE BACKED UP BY STANDBY BATTERIES FOR 60 HOURS AND 15 MINUTES OF ALARM.

5. ALARM SILENCE CAN ONLY BE PERFORMED AFTER 15 MINUTES OF ALARM IN ANY CONDITION.

GENERAL NOTES - ELECTRICAL

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. OBTAIN CONTRACT DOCUMENTS FOR ALL OTHER TRADES AND BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON THE CONTRACT DOCUMENTS. COORDINATE ELECTRICAL WORK WITH ALL OTHER TRADES ON PROJECT. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANEL LOCATIONS WITH ALL OTHER WORK TO AVOID CONFLICTS.

B. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. AND CALIFORNIA STATE FIRE MARSHAL (CSFM) LISTED AND LABELED FOR THE APPLICATION.

C. BEFORE BEGINNING CONSTRUCTION, PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.

D. OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK, UNLESS OTHERWISE NOTED.

E. INCLUDE UTILITY COMPANY'S "CONTRACT-DOCUMENTS" WITH THE BID. REMAIN IN CONTACT WITH THE UTILITY COMPANY'S ENGINEERING DEPARTMENT THROUGHOUT THE PROJECT TO ENSURE COORDINATION AND SCHEDULING OF WORK.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY, PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.

G. MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS, AT THE CONCLUSION OF THE PROJECT, PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.

H. PLANS SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO BEGINNING WORK. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO PURCHASE.

I. MATERIALS PROVIDED FOR THE PROJECT SHALL BE NEW. PROVIDE ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.

J. ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUIT RUNS INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING, UNLESS OTHERWISE NOTED. UNDERGROUND AND EXTERIOR CONDUIT SHALL HAVE WATERTIGHT FITTINGS.

K. SITE CONDUITS SHALL BE MINIMUM 1" AND INTERIOR CONDUITS SHALL BE A MINIMUM 3/4". UNLESS OTHERWISE NOTED, POWER AND LIGHTING BRANCH CIRCUITS SHALL HAVE A MINIMUM TWO (2) #12 AWG AND ONE (1) #12 AWG GROUND TYPE THWN/THHN. ALL POWER AND FIRE ALARM WIRING SHALL BE RUN IN CONDUIT. THE USE OF ROMEX (NMC) OR BX (AC) CABLE IS NOT PERMITTED. PROVIDE ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODES.

L. CONDUITS SHALL NOT BE USED AS A GROUND PATH. ALL CONDUITS SHALL CONTAIN A GROUNDING CONDUCTOR, SIZED PER NEC/CEC REQUIREMENTS.

M. THERE SHALL BE NO ROOF PENETRATIONS WITHIN 5'-0" OF FIRE RATED OR AREA SEPARATION WALLS. VERIFY EXACT LOCATIONS OF THESE WALLS WITH ARCHITECTURAL DRAWINGS.

N. NOTE THAT BRANCH CIRCUIT WIRING IS NOT SHOWN. CIRCUIT NUMBERS ARE SHOWN ADJACENT TO ALL OUTLETS/FIXTURES/DEVICES. PROVIDE ALL BRANCH CIRCUIT WIRING BASED ON CIRCUIT NUMBERS SHOWN TO COMPLETE THE WIRING SYSTEM.

O. PROVIDE A PULL CORD IN EVERY EMPTY CONDUIT FOR USE IN FUTURE CONSTRUCTION. PROVIDE MULE TAPE IN EVERY EMPTY CONDUIT FOR USE IN FUTURE CONSTRUCTION.

P. VERIFY ALL VOLTAGES OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

Q. CONDUIT AND WIRING ARE SHOWN ON THESE PLANS DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT SITE CONDITIONS.

R. CONDUIT AND PULL BOXES ARE SHOWN ON SITE DRAWINGS DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT SITE CONDITIONS. CONTRACTOR SHALL NOTE THAT NOT ALL PULL BOXES ARE NECESSARILY SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED PULL BOXES PER NEC REQUIREMENTS.

S. PENETRATIONS OF FIRE RATED WALLS SHALL BE PROTECTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CHAPTER 7, TITLE 24, PROVIDE DETAILS OF FIRE- STOP SYSTEMS FOR ALL PIPE/CABLE/CONDUIT PASSING THROUGH FIRE RATED WALLS/FLOORS REQUIRING PROTECTED OPENINGS.

T. ERRCS PATHWAYS SHALL CONSIST OF 2-HOUR RATED CHASES FOR VERTICAL RUN AND 2 HOURS RATED CABLING FOR HORIZONTAL RUNS.

U. SEISMIC ANCHORAGE OF ALL ELECTRICAL EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24, CBC SECTION 1632A.

V. SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRIC EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT PER CEC ARTICLE 110-26.

W. CONTRACTOR SHALL PERFORM THE SHORT CIRCUIT CALCULATIONS AND THE ARC FAULT POWER SYSTEM STUDIES FOR ELECTRICAL DISTRIBUTION EQUIPMENT AND LABEL EACH ACCORDINGLY.

X. ELECTRICAL EQUIPMENT USED ON THIS PROJECT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY.

Y. WHERE EQUIPMENT IS RATED 800A OR MORE AND CONTAINS OVERCURRENT DEVICES, SWITCHING DEVICES, OR CONTROL DEVICES, PERSONNEL DOOR(S) INTENDED FOR EGRESS SHALL BE EQUIPPED WITH LISTED PANIC HARDWARE PER CEC 110.26(C)(3). PERSONNEL DOOR(S) SHALL OPEN IN DIRECTION OF EGRESS AND BE LOCATED LESS THAN 25FT FROM NEAREST EDGE OF THE WORKING SPACE.

Z. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LUMINAIRE LOCATIONS AND MOUNTING HEIGHTS. MEASUREMENTS FOUND ON ELECTRICAL LIGHTING PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY TYPE OF CEILING AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND PROVIDE MOUNTING HARDWARE TO FIT CEILING CONDITIONS AND NO EXTRA COST TO THE OWNER. CONTRACTOR IS REQUIRED TO MAKE FIELD MEASUREMENTS BASED ON ACTUAL SITE CONDITIONS TO DEVELOP COMPLETE ORDERS AND INSTALL SYSTEMS PER DRAWINGS AND SPECIFICATIONS.

AA. PROVIDE TAMPER RESISTANT RECEPTACLES PER CEC 406.12(6).

AB. FOR ALL 120V SINGLE PHASE RECEPTACLES LOCATED WITHIN LIVING AREAS INCLUDING BEDROOMS AND LIVING ROOMS, CONTRACTOR SHALL PROVIDE ARC-FAULT INTERRUPTING AND TAMPER-RESISTANT CIRCUIT BREAKERS, U.O.N. AND/OR IDENTIFIED. REFER TO THE PANEL SCHEDULES INCLUDING THE TYPICAL UNIT LOAD CENTER ON SHEET E5.1 FOR ADDITIONAL INFORMATION ON WHERE ARC-FAULT INTERRUPTING CIRCUIT BREAKERS SHALL BE PROVIDED ON THE PROJECT.

AC. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD AND DEFERRED APPROVAL.

AD. SIGNAL SYSTEMS, INCLUDING BUT NOT LIMITED TO, TELECOMMUNICATIONS, SECURITY, ETC., SHALL BE DESIGN BUILD AND DEFERRED APPROVAL.

GENERAL NOTES - FIRE ALARM

A. FIRE ALARM DEVICES SHALL BE CALIFORNIA STATE FIRE MARSHAL (CSFM) LISTED.

B. FIRE ALARM WIRING SHALL BE LISTED FOR USE AS REQUIRED BY TITLE 24/CEC, ARTICLE 760, MINIMUM WIRE SHALL BE TWO (2) #14 AWG FOR INITIATING CIRCUITS AND TWO (2) #14 AWG FOR INDICATING CIRCUITS.

C. FIRE ALARM WIRE USED IN WET LOCATIONS, INCLUDING BUT NOT LIMITED TO WIRE IN CONDUIT RUN BETWEEN BUILDINGS, SHALL BE OF AN APPROVED TYPE IN ACCORDANCE WITH 3-310-8, T24/CEC (i.e. WEST PENN AQUASEAL OR EQUAL).

D. PENETRATIONS OF FIRE RATED WALLS SHALL BE PROTECTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CHAPTER 7, TITLE 24, PROVIDE DETAILS OF FIRE- STOP SYSTEMS FOR ALL PIPE/CABLE/CONDUIT PASSING THROUGH FIRE RATED WALLS/FLOORS REQUIRING PROTECTED OPENINGS.

E. VISUAL FIRE ALARM DEVICES SHALL HAVE A PULSING LIGHT SOURCE NOT LESS THAN 15 CANDELAS, NO PLACE IN ANY ROOM SHALL BE MORE THAN 50 FEET FROM A DEVICE.

F. FIRE ALARM DEVICE CONNECTIONS TO THE LIGHT AND POWER SERVICE SHALL BE ON A DEDICATED BRANCH CIRCUIT(S). THE CIRCUIT(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT CONTROL."THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT. (2016 NFPA 72 SECTION 10.6.5.2.2)

G. PROVIDE TEMPORAL-THREE DISTINCTIVE FIRE ALARM SOUND. (CFC AND NFPA 72)

H. AUDIBLE FIRE ALARM SOUND LEVEL SHALL BE AT LEAST 15 dBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL IN ALL OCCUPIABLE AREAS. (NFPA 72 SECTION 18.4.3.1)

I. STROBES SHALL FLASH AT A RATE OF NOT EXCEEDING TWO FLASHES PER SECOND NOR BE LESS THAN ONE FLASH EVERY SECOND. (2016 NFPA 72)

J. AUDIBLE SIGNALS INTENDED FOR OPERATION IN THE PUBLIC MODE SHOULD HAVE A SOUND LEVEL OF NOT LESS THAN 75 dBA AT 10 FEET OR MORE THAN 110 dBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. (CBC SECTION 3501.1)

K. FINAL FIRE ALARM TEST SHALL BE MADE WITH THE DSA INSPECTOR OF RECORD (IOR). LOCAL FIRE AUTHORITY SHALL BE NOTIFIED OF DATE AND TIME OF FINAL FIRE ALARM TESTING AND SHALL ASSIST/WITNESS SUCH TESTING AT THEIR DISCRETION.

L. FIRE ALARM CONTRACTOR SHALL PROVIDE A "RECORD OF COMPLETION" TO THE INSPECTOR OF RECORD (IOR)/DSA AFTER COMPLETION OF OPERATIONAL ACCEPTANCE TESTS. (2016 NFPA 72)

M. THE SUPERVISORY STATION SHALL BE LISTED AS EITHER UUFX OR UUJS BY UNDERWRITERS LABORATORIES OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011.

N. NFPA 72 (2016) 7.7.2.1 WITH EVERY NEW SYSTEM, A DOCUMENTATION CABINET SHALL BE INSTALLED AT THE SYSTEM CONTROL UNIT OR AT ANOTHER APPROVED LOCATION AT THE PROTECTED PREMISES.

O. NFPA 72 (2016) SEC 7.7.2.2 ALL RECORD DOCUMENTATION SHALL BE STORED IN THE DOCUMENTATION CABINET.

P. PROJECT INSPECTOR SHALL FIELD VERIFY CORRECT CANDELA SETTINGS ON STROBES DUE TO FIELD ADJUSTABILITY.

GENERAL NOTES - TECHNOLOGY

PATHWAY

A. INSTALL EQUIPMENT, DEVICES, AND PATHWAYS, SUCH AS CABLE TRAY RUNWAY, CONDUITS, CABLE HANGERS, AND PULLBOXES, ETC. ACCORDING TO STATE AND LOCAL CODES AND REGULATORY REQUIREMENTS FOR SEISMIC BRACING.

B. INSTALL CONDUIT PATHWAYS PER ANSI/TIA-569-B AND BUILDING INDUSTRIES CONSULTING SERVICES INTERNATIONAL (BICSI) "TELECOMMUNICATIONS DISTRIBUTION METHODS MANUAL" (TDMM).

C. CONDUIT ROUTING SHOWN IS DIAGRAMMATIC, UON. DETERMINE CONDUIT ROUTES IN THE FIELD TO SUITE FIELD CONDITIONS WHILE CONFORMING TO SPECIFICATIONS. PREPARE SHOP DRAWINGS SHOWING EXACT CONDUIT ROUTES, INDICATING PENETRATION TYPES (E.G., FRAMED WALL, CONCRETE WALL, ETC.). COORDINATE REQUIREMENTS WITH OTHER TRADES.

D. ROUTE CONDUIT, CABLE TRAYS, AND OTHER PATHWAYS PERPENDICULAR OR PARALLEL TO BUILDING LINES, IN GENERAL.

E. WHEN PROVIDING BENDS IN CONDUIT RUNS, PROVIDE BENDS WITH RADII NO LESS THAN AS FOLLOWS: (1) CONDUITS LESS THAN 2-INCH TRADE SIZE = SIX TIMES THE INSIDE DIAMETER, (2) CONDUITS 2-INCH OR GREATER TRADE SIZE = TEN TIMES THE INSIDE DIAMETER.

F. CONDUIT RUNS SHALL NOT EXCEED 180 DEGREES OR TWO 90-DEGREES BENDS WITHOUT AN APPROPRIATE NEMA RATED PULL BOX AND/OR INCREASE CONDUIT BY ONE TRADE SIZE FOR EACH ADDITIONAL BEND OF UP TO 90 DEGREES. A THIRD CONDUIT 90-DEGREE BEND WILL BE ALLOWED WITH OUT UPSIZING THE CONDUIT IF IT IS WITHIN 12 INCHES OF THE CONDUIT END.

G. WHEN ROUTING CONDUIT IN CONCRETE, PLACE CONDUITS INTO FORMS WITH A GRADUATED BEND RADIUS TO MITIGATE CAPACITY REDUCTIONS. THE USE OF 90-DEGREE ELBOWS IS EXPRESSLY PROHIBITED OTHER THAN TURNING UP OR DOWN OUT OF CONCRETE UNLESS PRIOR AUTHORIZATION IS RECEIVED IN WRITING FROM THE OWNER, OR OWNER'S REPRESENTATIVE.

H. PROPERLY FIRE SEAL CONDUIT AND RACEWAY PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS TO MAINTAIN THE FIRE SEPARATION RATING. PROVIDE FIRE STOPPING SYSTEMS THAT ARE UL LISTED FOR THE APPLICATION. COORDINATE REQUIREMENTS WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION. DO NOT MIX PRODUCTS BETWEEN MANUFACTURED ASSEMBLIES.

I. PROVIDE EXPANSION/DEFLECTION FITTINGS FOR CONDUITS AT STRUCTURAL EXPANSION JOINT CROSSINGS.

J. PROVIDE PLASTIC BUSHINGS ON EXPOSED ENDS OF CONDUITS AND SLEEVES, WHETHER VISIBLE OR NOT.

K. PROVIDE EMT 4-INCH TRADE SIZE CONDUITS FOR BACKBONE PATHWAYS WITH 40 INCHES MINIMUM BEND RADIUS FITTINGS, UON.

L. PROVIDE A MINIMUM OF ONE 1-INCH TRADE SIZE CONDUIT FOR HORIZONTAL DISTRIBUTION AND OUTLETS, UON ON SCHEDULES OR PLANS. CONSOLIDATION OF CONDUITS IS ALLOWED WHEN EQUAL OR GREATER CONSOLIDATED AREA IS PROVIDED.

M. PROVIDE A DEDICATED CONDUIT STUB PER OUTLET/DEVICE/BACK BOX. DAISY-CHAINING OUTLET BOXES IS PROHIBITED UNLESS SPECIFICALLY NOTED ON PLANS.

N. CONDULET ("LB", ETC.) FITTINGS ARE EXPRESSLY PROHIBITED FOR LOW VOLTAGE SYSTEMS PATHWAYS.

O. PROVIDE PULL STRINGS WITH A MINIMUM OF 200 LB PULL TENSION IN CONDUITS.

P. PROVIDE DEDICATED SUPPORTS (CLIPS AND WIRES) FOR CABLE SUPPORT HANGERS (AND SIMILAR PATHWAY COMPONENTS) INTENDED FOR LOW VOLTAGE SYSTEMS CABLES.

Q. DO NOT SHARE SUPPORTS WITH OTHER TRADES/SYSTEMS OTHER THAN WITH THE SYSTEMS AS IDENTIFIED IN THIS SET OF DRAWINGS.

R. PROVIDE CONDUITS FOR LOW VOLTAGE SYSTEMS CABLING ROUTED THROUGH NON-ACCESSIBLE CEILING SPACE (E.G., 'HARD LID' CEILING), UON. SIZE CONDUITS TO MAINTAIN A FILL CAPACITY NO LESS THAN 40% PLUS 50% SPARE CAPACITY.

S. MOUNTING HEIGHTS ARE REFERENCED FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE, UON SPECIFICALLY FOR A DEVICE.

T. PROVIDE A 24-INCH MINIMUM SEPARATION OF ONE STUD BAY BETWEEN 'BACK-TO-BACK' OUTLETS/DEVICES/BACK BOXES IN FRAMED WALLS.

TELECOMMUNICATIONS CABLING AND DEVICES:

U. DO NOT ATTACH CABLES TO OTHER STRUCTURES NOT INTENDED FOR CABLE SUPPORT. DO NOT TIE CABLES TO CABLE TRAYS.

V. ROUTE TELECOMMUNICATIONS CABLES PERPENDICULAR OR PARALLEL TO BUILDING LINES, IN GENERAL. ROUTE TELECOMMUNICATIONS CABLES NO LESS THAN 6 INCHES FROM POWER SOURCE AND LIGHTING FIXTURES, AND NO LESS THAN 4 FEET FROM TRANSFORMERS AND MOTORS.

W. LABEL TELECOMMUNICATION CABLES ACCORDING TO SPECIFICATIONS AND LABELING DETAILS.

TELECOMMUNICATIONS ROOMS

X. GROUP AND DRESS EXPOSED TELECOMMUNICATION CABLE GROUPS USING VELCRO TYPE TIES, UON.

Y. COMPONENTS NOT RELATED TO THE SUPPORT OF THE TELECOMMUNICATIONS ROOM(S) FUNCTION (E.G., PIPING, DUCTWORK, PNEUMATIC TUBING, ETC.) SHALL NOT BE INSTALLED IN, PASS THROUGH, OR ENTER THE TELECOMMUNICATIONS ROOM(S).

Z. LOCATE PIPES AND OTHER TUBING COMPONENTS CONTAINING LIQUID OUTSIDE OF TELECOMMUNICATION ROOM(S).

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1. REPORTS, DRAWINGS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE CONSULTANT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE CONSULTANT. THE CONSULTANT SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

2. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S CONSTRUCTION DOCUMENTS, INCLUDING ELECTRONIC FILES, AS INSTRUMENTS OF PROFESSIONAL SERVICE. NEVERTHELESS, THE FINAL CONSTRUCTION DOCUMENTS PREPARED UNDER THIS AGREEMENT SHALL BECOME THE PROPERTY OF THE CLIENT UPON COMPLETION OF THE SERVICES AND PAYMENT IN FULL OF MONIES DUE TO THE CONSULTANT. THE CLIENT SHALL NOT REUSE OR MAKE ANY MODIFICATION TO THE CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT. THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CONSULTANT, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, CONSULTANT) AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING FROM OR ALLEGEDLY ARISING FROM OR IN ANY WAY CONNECTED WITH THE UNAUTHORIZED REUSE OR MODIFICATION OF THE CONSTRUCTION DOCUMENTS BY THE CLIENT OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE CONSTRUCTION DOCUMENTS FROM OR THROUGH THE CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CONSULTANT.

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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

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GENERAL INFORMATION

E0.01



1 SITE PLAN
1" = 20'-0"

N
TRUE NORTH

GENERAL NOTES

A. COORDINATE CONDUIT TRENCHING WITH OTHER DISCIPLINES TO AVOID CONFLICT. COORDINATE EXACT ROUTING OF UNDERGROUND INFRASTRUCTURE WITH CIVIL DRAWINGS. PROVIDE ADDITIONAL SPLICE / PULL BOXES AS REQUIRED IF CONDUIT BENDS EXCEED THREE 90 DEGREE BENDS (270 DEGREES TOTAL).

B. CONTRACTOR TO MAKE USE OF ALL CONSTRUCTION DOCUMENTS TO ASSIST IN LOCATING THE UNDERGROUND UTILITIES AND STRUCTURES. NO REPRESENTATION AS TO ACCURACY OR COMPLETENESS OF THE LOCATION OF THE UNDERGROUND UTILITIES OR STRUCTURES EXISTS.

C. CONTRACTOR TO EXERCISE PRECAUTIONARY MEANS INCLUDING HAND DIGGING OR VACUUM EXCAVATION TO PROTECT THE EXISTING UTILITIES AND STRUCTURES. WHERE EXACT LOCATIONS OF UTILITIES AND STRUCTURES CANNOT BE DETERMINED, HAND OR VACUUM EXCAVATION WILL BE REQUIRED.

D. INSTALLATION OF UTILITY SERVICE CONDUITS, GROUNDING, ETC., SHALL BE VERIFIED AND COORDINATED WITH UTILITY COMPANY RULES, REGULATIONS, AND STANDARDS. THE PROPOSED UTILITY SERVICE FEEDER ROUTING AND SIZE ARE SUBJECT TO UTILITY COMPANY ENGINEERING, REVIEW, AND APPROVAL AT THE TIME OF ISSUANCE OF THESE DOCUMENTS. UTILITY COMPANY ENGINEERING HAS NOT BEEN COMPLETED. CONTRACTOR SHALL COORDINATE AND VERIFY REQUIREMENTS FOR THE PROJECT WITH UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.

E. LOCATE PULL BOXES IN PLANTERS WHEREVER POSSIBLE. COORDINATE EXACT PULL BOX LOCATIONS WITH LANDSCAPING. PROVIDE TRAFFIC LID WHERE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, INCLUDING SIDEWALKS 10'-0" OR LARGER WHERE TRUCKS MAY DRIVE ON THEM. PULL BOX ANNOTATED WITH CHRISTY BOX SIZE AS SHOWN ON PLAN. PULL BOX SIZES SHOWN ARE SIZED FOR STRAIGHT PULL ONLY AND ARE RECOMMENDATIONS AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL SIZE PER CEC ARTICLE 314. AVOID CULVERTS.

F. PROVIDE SEPARATE PULL BOXES FOR POWER AND COMMUNICATIONS CONDUIT. LABEL IN GRADE POWER PULL BOXES AS "ELECTRICAL." LABEL IN GRADE COMMUNICATIONS PULL BOXES AS "SIGNAL." SEE FIRE ALARM AND TELECOMMUNICATIONS DRAWINGS FOR ADDITIONAL SITE PATHWAY REQUIREMENTS.

G. BOX SIZES SHOWN ARE BASED ON PRELIMINARY CONDUIT LAYOUTS ASSUMED BY THE DESIGN TEAM. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING ALL IN-GRADE PULL BOXES AS REQUIRED TO MEET CODE OR FOR THEIR CONVENIENCE FOR PULLING WIRE, WHICHEVER IS LARGER.

H. PROVIDE 1" SPARE CONDUIT FOR EACH SITE RUN. SPARE CONDUIT WITH PULL STRING.

I. PROVIDE MINIMUM #10 CU FOR 20A SITE RECEPTACLES UNLESS OTHERWISE NOTED. PROVIDE MINIMUM #8 CU FOR DISTANCES GREATER THAN 275 FT.

J. PROVIDE 1"CO FOR EACH PARKING STALL SERVING FUTURE EV CHARGERS. RUN UNDERGROUND FROM ELECTRICAL ROOM WHERE PANELS V1A AND V1B ARE INSTALLED. STUB INTO NEAREST SITE PULL BOX LABELED "FEV".

K. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE OUTDOOR RATED.

SHEET NOTES

1. PROVIDE NEMA 14-50R RECEPTACLE FOR EV CHARGING EQUIPMENT. RECEPTACLE MOUNTED ON POWER PEDESTAL AND WITH WEATHERPROOF WHILE-IN-USE COVER. ONE RECEPTACLE SERVES 2 STALLS, TYP.

2. POWER PEDESTAL, 16"H, NEMA 3R, LEGRAND #XPP2G16C WITH MATCHING DEVICE PLATE AND FACTORY INSTALLED HINGED WEATHERPROOF WHILE-IN-USE COVER. FINISH AS SELECTED BY ARCHITECT. RECEPTACLE SHALL BE WATERTIGHT.

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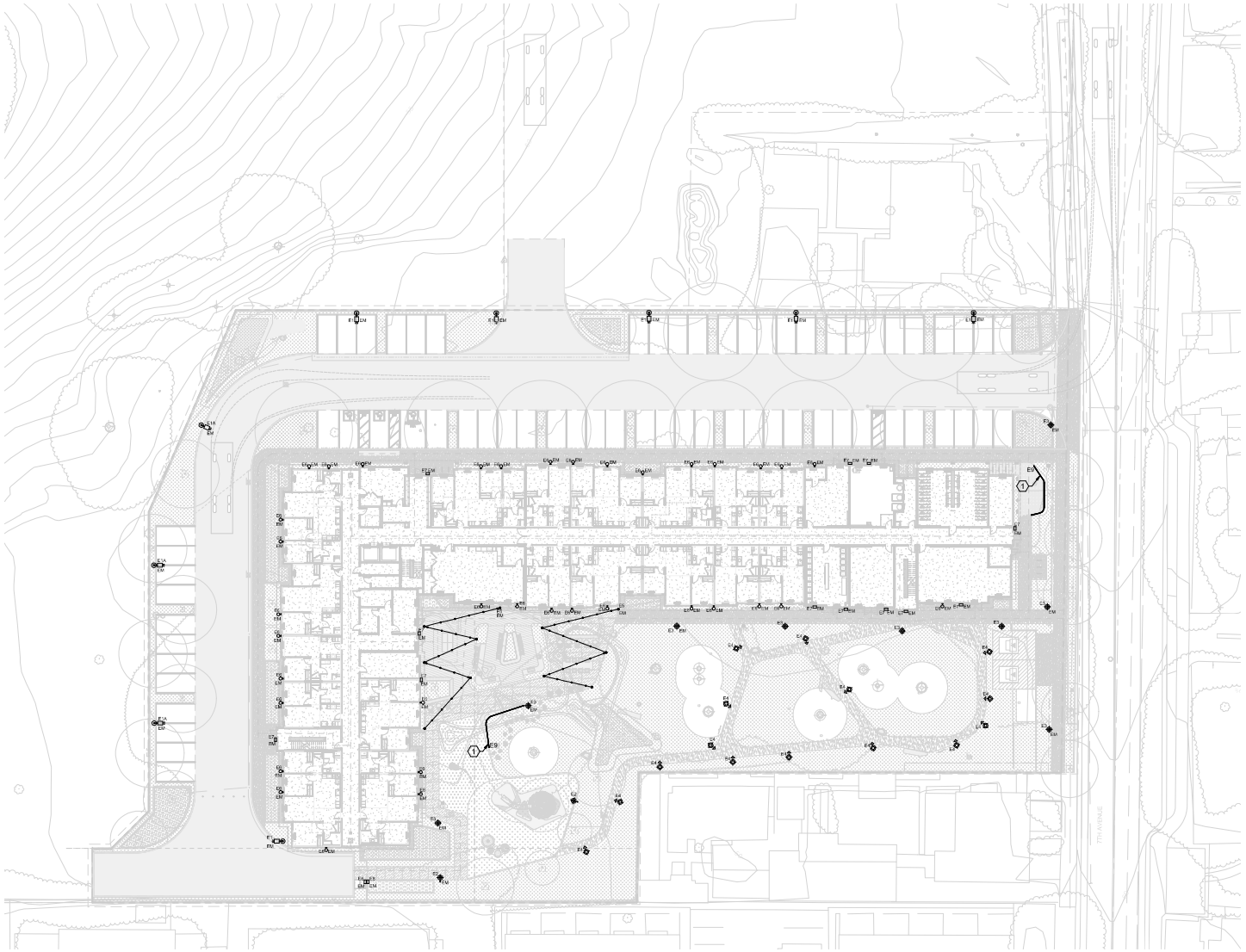
SITE PLAN - ELECTRICAL

E1.11



1 SITE PLAN - LIGHTING
1" = 20'-0"

GENERAL NOTES

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D. LOCATE PULL BOXES IN PLANTERS WHEREVER POSSIBLE. COORDINATE EXACT PULL BOX LOCATIONS WITH LANDSCAPING. PROVIDE TRAFFIC LID WHERE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, INCLUDING SIDEWALKS 10'-0" OR LARGER WHERE TRUCKS MAY DRIVE ON THEM. PULL BOX ANNOTATED WITH CHRISTY BOX SIZE AS SHOWN ON PLAN. PULL BOX SIZES SHOWN ARE SIZED FOR STRAIGHT PULL ONLY AND ARE RECOMMENDATIONS AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL SIZE PER CEC ARTICLE 314. AVOID CULVERTS.

E. PROVIDE SEPARATE PULL BOXES FOR POWER AND COMMUNICATIONS CONDUIT. LABEL IN GRADE POWER PULL BOXES AS "ELECTRICAL." LABEL IN GRADE COMMUNICATIONS PULL BOXES AS "SIGNAL." SEE FIRE ALARM AND TELECOMMUNICATIONS DRAWINGS FOR ADDITIONAL SITE PATHWAY REQUIREMENTS.

F. BOX SIZES SHOWN ARE BASED ON PRELIMINARY CONDUIT LAYOUTS ASSUMED BY THE DESIGN TEAM. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING ALL IN-GRADE PULL BOXES AS REQUIRED TO MEET CODE OR FOR THEIR CONVENIENCE FOR PULLING WIRE. WHICHEVER IS LARGER.

G. PROVIDE MINIMUM #10 CU FOR SITE LIGHTING. PROVIDE MINIMUM #8 CU FOR DISTANCES GREATER THAN 275 FT.

H. LIGHT SOURCES SHALL NOT BE VISIBLE FROM ADJACENT PROPERTIES. LIGHT SOURCES CAN BE SHIELDED BY LANDSCAPING, STRUCTURE, FIXTURE DESIGN, OR OTHER PHYSICAL MEANS.

I. BUILDING AND SECURITY LIGHTING SHALL BE INTEGRATED INTO THE BUILDING DESIGN.

J. PARKING AND CIRCULATION AREAS SHALL UTILIZE LOW-RISE LIGHT POLES OR LIGHT FIXTURES ATTACHED TO THE BUILDING. LIGHT POLES TO A MAXIMUM HEIGHT OF 15 FEET ARE ALLOWED.

K. PARKING AREAS SHALL BE SUBJECT TO THE DESIGN STANDARDS PER SCCC SECTION 13.16.060. NO GLARE AND NO DIRECT LIGHT ON ADJACENT PROPERTIES AND DWELLINGS.

SHEET NOTES

1. REFER TO LANDSCAPE DRAWINGS AND DETAILS FOR LIGHT INSTALLATION AT CONCRETE WALLS.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

E1:	15'-0" AFF
E1A:	15'-0" AFF
E2:	15'-0" AFF
E3:	15'-0" AFF
E4:	3'-5" AFF
E5:	15'-0" AFF
E6:	7'-0" AFF
E7:	9'-0" AFF
E8:	6'-0" AFF
E9:	4'-0" AFF

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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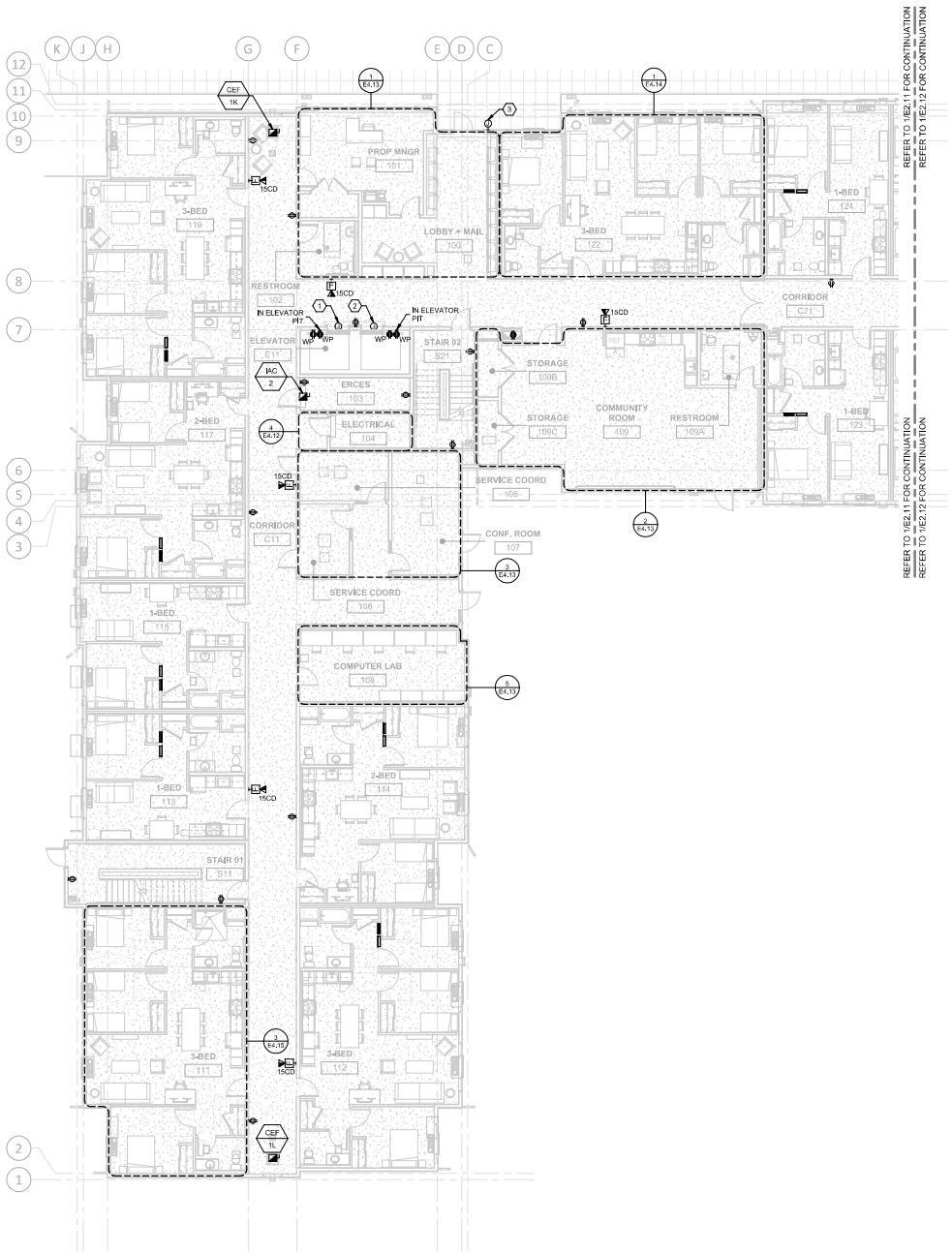
SITE PLAN - LIGHTING

E1.12



1 FIRST FLOOR PLAN - POWER - WEST
1/8" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. VERIFY FINAL EQUIPMENT LOCATIONS AND EXACT POWER REQUIREMENTS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS PRIOR TO FINAL ROUGH-IN.

D. PROVIDE RECEPTACLES, CORDS, CONNECTIONS, FUSED DISCONNECT SWITCH OR DISCONNECTING MEANS AS REQUIRED PER CEC AND MANUFACTURER'S SPECIFICATION AND INSTALLATION MANUAL.

E. INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDES. PROVIDE MOUNTING HARDWARE AND NECESSARY COMPONENTS FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.

F. REFER TO SINGLE LINE DIAGRAM AND EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.

G. PROVIDE UL LISTED FIRE STOP OR ENCLOSURE WHERE EQUIPMENT OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

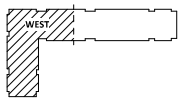
H. PROVIDE TAMPER RESISTANT RECEPTACLES PER CEC 406.12(6).

I. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

(#) SHEET NOTES

1. PROVIDE 120V POWER FOR ELEVATOR 1 SMOKE CURTAIN.
2. PROVIDE 120V POWER FOR ELEVATOR 2 SMOKE CURTAIN.
3. PROVIDE 120V POWER AND DATA CABLE FOR CALL BOX/INTERCOM AS PART OF THE ACCESS CONTROL SYSTEM.

KEY PLAN



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FIRST FLOOR PLAN - POWER - WEST

E2.11

GENERAL NOTES

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B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. VERIFY FINAL EQUIPMENT LOCATIONS AND EXACT POWER REQUIREMENTS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS PRIOR TO FINAL ROUGH-IN.

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E. INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDES. PROVIDE MOUNTING HARDWARE AND NECESSARY COMPONENTS FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.

F. REFER TO SINGLE LINE DIAGRAM AND EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.

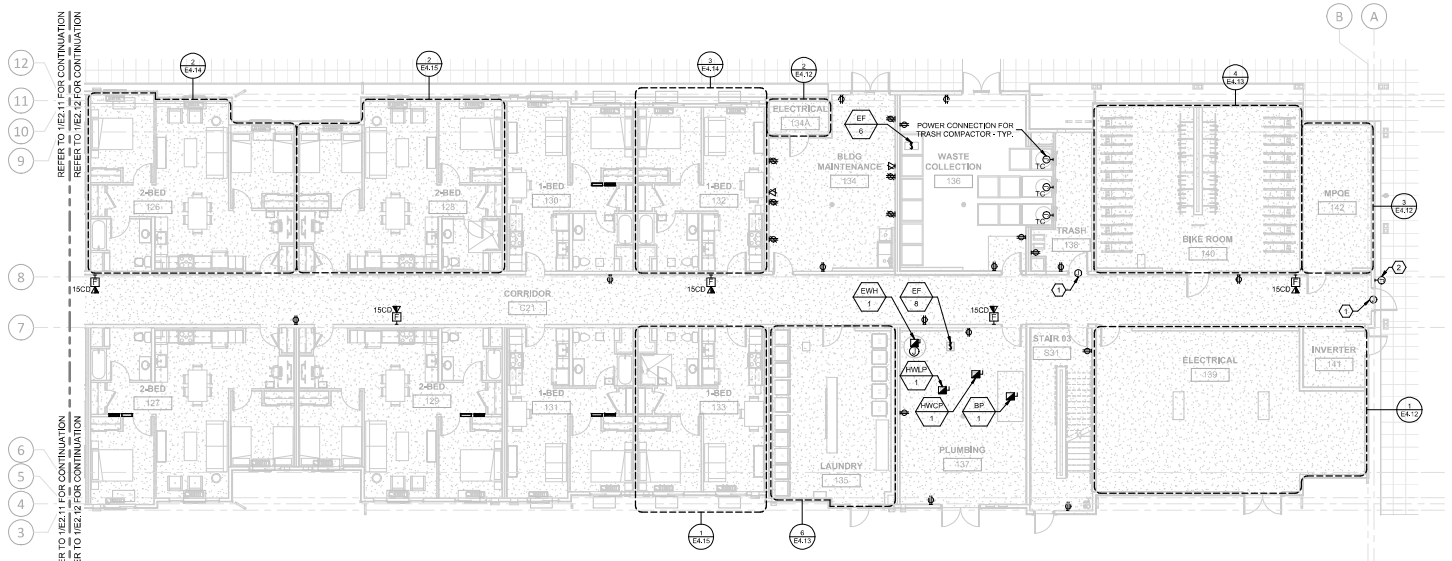
G. PROVIDE UL LISTED FIRE STOP OR ENCLOSURE WHERE EQUIPMENT OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

H. PROVIDE TAMPER RESISTANT RECEPTACLES PER CEC 406.12(6).

I. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

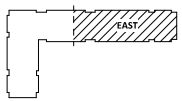
SHEET NOTES

1. PROVIDE 120V POWER FOR AUTO DOOR OPENER.
2. PROVIDE 120V POWER AND DATA CABLE FOR CALL BOX/INTERCOM AS PART OF THE ACCESS CONTROL SYSTEM.



1 FIRST FLOOR PLAN - POWER - EAST
1/8" = 1'-0"

KEY PLAN



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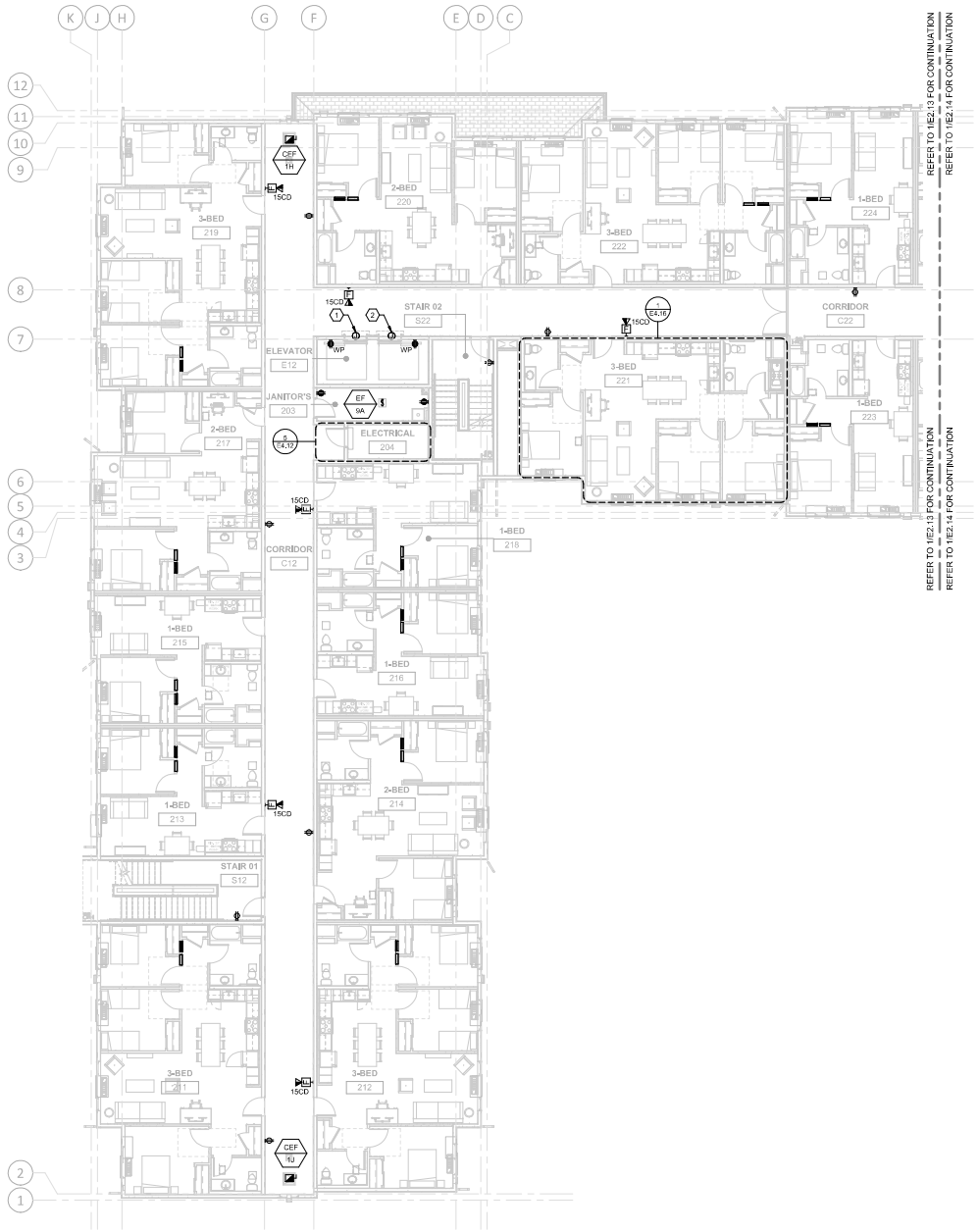
FIRST FLOOR PLAN - POWER - EAST

E2.12



1 SECOND FLOOR PLAN - POWER - WEST
1/8" = 1'-0"

GENERAL NOTES

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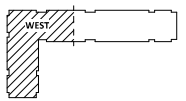

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7TH & BROMMER AFFORDABLE HOUSING

244

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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SECOND FLOOR PLAN - POWER - WEST

E2.13

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. VERIFY FINAL EQUIPMENT LOCATIONS AND EXACT POWER REQUIREMENTS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS PRIOR TO FINAL ROUGH-IN.

D. PROVIDE RECEPTACLES, CORDS, CONNECTIONS, FUSED DISCONNECT SWITCH OR DISCONNECTING MEANS AS REQUIRED PER CEC AND MANUFACTURER'S SPECIFICATION AND INSTALLATION MANUAL.

E. INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDES. PROVIDE MOUNTING HARDWARE AND NECESSARY COMPONENTS FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.

F. REFER TO SINGLE LINE DIAGRAM AND EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.

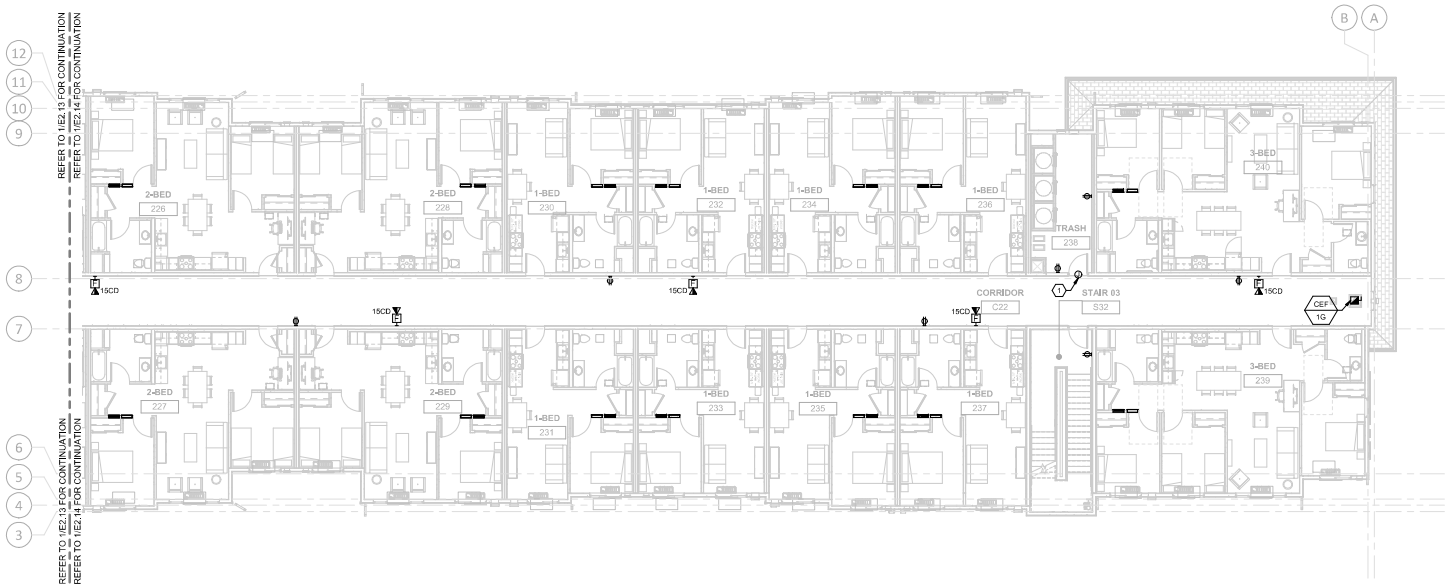
G. PROVIDE UL LISTED FIRE STOP OR ENCLOSURE WHERE EQUIPMENT OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

H. PROVIDE TAMPER RESISTANT RECEPTACLES PER CEC 406.12(6).

I. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

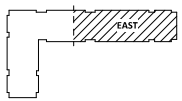
SHEET NOTES

1. PROVIDE 120V POWER FOR AUTO DOOR OPENER.



1 SECOND FLOOR PLAN - POWER - EAST
1/8" = 1'-0"

KEY PLAN



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245

DEVELOPMENT FOR:
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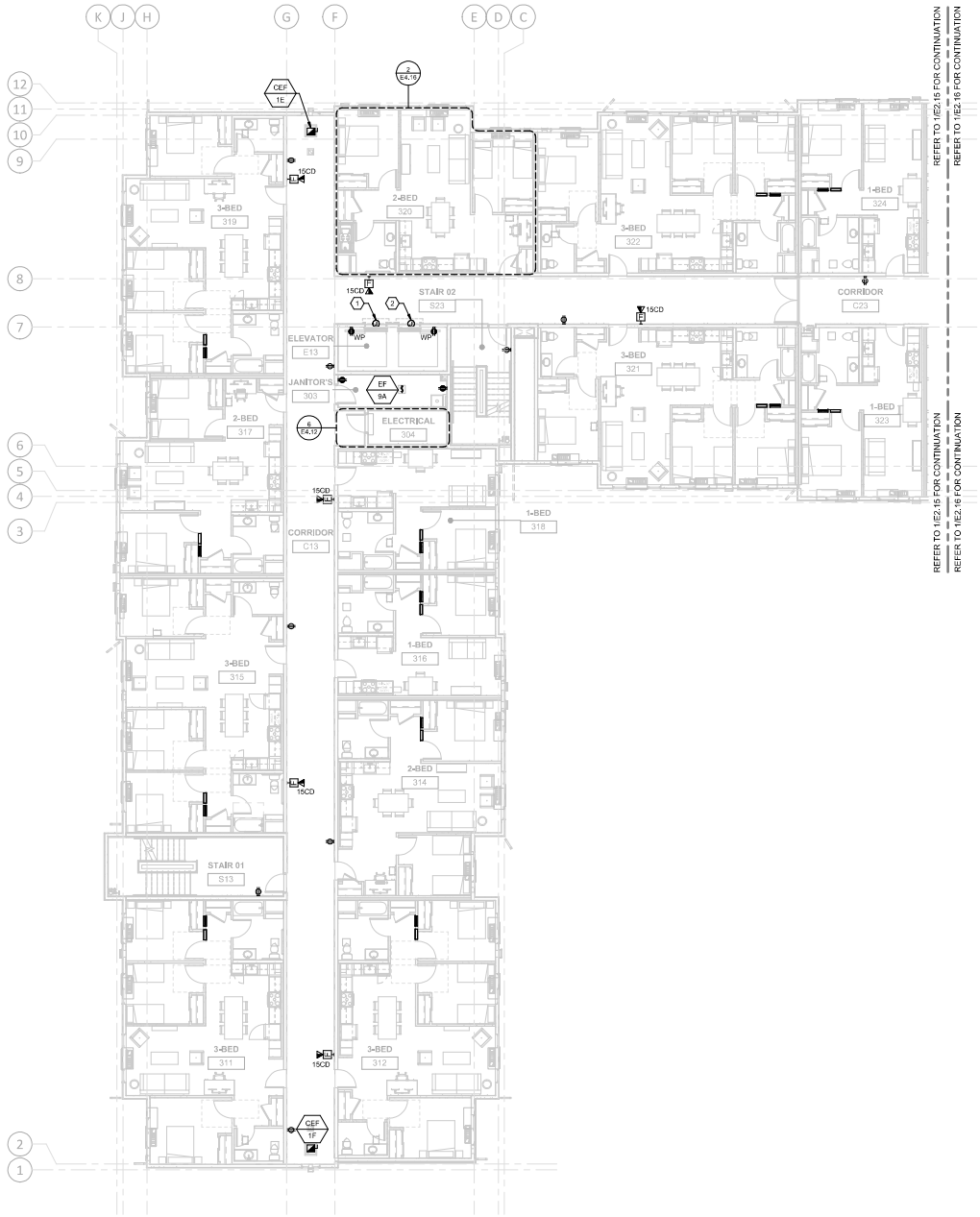
SECOND FLOOR PLAN - POWER - EAST

E2.14



1 THIRD FLOOR PLAN - POWER - WEST
1/8" = 1'-0"

GENERAL NOTES

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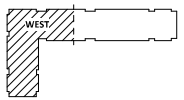
KEY PLAN



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DEVELOPMENT FOR:
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THIRD FLOOR PLAN - POWER - WEST

E2.15

GENERAL NOTES

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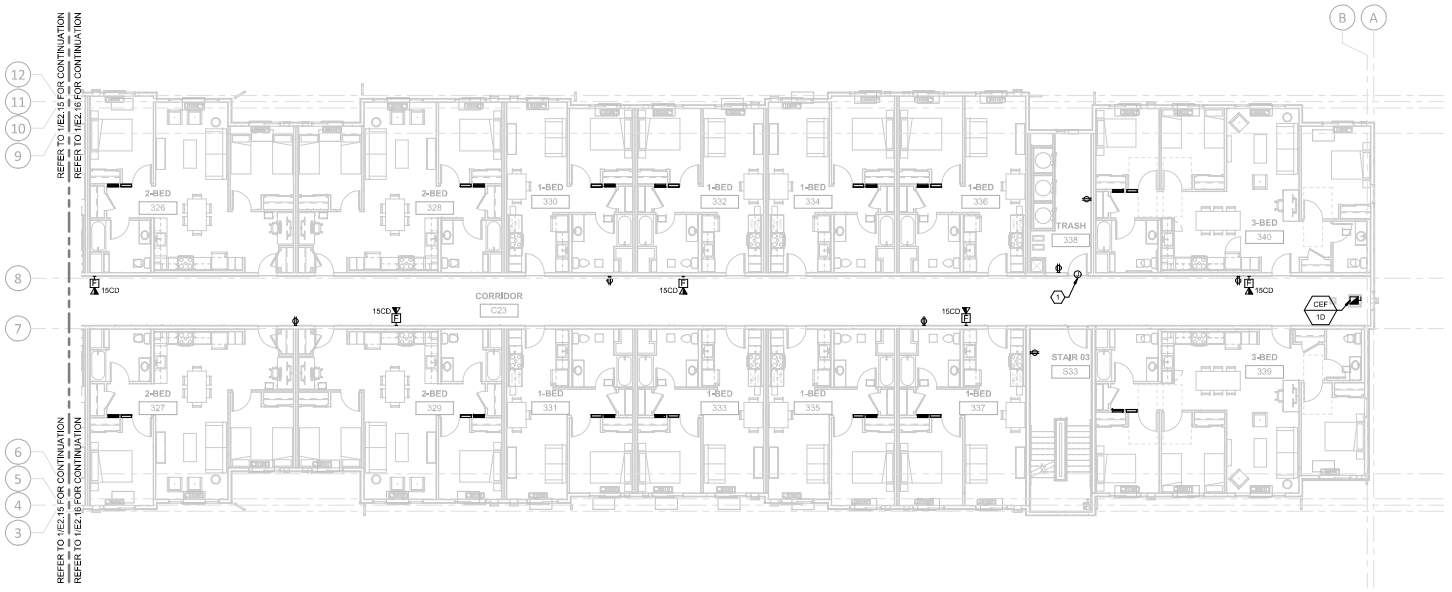
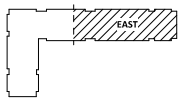


1 THIRD FLOOR PLAN - POWER - EAST
1/8" = 1'-0"

KEY PLAN



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247

DEVELOPMENT FOR:
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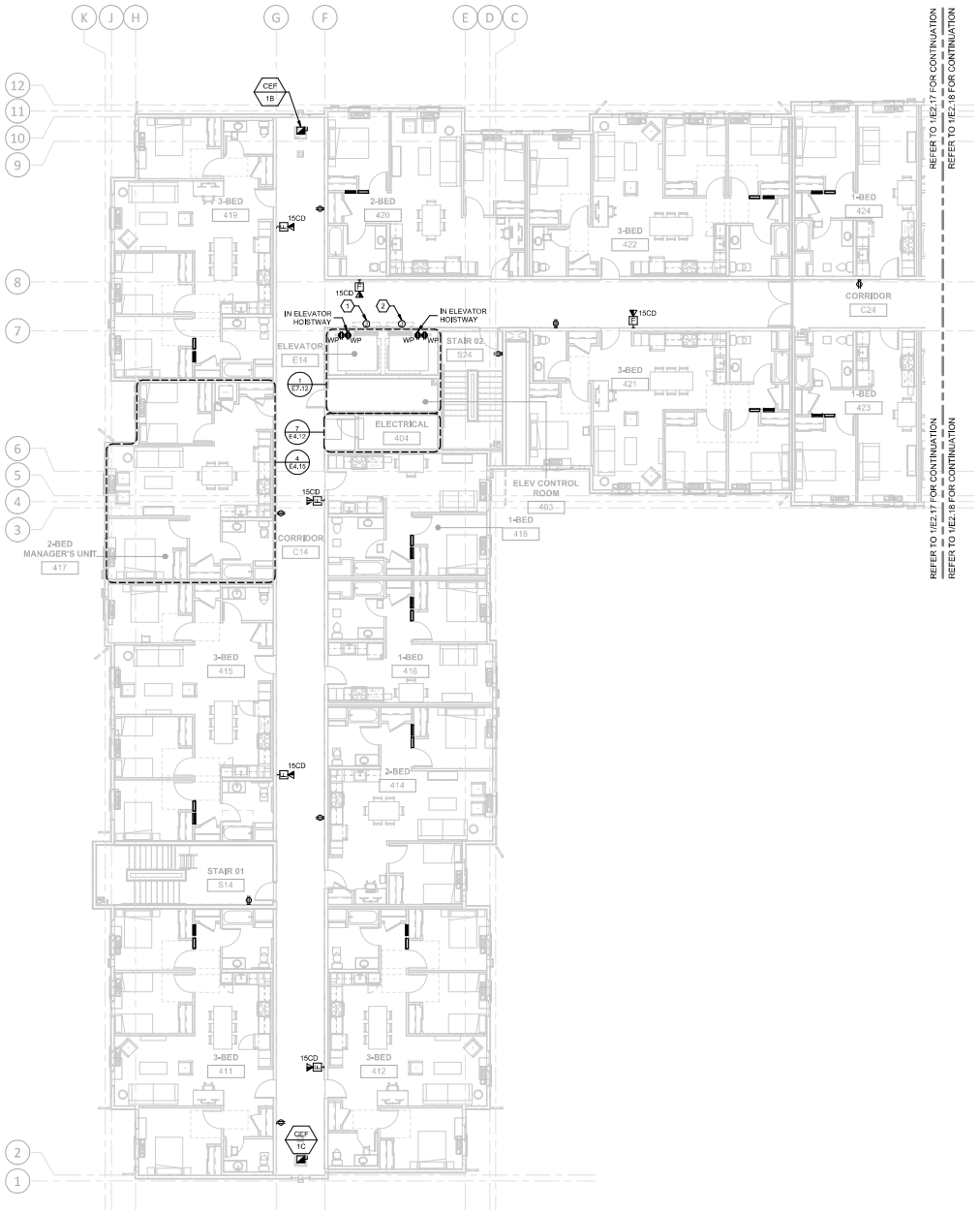
THIRD FLOOR PLAN - POWER - EAST

E2.16



1 FOURTH FLOOR PLAN - POWER - WEST
1/8" = 1'-0"

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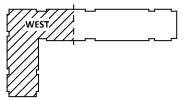

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DEVELOPMENT FOR:
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FOURTH FLOOR PLAN - POWER - WEST

E2.17

GENERAL NOTES

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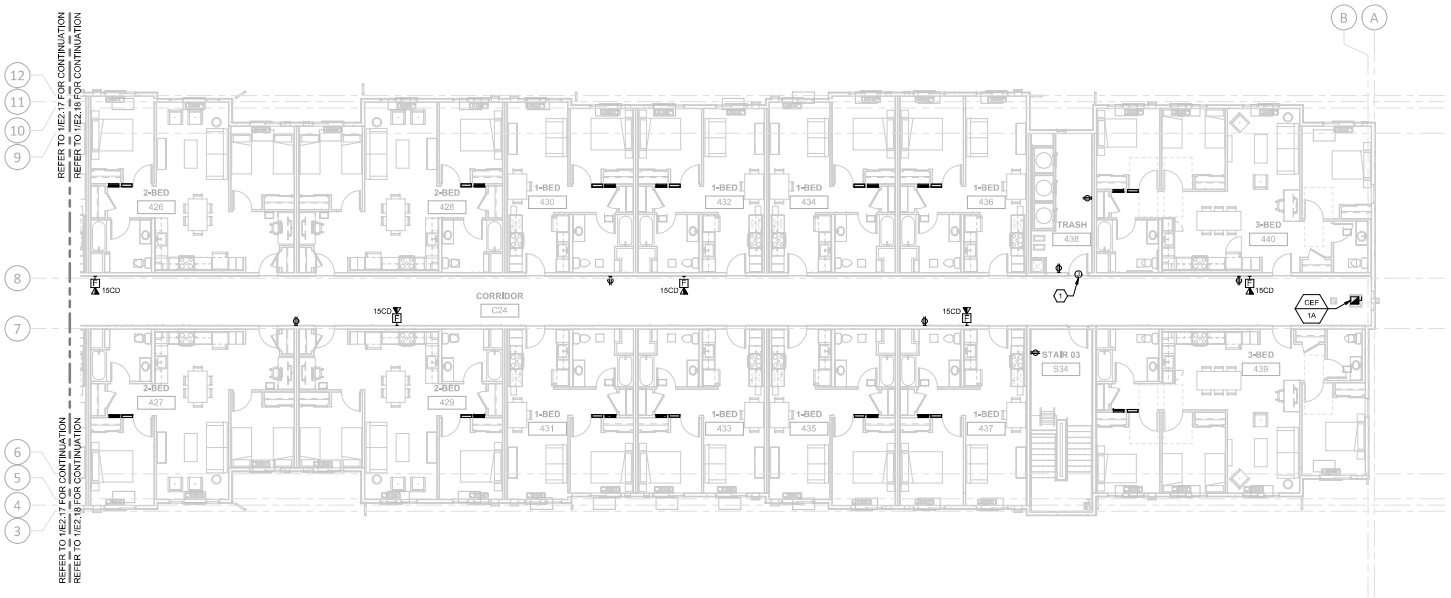
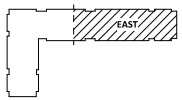


1 FOURTH FLOOR PLAN - POWER - EAST
1/8" = 1'-0"

KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

249

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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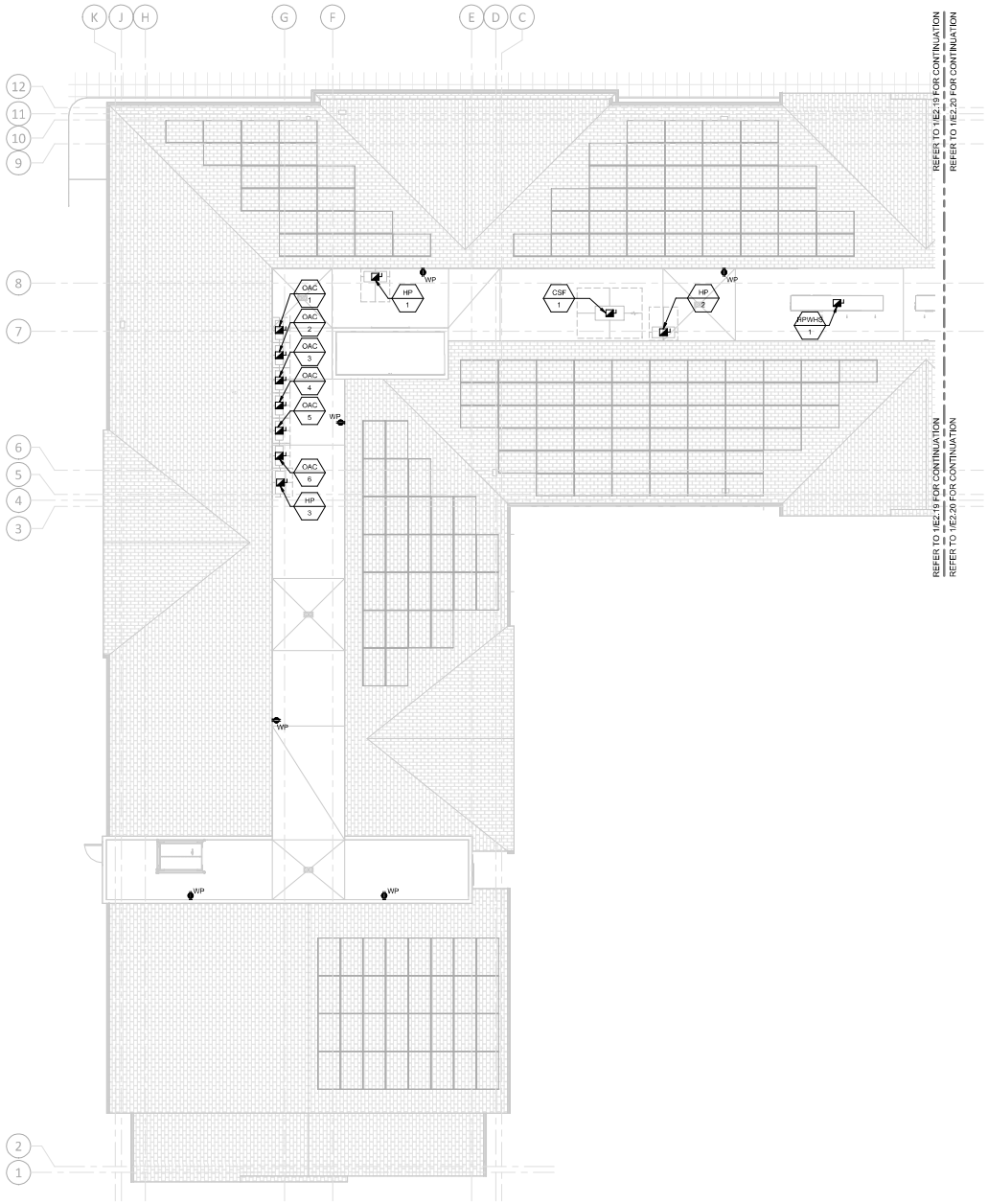
FOURTH FLOOR PLAN - POWER - EAST

E2.18



1 ROOF PLAN - POWER - WEST
1/8" = 1'-0"

GENERAL NOTES

A. COORDINATE EXACT LOCATIONS OF ARCHITECTURAL, MECHANICAL AND PLUMBING EQUIPMENT WITH ARCHITECTURAL, MECHANICAL AND PLUMBING UNIRAC DRAWINGS.

B. ROOFTOP CONDUIT SHALL BE 1-1/4" UNLESS OTHERWISE NOTED.

C. PULL BOXES INSTALLED ON THE ROOF SHALL BE SIZED BY THE CONTRACTOR, U.O.N. ALL PULL BOXES INSTALLED SHALL COMPLY WITH CEC AND BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.

D. SECURE CONDUIT TO SUPPORTS AT CODE REQUIRED INTERVALS.

E. ROOF PENETRATIONS MATERIALS AND CONSTRUCTION BY LICENSED ROOFING CONTRACTOR. COORDINATE ROOF PENETRATIONS AND FLASHING WITH ROOFING CONTRACTOR. SEE ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.

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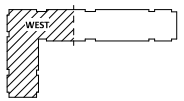
H. CONTRACTOR SHALL COORDINATE PV CONDUITS ROUTED IN THE BUILDING OR UNDER THE ROOF WITH ARCHITECT AS REQUIRED PRIOR TO FINAL ROUGH-IN.

(#) SHEET NOTES

KEY PLAN



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250

DEVELOPMENT FOR:
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ROOF PLAN - POWER - WEST

E2.19

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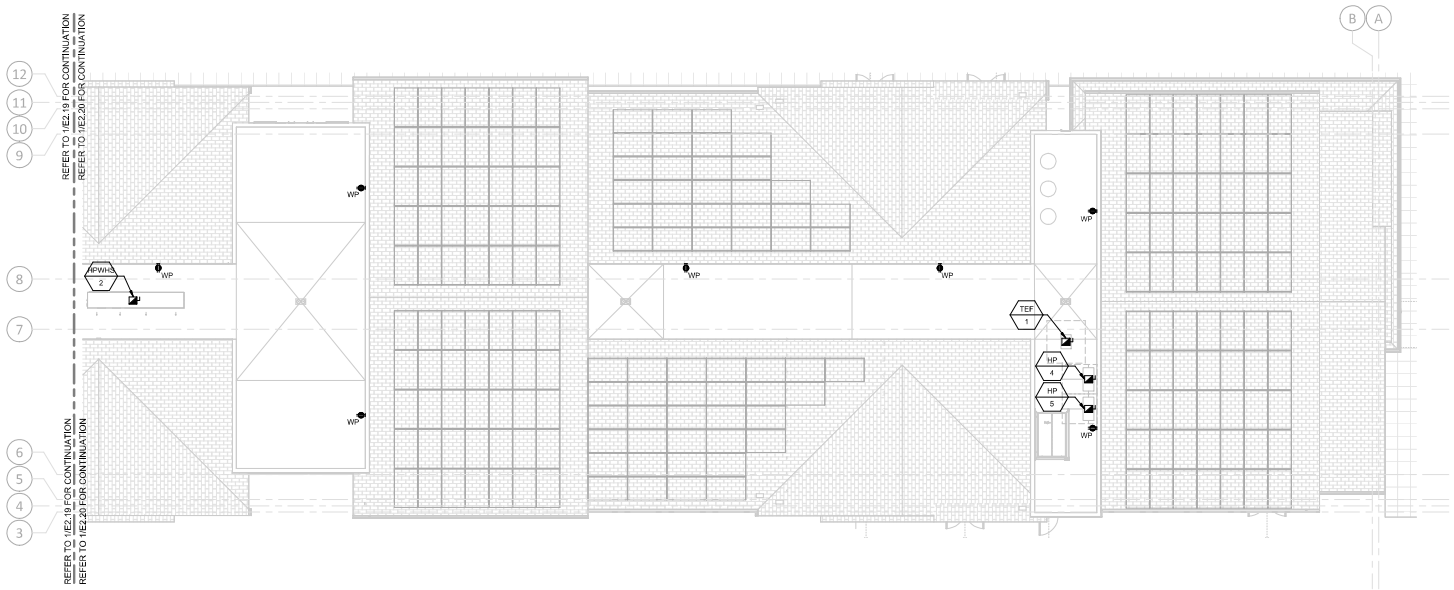
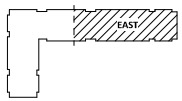


1 ROOF PLAN - POWER - EAST
1/8" = 1'-0"

N

KEY PLAN



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251

DEVELOPMENT FOR:

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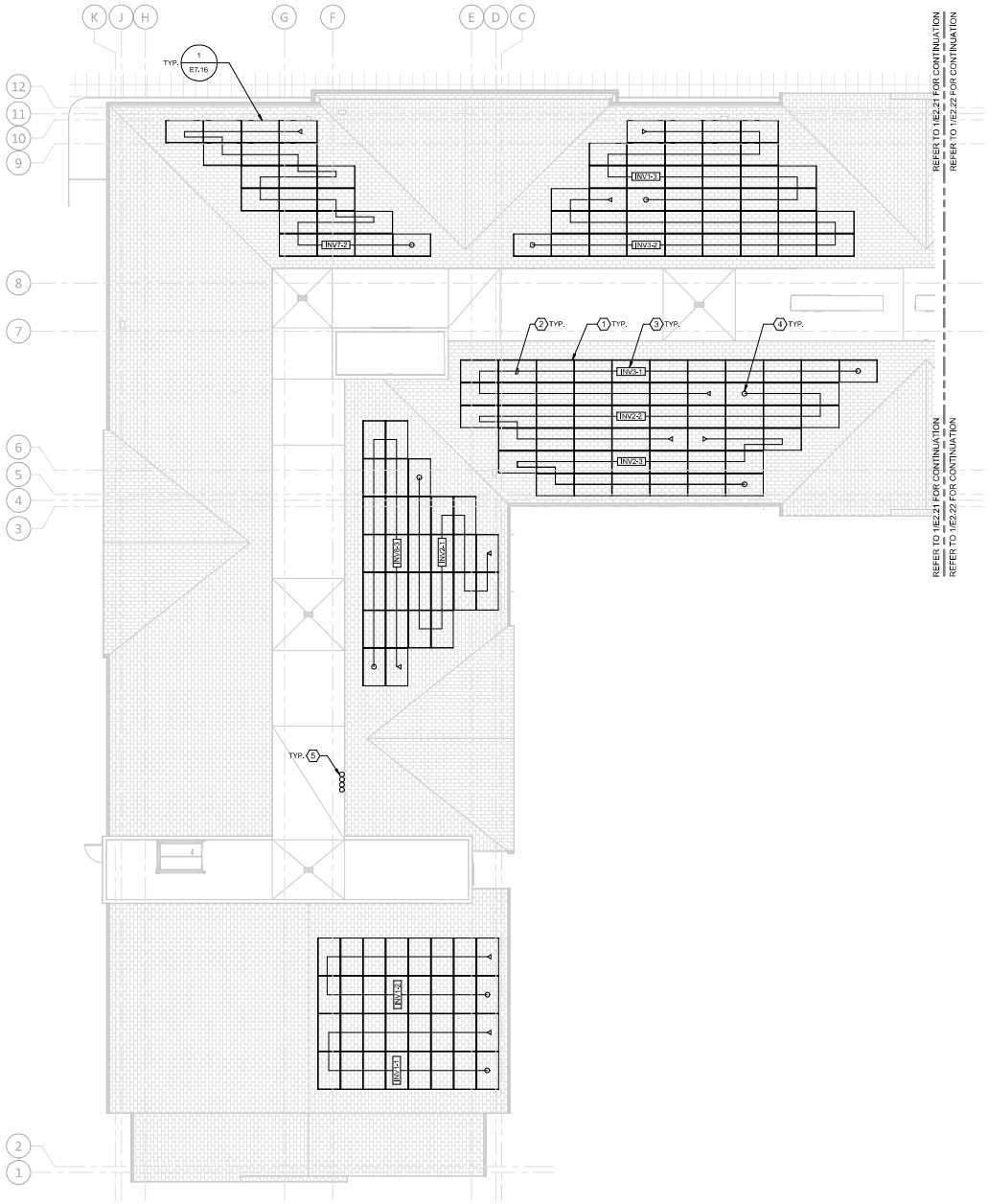
ROOF PLAN - POWER - EAST

E2.20



1 ROOF PLAN - PV - WEST
1/8" = 1'-0"

GENERAL NOTES

A. COORDINATE EXACT LOCATIONS OF ALL ARCHITECTURAL, MECHANICAL AND PLUMBING EQUIPMENT WITH ARCHITECTURAL, MECHANICAL AND PLUMBING UNIRAC DRAWINGS.

B. REFER TO SINGLE LINE DIAGRAM(S) FOR ALL WIRING SIZES, QUANTITIES AND MORE INFORMATION.

C. ALL ROOFTOP CONDUIT SHALL BE 1-1/4" UNLESS OTHERWISE NOTED.

D. IF (3) OR FEWER #10 PV CU WIRES ARE BEING ROUTED IN A CONDUIT IT IS ACCEPTABLE TO INSTALL 3/4" CONDUIT INSTEAD OF 1" OR 1-1/4" CONDUIT.

E. IF (2) OR FEWER RS-485 OR CAT-6 DATA CABLES ARE BEING ROUTED IN A CONDUIT IT IS ACCEPTABLE TO INSTALL 3/4" CONDUIT INSTEAD OF 1" CONDUIT.

F. ALL PULL BOXES INSTALLED ON THE ROOF SHALL BE SIZED BY THE CONTRACTOR, U.O.N. ALL PULL BOXES INSTALLED SHALL COMPLY WITH CEC AND BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE. CONTRACTOR SHALL PROVIDE ALL MOUNTING HARDWARE AND PARTS AND PIECES NECESSARY TO PROVIDE A FULLY FUNCTIONAL SYSTEM.

G. SECURE CONDUIT TO SUPPORTS AT CODE REQUIRED INTERVALS.

H. ROOF PENETRATIONS MATERIALS AND CONSTRUCTION BY LICENSED ROOFING CONTRACTOR. COORDINATE ROOF PENETRATIONS AND FLASHING WITH ROOFING CONTRACTOR. SEE ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.

I. IN FINISHED INTERIOR AREAS, RUN ALL CONDUITS CONCEALED. UNLESS OTHERWISE NOTED. PAINT ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL COORDINATE ALL PV CONDUITS ROUTED IN THE BUILDING OR UNDER THE ROOF WITH ARCHITECT AS REQUIRED PRIOR TO FINAL ROUGH-IN.

(#) SHEET NOTES

1. PV MODULE OF SLOPED ROOF.
2. RUN PV STRING WIRING. CONCEALED UNDER PV MODULES AND RACK SYSTEM TO PULL BOX(ES).
3. BOX INDICATES INVERTER NUMBER AND STRING NUMBER. FOR INVX_S THE X INDICATES THE INVERTER NUMBER AND S INDICATES THE STRING NUMBER.
4. SYMBOL REPRESENTS THE START AND END OF A PV STRING.
5. PV CONDUITS (3) 1-1/4" POWER CONDUIT(S). ROUTE POWER CONDUIT(S) FROM ROOF TO PV INVERTERS LOCATED IN ELECTRIC ROOM. REFER TO E4.12 FOR ADDITIONAL INFORMATION.

KEY PLAN

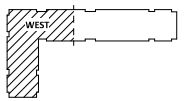


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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

252

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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ROOF PLAN - PV - WEST

E2.21

GENERAL NOTES

A. COORDINATE EXACT LOCATIONS OF ALL ARCHITECTURAL, MECHANICAL AND PLUMBING EQUIPMENT WITH ARCHITECTURAL, MECHANICAL AND PLUMBING UNIRAC DRAWINGS.

B. REFER TO SINGLE LINE DIAGRAM(S) FOR ALL WIRING SIZES, QUANTITIES AND MORE INFORMATION.

C. ALL ROOFTOP CONDUIT SHALL BE 1-1/4" UNLESS OTHERWISE NOTED.

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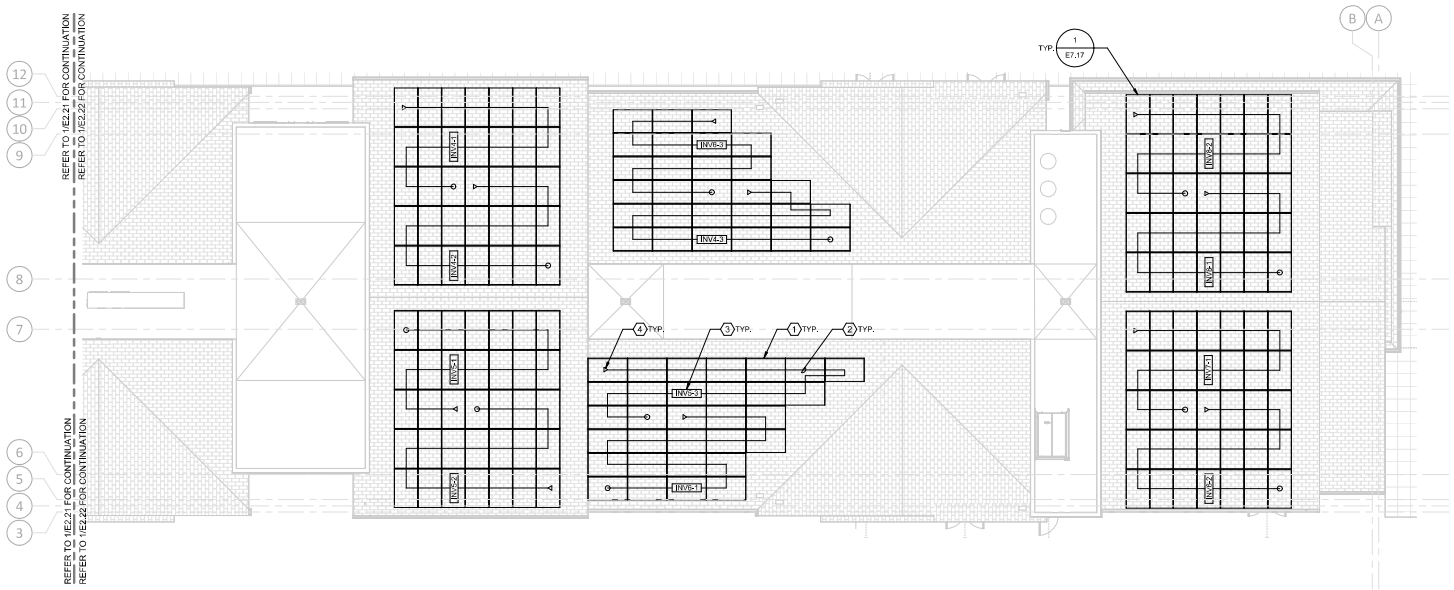
J. CONTRACTOR SHALL COORDINATE ALL PV CONDUITS ROUTED IN THE BUILDING OR UNDER THE ROOF WITH ARCHITECT AS REQUIRED PRIOR TO FINAL ROUGH-IN.

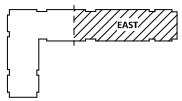
SHEET NOTES

1. PV MODULE OF SLOPED ROOF.
2. RUN PV STRING WIRING. CONCEALED UNDER PV MODULES AND RACK SYSTEM TO PULL BOX(ES).
3. BOX INDICATES INVERTER NUMBER AND STRING NUMBER. FOR INVX_S THE X INDICATES THE INVERTER NUMBER AND S INDICATES THE STRING NUMBER.
4. SYMBOL REPRESENTS THE START AND END OF A PV STRING.



1 ROOF PLAN - PV - EAST
1/8" = 1'-0"

KEY PLAN



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253

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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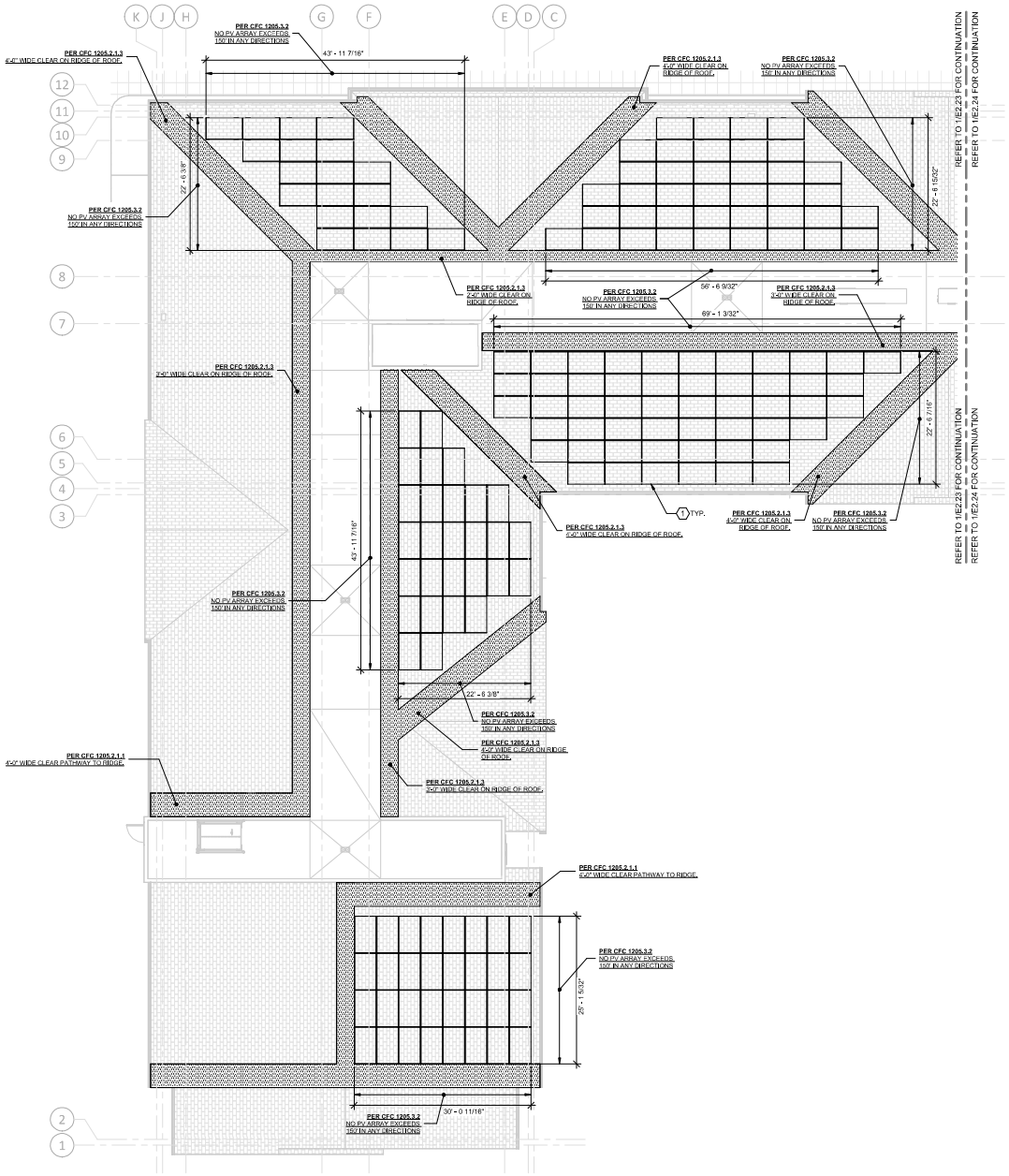
ROOF PLAN - PV - EAST

E2.22



1 ROOF PLAN - PV PATHWAY - WEST
1/8" = 1'-0"

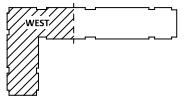
GENERAL NOTES

A. THIS SHEET IS SHOWN FOR REFERENCE ONLY.

SHEET NOTES

1. PV MODULE MOUNTED ON SLOPED ROOF.

KEY PLAN



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ROOF PLAN - PV PATHWAY - WEST

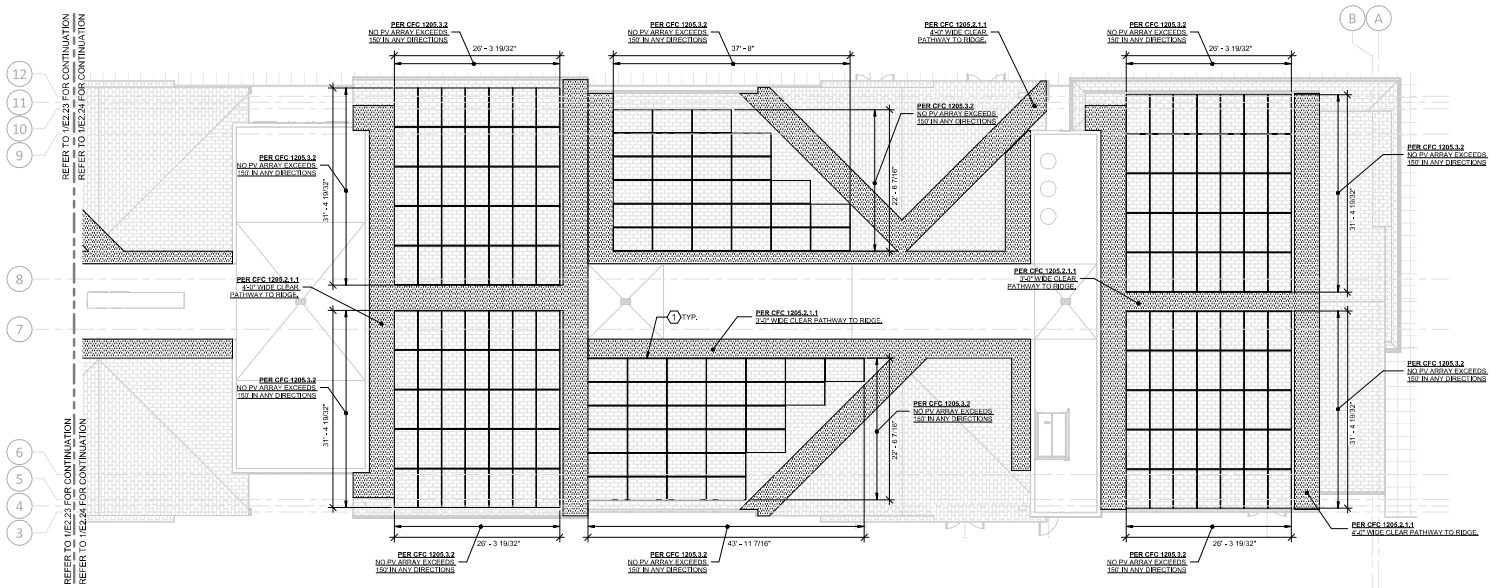
E2.23

GENERAL NOTES

A. THIS SHEET IS SHOWN FOR REFERENCE ONLY.

SHEET NOTES

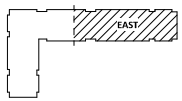
1. PV MODULE MOUNTED ON SLOPED ROOF.



1 ROOF PLAN - PV PATHWAY - EAST
1/8" = 1'-0"

N

KEY PLAN



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DEVELOPMENT FOR:
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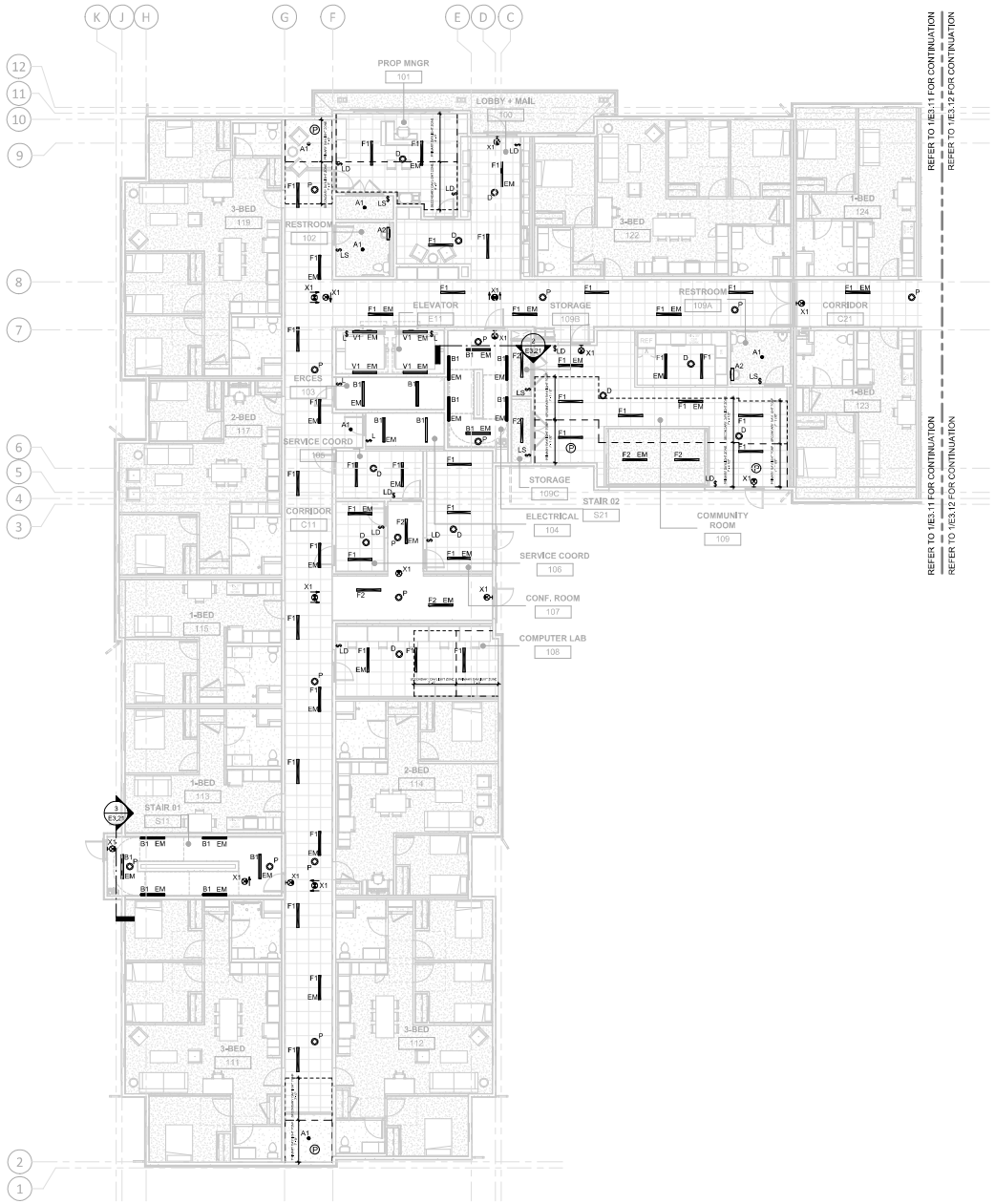
ROOF PLAN - PV PATHWAY - EAST

E2.24



1 FIRST FLOOR PLAN - LIGHTING - WEST
1/8" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. SEE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT OF LIGHT FIXTURES, EXPOSED CONTROL DEVICES, AND LIGHT SWITCHES. VERIFY CEILING TYPE WITH ARCHITECTURAL DOCUMENTS AND COORDINATE TRIMS. PROVIDE THE NECESSARY FIXTURE MOUNTING HARDWARE. COORDINATE FIXTURE TYPES WITH MOUNTING SURFACE PRIOR TO ORDERING.

D. PROVIDE SINGLE PLATE WALL COVER FOR MULTIPLE SWITCHES.

E. PROVIDE UL LISTED FIRE STOP ENCLOSURE WHERE LIGHT FIXTURE OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

F. EXIT SIGNS SHALL BE UNSWITCHED. CONNECT EXIT SIGNS TO EMERGENCY LIGHTING INVERTER CIRCUIT.

G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

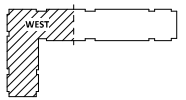
(#) SHEET NOTES

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1:	8'-5" AFF, UON.
A2:	7'-6" AFF, UON.
B1:	8'-0" AFF, UON.
B1 (STAIRS):	SEE SHEET E3.21.
F1:	8'-0" AFF, UON.
F2:	8'-4" AFF, UON.
V1:	7'-9" AFF, UON.

KEY PLAN



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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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FIRST FLOOR PLAN - LIGHTING - WEST

E3.11

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. SEE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT OF LIGHT FIXTURES, EXPOSED CONTROL DEVICES, AND LIGHT SWITCHES. VERIFY CEILING TYPE WITH ARCHITECTURAL DOCUMENTS AND COORDINATE TRIMS. PROVIDE THE NECESSARY FIXTURE MOUNTING HARDWARE. COORDINATE FIXTURE TYPES WITH MOUNTING SURFACE PRIOR TO ORDERING.

D. PROVIDE SINGLE PLATE WALL COVER FOR MULTIPLE SWITCHES.

E. PROVIDE UL LISTED FIRE STOP ENCLOSURE WHERE LIGHT FIXTURE OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

F. EXIT SIGNS SHALL BE UNSWITCHED. CONNECT EXIT SIGNS TO EMERGENCY LIGHTING INVERTER CIRCUIT.

G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

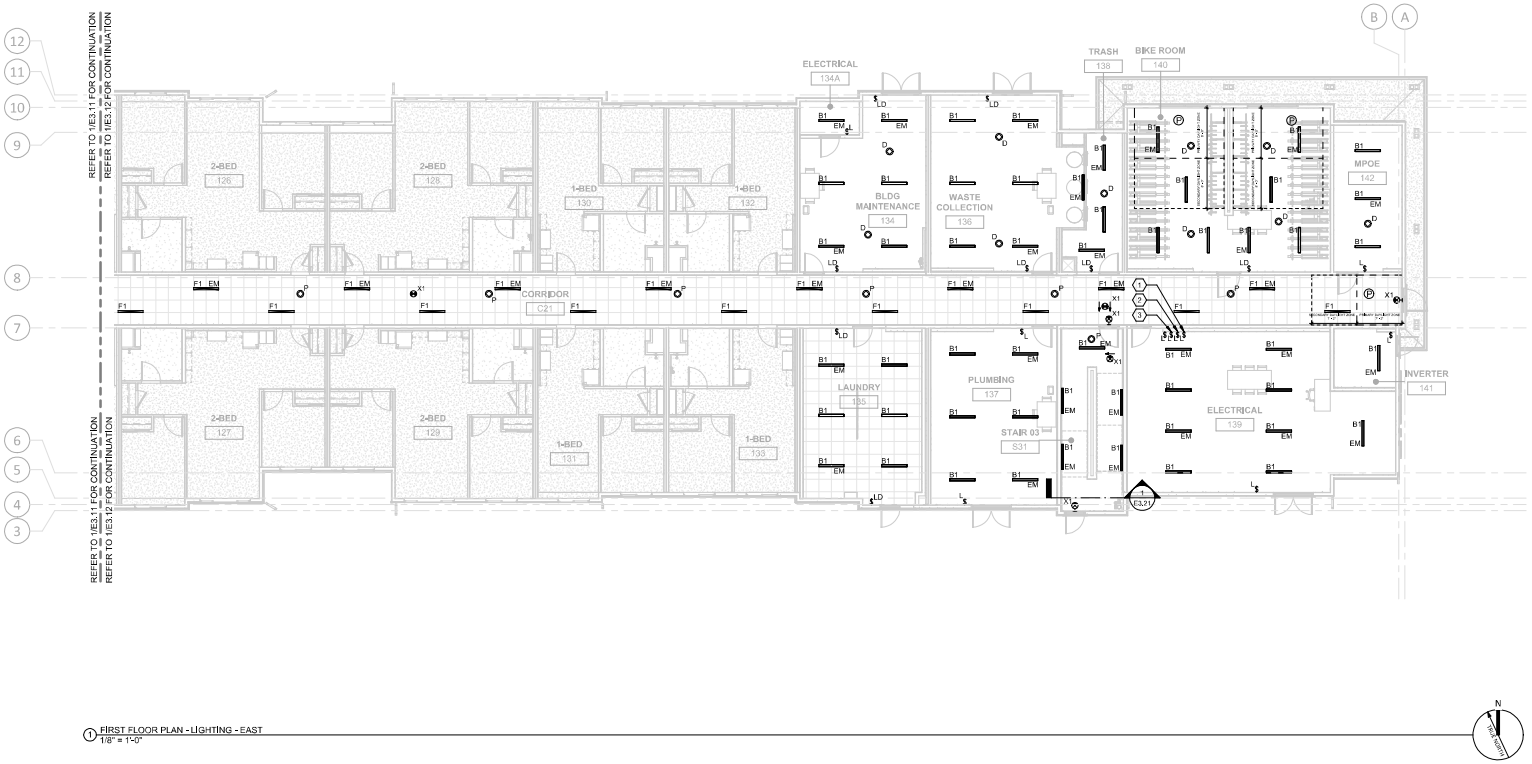
SHEET NOTES

1. MASTER OVERRIDE SWITCH FOR CORRIDORS.
2. MASTER OVERRIDE SWITCH FOR STAIRS.
3. MASTER OVERRIDE SWITCH FOR OUTDOOR LIGHTING.

LUMINAIRE HEIGHTS

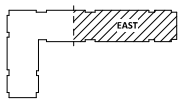
MEASURED FROM BOTTOM OF LUMINAIRE.

B1: VARIES BETWEEN 7'-9" AFF TO 8'-6" AFF. SEE ARCHITECTURAL DRAWINGS FOR CEILING HEIGHTS.
B1 (STAIRS): SEE SHEET E3.21.
F1: 8'-0" AFF, UON.



1 FIRST FLOOR PLAN - LIGHTING - EAST
1/8" = 1'-0"

KEY PLAN



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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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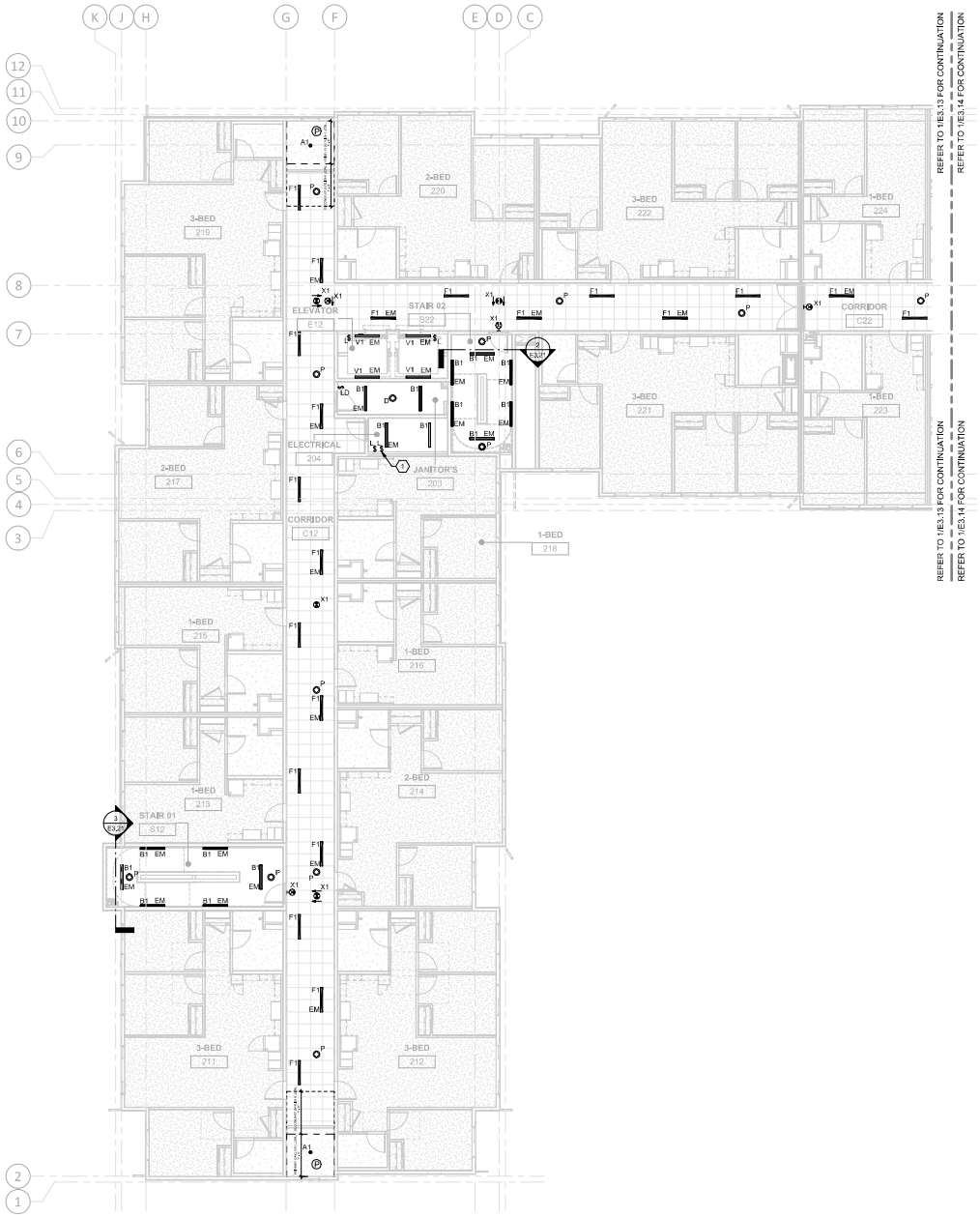
FIRST FLOOR PLAN - LIGHTING - EAST

E3.12



1 SECOND FLOOR PLAN - LIGHTING - WEST
1/8" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

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E. PROVIDE UL LISTED FIRE STOP ENCLOSURE WHERE LIGHT FIXTURE OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

F. EXIT SIGNS SHALL BE UNSWITCHED. CONNECT EXIT SIGNS TO EMERGENCY LIGHTING INVERTER CIRCUIT.

G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

SHEET NOTES

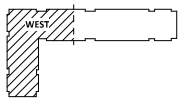
1. MASTER OVERRIDE SWITCH FOR CORRIDORS.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1:	7'-8" AFF. UON.
B1:	8'-8" AFF. UON.
B1 (STAIRS):	SEE SHEET E3.21.
F1:	8'-0" AFF. UON.
V1:	7'-9" AFF. UON.

KEY PLAN



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DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

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SECOND FLOOR PLAN - LIGHTING - WEST

E3.13

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

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G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

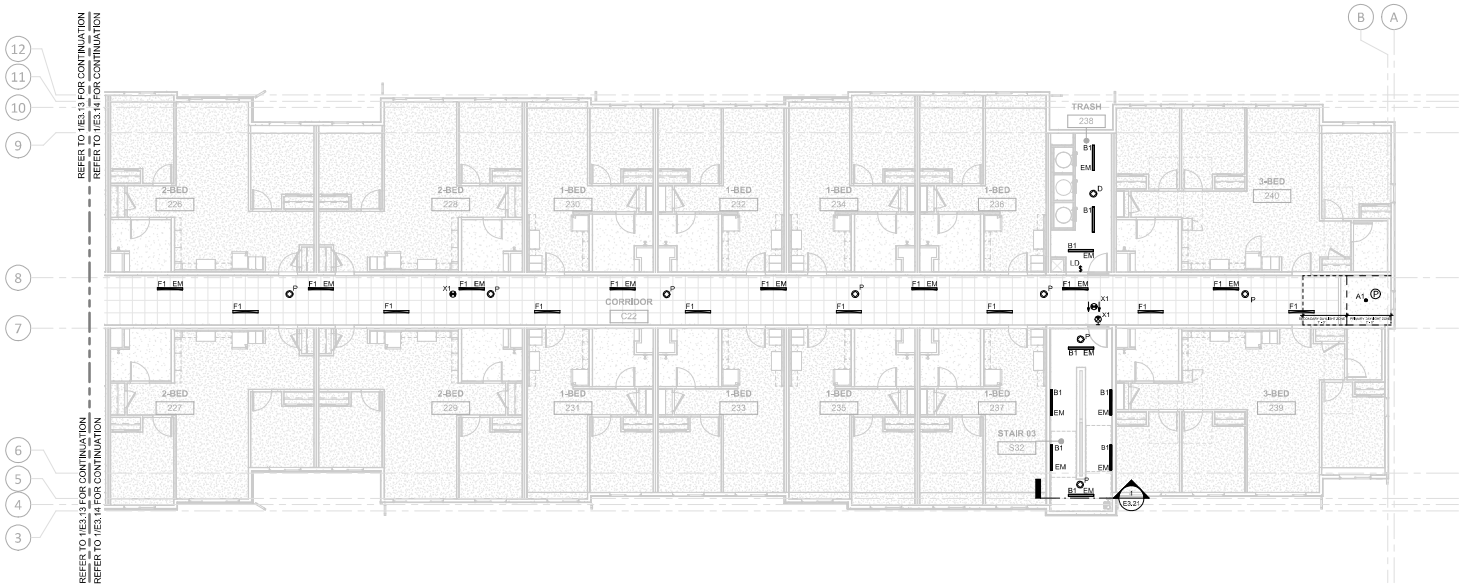
I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

(#) SHEET NOTES

LUMINAIRE HEIGHTS

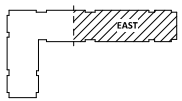
MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 7'-8" AFF. UON.
B1: 8'-6" AFF. UON.
B1 (STAIRS): SEE SHEET E3.21.
F1: 8'-0" AFF. UON.



1 SECOND FLOOR PLAN - LIGHTING - EAST
1/8" = 1'-0"

KEY PLAN



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STAMP:

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7TH & BROMMER AFFORDABLE HOUSING

259

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
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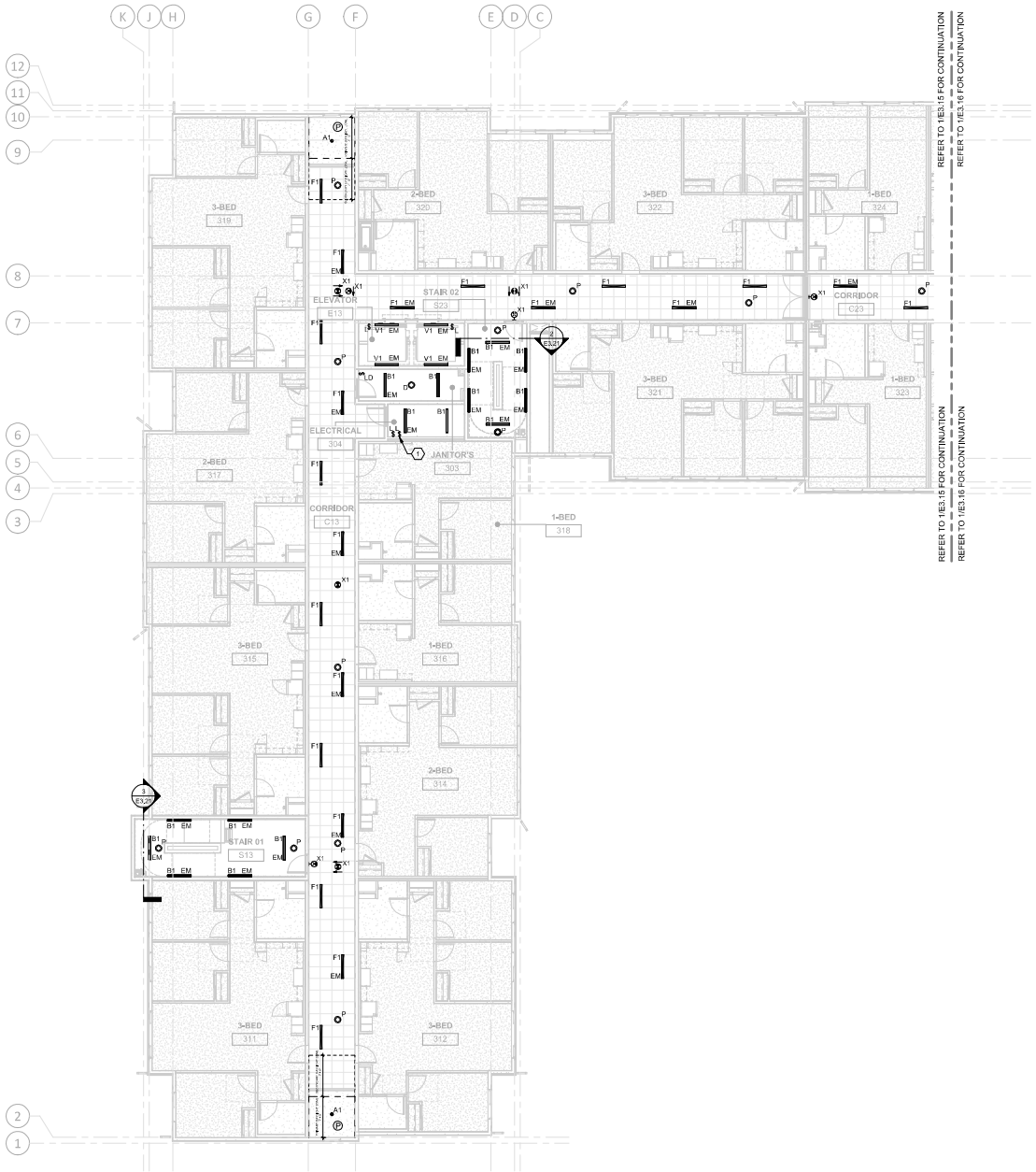
SECOND FLOOR PLAN - LIGHTING - EAST

E3.14



1 THIRD FLOOR PLAN - LIGHTING - WEST
1/8" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. SEE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT OF LIGHT FIXTURES, EXPOSED CONTROL DEVICES, AND LIGHT SWITCHES. VERIFY CEILING TYPE WITH ARCHITECTURAL DOCUMENTS AND COORDINATE TRIMS. PROVIDE THE NECESSARY FIXTURE MOUNTING HARDWARE. COORDINATE FIXTURE TYPES WITH MOUNTING SURFACE PRIOR TO ORDERING.

D. PROVIDE SINGLE PLATE WALL COVER FOR MULTIPLE SWITCHES.

E. PROVIDE UL LISTED FIRE STOP ENCLOSURE WHERE LIGHT FIXTURE OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

F. EXIT SIGNS SHALL BE UNSWITCHED. CONNECT EXIT SIGNS TO EMERGENCY LIGHTING INVERTER CIRCUIT.

G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

SHEET NOTES

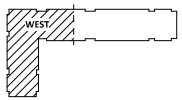
1. MASTER OVERRIDE SWITCH FOR CORRIDORS.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 7'-8" AFF, UON.
B1: 8'-0" AFF, UON.
B1 (STAIRS): SEE SHEET E3.21.
F1: 8'-0" AFF, UON.
V1: 7'-9" AFF, UON.

KEY PLAN



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THIRD FLOOR PLAN - LIGHTING - WEST

E3.15

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

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D. PROVIDE SINGLE PLATE WALL COVER FOR MULTIPLE SWITCHES.

E. PROVIDE UL LISTED FIRE STOP ENCLOSURE WHERE LIGHT FIXTURE OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

F. EXIT SIGNS SHALL BE UNSWITCHED. CONNECT EXIT SIGNS TO EMERGENCY LIGHTING INVERTER CIRCUIT.

G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

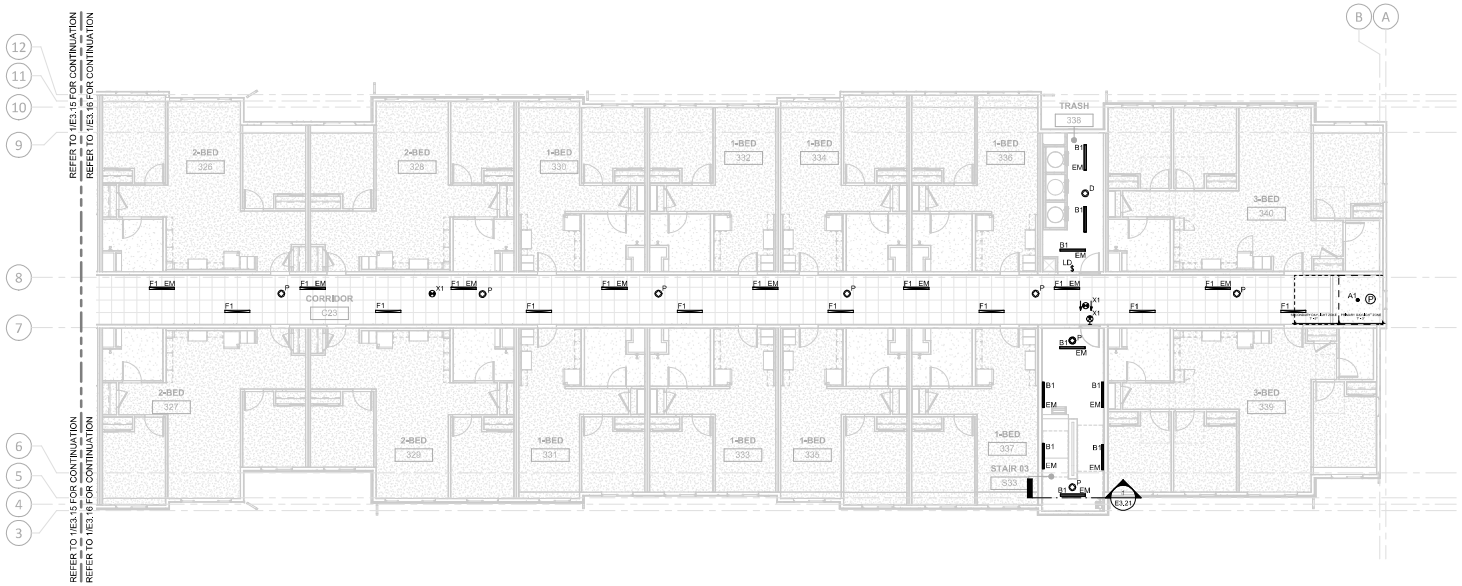
I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

(#) SHEET NOTES

LUMINAIRE HEIGHTS

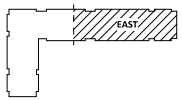
MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 7'-8" AFF. UON.
B1: 8'-6" AFF. UON.
B1 (STAIRS): SEE SHEET E3.21.
F1: 8'-0" AFF. UON.



1 THIRD FLOOR PLAN - LIGHTING - EAST
1/8" = 1'-0"

KEY PLAN



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DEVELOPMENT FOR:
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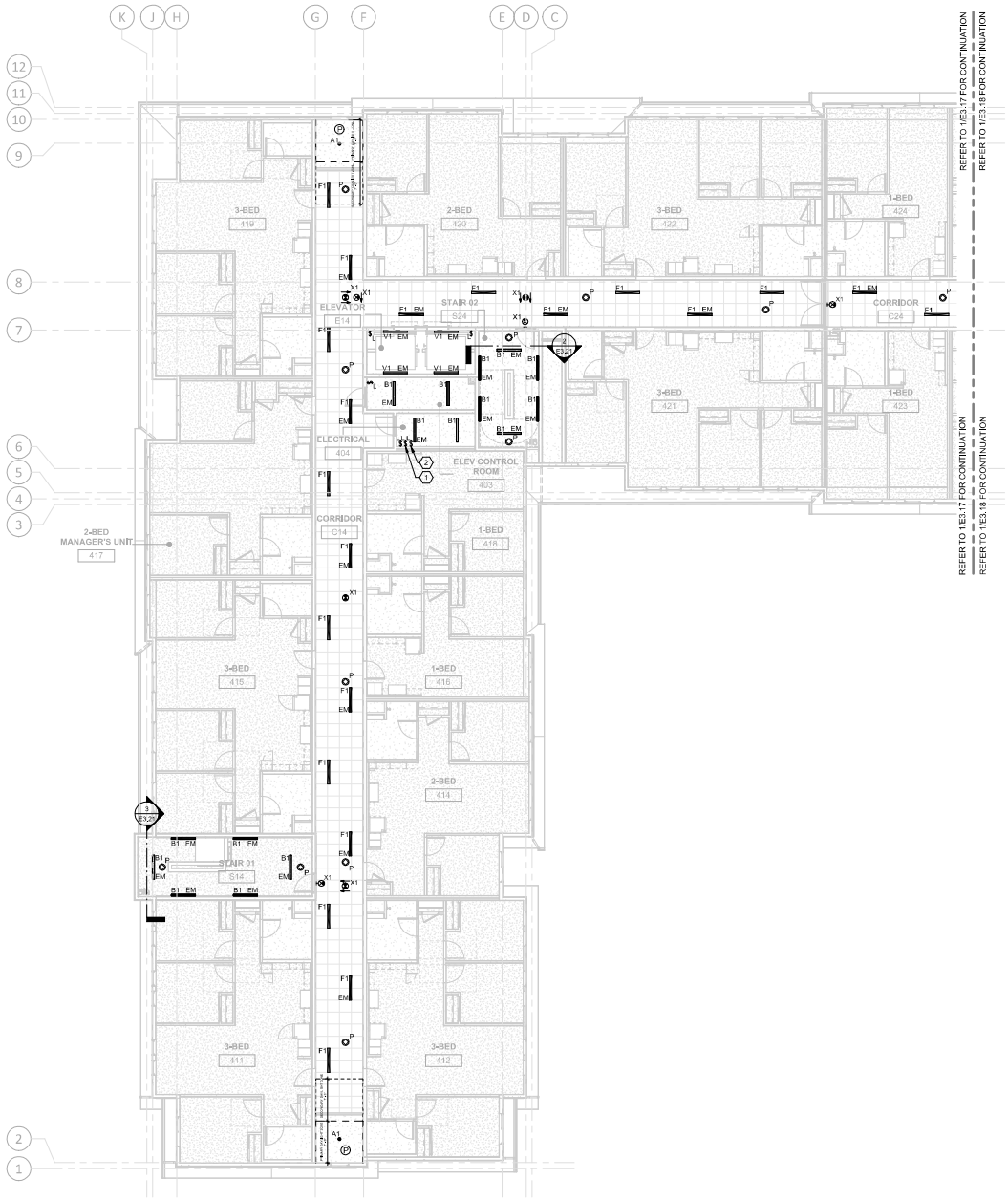
THIRD FLOOR PLAN - LIGHTING - EAST

E3.16



1 FOURTH FLOOR PLAN - LIGHTING - WEST
1/8" = 1'-0"

GENERAL NOTES

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G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

SHEET NOTES

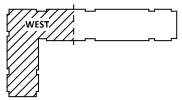
1. MASTER OVERRIDE SWITCH FOR CORRIDORS.
2. MASTER OVERRIDE SWITCH FOR ROOF MECHANICAL WELL.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 7'-8" AFF. UON.
B1: 8'-6" AFF. UON.
B1 (STAIRS): SEE SHEET E3.21.
F1: 8'-0" AFF. UON.
V1: 7'-9" AFF. UON.

KEY PLAN



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DEVELOPMENT FOR:
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FOURTH FLOOR PLAN - LIGHTING - WEST

E3.17

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

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F. EXIT SIGNS SHALL BE UNSWITCHED. CONNECT EXIT SIGNS TO EMERGENCY LIGHTING INVERTER CIRCUIT.

G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

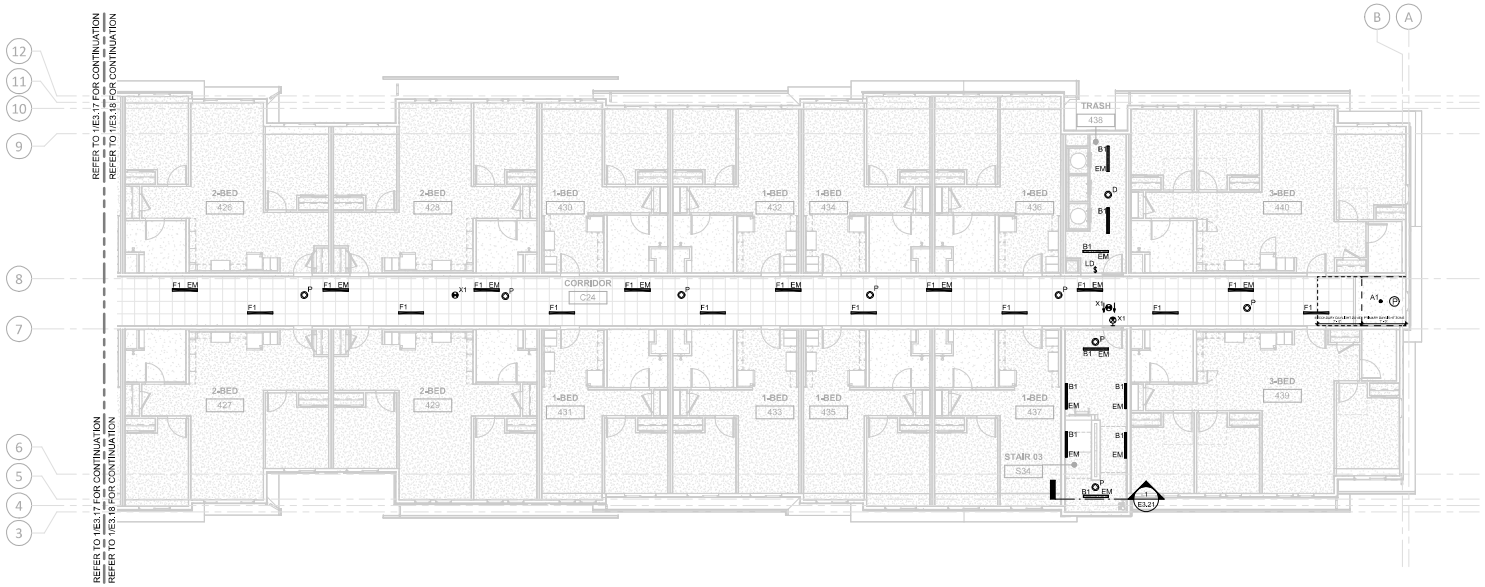
I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

(#) SHEET NOTES

LUMINAIRE HEIGHTS

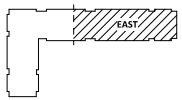
MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 7'-8" AFF. UON.
B1: 8'-6" AFF. UON.
B1 (STAIRS): SEE SHEET E3.21.
F1: 8'-0" AFF. UON.



1 FOURTH FLOOR PLAN - LIGHTING - EAST
1/8" = 1'-0"

KEY PLAN



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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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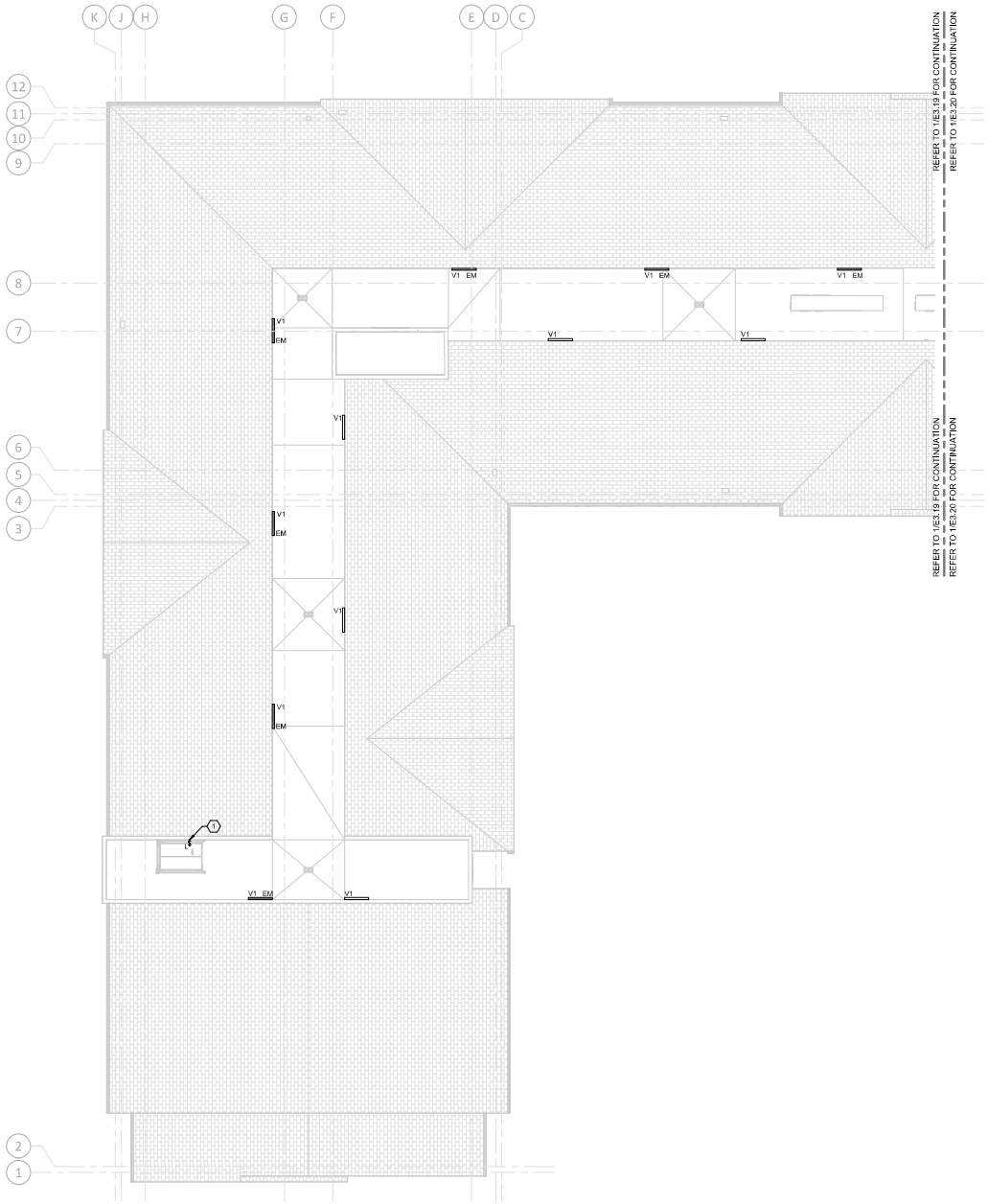
FOURTH FLOOR PLAN - LIGHTING - EAST

E3.18



1 ROOF PLAN - LIGHTING - WEST
1/8" = 1'-0"

GENERAL NOTES

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G. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

H. PROVIDE MINIMUM #10 CU FOR NORMAL LIGHTING CIRCUITS.

I. WALL MOUNT OCCUPANCY SENSORS WITH 360-DEGREE ADJUSTABLE AIM.

J. ROOFTOP CONDUIT SHALL BE 1-1/4" UNLESS OTHERWISE NOTED.

K. PULL BOXES INSTALLED ON THE ROOF SHALL BE SIZED BY THE CONTRACTOR, U.O.N. ALL PULL BOXES INSTALLED SHALL COMPLY WITH CEC AND BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.

L. SECURE CONDUIT TO SUPPORTS AT CODE REQUIRED INTERVALS.

M. ROOF PENETRATIONS MATERIALS AND CONSTRUCTION BY LICENSED ROOFING CONTRACTOR. COORDINATE ROOF PENETRATIONS AND FLASHING WITH ROOFING CONTRACTOR. SEE ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.

SHEET NOTES

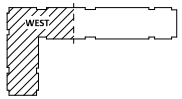
1. MASTER OVERRIDE SWITCH FOR ROOF MECHANICAL WELL.SWITCH SHALL BE LOACTED AT INTERIOR SIDE OF DOOR LEADING TO MECHANICAL WELL.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

V1: 5'-2" AFF, UON.

KEY PLAN



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DEVELOPMENT FOR:
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ROOF PLAN - LIGHTING - WEST

E3.19

GENERAL NOTES

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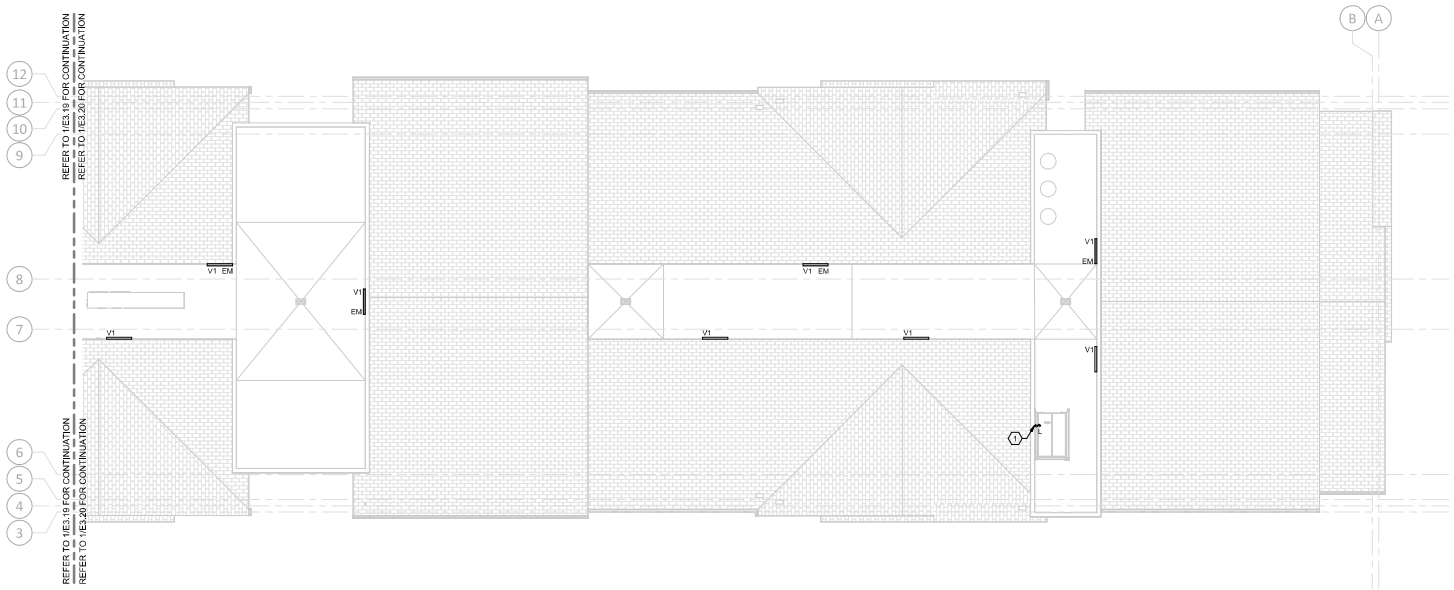
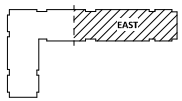


1 ROOF PLAN - LIGHTING - EAST
1/8" = 1'-0"

KEY PLAN



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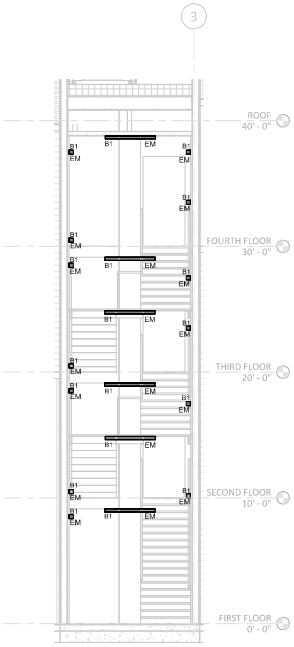
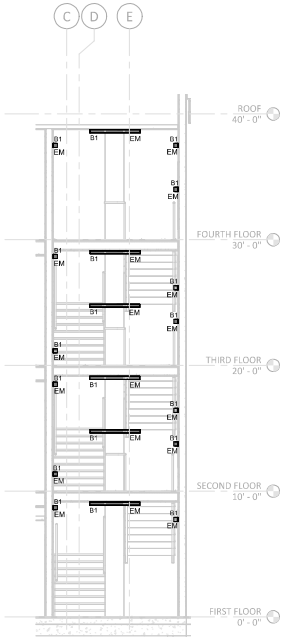
ROOF PLAN - LIGHTING - EAST

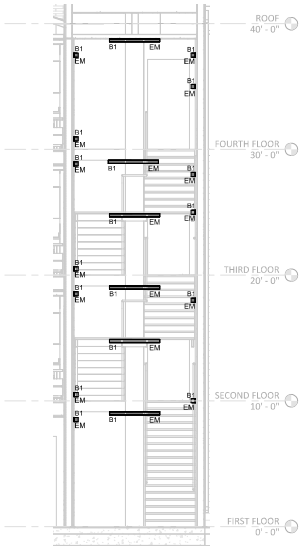
E3.20



3 STAIR 3 - WEST - LIGHTING SECTION
1/4" = 1'-0"



2 STAIR 2 - WEST - LIGHTING SECTION
1/4" = 1'-0"



1 STAIR 1 - EAST - LIGHTING SECTION
1/4" = 1'-0"

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DEVELOPMENT FOR:

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STAIR LIGHTING SECTIONS

E3.21

GENERAL NOTES

A. COORDINATE CONDUIT TRENCHING WITH OTHER DISCIPLINES TO AVOID CONFLICT. COORDINATE EXACT ROUTING OF UNDERGROUND INFRASTRUCTURE WITH CIVIL DRAWINGS. PROVIDE ADDITIONAL SPLICE / PULL BOXES AS REQUIRED IF CONDUIT BENDS EXCEED THREE 90 DEGREE BENDS (270 DEGREES TOTAL).

B. CONTRACTOR TO MAKE USE OF ALL CONSTRUCTION DOCUMENTS TO ASSIST IN LOCATING THE UNDERGROUND UTILITIES AND STRUCTURES. NO REPRESENTATION AS TO ACCURACY OR COMPLETENESS OF THE LOCATION OF THE UNDERGROUND UTILITIES OR STRUCTURES EXISTS.

C. CONTRACTOR TO EXERCISE PRECAUTIONARY MEANS INCLUDING HAND DIGGING OR VACUUM EXCAVATION TO PROTECT THE EXISTING UTILITIES AND STRUCTURES. WHERE EXACT LOCATIONS OF UTILITIES AND STRUCTURES CANNOT BE DETERMINED, HAND OR VACUUM EXCAVATION WILL BE REQUIRED.

D. INSTALLATION OF UTILITY SERVICE CONDUITS, GROUNDING, ETC., SHALL BE VERIFIED AND COORDINATED WITH UTILITY COMPANY RULES, REGULATIONS, AND STANDARDS. THE PROPOSED UTILITY SERVICE FEEDER ROUTING AND SIZE ARE SUBJECT TO UTILITY COMPANY ENGINEERING, REVIEW, AND APPROVAL. AT THE TIME OF ISSUANCE OF THESE DOCUMENTS, UTILITY COMPANY ENGINEERING HAS NOT BEEN COMPLETED. CONTRACTOR SHALL COORDINATE AND VERIFY REQUIREMENTS FOR THE PROJECT WITH UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.

E. LOCATE PULL BOXES IN PLANTERS WHEREVER POSSIBLE. COORDINATE EXACT PULL BOX LOCATIONS WITH LANDSCAPING. PROVIDE TRAFFIC LID WHERE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, INCLUDING SIDEWALKS 10'-0" OR LARGER WHERE TRUCKS MAY DRIVE ON THEM. PULL BOX ANNOTATED WITH CHRISTY BOX SIZE AS SHOWN ON PLAN. PULL BOX SIZES SHOWN ARE SIZED FOR STRAIGHT PULL ONLY AND ARE RECOMMENDATIONS AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL SIZE PER CEC ARTICLE 314. AVOID CULVERTS.

F. PROVIDE SEPARATE PULL BOXES FOR POWER AND COMMUNICATIONS CONDUIT. LABEL IN GRADE POWER PULL BOXES AS "ELECTRICAL." LABEL IN GRADE COMMUNICATIONS PULL BOXES AS "SIGNAL." SEE FIRE ALARM AND TELECOMMUNICATIONS DRAWINGS FOR ADDITIONAL SITE PATHWAY REQUIREMENTS.

G. BOX SIZES SHOWN ARE BASED ON PRELIMINARY CONDUIT LAYOUTS ASSUMED BY THE DESIGN TEAM. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING ALL IN-GRADE PULL BOXES AS REQUIRED TO MEET CODE OR FOR THEIR CONVENIENCE FOR PULLING WIRE, WHICHEVER IS LARGER.

H. PROVIDE 1" SPARE CONDUIT FOR EACH SITE RUN. SPARE CONDUIT WITH PULL STRING.

I. PROVIDE MINIMUM #10 CU FOR 20A SITE RECEPTACLES UNLESS OTHERWISE NOTED. PROVIDE MINIMUM #8 CU FOR DISTANCES GREATER THAN 275 FT.

J. PROVIDE 1"CO FOR EACH PARKING STALL SERVING FUTURE EV CHARGERS. RUN UNDERGROUND FROM ELECTRICAL ROOM WHERE PANELS V1A AND V1B ARE INSTALLED. STUB INTO NEAREST SITE PULL BOX LABELED "FEV".

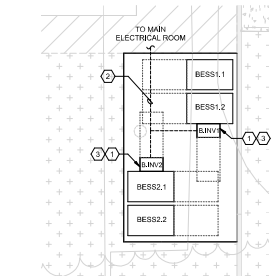
K. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE OUTDOOR RATED.

(#) SHEET NOTES

1. BJNV1 AND BJNV2 INVERTERS TO BE MOUNTED ON RESPECTIVE BESS1.1 AND BESS2.1 UNITS, BESS1.2 AND BESS2.1 UNIT ANCHORING METHOD TO BE DETERMINED BY STRUCTURAL ENGINEER.

2. THE FOLLOWING IS ROUTED TO THE BESS PRIMARY INVERTER. SEE SLD FOR DETAILS.
(N) FOUR FEEDERS FROM PVSP-A TO BESS FOR POWER.
(N) SINGLE CAT6 CABLE FROM EGAUGE CORE METER TO PRIMARY BESS FOR CONTROLS.
(N) SINGLE RS485 CABLE FROM EASTRON METER TO PRIMARY BESS FOR CONTROLS.

3. ETHERNET CABLE TO BE ROUTED IN DEDICATED CONDUIT BETWEEN BJNV1 AND BJNV2 FOR COMMUNICATIONS. SEE SINGLE LINE DIAGRAM FOR DETAIL.



1 ENLARGED PLAN - BESS OUTDOOR SITE ELECTRICAL
1/4" = 1'-0"

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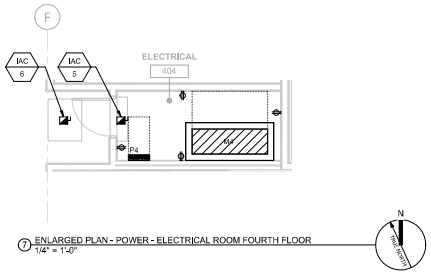
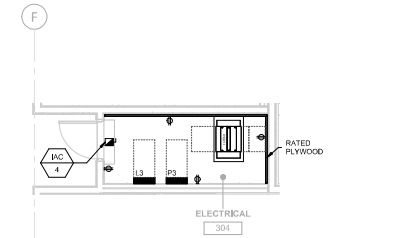
ENLARGED PLANS - SITE

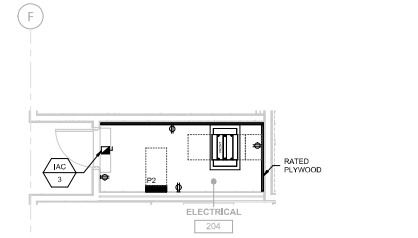
E4.11



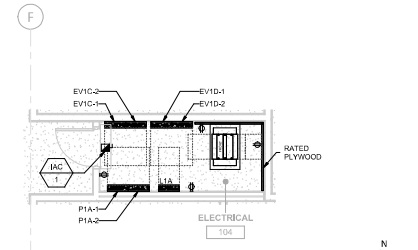
7 ENLARGED PLAN - POWER - ELECTRICAL ROOM FOURTH FLOOR
1/4" = 1'-0"



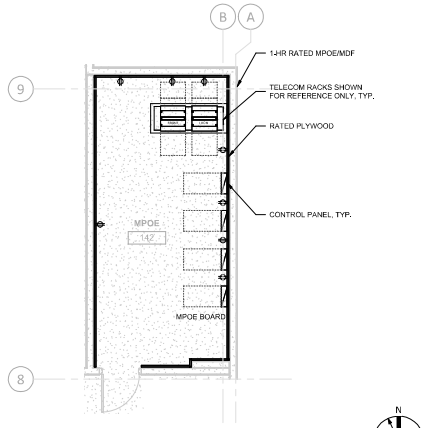
6 ENLARGED PLAN - POWER - ELECTRICAL ROOM THIRD FLOOR
1/4" = 1'-0"



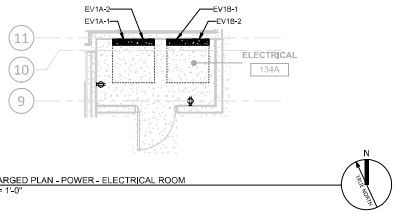
5 ENLARGED PLAN - POWER - ELECTRICAL ROOM SECOND FLOOR
1/4" = 1'-0"



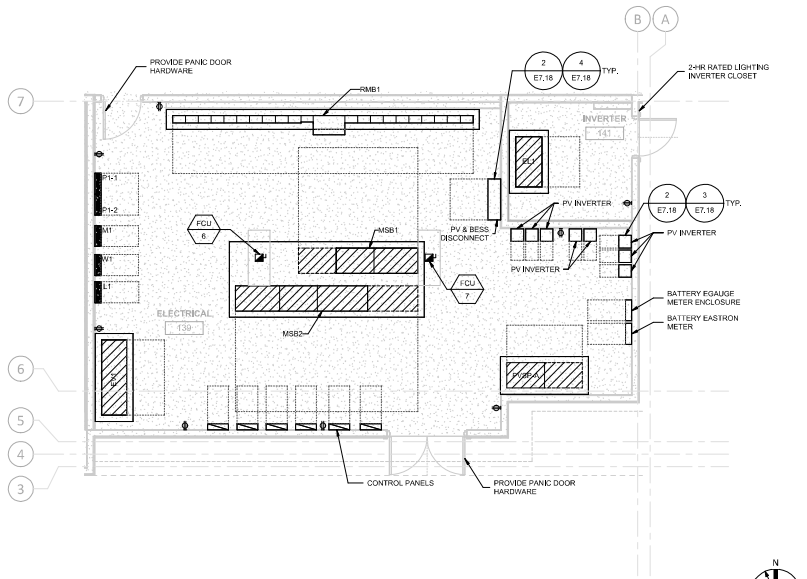
4 ENLARGED PLAN - POWER - ELECTRICAL ROOM FIRST FLOOR
1/4" = 1'-0"



3 ENLARGED PLAN - POWER - MPOE ROOM
1/4" = 1'-0"



2 ENLARGED PLAN - POWER - ELECTRICAL ROOM
1/4" = 1'-0"



1 ENLARGED PLAN - POWER - ELECTRICAL AND INVERTER ROOM
1/4" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. VERIFY FINAL EQUIPMENT LOCATIONS AND EXACT POWER REQUIREMENTS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS PRIOR TO FINAL ROUGH-IN.

D. PROVIDE RECEPTACLES, CORDS, CONNECTIONS, FUSED DISCONNECT SWITCH OR DISCONNECTING MEANS AS REQUIRED PER CEC AND MANUFACTURER'S SPECIFICATION AND INSTALLATION MANUAL.

E. INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDES. PROVIDE MOUNTING HARDWARE AND NECESSARY COMPONENTS FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.

F. REFER TO SINGLE LINE DIAGRAM AND EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.

G. PROVIDE UL LISTED FIRE STOP OR ENCLOSURE WHERE EQUIPMENT OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

H. PROVIDE TAMPER RESISTANT RECEPTACLES PER CEC 406.12(6).

I. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

J. WHERE EQUIPMENT IS RATED 800A OR MORE AND CONTAINS OVERCURRENT DEVICES, SWITCHING DEVICES, OR CONTROL DEVICES, PERSONNEL DOOR(S) INTENDED FOR EGRESS SHALL BE EQUIPPED WITH LISTED PANIC HARDWARE PER CEC 110.26(C)(3). PERSONNEL DOOR(S) SHALL OPEN IN DIRECTION OF EGRESS AND BE LOCATED LESS THAN 25FT FROM NEAREST EDGE OF THE WORKING SPACE.

K. LOW CEILING HEIGHTS IN UTILITY ROOMS HAVE LIMITED WORKING CLEARANCE ABOVE DISTRIBUTION EQUIPMENT. PROVIDE A TOP HAT WIRING TROUGH RACEWAY ENCLOSURE ABOVE DISTRIBUTION EQUIPMENT WHERE NECESSARY TO ALLOW EXTRA SLACK AS REQUIRED FOR ROUTING.

(#) SHEET NOTES

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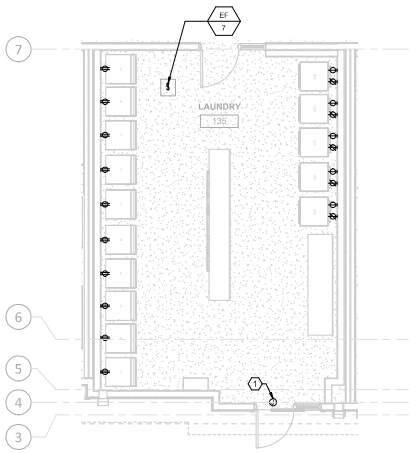
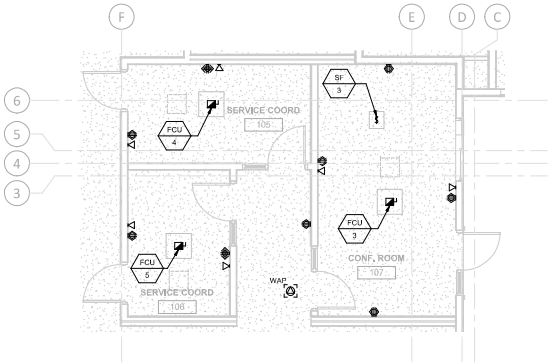
ENLARGED PLANS

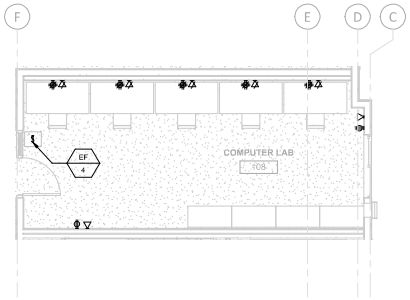
E4.12



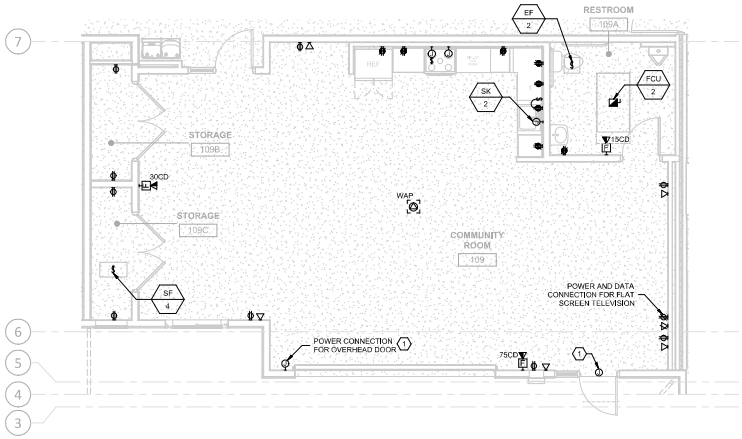
5 FIRST FLOOR PLAN - POWER - LAUNDRY
1/4" = 1'-0"



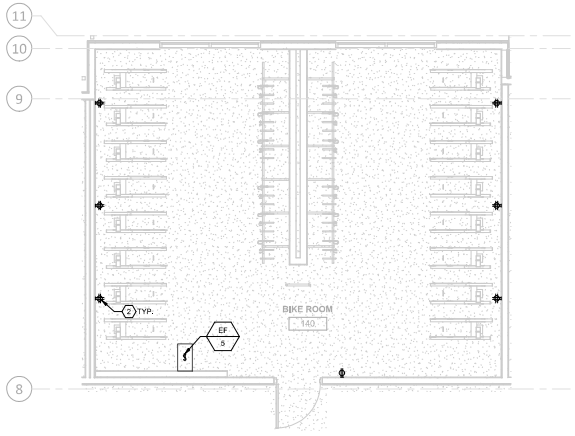
3 FIRST FLOOR PLAN - POWER - SERVICE COORD
1/4" = 1'-0"



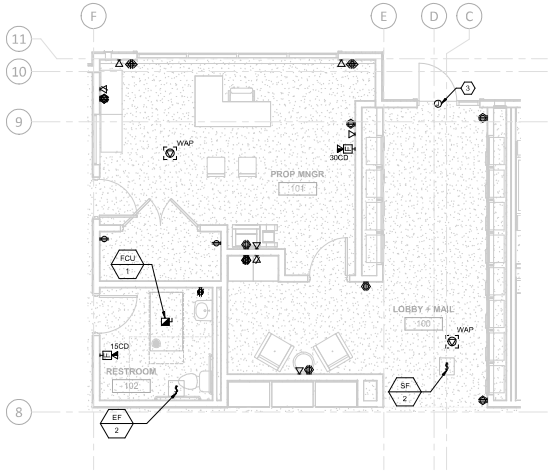
5 FIRST FLOOR PLAN - POWER - COMPUTER LAB
1/4" = 1'-0"



2 ENLARGED PLAN - POWER - COMMUNITY ROOM
1/4" = 1'-0"



4 ENLARGED PLAN - POWER - BIKE ROOM
1/4" = 1'-0"



1 ENLARGED PLAN - POWER - LOBBY + MAIL AND PROP MNGR
1/4" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED WHEREVER POSSIBLE. PROVIDE UNISTRUT AND CONDUIT SUPPORTS AS REQUIRED.

B. PAINT EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS, UNLESS OTHERWISE NOTED.

C. VERIFY FINAL EQUIPMENT LOCATIONS AND EXACT POWER REQUIREMENTS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS PRIOR TO FINAL ROUGH-IN.

D. PROVIDE RECEPTACLES, CORDS, CONNECTIONS, FUSED DISCONNECT SWITCH OR DISCONNECTING MEANS AS REQUIRED PER CEC AND MANUFACTURER'S SPECIFICATION AND INSTALLATION MANUAL.

E. INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDES. PROVIDE MOUNTING HARDWARE AND NECESSARY COMPONENTS FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.

F. REFER TO SINGLE LINE DIAGRAM AND EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.

G. PROVIDE UL LISTED FIRE STOP OR ENCLOSURE WHERE EQUIPMENT OR DEVICE IS RECESSED IN RATED WALLS OR CEILINGS. PROVIDE UL LISTED FIRE STOP WHERE CONDUITS PENETRATE THROUGH RATED WALLS OR CEILINGS.

H. PROVIDE TAMPER RESISTANT RECEPTACLES PER CEC 406.12(6).

I. PROVIDE MINIMUM #10 CU FOR DISTANCES GREATER THAN 100 FT.

J. PROVIDE GFCI BREAKERS FOR KITCHEN AND LAUNDRY APPLIANCES THAT ARE HARD-WIRED AND NOT PLUGGED DIRECTLY TO GFCI RECEPTACLE FOR GFCI PROTECTION.

SHEET NOTES

1. PROVIDE A POWER CONNECTION TO THE OVERHEAD DOOR OPENER PER THE MANUFACTURE'S SPECIFICATIONS AND INSTALLATION GUIDE. COORDINATE EXACT LOCATION OF OVERHEAD DOOR OPENER WITH ARCHITECT AND MANUFACTURER PRIOR TO FINAL ROUGH-IN. CONTRACTOR SHALL ALSO PROVIDE CONTROLS TO THE OVERHEAD DOOR OPENER PER THE ARCHITECTS AND OWNER'S REQUIREMENTS AND PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.
2. ALL RECEPTACLES IN THE BIKE ROOM SHALL BE CIRCUITED THROUGH A TIME SWITCH. COORDINATE EXACT LOCATION OF THE TIME SWITCH AND THE EXACT REQUIREMENTS FOR TIME SWITCH AND RECEPTACLES IN THE BIKE ROOM WITH THE ARCHITECT AND OWNER PRIOR TO FINAL ROUGH-IN OF RECEPTACLES IN THE BIKE ROOM.
3. PROVIDE 120V POWER AND J-BOX FOR AUTO DOOR OPENER.

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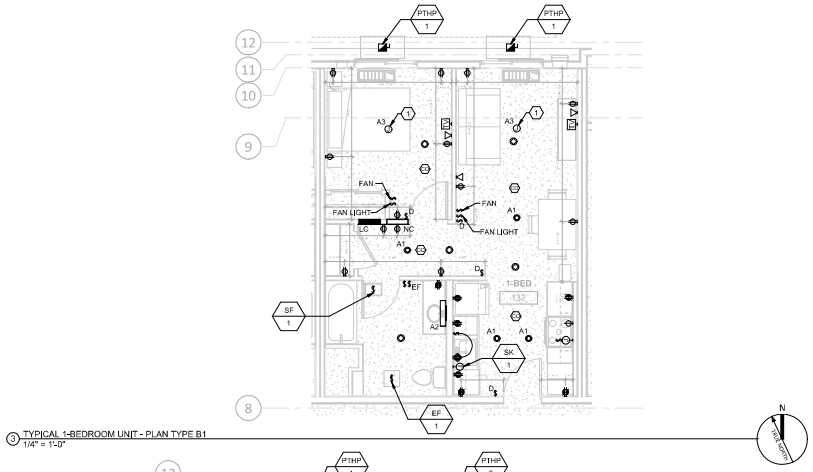
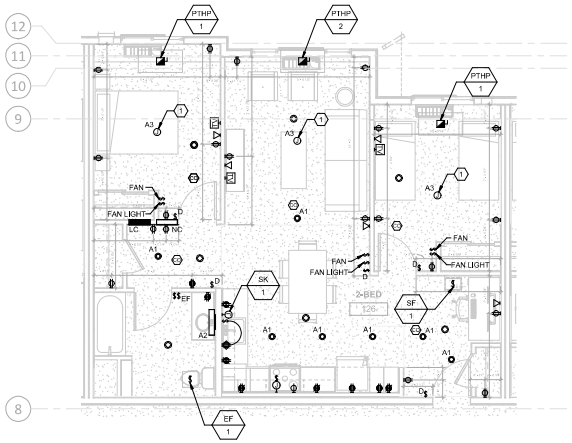
ENLARGED PLANS

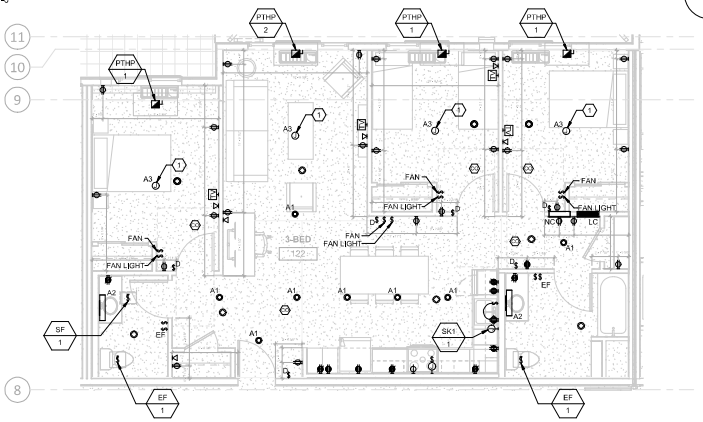
E4.13



3 TYPICAL 1-BEDROOM UNIT - PLAN TYPE B1
1/4" = 1'-0"



2 TYPICAL 2-BEDROOM UNIT - PLAN TYPE C1
1/4" = 1'-0"



1 TYPICAL 3-BEDROOM UNIT - PLAN TYPE D1
1/4" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED.

B. FOR LIVING AREAS INCLUDING BEDROOMS AND LIVING ROOMS, CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AND TAMPER-RESISTANT RECEPTACLES AND/OR CIRCUIT BREAKERS.

C. PROVIDE GFCI BREAKERS FOR KITCHEN AND LAUNDRY APPLIANCES THAT ARE HARD-WIRED AND NOT PLUGGED DIRECTLY TO GFCI RECEPTACLE FOR GFCI PROTECTION.

D. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN UNITS SHALL BE HARD WIRED TO A SPARE 20A/1P CIRCUIT IN THE LOCAL PANELBOARD WITHIN EACH UNIT AND SHALL BE PROVIDED WITH BATTERY BACKUP. SMOKE ALARMS SHALL BE UL 217 LISTED AND CO ALARMS SHALL BE UL 2034 LISTED. ACTIVATION OF ONE ALARM WITHIN THE UNIT SHALL ACTIVATE SOUNDERS FOR ALL THE DEVICES WITHIN THAT UNIT. ALARM DEVICES SHALL BE PROVIDED WITH LOW FREQUENCY SOUNDER BASES.

(#) SHEET NOTES

1. PROVIDE HARDWIRED SWITCHES FOR THE CEILING FAN AND LIGHT. PROVIDE ONE WALL SWITCH FOR FAN AND SECOND WALL SWITCH FOR THE LIGHT.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 8'-5" AFF, UON.
A2: 7'-0" AFF, UON.
A3: 8'-5" AFF, UON.

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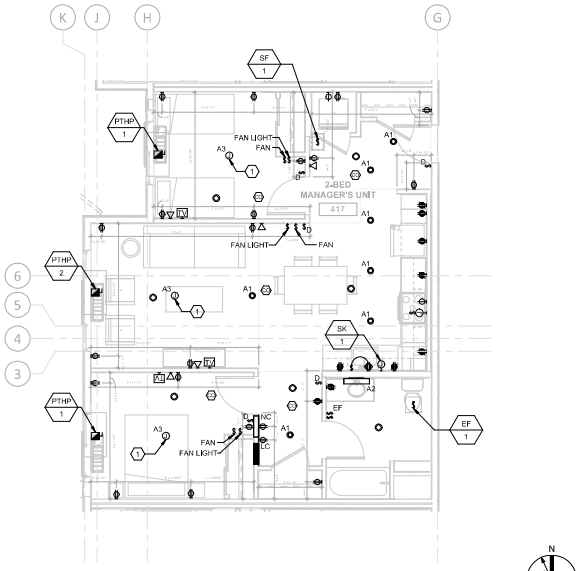
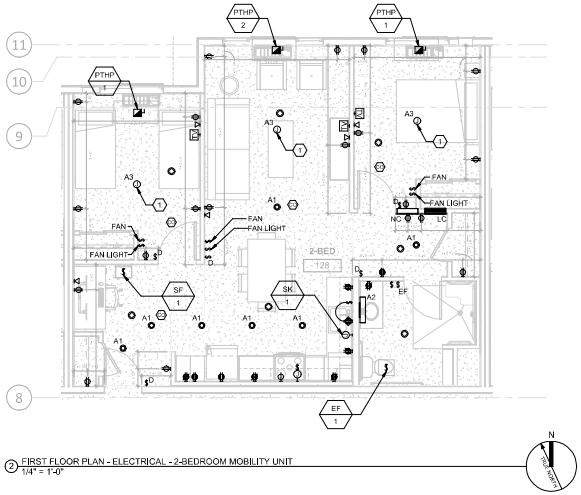
ENLARGED PLANS

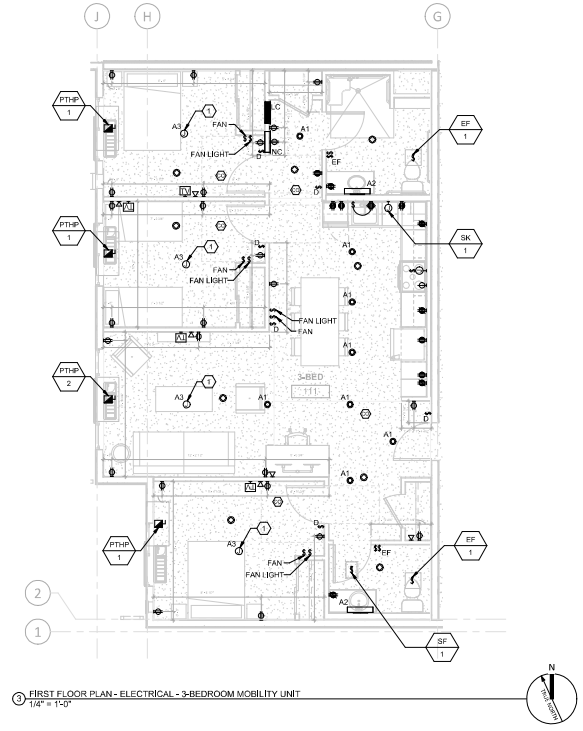
E4.14



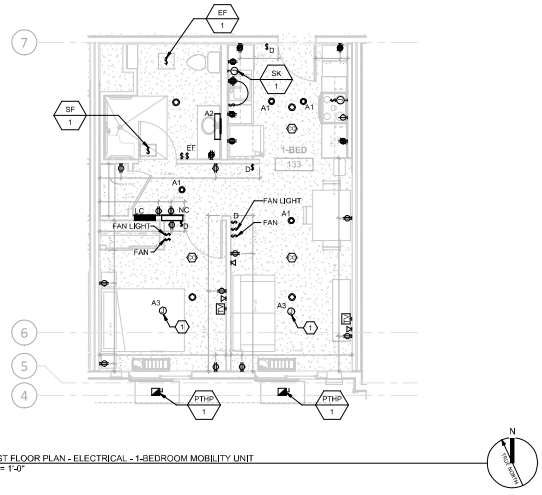
4 FOURTH FLOOR PLAN - ELECTRICAL - 2-BEDROOM MANAGER'S UNIT
1/4" = 1'-0"



2 FIRST FLOOR PLAN - ELECTRICAL - 2-BEDROOM MOBILITY UNIT
1/4" = 1'-0"



3 FIRST FLOOR PLAN - ELECTRICAL - 3-BEDROOM MOBILITY UNIT
1/4" = 1'-0"



1 FIRST FLOOR PLAN - ELECTRICAL - 1-BEDROOM MOBILITY UNIT
1/4" = 1'-0"

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED.

B. FOR LIVING AREAS INCLUDING BEDROOMS AND LIVING ROOMS, CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AND TAMPER-RESISTANT RECEPTACLES AND/OR CIRCUIT BREAKERS.

C. PROVIDE GFCI BREAKERS FOR KITCHEN AND LAUNDRY APPLIANCES THAT ARE HARD-WIRED AND NOT PLUGGED DIRECTLY TO GFCI RECEPTACLE FOR GFCI PROTECTION.

D. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN UNITS SHALL BE HARD WIRED TO A SPARE 20A/1P CIRCUIT IN THE LOCAL PANELBOARD WITHIN EACH UNIT AND SHALL BE PROVIDED WITH BATTERY BACKUP. SMOKE ALARMS SHALL BE UL 217 LISTED AND CO ALARMS SHALL BE UL 2034 LISTED. ACTIVATION OF ONE ALARM WITHIN THE UNIT SHALL ACTIVATE SOUNDERS FOR ALL THE DEVICES WITHIN THAT UNIT. ALARM DEVICES SHALL BE PROVIDED WITH LOW FREQUENCY SOUNDER BASES.

(#) SHEET NOTES

1. PROVIDE HARDWIRED SWITCHES FOR THE CEILING FAN AND LIGHT. PROVIDE ONE WALL SWITCH FOR FAN AND SECOND WALL SWITCH FOR THE LIGHT.

LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 8'-5" AFF, UON.
A2: 7'-0" AFF, UON.
A3: 8'-5" AFF, UON.

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CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

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08.28.2026

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CHECKED BY:	Checker

ENLARGED PLANS

E4.15

GENERAL NOTES

A. IN FINISHED INTERIOR AREAS, RUN CONDUITS CONCEALED.

B. FOR LIVING AREAS INCLUDING BEDROOMS AND LIVING ROOMS, CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AND TAMPER-RESISTANT RECEPTACLES AND/OR CIRCUIT BREAKERS.

C. PROVIDE GFCI BREAKERS FOR KITCHEN AND LAUNDRY APPLIANCES THAT ARE HARD-WIRED AND NOT PLUGGED DIRECTLY TO GFCI RECEPTACLE FOR GFCI PROTECTION.

D. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN UNITS SHALL BE HARD WIRED TO A SPARE 20A/1P CIRCUIT IN THE LOCAL PANELBOARD WITHIN EACH UNIT AND SHALL BE PROVIDED WITH BATTERY BACKUP. SMOKE ALARMS SHALL BE UL 217 LISTED AND CO ALARMS SHALL BE UL 2034 LISTED. ACTIVATION OF ONE ALARM WITHIN THE UNIT SHALL ACTIVATE SOUNDERS FOR ALL THE DEVICES WITHIN THAT UNIT. ALARM DEVICES SHALL BE PROVIDED WITH LOW FREQUENCY SOUNDER BASES.

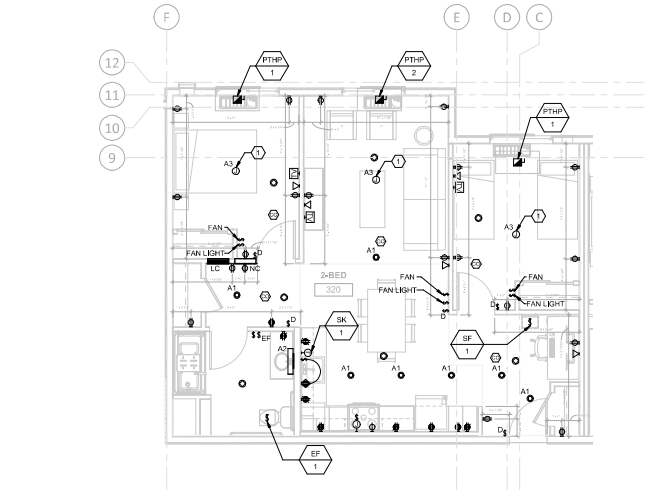
SHEET NOTES

1. PROVIDE HARDWIRED SWITCHES FOR THE CEILING FAN AND LIGHT. PROVIDE ONE WALL SWITCH FOR FAN AND SECOND WALL SWITCH FOR THE LIGHT.

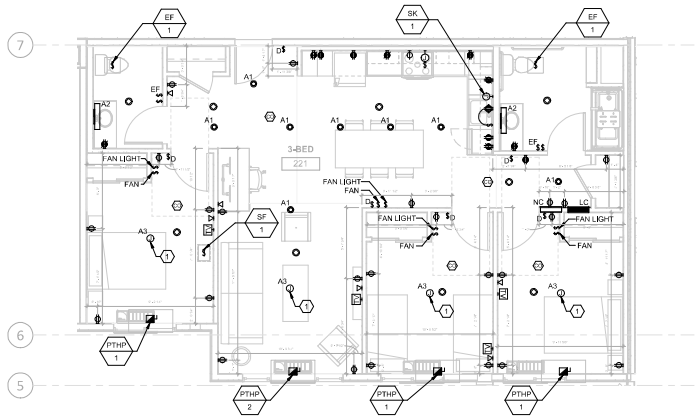
LUMINAIRE HEIGHTS

MEASURED FROM BOTTOM OF LUMINAIRE.

A1: 8'-5" AFF, UON.
A2: 7'-0" AFF, UON.
A3: 8'-5" AFF, UON.



2 THIRD FLOOR PLAN - ELECTRICAL - 2-BEDROOM MOBILITY UNIT
1/4" = 1'-0"



1 SECOND FLOOR PLAN - ELECTRICAL - 3-BEDROOM MOBILITY UNIT
1/4" = 1'-0"

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ENLARGED PLANS

E4.16

LIGHTING SEQUENCE OF OPERATIONS

	TIME SCHEDULE	DUSK TO DAWN
OUTDOOR	ROOFTOP MECHANICAL WELL	1) ASTRONOMICAL TIME CLOCK. FROM DUSK TO DAWN. 2) AUTO OFF FROM DAWN TO DUSK. MANUAL ON 100% AFTER 20 MINUTE TIME DELAY. 3) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY.
	EXTERIOR	1) ASTRONOMICAL TIME CLOCK. FROM DUSK TO DAWN. 2) AUTO ON 100% FROM DUSK TO DAWN FOR SECURITY LIGHTING. 3) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY.
	SITE POLE	1) ASTRONOMICAL TIME CLOCK. FROM DUSK TO DAWN. 2) MOTION SENSOR CONTROL FOR SECURITY LIGHTING. AUTO ON 100%, AUTO DIM DOWN TO 50% AFTER 20 MINUTE TIME DELAY. 3) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY.
	SITE PATHWAY	1) ASTRONOMICAL TIME CLOCK. FROM DUSK TO DAWN. 2) AUTO ON 100% FROM DUSK TO DAWN FOR SECURITY LIGHTING. 3) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY.
	OUTDOOR COMMUNAL SPACE	1) ASTRONOMICAL TIME CLOCK. FROM DUSK TO SCHEDULED OFF. TIME SCHEDULE BY OWNER. 2) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY.
INTERIOR COMMON	**TIME SCHEDULE**	**24/7 OPERATION**
	CORRIDOR	1) MOTION SENSOR CONTROL. AUTOON 100%, AUTO DIM DOWN TO 50% AFTER 20 MINUTE TIME DELAY. 2) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY. 3) PHOTO SENSOR CONTROL FOR DAYLIT AREAS WHERE APPLICABLE. SET TO 15 FOOT-CANDLES AT FLOOR.
	STAIR	1) MOTION SENSOR CONTROL. AUTOON 100%, AUTO DIM DOWN TO 50% AFTER 20 MINUTE TIME DELAY. 2) MANUAL OVERRIDE SWITCHES IN MAIN UTILITY ROOMS FOR AUTHORIZED PERSONNEL TO ACCESS ONLY.
	LOBBY, MAIL, OFFICE	1) MOTION SENSOR CONTROL. MANWAL ON, AUTO OFF AFTER 20MIN TIME DELAY. INTERTIE MOTION SENSOR CONTROL FOR SWITCHED RECEPTACLES. 2) MANUAL OVERRIDE AND DIMMER SWITCH WITHIN ROOM. 3) PHOTO SENSOR CONTROL FOR DAYLIT AREAS WHERE APPLICABLE. SET TO 30 FOOT-CANDLES AT WORK PLANE.
	COMMUNITY ROOM	1) MOTION SENSOR CONTROL. MANWAL ON, AUTO OFF AFTER 20MIN TIME DELAY. 2) MANUAL OVERRIDE AND DIMMER SWITCH WITHIN ROOM. 3) PHOTO SENSOR CONTROL FOR DAYLIT AREAS WHERE APPLICABLE. SET TO 30 FOOT-CANDLES AT WORK PLANE.
	BIKE ROOM	1) MOTION SENSOR CONTROL. MANWAL ON, AUTO OFF AFTER 20MIN TIME DELAY. 2) MANUAL OVERRIDE AND DIMMER SWITCH WITHIN ROOM.
	TRASH ROOMS	1) MOTION SENSOR CONTROL. MANWAL ON, AUTO OFF AFTER 20MIN TIME DELAY. 2) MANUAL OVERRIDE AND DIMMER SWITCH WITHIN ROOM.
	UTILITY ROOMS	MANUAL ON/OFF SWITCH.
RESIDENTIAL	**TIME SCHEDULE**	**24/7 OPERATION**
	RESIDENTIAL SPACES	1) MOTION SENSOR CONTROL. MANWAL ON 100%, AUTO OFF AFTER 20MIN TIME DELAY. 2) MANUAL OVERRIDE SWITCH WITHIN ROOM.

GENERAL NOTES
A. PROVIDE CENTRALIZED PC CONTROL FOR ALL COMMON SPACES.
B. PROVIDE DEMAND RESPONSE CONTROL FOR ALL COMMON SPACES.

SITE / EXTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MODEL	VOLTAGE	WATTAGE	LED DRIVER	COLOR TEMP	CRI	BUG RATING	MOUNTING	NOTES
E1	PARKING POLE LIGHT	LITHONIA LIGHTING D-SERIES SIZE 0 DSX0 TYPE 4 DISTRIBUTION #DSX0-LED-P2-30K-80CRI-BLC4-MVOLT-RPA-(CONTROLS)-DDBXD	120V	45	0-10V	3000	80	B1-U0-G2	POLE	PROVIDE POLE AND BACK LIGHT CONTROL OPTICS FOR BACKLIGHT SHIELDING.
E1A	PARKING POLE LIGHT	LITHONIA LIGHTING D-SERIES SIZE 0 DSX0 TYPE 3 DISTRIBUTION #DSX0-LED-P2-30K-80CRI-BLC3-MVOLT-RPA-(CONTROLS)-DDBXD	120V	45	0-10V	3000	80	B0-U0-G2	POLE	PROVIDE POLE AND BACK LIGHT CONTROL OPTICS FOR BACKLIGHT SHIELDING.
E2	SINGLE COLUMN POST LIGHT	BULLARD SANDPIPER WIDE FLOOD PROJECTOR #BB-SA-KPG-PL-K30-RAL9005-(DIMMING)-B4S-A2-SB	120V	40	0-10V	3000	80	B1-U0-G0	POLE	PROVIDE POLE
E3	AREA POST LIGHT	LIGMAN WELLINGTON 1 TYPE 2 DISTRIBUTION #UWEL-20001-T2-WXSO-DI-120/277V-(OPTIONS)	120V	39	0-10V	3000	80	B1-U2-G1	POLE	PROVIDE POLE
E4	BOLLARD LIGHT	BULLARD BOLITE M BOLLARD #BB-BLT-BL-M-2-K30-(DIMMING)-BL	120V	20	0-10V	3000	80	B0-U1-G0	BOLLARD	
E5	CATENARY LIGHT	LUMINIS LUMISTIK CL313 CATENARY #CL312-L4L10-30K-MVOLT-(MOUNTING)-12IN-BKT	120V	8.5	0-10V	3000	80	B0-U3-G1	STRUNG BETWEEN POSTS	
E6	EXTERIOR BLDG WALL SCONCES	TECH LIGHTING ASH 10 DECORATIVE WALL SCONCE #700OWASHL930100HUNV	120V	8.1	0-10V	3000	80	B1-U0-G0	EXTERIOR WALL MOUNT	
E7	OUTDOOR WALL SCONCES NEAR EXIT DOORS	LITHONIA WDGE2 TYPE 2 DISTRIBUTION #WDGE2-LED-P1-30K-80CRI-T2M-MVOLT-SRM-(OPTIONS)-DDBXD	120V	11	0-10V	3000	80	B0-U0-G1	EXTERIOR WALL MOUNT	
E8	OUTDOOR WALL SCONCES NEAR GATE DOORS	LITHONIA WDGE1 WIDE DISTRIBUTION #WDGE1-LED-P0-30K-80CRI-VF-MVOLT-SRM-(OPTIONS)-DDBXD	120V	6.8	0-10V	3000	80	B0-U0-G0	EXTERIOR GATE MOUNT	
E9	OUTDOOR FLEXIBLE LED TAPE LIGHT AT CONCRETE WALLS	TARGETTI DURAFLEX 4DFLED45-TB-28-O030-23V. END FEED #KT20UT-ANL1. MOUNT CLIPS #KT20OUT-ANS1.	120V	2.8/FT	0-10V	3000	80	N/A	CONCRETE WALLS	SEE PLANS FOR LENGTHS. PROVIDE POWER SUPPLIES IN WEATHERPROOF ENCLOSURE.

A. FINAL FINISHES AS SELECTED BY ARCHITECT.
B. CEILING AND WALL ATTACHMENT OPTIONS SHALL MATCH ACTUAL CONDITIONS TO ENSURE COMPATIBILITY OF INSTALL.

RESTROOM AND RESIDENTIAL UNIT LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MODEL	VOLTAGE	WATTAGE	LED DRIVER	COLOR TEMP	CRI	MOUNTING	NOTES
A1	4" LED SLIM SURFACE DOWNLIGHT, WET LISTED, JA8	JUNO 4RLS-G2-07LM-30K-90CRI-120-FRPC-WH-M6	120V	10W	0-10V, MIN 10% DIMMING	3000K	MIN 90	CEILING SURFACE	
A2	WALL MOUNT BATHROOM VANITY, DAMP LISTED, JA8	TECH LIGHTING 700BCFINN-24-S-LED930	120V	24W	0-10V, MIN 10% DIMMING	3000K	MIN 90	WALL SURFACE	
A3	CEILING FAN AND LED LIGHT COMBINATION UNIT, 3 SPEEDS	DEMPSEY LOW PROFILE WITH LIGHT 44 INCH 59243	120V	20W	0-10V, MIN 10% DIMMING	3000K	MIN 80	CEILING	1) MOTOR 40W + LIGHT 20W = MAX 60W. 2) HARDWIRED WALL SWITCH ONLY. HANDHELD REMOTE NOT ALLOWED.

A. FINAL FINISHES AS SELECTED BY ARCHITECT.
B. CEILING AND WALL ATTACHMENT OPTIONS SHALL MATCH ACTUAL CONDITIONS TO ENSURE COMPATIBILITY OF INSTALL.

FRONT OF HOUSE LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MODEL	VOLTAGE	WATTAGE	LED DRIVER	COLOR TEMP	CRI	MOUNTING	NOTES
F1	4'X4' LINEAR, RECESSED TO T-BAR	PRUDENTIAL LTG BIONICPRO4 BPRO4-LED3-SO-4'-SC-UNV-[TBAR]-DM01	120V	32W	0-10V, MIN 10% DIMMING	3000K	MIN 80	CEILING RECESS	
F2	4'X4' LINEAR, SURFACE MOUNT	PRUDENTIAL LTG BIONICPRO4 BPRO4-LED3-SO-4'-SC-UNV-SURF-DM01	120V	32W	0-10V, MIN 10% DIMMING	3000K	MIN 80	SURFACE/WALL MOUNT	

A. FINAL FINISHES AS SELECTED BY ARCHITECT.
B. CEILING AND WALL ATTACHMENT OPTIONS SHALL MATCH ACTUAL CONDITIONS TO ENSURE COMPATIBILITY OF INSTALL.

BACK OF HOUSE LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MODEL	VOLTAGE	WATTAGE	LED DRIVER	COLOR TEMP	CRI	MOUNTING	NOTES
B1	LENSED STRIPLIGHT, SURFACE PENDANT MOUNT	PRUDENTIAL SNAP HSS-PRO-LED3-HO-SAL-SC-UNV-DM01-205-DM	120V	12.5W/LF	0-10V, MIN 10% DIMMING	3000K	MIN 80	SURFACE/WALL MOUNT	
V1	VAPORTIGHT LINEAR, SURFACE MOUNT	ABOVE ALL #VP-12-D-40-40-1-EBU	120V	80W/4FT	0-10V, MIN 10% DIMMING	5000K	MIN 80	SURFACE/WALL MOUNT	WITH 90MIN INTEGRAL BATTERY PACK
X1	EXIT SIGN, DAMP LISTED, THERMOPLASTIC, GREEN LETTER, UNIVERSAL MOUNT	LITHONIA LIGHTING #EXRG EL M6	120V	1W	N/A	N/A	N/A	UNIVERSAL	PROVIDE 90MIN INTEGRAL BATTERY PACK AND SELF DIAGNOSTIC TEST BUTTON. SEE PLANS FOR NUMBER OF FACES AND DIRECTIONAL ARROWS
X2	EXIT SIGN, WET LISTED, GREEN LETTER, UNIVERSAL MOUNT	LITHONIA LIGHTING #WLTE	120V	3.3W	N/A	N/A	N/A	UNIVERSAL	PROVIDE 90MIN INTEGRAL BATTERY PACK AND SELF DIAGNOSTIC TEST BUTTON. SEE PLANS FOR NUMBER OF FACES AND DIRECTIONAL ARROWS

A. FINAL FINISHES AS SELECTED BY ARCHITECT.
B. CEILING AND WALL ATTACHMENT OPTIONS SHALL MATCH ACTUAL CONDITIONS TO ENSURE COMPATIBILITY OF INSTALL.

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JOB NUMBER:	24007
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CHECKED BY:	Checker

SCHEDULES

E5.11

GENERAL NOTES

A. ELECTRICAL DRAWINGS SHOW PRELIMINARY MECHANICAL AND PLUMBING EQUIPMENT CONNECTION SCHEDULES AND EQUIPMENT LAYOUTS FOR REFERENCE ONLY. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE UP-TO-DATE MECHANICAL AND PLUMBING EQUIPMENT SCHEDULES AND EQUIPMENT LAYOUTS

MECHANICAL EQUIPMENT POWER CONNECTION SCHEDULE

TAG	DESCRIPTION	LOCATION	ECM	VFD	KVA	HP	AMPS / FLA	MCA	MOCP BY EC	VOLTAGE/ PHASE	PLUG AND CORD (AT EQUIP)	FIXED DISCONNECT SWITCH (AT EQUIP)	LOCKOUT TOGGLE SWITCH (AT EQUIP)	PANEL AND CIRCUIT	CU WIRING AND CONDUIT SIZE	EQUIP NOTES
IAC-1	INDOOR AIR CONDITIONER	ELECTRICAL 119						3.0	15	208/1, 2W		E			IN °C	
IAC-2	INDOOR AIR CONDITIONER	FIRCS 118						3.0	15	208/1, 2W		E			IN °C	
IAC-3	INDOOR AIR CONDITIONER	ELECTRICAL 225						3.0	15	208/1, 2W		E			IN °C	
IAC-4	INDOOR AIR CONDITIONER	ELECTRICAL 325						3.0	15	208/1, 2W		E			IN °C	
IAC-5	INDOOR AIR CONDITIONER	ELECTRICAL 438						3.0	15	208/1, 2W		E			IN °C	
IAC-6	INDOOR AIR CONDITIONER	CORRIDOR						3.0	15	208/1, 2W		E			IN °C	
OAC-1	OUTDOOR AIR CONDITIONER	ROOF						21.4	25	208/1, 2W		E			IN °C	
OAC-2	OUTDOOR AIR CONDITIONER	ROOF						21.4	25	208/1, 2W		E			IN °C	
OAC-3	OUTDOOR AIR CONDITIONER	ROOF						21.4	25	208/1, 2W		E			IN °C	
OAC-4	OUTDOOR AIR CONDITIONER	ROOF						21.4	25	208/1, 2W		E			IN °C	
OAC-5	OUTDOOR AIR CONDITIONER	ROOF						21.4	25	208/1, 2W		E			IN °C	
OAC-6	OUTDOOR AIR CONDITIONER	ROOF						21.4	25	208/1, 2W		E			IN °C	
PTHP-1	PACKAGED TERMINAL HEAT PUMP	UNITS, TYP.						14.0	20	208/1, 2W		E			IN °C	
PTHP-2	PACKAGED TERMINAL HEAT PUMP	UNITS, TYP.						10.0	15	208/1, 2W		E			IN °C	
FCU-1	FAN COIL UNIT	RESTROOM 116						3.1	15	208/1, 2W		E			IN °C	
FCU-2	FAN COIL UNIT	RESTROOM 111						3.6	15	208/1, 2W		E			IN °C	
FCU-3	FAN COIL UNIT	CONF. ROOM 134						7.0	15	208/1, 2W		E			IN °C	
FCU-4	FAN COIL UNIT	SERVICE COORD 121						7.0	15	208/1, 2W		E			IN °C	
FCU-5	FAN COIL UNIT	SERVICE COORD 133						7.0	15	208/1, 2W		E			IN °C	
FCU-6	FAN COIL UNIT	ELECTRICAL 103						6.5	15	208/1, 2W		E			IN °C	
FCU-7	FAN COIL UNIT	ELECTRICAL 103						6.5	15	208/1, 2W		E			IN °C	
HP-1	HEAT PUMP	ROOF						13.8	20	208/1, 2W		E			IN °C	
HP-2	HEAT PUMP	ROOF						34.6	35	208/1, 2W		E			IN °C	
HP-3	HEAT PUMP	ROOF						34.6	35	208/1, 2W		E			IN °C	
HP-4	HEAT PUMP	ROOF						34.6	35	208/1, 2W		E			IN °C	
HP-5	HEAT PUMP	ROOF						34.6	35	208/1, 2W		E			IN °C	
EF-1	EXHAUST FAN	UNITS, TYP.							20	120/1, 2W			E		IN °C	
EF-2	EXHAUST FAN	RESTROOM 116, 111							20	120/1, 2W			E		IN °C	
EF-3	EXHAUST FAN	###							20	120/1, 2W			E		IN °C	
EF-4	EXHAUST FAN	LAUNDRY 122							20	120/1, 2W			E		IN °C	
EF-5	EXHAUST FAN	BIKE ROOM 101							20	120/1, 2W			E		IN °C	
EF-6	EXHAUST FAN	WASTE COLLECTION 108							20	120/1, 2W			E		IN °C	
EF-7	EXHAUST FAN	PLUMBING 106							20	120/1, 2W			E		IN °C	
EF-8	EXHAUST FAN	PLUMBING 105							20	120/1, 2W			E		IN °C	
EF-9	EXHAUST FAN	JANITOR'S 224, 324							20	120/1, 2W			E		IN °C	
CSF-1	CORRIDOR SUPPLY FAN	ROOF				3	18.70		45	208/3, 2W		E			IN °C	
TEF-1	TRASH EXHAUST FAN	ROOF				1/3	4.0		15	208/1, 2W		E			IN °C	
CEF-1	CORRIDOR EXHAUST FAN	CORRIDOR							20	208/1, 2W		E			IN °C	
SF-1	SUPPLY FAN	UNITS, TYP.							20	120/1, 2W			E		IN °C	
SF-2	SUPPLY FAN	LOBBY + MAIL 431							20	120/1, 2W			E		IN °C	
SF-3	SUPPLY FAN	CONF. ROOM 134							20	120/1, 2W			E		IN °C	
SF-4	SUPPLY FAN	STORAGE 113							20	208/1, 2W		E			IN °C	

SCHEDULE NOTES:

1. EQUIPMENT SCHEDULE ABBREVIATIONS DO NOT APPLY TO EQUIPMENT DESIGNATION COLUMN.
2. PROVIDE MOTOR RATED SWITCH WHERE APPLICABLE.
3. "E" = FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
4. "MT" = FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. COMPLETE WIRING BY ELECTRICAL CONTRACTOR.
5. DISCONNECT SWITCH SIZES SHALL MATCH BREAKER/SWITCH SIZES OF THESAME BRANCH CIRCUIT/FEEDER IN RESPECTIVE PANELS.
6. REFER TO SINGLE LINE DIAGRAM AND FEEDER SCHEDULE.

PLUMBING EQUIPMENT POWER CONNECTION SCHEDULE

TAG	DESCRIPTION	LOCATION	KVA	HP	AMPS / FLA	MCA	MOCP BY EC	VOLTAGE/ PHASE	PLUG AND CORD (AT EQUIP)	FIXED DISCONNECT SWITCH (AT EQUIP)	LOCKOUT TOGGLE SWITCH (AT EQUIP)	PANEL AND CIRCUIT	CU WIRING AND CONDUIT SIZE	EQUIP NOTES
EWH-1	ELECTRIC WATER HEATER	PLUMBING 105	14.000				50	208/3, 3W		E			IN °C	
HWCP-1	HOT WATER CIRCULATION PUMP	PLUMBING 105		2	6.8		15	208/3, 3W		E			IN °C	
HWLP-1	HOT WATER LOOP PUMP	PLUMBING 105		2	6.8		15	208/3, 3W		E			IN °C	
SK-1	SINK (GARBAGE DISPOSAL)	UNITS, TYP.					20	120/1, 2W			E		IN °C	
SK-2	SINK (GARBAGE DISPOSAL)	COMMUNITY ROOM 110					20	120/1, 2W			E		IN °C	
HPWHS-1	HEAT PUMP WATER HEATER SYSTEM	ROOF				78.3	80	208/3, 3W		E			IN °C	
HPWHS-2	HEAT PUMP WATER HEATER SYSTEM	ROOF				78.3	80	208/3, 3W		E			IN °C	
BP-1	BOOSTER PUMP	PLUMBING 105		5	15.2		40	208/3, 3W		E			IN °C	

SCHEDULE NOTES:

1. VERIFY POWER, DISCONNECT, AND WIRING REQUIREMENTS WITH SUBMITTALS PRIOR TO COMMENCEMENT OF WORK.
2. "E" = FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
3. DISCONNECT SWITCH SIZES SHALL MATCH BREAKER/SWITCH SIZES OF THE SAME BRANCH CIRCUIT/FEEDER IN RESPECTIVE PANELS.
4. REFER TO SINGLE LINE DIAGRAM AND FEEDER SCHEDULE.

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

274

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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CHECKED BY:	Checker

SCHEDULES

E5.12

VOLTAGE : 120/208 Wye
PHASE/WIRE : 3/4
MAIN AMPS: 2000 A
BUS AMPS: 2000 A
AIC RATING: 65000

SWITCHBOARD MSB-1

MOUNTING : PAD
LOCATION : ELECTRICAL 139
FEED FROM : UTIL XFMR

NOTES :

CKT	DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	POLE	LODE TYPE	AMP	A	B	C	REMARKS
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
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13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											

LEGEND :

LOAD TYPE	LOAD DESCRIPTION
G	GENERAL
L	LIGHTING
R	RECEPTACLES
K	KITCHEN
H	HEATING
M	MOTORS
LM	LARGEST MOTOR
WH	WATER HEATER
C	CONTINOUS

GENERAL NOTES :

a.
b.
c.

SCHEDULE NOTES :

1.
2.
3.

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
				TOTAL CONNECTED LOAD	0 VA
				TOTAL ESTIMATED DEMAND	0 VA
				TOTAL CONNECTED CURRENT	0 A
				TOTAL ESTIMATED DEMAND CURRENT	0 A

VOLTAGE : 120/208 Wye
PHASE/WIRE : 3/4
MAIN AMPS: 2000 A
BUS AMPS: 2500 A
AIC RATING: 65000

SWITCHBOARD MSB-2

MOUNTING : PAD
LOCATION : ELECTRICAL 138
FEED FROM : UTIL XFMR

NOTES :

CKT	DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	POLE	LODE TYPE	AMP	A	B	C	REMARKS
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											

LEGEND :

LOAD TYPE	LOAD DESCRIPTION
G	GENERAL
L	LIGHTING
R	RECEPTACLES
K	KITCHEN
H	HEATING
M	MOTORS
LM	LARGEST MOTOR
WH	WATER HEATER
C	CONTINOUS

GENERAL NOTES :

a.
b.
c.

SCHEDULE NOTES :

1.
2.
3.

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
				TOTAL CONNECTED LOAD	0 VA
				TOTAL ESTIMATED DEMAND	0 VA
				TOTAL CONNECTED CURRENT	0 A
				TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
MSB-1	MSB-2
-	-

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SCHEDULES

E5.13

EV1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 800 A
BUS AMPS: 800 A
AIC RATING: 65000

MOUNTING: PAD
LOCATION: ELECTRICAL 139
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
							11							12							
							13							14							
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							17							18							
							19							20							
							21							22							
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							29							30							
							31							32							
							33							34							
							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES

a.	
b.	
c.	
d.	
e.	

BREAKER NOTES

1.	
2.	
3.	

G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

EV1A-1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 400 A
BUS AMPS: 400 A
AIC RATING: 65000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 134A
FEED FROM: EV1

SECTION 1

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
							11							12							
							13							14							
							15							16							
							17							18							
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							31							32							
							33							34							
							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES

a.	BREAKERS IN THIS PANEL SHALL BE GFCI.
b.	
c.	
d.	
e.	

BREAKER NOTES

1.	
2.	
3.	

G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)
Other		0 VA	0.00%	0 VA

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

EV1A-2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: MLO
BUS AMPS: 400 A

MOUNTING: SURFACE
LOCATION: ELECTRICAL 134A

SECTION 2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							43							44							
							45							46							
							47							48							
							49							50							
							51							52							
							53							54							
							55							56							
							57							58							
							59							60							
							61							62							
							63							64							
							65							66							
							67							68							
							69							70							
							71							72							
							73							74							
							75							76							
							77							78							
							79							80							
							81							82							
							83							84							

GENERAL NOTES

a.	BREAKERS IN THIS PANEL SHALL BE GFCI.
b.	
c.	
d.	
e.	

BREAKER NOTES

1.	
2.	
3.	

G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
EV1	-
EV1A-1	EV1A-2

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Exhibit D

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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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SCHEDULES

E5.14

EV1B-1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 225 A
BUS AMPS: 225 A
A/C RATING: 42000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 134A
FEED FROM: EV1A

SECTION 1

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
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							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES		BREAKER NOTES	
a.	BREAKERS IN THIS PANEL SHALL BE GFCI.	1.	
b.		2.	
c.		3.	
d.		G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED	
e.			

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
Other		0 VA	0.00%	0 VA		
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

EV1B-2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: MLO
BUS AMPS: 225 A

MOUNTING: SURFACE
LOCATION: ELECTRICAL 134A

SECTION 2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							43							44							
							45							46							
							47							48							
							49							50							
							51							52							
							53							54							
							55							56							
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							59							60							
							61							62							
							63							64							
							65							66							
							67							68							
							69							70							
							71							72							
							73							74							
							75							76							
							77							78							
							79							80							
							81							82							
							83							84							

GENERAL NOTES		BREAKER NOTES	
a.	BREAKERS IN THIS PANEL SHALL BE GFCI.	1.	
b.		2.	
c.		3.	
d.		G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED	
e.			

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

EV1C-1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 400 A
BUS AMPS: 400 A
A/C RATING: 69000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104
FEED FROM: EV1

SECTION 1

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
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							27							28							
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							31							32							
							33							34							
							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES		BREAKER NOTES	
a.	BREAKERS IN THIS PANEL SHALL BE GFCI.	1.	
b.		2.	
c.		3.	
d.		G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED	
e.			

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
Other		0 VA	0.00%	0 VA		
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

EV1C-2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: MLO
BUS AMPS: 400 A

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104

SECTION 2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							43							44							
							45							46							
							47							48							
							49							50							
							51							52							
							53							54							
							55							56							
							57							58							
							59							60							
							61							62							
							63							64							
							65							66							
							67							68							
							69							70							
							71							72							
							73							74							
							75							76							
							77							78							
							79							80							
							81							82							
							83							84							

GENERAL NOTES		BREAKER NOTES	
a.	BREAKERS IN THIS PANEL SHALL BE GFCI.	1.	
b.		2.	
c.		3.	
d.		G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED	
e.			

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
EV1B-1	EV1B-2
EV1C-1	EV1C-2

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SCHEDULES

E5.15

EV1D-1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 225 A
BUS AMPS: 225 A
A/C RATING: 42000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104
FEED FROM: EV1C

SECTION 1

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
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							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES
a. BREAKERS IN THIS PANEL SHALL BE GFCI.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
Other		0 VA	0.00%	0 VA	TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

EV1D-2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: MLO
BUS AMPS: 225 A

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104

SECTION 2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							43							44							
							45							46							
							47							48							
							49							50							
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							73							74							
							75							76							
							77							78							
							79							80							
							81							82							
							83							84							

GENERAL NOTES
a. BREAKERS IN THIS PANEL SHALL BE GFCI.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

M1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 400 A
BUS AMPS: 400 A
A/C RATING: 65000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 139
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
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							21							22							
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							31							32							
							33							34							
							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

M4 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 800 A
BUS AMPS: 800 A
A/C RATING: 65000

MOUNTING: PAD
LOCATION: ELECTRICAL 404
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
							11							12							
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							31							32							
							33							34							
							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
EV1D-1	EV1D-2
M1	M4

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SCHEDULES

E5.16

W1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 225 A
BUS AMPS: 225 A
AIC RATING: 42000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 139
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
							11							12							
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							17							18							
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							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

P1-1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 225 A
BUS AMPS: 225 A
AIC RATING: 42000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 139
FEED FROM: MSB2

SECTION 1

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
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							39							40							
							41							42							

GENERAL NOTES
a.
b.
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d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)
Other		0 VA	0.00%	0 VA

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

P1-2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: MLO
BUS AMPS: 225 A

MOUNTING: SURFACE
LOCATION: ELECTRICAL 139

SECTION 2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							43							44							
							45							46							
							47							48							
							49							50							
							51							52							
							53							54							
							55							56							
							57							58							
							59							60							
							61							62							
							63							64							
							65							66							
							67							68							
							69							70							
							71							72							
							73							74							
							75							76							
							77							78							
							79							80							
							81							82							
							83							84							

GENERAL NOTES
a.
b.
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d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
W1	-
P1-1	P1-2

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SCHEDULES

E5.17

P1A-1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 225 A
BUS AMPS: 225 A
A/C RATING: 42000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104
FEED FROM: MSB2

SECTION 1

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
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							37							38							
							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)
Other		0 VA	0.00%	0 VA

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

P1A-2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: MLO
BUS AMPS: 225 A

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104

SECTION 2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							43							44							
							45							46							
							47							48							
							49							50							
							51							52							
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							73							74							
							75							76							
							77							78							
							79							80							
							81							82							
							83							84							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

P2 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 125 A
BUS AMPS: 125 A
A/C RATING: 22000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 204
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
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							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

P3 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 125 A
BUS AMPS: 125 A
A/C RATING: 22000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 304
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
							11							12							
							13							14							
							15							16							
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							21							22							
							23							24							
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							31							32							
							33							34							
							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)

PANEL TOTALS	
TOTAL CONNECTED LOAD	0 VA
TOTAL ESTIMATED DEMAND LOAD	0 VA
TOTAL CONNECTED CURRENT	0 A
TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
P1A-1	P1A-2
P2	P3

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SCHEDULES

E5.18

P4 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 22000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 404
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
							11							12							
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							35							36							
							37							38							
							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

L1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 22000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 139
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
							7							8							
							9							10							
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							39							40							
							41							42							

GENERAL NOTES
a.
b.
c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

L1A PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 22000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 104
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
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							39							40							
							41							42							

GENERAL NOTES
a.
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c.
d.
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BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

L3 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 22000

MOUNTING: SURFACE
LOCATION: ELECTRICAL 304
FEED FROM: MSB2

NOTES	LOAD DESCRIPTION	LENGTH (FT)	VD%	WIRE SIZE	TYPE	BKR/POLE	CKT	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CKT	POLE/BKR	TYPE	WIRE SIZE	VD%	LENGTH (FT)	LOAD DESCRIPTION	NOTES
							1							2							
							3							4							
							5							6							
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							41							42							

GENERAL NOTES
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c.
d.
e.

BREAKER NOTES
1.
2.
3.
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE, SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LOAD TYPE	LOAD DESCRIPTION	CONNECTED (KVA)	DEMAND FACTOR	DEMAND (KVA)	PANEL TOTALS	
					TOTAL CONNECTED LOAD	0 VA
					TOTAL ESTIMATED DEMAND LOAD	0 VA
					TOTAL CONNECTED CURRENT	0 A
					TOTAL ESTIMATED DEMAND CURRENT	0 A

SHEET MATRIX	
P4	L1
L1A	L3

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: Checker

SCHEDULES

E5.19

EL1 PANELBOARD

VOLTAGE: 120/208 Wye
PHASE/WIRE: 3/4
KVA/KW: 16.7

MOUNTING: PAD
LOCATION: INVERTER 141
FEED FROM: MSB2

CKT	LOAD DESCRIPTION	POLE/BKR		A	B	C	A	B	C	BKR/POLE		LOAD DESCRIPTION	CKT
1													2
3													4
5													6
7													8
9													10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42

PANEL TOTALS

TOTAL KVA:	0 VA
DEMAND FACTOR:	100.00%
DEMAND KVA:	0 VA

LC (2-BR MGR)

VOLTAGE: 208/120 V
PHASE/WIRE: 1 PH 3W
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 10000

MOUNTING: RECESSED
LOCATION: MANAGR'S 2-BR UNIT
FED FROM: RMB1

CKT	LOAD DESCRIPTION	BKR	B. NOTE		BKR	B. NOTE	LOAD DESCRIPTION	CKT
1	RANGE HOOD	20/1	A		20/1	A	LIGHTING	2
3	MICROWAVE	20/1	A		20/1	A	GARBAGE DISPOSAL	4
5	OVEN	40/2	D		20/1	A	BATH REC	6
7			-		20/1	A	SF-1	8
9	DISHWASH	20/1	A		20/1	A	EF-1	10
11	REFRIG	20/1	A		20/1	A	SPARE	12
13	KITCH REC	20/1	A		20/2	A	PTHP-1	14
15	KITCH REC	20/1	A					16
17	LIVING AREA REC	20/1	A		20/2	A	PTHP-1	18
19	NETWORK PNL REC	20/1	A					20
21	BEDRM 1 REC	20/1	A		20/2	A	PTHP-1	22
23	BEDRM 2 REC	20/1	A					24
25	BEDRM 3 REC	20/1	A		20/2	A	SPARE	26
27	WASHER/DRYER	40/2	A					28
29					20/1	A	SPARE	30
31	SPARE	20/1	A		20/1	A	SPARE	32
33	SPARE	20/1	A		20/1	A	SPARE	34
35	SPARE	20/1	A		20/1	A	SPARE	36
37	SPARE	20/1	A		20/1	A	SPARE	38
39	SPARE	20/1	A		20/1	A	SPARE	40
41	SPARE	20/1	A		20/1	A	SPARE	42

GENERAL NOTES

a. BREAKERS IN PANELS SERVING RESIDENTIAL UNITS SHALL BE AFCI.
b. PANEL SCHEDULE SHOWN FOR A TYPICAL UNIT.
c. CIRCUITS NOT USED IN THE UNIT SHALL BE SPARE.
d. BREAKER SIZES FOR EQPT SHALL MATCH FINAL EQPT SELECTIONS.
e.

BREAKER NOTES

1
3
A = AFCI, D = DUAL FUNCTION W/ AFCI & GFCI,
G = GFCI, S = SHUNT TRIP, MC = MOLDED CASE,
SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LC (TYP FOR 1-BR)

VOLTAGE: 208/120 V
PHASE/WIRE: 1 PH 3W
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 10000

MOUNTING: RECESSED
LOCATION: 1-BR UNIT, TYP.
FED FROM: RMB1

CKT	LOAD DESCRIPTION	BKR	B. NOTE		BKR	B. NOTE	LOAD DESCRIPTION	CKT
1	RANGE HOOD	20/1	A		20/1	A	LIGHTING	2
3	MICROWAVE	20/1	A		20/1	A	GARBAGE DISPOSAL	4
5	OVEN	40/2	D		20/1	A	BATH REC	6
7			-		20/1	A	SF-1	8
9	DISHWASH	20/1	A		20/1	A	EF-1	10
11	REFRIG	20/1	A		20/1	A	SPARE	12
13	KITCH REC	20/1	A		20/2	A	PTHP-1	14
15	KITCH REC	20/1	A					16
17	LIVING AREA REC	20/1	A		20/2	A	PTHP-1	18
19	NETWORK PNL REC	20/1	A					20
21	BEDRM 1 REC	20/1	A		20/2	A	SPARE	22
23	SPARE	20/1	A					24
25	SPARE	20/1	A		20/2	A	SPARE	26
27	SPARE	40/2	A					28
29					20/1	A	SPARE	30
31	SPARE	20/1	A		20/1	A	SPARE	32
33	SPARE	20/1	A		20/1	A	SPARE	34
35	SPARE	20/1	A		20/1	A	SPARE	36
37	SPARE	20/1	A		20/1	A	SPARE	38
39	SPARE	20/1	A		20/1	A	SPARE	40
41	SPARE	20/1	A		20/1	A	SPARE	42

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LC (TYP FOR 2-BR)

VOLTAGE: 208/120 V
PHASE/WIRE: 1 PH 3W
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 10000

MOUNTING: RECESSED
LOCATION: 2-BR UNIT, TYP.
FED FROM: RMB1

CKT	LOAD DESCRIPTION	BKR	B. NOTE		BKR	B. NOTE	LOAD DESCRIPTION	CKT
1	RANGE HOOD	20/1	A		20/1	A	LIGHTING	2
3	MICROWAVE	20/1	A		20/1	A	GARBAGE DISPOSAL	4
5	OVEN	40/2	D		20/1	A	BATH REC	6
7			-		20/1	A	SF-1	8
9	DISHWASH	20/1	A		20/1	A	EF-1	10
11	REFRIG	20/1	A		20/1	A	SPARE	12
13	KITCH REC	20/1	A		20/2	A	PTHP-1	14
15	KITCH REC	20/1	A					16
17	LIVING AREA REC	20/1	A		20/2	A	PTHP-1	18
19	NETWORK PNL REC	20/1	A					20
21	BEDRM 1 REC	20/1	A		20/2	A	PTHP-1	22
23	BEDRM 2 REC	20/1	A					24
25	SPARE	20/1	A		20/2	A	SPARE	26
27	SPARE	40/2	A					28
29					20/1	A	SPARE	30
31	SPARE	20/1	A		20/1	A	SPARE	32
33	SPARE	20/1	A		20/1	A	SPARE	34
35	SPARE	20/1	A		20/1	A	SPARE	36
37	SPARE	20/1	A		20/1	A	SPARE	38
39	SPARE	20/1	A		20/1	A	SPARE	40
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SS = SOLID STATE, RC = REMOTE CONTROLLED, MB = METERED

LC (TYP FOR 3-BR)

VOLTAGE: 208/120 V
PHASE/WIRE: 1 PH 3W
MAIN AMPS: 125 A
BUS AMPS: 125 A
AIC RATING: 10000

MOUNTING: RECESSED
LOCATION: 3-BR UNIT, TYP.
FED FROM: RMB1

CKT	LOAD DESCRIPTION	BKR	B. NOTE		BKR	B. NOTE	LOAD DESCRIPTION	CKT
1	RANGE HOOD	20/1	A		20/1	A	LIGHTING	2
3	MICROWAVE	20/1	A		20/1	A	GARBAGE DISPOSAL	4
5	OVEN	40/2	D		20/1	A	BATH REC	6
7			-		20/1	A	SF-1	8
9	DISHWASH	20/1	A		20/1	A	EF-1	10
11	REFRIG	20/1	A		20/1	A	EF-1	12
13	KITCH REC	20/1	A		20/2	A	PTHP-1	14
15	KITCH REC	20/1	A					16
17	LIVING AREA REC	20/1	A		20/2	A	PTHP-1	18
19	NETWORK PNL REC	20/1	A					20
21	BEDRM 1 REC	20/1	A		20/2	A	PTHP-1	22
23	BEDRM 2 REC	20/1	A					24
25	BEDRM 3 REC	20/1	A		20/2	A	PTHP-1	26
27	SPARE	40/2	A					28
29					20/1	A	SPARE	30
31	SPARE	20/1	A		20/1	A	SPARE	32
33	SPARE	20/1	A		20/1	A	SPARE	34
35	SPARE	20/1	A		20/1	A	SPARE	36
37	SPARE	20/1	A		20/1	A	SPARE	38
39	SPARE	20/1	A		20/1	A	SPARE	40
41	SPARE	20/1	A		20/1	A	SPARE	42

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SHEET MATRIX

EL1	LC (2-BR MGR)
LC (TYP FOR 1-BR)	LC (TYP FOR 2-BR)
LC (TYP FOR 3-BR)	-

ARCHITECTS
FORA

650 CASTRO STREET, SUITE 120-4490
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

IDeAs CONSULTING
IDeAs Consulting
IDeAs Consulting
21350 Val Avenue
Cupertino, California 95014
tel: (408) 930-3560

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

282

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

SCHEDULES

E5.20

ELECTRICAL COPPER FEEDER TABLE

3 WIRE + GROUND						4 WIRE + GROUND					
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND
F320	(1)3/4	3#12	-	1#12	-	F420	(1)3/4	3#12	1#12	1#12	-
F330	(1)3/4	3#10	-	1#10	-	F430	(1)3/4	3#10	1#10	1#10	-
F340	(1)1	3#8	-	1#10	-	F440	(1)1	3#8	1#8	1#10	-
F350	(1)1	3#6	-	1#8	-	F450	(1)1 1/4	3#6	1#6	1#8	-
F360	(1)1 1/4	3#4	-	1#8	-	F460	(2)1 1/4	3#4	1#4	1#8	-
F370	(1)1 1/4	3#3	-	1#8	-	F470	(1) 1 1/4	3#3	1#3	1#8	-
F380	(1) 1 1/4	3#2	-	1#8	-	F480	(2) 1 1/2	3#2	1#2	1#8	-
F3125	(1) 1 1/2	3#1	-	1#6	-	F4125	(2) 2	3#1	1#1	1#6	-
F3150	(1) 1 1/2	3#1/0	-	1#6	-	F4150	(1)2	3#1/0	1#1/0	1#6	-
F3175	(1) 2	3#2/0	-	1#6	-	F4175	(1)2	3#2/0	1#2/0	1#6	-
F3200	(1)2	3#3/0	-	1#6	-	F4200	(1)2 1/2	3#3/0	1#3/0	1#6	-
F3225	(1)2	3#4/0	-	1#4	-	F4225	(1)2 1/2	3#4/0	1#4/0	1#4	-
F3250	(1)2 1/2	3#250	-	1#4	-	F4250	(1)3	3#250	1#250	1#4	-
F3300	(1)3	3#350	-	1#4	-	F4300	(1)3	3#350	1#350	1#4	-
F3350	(1)4	3#500	-	1#2	-	F4350	(1)4	3#500	1#500	1#2	-
F3400	(2)2	6#3/0	-	2#2	-	F4400	(2)2 1/2	6#3/0	2#3/0	2#2	-
F3500	(2)2 1/2	6#250	-	2#1	-	F4500	(2)3	6#350	2#350	2#1	-
F3600	(2)3	6#350	-	2#1	-	F4600	(2)3	6#350	2#350	2#1	-
F3700	(2)3	6#500	-	2#1/0	-	F4700	(2)4	6#500	2#500	2#1/0	-
F3800	(3)3	9#350	-	3#1/0	-	F4800	(3)3	9#350	3#350	3#1/0	-
F31000	(3)4	9#500	-	3#2/0	-	F41000	(3)4	9#500	3#500	3#2/0	-
F31200	(4)3	12#350	-	4#3/0	-	F41200	(4)3	12#350	4#350	4#3/0	-
F31500	(5)3	15#350	-	4#4/0	-	F41500	(5)3	15#350	4#350	4#4/0	-
F31800	(5)3	15#500	-	5#4/0	-	F41800	(5)3 1/2	15#500	5#500	5#4/0	-
F32000	(6)4	18#500	-	6#250	-	F42000	(6)3 1/2	18#500	6#500	6#250	-
F39000	(8)3 1/2	24#500	-	8#400	-	F43000	(8)3 1/2	24#500	8#500	8#400	-
F46000	(11)3 1/2	33#500	-	11#500	-	F44000	(11)3 1/2	33#500	11#500	11#500	-

2 WIRE + GROUND						1GROUND					
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND
F220	(1)3/4	2#12	-	1#12	-	F012	(1)3/4	-	-	1#12	-
F230	(1)3/4	2#10	-	1#10	-	F010	(1)3/4	-	-	1#10	-
F240	(1)3/4	2#8	-	1#10	-	-	-	-	-	-	-
F250	(1)1	2#6	-	1#8	-	F008	(1)1/4	-	-	1#8	-
F270	(1)1	2#4	-	1#8	-	-	-	-	-	-	-
F290	(1)1	2#2	-	1#6	-	-	-	-	-	-	-
F2125	(1)1 1/4	2#1	-	1#6	-	F006	(1)3/4	-	-	1#6	-
F2150	(1)1 1/4	2#1/0	-	1#6	-	-	-	-	-	-	-
F2175	(1) 1 1/2	2#2/0	-	1#6	-	-	-	-	-	-	-
F2200	(1) 1 1/2	2#3/0	-	1#6	-	-	-	-	-	-	-
F2225	(1)2	2#4/0	-	1#4	-	F004	(1)1	-	-	1#4	-
F2250	(1)2	2#250	-	1#4	-	-	-	-	-	-	-
F2300	(1)2	2#350	-	1#4	-	-	-	-	-	-	-
F2350	(1)2 1/2	2#400	-	1#2	-	F002	(1)1	-	-	1#2	-
F2400	(2)1 1/2	4#3/0	-	2#2	-	-	-	-	-	-	-
F2450	(2)2	4#4/0	-	2#1	-	F001	(1)1	-	-	1#1	-
F2500	(2)2	4#250	-	2#1	-	-	-	-	-	-	-
F2600	(2)2 1/2	4#350	-	2#1	-	-	-	-	-	-	-
F2700	(2)3	4#500	-	2#1/0	-	F01/0	(1)1	-	-	1#1/0	-
F2800	(3)2 1/2	6#350	-	3#1/0	-	-	-	-	-	-	-
F21000	(3)3	6#500	-	3#2/0	-	F02/0	(1)1	-	-	1#2/0	-
F21200	(4)3	8#350	-	4#3/0	-	F03/0	(1)1	-	-	1#3/0	-
F21500	(5)2 1/2	10#350	-	4#4/0	-	F04/0	(1)1	-	-	1#4/0	-
F21800	(5)3	10#500	-	5#4/0	-	-	-	-	-	-	-
F22000	(6)3 1/2	12#500	-	6#250	-	F0250	(1)1 1/4	-	-	1#250	-

NOTES:
A. CONDUIT SIZES ARE MINIMUM. USE 1" COUNT MINIMUM FOR UNDERGROUND WORK.
B. ABOVE 86 DEG. F (30 DEG. C) AMBIENT INCREASE WIRE SIZE PER CALIFORNIA ELECTRICAL CODE (CEC)
C. DERATE WIRE SIZE PER CEC FOR:
* MORE THAN (3) CURRENT-CARRYING WIRES IN CONDUIT
* CONDUIT FILL

Residential Service Load Calculation

Total Units: 100
Total Area 81429 square feet

Step 1:
General Loads

Receptacle and Lights at 3.0 VA per square foot		=	274287 VA
Small Appliance Circuits 1500 VA (ea) x 2		=	300000 VA
Laundry Circuit (Manager's Unit)		=	1500 VA
Subtotal		=	575787 VA

Step 2:

1-BR HVAC	3773.36 VA (ea)	=	173574.6 VA
2-BR HVAC	5637.04 VA (ea)	=	152200.1 VA
3-BR HAC	7500.72 VA (ea)	=	202519.4 VA
Subtotal		=	528294.1 VA

Step 3:
Appliances:

1200 VA (ea)	Garbage Disposal	=	120000 VA
1000 VA (ea)	Microwave and Hood	=	100000 VA
1440 VA (ea)	Dishwasher	=	144000 VA
1200 VA (ea)	Fridge	=	120000 VA
	Subtotal	=	484000 VA

Step 4:

5000 VA (ea)	Electric Dryer (Manager's Unit)	=	5000 VA

Step 5:

8000 VA (ea)	Oven	=	800000 VA

Step 6:
CEC 220.84

Total VA at 23%		=	550409 VA
	Demand Total per CEC 220.84 at 208V 3-Phase	=	1529 A
Subtotal Current at 208V			
Residential Service		=	**1600 A**

Typical 2-BED Load Calculation

Total Area 831 square feet

Step 1:
General Loads

Receptacle and Lights at 3.0 VA per square foot		=	2493 VA
Small Appliance Circuits 1500 VA (ea) x 2		=	3000 VA
Laundry Circuit		=	0 VA
Subtotal		=	5493 VA

Step 2:

HVAC	5637.04 VA	=	5637.04 VA

Step 3:
Appliances:

1200 VA	Garbage Disposal	=	1200 VA
1000 VA	Microwave and Hood	=	1000 VA
1440 VA	Dishwasher	=	1440 VA
1200 VA	Fridge	=	1200 VA
	Subtotal	=	4840 VA

Step 4:

5000 VA	Electric Dryer	=	0 VA

Step 5:

8000 VA	Oven	=	8000 VA

Step 6:
CEC 220.42

First 3000 VA or less at 100%		=	3000 VA
3001 to 120,000 VA at 75%		=	4347 VA
Remainder over 120,000 VA at 25%		=	0 VA
HVAC at 100%		=	5637.04 VA
Subtotal		=	12984.04 VA
	Demand Total per CEC 220.42 at 208V 1-Phase	=	62 A
	Load Center Size	=	**125 A**

Manager's 2-BED Unit Load Calculation

Total Area 831 square feet

Step 1:
General Loads

Receptacle and Lights at 3.0 VA per square foot		=	2493 VA
Small Appliance Circuits 1500 VA (ea) x 2		=	3000 VA
Laundry Circuit (Manager's Unit)		=	1500 VA
Subtotal		=	6993 VA

Step 2:

HVAC	5637.04 VA	=	5637.04 VA

Step 3:
Appliances:

1200 VA	Garbage Disposal	=	1200 VA
1000 VA	Microwave and Hood	=	1000 VA
1440 VA	Dishwasher	=	1440 VA
1200 VA	Fridge	=	1200 VA
	Subtotal	=	4840 VA

Step 4:

5000 VA	Electric Dryer (Manager's Unit)	=	5000 VA

Step 5:

8000 VA	Oven	=	8000 VA

Step 6:
CEC 220.42

First 3000 VA or less at 100%		=	3000 VA
3001 to 120,000 VA at 75%		=	7847 VA
Remainder over 120,000 VA at 25%		=	0 VA
HVAC at 100%		=	5637.04 VA
Subtotal		=	16484.04 VA
	Demand Total per CEC 220.42 at 208V 1-Phase	=	79 A
	Load Center Size	=	**125 A**

Typical 3-BED Load Calculation

Total Area 1107 square feet

Step 1:
General Loads

Receptacle and Lights at 3.0 VA per square foot		=	3321 VA
Small Appliance Circuits 1500 VA (ea) x 2		=	3000 VA
Laundry Circuit		=	0 VA
Subtotal		=	6321 VA

Step 2:

HVAC	7500.72 VA	=	7500.72 VA

Step 3:
Appliances:

1200 VA	Garbage Disposal	=	1200 VA
1000 VA	Microwave and Hood	=	1000 VA
1440 VA	Dishwasher	=	1440 VA
1200 VA	Fridge	=	1200 VA
	Subtotal	=	4840 VA

Step 4:

5000 VA	Electric Dryer	=	0 VA

Step 5:

8000 VA	Oven	=	8000 VA

Step 6:
CEC 220.42

First 3000 VA or less at 100%		=	3000 VA
3001 to 120,000 VA at 78%		=	3519 VA
Remainder over 120,000 VA at 25%		=	0 VA
HVAC at 100%		=	7500.72 VA
Subtotal		=	14019.72 VA
	Demand Total per CEC 220.42 at 208V 1-Phase	=	67 A
	Load Center Size	=	**125 A**

Manager's 3-BED Unit Load Calculation

Total Area 1107 square feet

Step 1:
General Loads

Receptacle and Lights at 3.0 VA per square foot		=	3321 VA
Small Appliance Circuits 1500 VA (ea) x 2		=	3000 VA
Laundry Circuit (Manager's Unit)		=	1500 VA
Subtotal		=	7821 VA

Step 2:

HVAC	7500.72 VA	=	7500.72 VA

Step 3:
Appliances:

1200 VA	Garbage Disposal	=	1200 VA
1000 VA	Microwave and Hood	=	1000 VA
1440 VA	Dishwasher	=	1440 VA
1200 VA	Fridge	=	1200 VA
	Subtotal	=	4840 VA

Step 4:

5000 VA	Electric Dryer (Manager's Unit)	=	5000 VA

Step 5:

8000 VA	Oven	=	8000 VA

Step 6:
CEC 220.42

First 3000 VA or less at 100%		=	3000 VA
3001 to 120,000 VA at 78%		=	7019 VA
Remainder over 120,000 VA at 25%		=	0 VA
HVAC at 100%		=	7500.72 VA
Subtotal		=	17519.72 VA
	Demand Total per CEC 220.42 at 208V 1-Phase	=	84 A
	Load Center Size	=	**125 A**

Typical 1-BED Load Calculation

Total Area 561 square feet

Step 1:
General Loads

Receptacle and Lights at 3.0 VA per square foot		=	1683 VA
Small Appliance Circuits 1500 VA (ea) x 2		=	3000 VA
Laundry Circuit		=	0 VA
Subtotal		=	4683 VA

Step 2:

HVAC	3773.36 VA	=	3773.36 VA

Step 3:
Appliances:

1200 VA	Garbage Disposal	=	1200 VA
1000 VA	Microwave and Hood	=	1000 VA
1440 VA	Dishwasher	=	1440 VA
1200 VA	Fridge	=	1200 VA
	Subtotal	=	4840 VA

Step 4:

5000 VA	Electric Dryer	=	0 VA

Step 5:

8000 VA	Oven	=	8000 VA

Step 6:
CEC 220.42

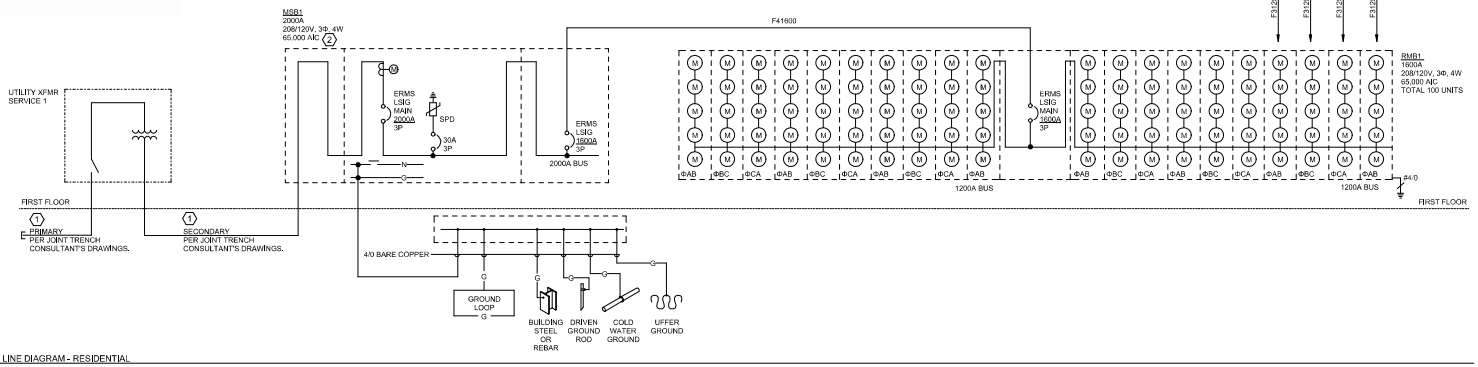
First 3000 VA or less at 100%		=	3000 VA
3001 to 120,000 VA at 75%		=	5157 VA
Remainder over 120,000 VA at 25%		=	0 VA
HVAC at 100%		=	3773.36 VA
Subtotal		=	11930.36 VA
	Demand Total per CEC 220.42 at 208V 1-Phase	=	57 A
	Load Center Size	=	**125 A**

SUMMARY OF MAXIMUM FEEDER AND BRANCH CIRCUIT LENGTHS

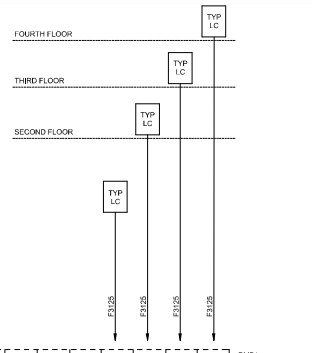
WIRE (AWG)	CIRCUIT AMPS (A)	MAXIMUM FEEDER LENGTH (FT)					MAXIMUM BRANCH CIRCUIT LENGTH (FT)				
		120V	208V	240V	277V	480V	120V	208V	240V	277V	480V
14	12	39	67	78	90	156	58	101	117	135	233
12	16	46	80	93	107	185	69	120	139	160	278
10	24	48	83	96	111	192	72	125	144	166	288
8	32	57	99	115	132	229	86	149	172	199	344
6	40	73	127	146	169	293	110	190	220	253	439
4	52	89	154	178	206	356	134	232	267	309	535
2	72	105	178	206	237	412	134	267	309	356	617
1/0	96	123	212	245	283	490	184	319	368	424	735
2/0	108	137	238	274	317	549	206	357	412	475	823
4/0	144	163	283	327	377	654	245	425	490	566	980
250	164	170	294	340	392	679	255	441	509	588	1019
300	184	181	314	362	418	725	272	471	543	627	1087
350	200	195	338	390	450	779	292	506	584	675	1169
500	248	224	388	448	517	896	336	582	672	776	1344

SUMMARY OF VOLTAGE DROP LIMITS

CIRCUIT VOLTS (V)	3% VOLTAGE DROP (V)	5% VOLTAGE DROP (V)	TOTAL LOSS (V)
120	2.4	3.6	6
208	4.2	6.2	10.4
240	4.8	7.2	12
277	5.5	8.3	13.9
480	9.6	14.4	24



1 SINGLE LINE DIAGRAM - RESIDENTIAL
NTS



GENERAL NOTES

A. CERTAIN FEEDER AND BRANCH CIRCUIT WIRE SIZES HAVE BEEN OVERSIZED
TO COMPENSATE FOR VOLTAGE DROP. SPLICE WIRES TO COMPATIBLE SIZES FOR TERMINATION ADJACENT TO EQUIPMENT CONNECTION AS REQUIRED.

B. IT IS ACCEPTABLE TO THE ELECTRICAL ENGINEER TO INSTALL ALUMINUM BUSES IN ALL THE SWITCHBOARDS, DISTRIBUTION PANELS, AND PANELBOARDS FOR THIS PROJECT.

C. PER CEC 240.87, PROVIDE ENERGY REDUCTION MAINTENANCE SWITCH AT EACH BREAKER RATED 1200A OR GREATER. ENERGY REDUCTION MAINTENANCE SWITCH SHALL HAVE LOCAL STATUS INDICATOR TO REDUCE INSTANTANEOUS PICKUP SETTING TO NO MORE THAN TWO TIMES THE SENSOR AMPERAGE.

D. PROVIDE ADJUSTABLE TRIP SETTING TYPE BREAKERS.

E. DISTRIBUTION SWITCHBOARD SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAX AVAILABLE FAULT CURRENT. FIELD MARKING(S) SHALL INCLUDE DATE OF FAULT CURRENT CALCULATION PERFORMED PER CEC 110.24(A). ARC FLASH HAZARD WARNING LABEL ON SWITCHBOARD SHALL BE PROVIDED IN ACCORDANCE WITH CEC 110.16. THE MAIN SERVICE DISCONNECT SHALL BE MARKED PERMANENTLY PER CEC 230.70(B).

F. CONDUCTORS FOR FEEDER SIZES OVER 100A (FEEDER CODE F#125 AND LARGER) SHALL BE RATED 75 DEGREES CELSIUS (167 DEGREES FAHRENHEIT) IN ACCORDANCE WITH CEC 110.14(C) (1).

G. PER PG&E GREENBOOK, CONTRACTOR SHALL PROVIDE A 2-INCH CONDUIT FROM PG&E SMART METER ENCLOSURE AT EXTERIOR BUILDING WALL TO MAIN SWITCHBOARD. COORDINATE LOCATION OF SMART METER WITH PG&E PRIOR TO FINAL ROUGH-IN.

(#) SHEET NOTES

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2. CONTRACTOR SHALL COORDINATE EXACT AIC RATING OF THE SWITCHBOARD LINE UP WITH UTILITY COMPANY AND JOINT TRENCH CONSULTANT PRIOR TO FINAL PROCUREMENT AND ROUGH-IN OF THE SWITCHBOARD.

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

283

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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No.	REVISION	DATE

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SINGLE LINE DIAGRAM - RESIDENTIAL

E6.11

ELECTRICAL COPPER FEEDER TABLE

3 WIRE + GROUND						4 WIRE + GROUND					
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND
F320	(1)3/4	3#12	-	1#12	-	F420	(1)3/4	3#12	1#12	1#12	-
F330	(1)3/4	3#10	-	1#10	-	F430	(1)3/4	3#10	1#10	1#10	-
F340	(1)1	3#8	-	1#10	-	F440	(1)1	3#8	1#8	1#10	-
F350	(1)1	3#6	-	1#8	-	F450	(1) 1/4	3#6	1#6	1#8	-
F360	(1)1 1/4	3#4	-	1#6	-	F460	(1)1 1/4	3#4	1#4	1#8	-
F370	(1)1 1/4	3#3	-	1#6	-	F470	(1) 1 1/4	3#3	1#3	1#6	-
F380	(1) 1 1/4	3#2	-	1#6	-	F480	(1) 1 1/2	3#2	1#2	1#6	-
F3125	(1) 1 1/2	3#1	-	1#6	-	F4125	(1) 2	3#1	1#1	1#6	-
F3150	(1) 1 1/2	3#1/0	-	1#6	-	F4150	(1)2	3#1/0	1#1/0	1#6	-
F3175	(1) 2	3#2/0	-	1#6	-	F4175	(1)2	3#2/0	1#2/0	1#6	-
F3200	(1)2	3#3/0	-	1#6	-	F4200	(1)2 1/2	3#3/0	1#3/0	1#6	-
F3225	(1)2	3#4/0	-	1#4	-	F4225	(1)2 1/2	3#4/0	1#4/0	1#6	-
F3250	(1)2 1/2	3#250	-	1#4	-	F4250	(1)3	3#250	1#250	1#4	-
F3300	(1)3	3#350	-	1#4	-	F4300	(1)3	3#350	1#350	1#4	-
F3350	(1)4	3#500	-	1#2	-	F4350	(1)4	3#500	1#500	1#2	-
F3400	(2)2	6#3/0	-	2#2	-	F4400	(2)2 1/2	6#3/0	2#3/0	2#2	-
F3500	(2)2 1/2	6#4/0	-	2#1	-	F4450	(2)2 1/2	6#4/0	2#4/0	2#1	-
F3600	(2)3	6#350	-	2#1	-	F4500	(2)3	6#350	2#350	2#1	-
F3700	(2)3	6#500	-	3#1/0	-	F4700	(2)4	6#500	3#500	3#1/0	-
F3800	(3)3	9#350	-	3#1/0	-	F4800	(3)3	9#350	3#350	3#1/0	-
F31000	(3)4	9#500	-	3#2/0	-	F41000	(3)4	9#500	3#500	3#2/0	-
F31200	(4)3	12#350	-	4#3/0	-	F41200	(4)3	12#350	4#350	4#3/0	-
F31500	(3)3	12#500	-	4#4/0	-	F41500	(3)3	12#500	4#500	4#4/0	-
F31800	(5)3	15#500	-	5#4/0	-	F41800	(5)3 1/2	15#500	5#500	5#4/0	-
F32000	(6)4	18#500	-	6#250	-	F42000	(6)3 1/2	18#500	6#500	6#250	-
F39000	(8)3 1/2	24#500	-	8#400	-	F43000	(8)3 1/2	24#500	8#500	8#400	-
F44000	(11)3 1/2	33#500	-	11#500	-	F44000	(11)3 1/2	33#500	11#500	11#500	-

2 WIRE + GROUND						1GROUND					
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP.GROUND	ISOLATED GROUND
F220	(1)3/4	2#12	-	1#12	-	FG12	(1)3/4	-	-	1#12	-
F230	(1)3/4	2#10	-	1#10	-	FG10	(1)3/4	-	-	1#10	-
F240	(1)3/4	2#8	-	1#10	-	-	-	-	-	-	-
F250	(1)1	2#6	-	1#8	-	FG08	(1)3/4	-	-	1#8	-
F270	(1)1	2#4	-	1#6	-	-	-	-	-	-	-
F290	(1)1	2#2	-	1#6	-	-	-	-	-	-	-
F2125	(1)1 1/4	2#1	-	1#6	-	FG06	(1)3/4	-	-	1#6	-
F2150	(1)1 1/4	2#1/0	-	1#6	-	-	-	-	-	-	-
F2175	(1) 1 1/2	2#2/0	-	1#6	-	-	-	-	-	-	-
F2200	(1) 1 1/2	2#3/0	-	1#6	-	-	-	-	-	-	-
F2225	(1)2	2#4/0	-	1#4	-	FG04	(1)1	-	-	1#4	-
F2250	(1)2	2#250	-	1#4	-	-	-	-	-	-	-
F2300	(1)2	2#350	-	1#4	-	-	-	-	-	-	-
F2350	(1)2 1/2	2#400	-	1#2	-	FG02	(1)1	-	-	1#2	-
F2400	(2)1 1/2	4#3/0	-	2#2	-	-	-	-	-	-	-
F2450	(2)2	4#4/0	-	2#1	-	FG01	(1)1	-	-	1#1	-
F2500	(2)2	4#250	-	2#1	-	-	-	-	-	-	-
F2600	(2)2 1/2	4#350	-	2#1	-	-	-	-	-	-	-
F2700	(2)3	4#500	-	2#1/0	-	FG1/0	(1)1	-	-	1#1/0	-
F2800	(3)2 1/2	6#350	-	3#1/0	-	-	-	-	-	-	-
F31000	(3)3	6#500	-	3#2/0	-	FG2/0	(1)1	-	-	1#2/0	-
F31200	(4)3	8#350	-	4#3/0	-	FG3/0	(1)1	-	-	1#3/0	-
F31500	(5)2 1/2	10#350	-	4#4/0	-	FG4/0	(1)1	-	-	1#4/0	-
F31800	(5)3	10#500	-	5#4/0	-	-	-	-	-	-	-
F32000	(6)3 1/2	12#500	-	6#250	-	FG250	(1)1 1/4	-	-	1#250	-

NOTES:
A. CONDUIT SIZES ARE MINIMUM. USE 1" COUNT MINIMUM FOR UNDERGROUND WORK.
B. ABOVE 86 DEG. F (30 DEG. C) AMBIENT INCREASE WIRE SIZE PER CALIFORNIA ELECTRICAL CODE (CEC)
C. DERATE WIRE SIZE PER CEC FOR:
* MORE THAN (3) CURRENT-CARRYING WIRES IN CONDUIT
* CONDUIT FILL

SUMMARY OF MAXIMUM FEEDER AND BRANCH CIRCUIT LENGTHS

WIRE (AWG)	CIRCUIT AMPS (A)	MAXIMUM FEEDER LENGTH (FT)					MAXIMUM BRANCH CIRCUIT LENGTH (FT)				
		120V	208V	240V	277V	480V	120V	208V	240V	277V	480V
14	12	39	67	78	90	156	58	101	117	135	233
12	16	46	80	93	107	185	69	120	139	160	278
10	24	48	83	99	111	192	72	125	144	166	288
8	32	57	99	115	132	229	86	149	172	199	344
6	40	73	127	146	169	293	110	190	220	253	439
4	52	89	154	178	206	356	134	232	267	309	535
3	72	103	178	206	237	412	154	267	309	356	617
1/0	96	123	212	245	283	490	184	318	368	424	735
2/0	108	137	238	274	317	549	206	357	412	475	823
4/0	144	163	283	327	377	654	245	425	490	566	980
250	164	170	294	340	392	679	255	441	509	588	1019
300	184	181	314	362	418	725	272	471	543	627	1087
350	200	195	338	390	450	779	292	506	584	675	1169
500	248	224	388	448	517	896	336	582	672	776	1344

SUMMARY OF VOLTAGE DROP LIMITS

CIRCUIT VOLTS (V)	2% VOLTAGE DROP (V)	3% VOLTAGE DROP (V)	TOTAL LOSS (V)
120	2.4	3.6	6
208	4.2	6.2	10.4
240	4.8	7.2	12
277	5.5	8.3	13.9
480	9.6	14.4	24

Common Service Load Calculation

Lighting						
	ASSUMED* Site	2000 VA	*pending Title 24 calc	=	2	KVA
	ASSUMED* Common Interiors	8000 VA	*pending Title 24 calc	=	8	KVA
	Subtotal			=	10	KVA
	Demand Load @ 125%			=	12.5	KVA
General Receptacles			20527 square feet			
	Site at	0.25 VA	for sf	13253 =	3.313	KVA
	General Receptacles at	2 VA	per sf	20527 =	41.054	KVA
	Miscellaneous at	1 VA	per sf	20527 =	20.527	KVA
	Subtotal			=	64.894	KVA
	Demand Load, First 10KVA @ 100%, Remainder over 10KVA @ 50%			=	5.032	KVA
Motors						
	ASSUMED* Elevators, 208V-3PH, qty 2 @ 95%	44 A	for qty	2 =	31.680	KVA
	ASSUMED* Lawn Booster Pump, 208V-3PH @ 100%	27 A	for qty	1 =	9.720	KVA
	Subtotal			=	41.400	KVA
	Demand Load, Elevators qty 2 @ 95%, Booster Pump @ 100%			=	39.816	KVA
Mechanical						
	AC-x, 208V-1PH	3 MCA	for qty	7 =	2.995	KVA
	OAC-x, 208V-1PH	21.4 MCA	for qty	6 =	21.366	KVA
	FCU-x, 208V-1PH	7 MCA	for qty	7 =	8.154	KVA
	HP-x, 208V-1PH	35 MCA	for qty	6 =	29.120	KVA
	CSF-1, 208V-1PH	18.7 A	for qty	1 =	3.890	KVA
	TEF-1, 208V-1PH	4 A	for qty	1 =	0.832	KVA
	ASSUMED* CEF-1, 208V-1PH	12 A	for qty	11 =	27.456	KVA
	ASSUMED* EF-x, 120V	12 A	for qty	10 =	14.400	KVA
	ASSUMED* SF-x, 120V	12 A	for qty	4 =	5.760	KVA
	Subtotal			=	113.972	KVA
	Demand Load, Largest Motor @ 125%, All Other Motors @ 100%			=	114.945	KVA
Plumbing						
	EWH-1, 208V-3PH		for qty	1 =	14.000	KVA
	HWCP-1, 208V-3PH	6.8 A	for qty	1 =	2.448	KVA
	HWLP-1, 208V-3PH	6.8 A	for qty	1 =	2.448	KVA
	ASSUMED* BK-2, 120V	12 A	for qty	1 =	1.440	KVA
	ASSUMED* HPWHS-x, 208V-3PH	78.3 MCA	for qty	2 =	45.101	KVA
	BP-1, 208V-3PH	16.2 A	for qty	1 =	9.472	KVA
	Subtotal			=	70.909	KVA
	Demand Load, Water Heater @ 125%			=	86.908	KVA
Laundry						
	ASSUMED* Dryer	5 VA	qty	10 =	50.000	KVA
	ASSUMED* Washer	1 VA	per sf	10 =	10.000	KVA
	Subtotal			=	60.000	KVA
	Demand Load @ 100%			=	60.000	KVA
Community Room						
	ASSUMED*					
	Garbage Disposal	1200 VA		=	1.200	KVA
	Microwave and Hood	1000 VA		=	1.000	KVA
	Dishwasher	1440 VA		=	1.440	KVA
	Fridge	1200 VA		=	1.200	KVA
	Subtotal			=	4.840	KVA
	Demand Load @ 100%			=	4.840	KVA
	EV Chargers		*load share per Calgreen			
	ASSUMED* EV Charging Stations	3300 VA*	for qty	66 =	217.800	KVA
	Demand Load @ 125%			=	272.250	KVA
Subtotal				=	596.291	KVA
Subtotal Current at 208V-3PH				=	1656.364	A
Common Service (not including fire pump)				=	**2000**	**A**

*ASSUMED = Load Values are assumed. Verification of final equipment selection, qty, and size is required.

GENERAL NOTES

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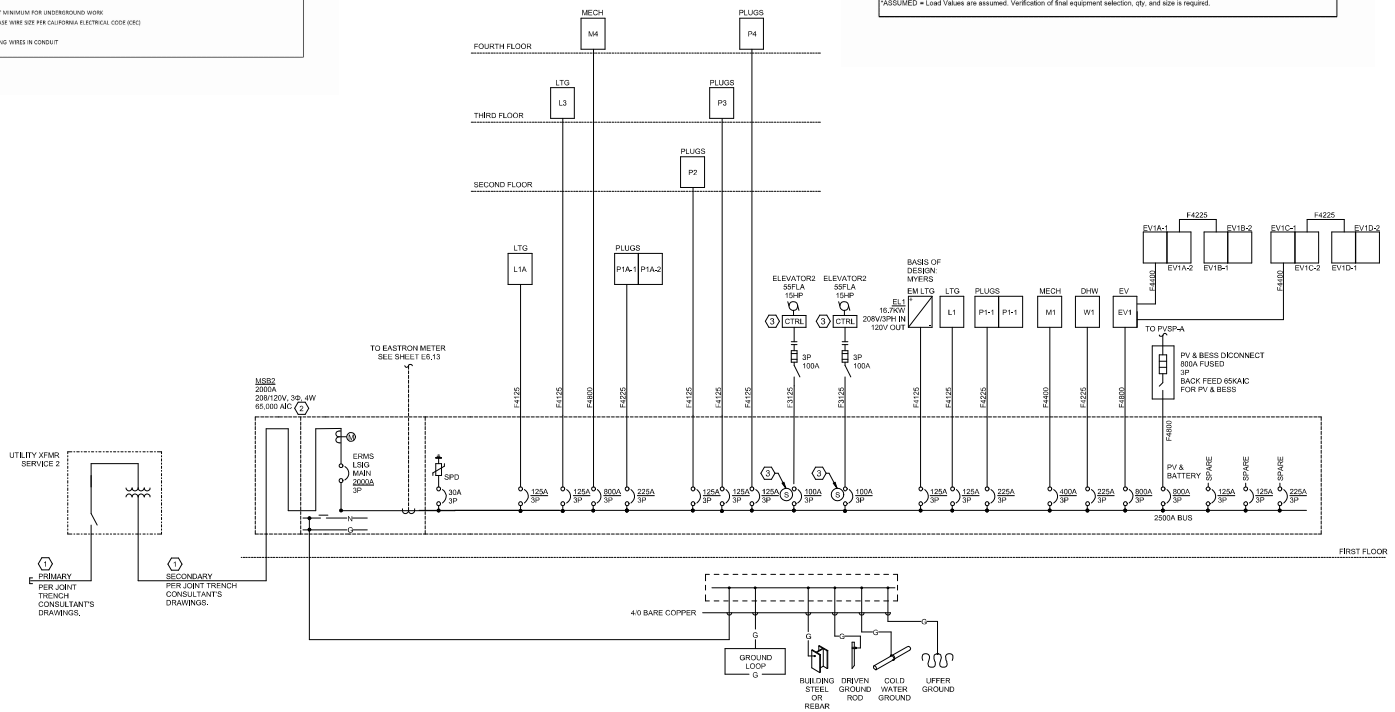
2. CONTRACTOR SHALL COORDINATE EXACT AIC RATING OF THE SWITCHBOARD LINE UP WITH UTILITY COMPANY AND JOINT TRENCH CONSULTANT PRIOR TO FINAL PROCUREMENT AND ROUGH-IN OF THE SWITCHBOARD.
3. CONTRACTOR SHALL PROVIDE A SHUNT TRIP CIRCUIT BREAKER THAT TIES INTO THE FIRE ALARM SYSTEM TO THE ELEVATOR. CONTRACTOR SHALL COORDINATE EXACT POWER AND CONTROL REQUIREMENTS FOR THE ELEVATOR WITH ELEVATOR SUBMITTAL AND THE ELEVATOR MANUFACTURER PRIOR TO FINAL ROUGH-IN.



1 SINGLE LINE DIAGRAM - COMMON
NTS

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

284

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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No.	REVISION	DATE

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SINGLE LINE DIAGRAM - COMMON

E6.12

ELECTRICAL FEEDER TABLE (COPPER)

3 WIRE + GROUND						4 WIRE + GROUND					
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND
F320	(1)3/4	3#12	-	1#12	-	F420	(1)3/4	3#12	1#12	1#12	-
F330	(1)3/4	3#10	-	1#10	-	F430	(1)3/4	3#10	1#10	1#10	-
F340	(1)1	3#8	-	1#10	-	F440	(1)1	3#8	1#8	1#10	-
F350	(1)1	3#6	-	1#8	-	F450	(1)1 1/4	3#6	1#6	1#8	-
F370	(1)1 1/4	3#4	-	1#6	-	F470	(1)1 1/4	3#4	1#4	1#8	-
F390	(1)1 1/4	3#2	-	1#6	-	F490	(1)1 1/2	3#2	1#2	1#8	-
F3125	(1)1 1/2	3#1	-	1#6	-	F4125	(1)2	3#1	1#1	1#8	-
F3150	(1)1 1/2	3#1/0	-	1#6	-	F4150	(1)2	3#1/0	1#1/0	1#8	-
F3175	(1)2	3#2/0	-	1#6	-	F4175	(1)2	3#2/0	1#2/0	1#6	-
F3200	(1)2	3#3/0	-	1#6	-	F4200	(1)2 1/2	3#3/0	1#3/0	1#6	-
F3225	(1)2	3#4/0	-	1#4	-	F4225	(1)2 1/2	3#4/0	1#4/0	1#4	-
F3250	(1)2 1/2	3#250	-	1#4	-	F4250	(1)3	3#250	1#250	1#4	-
F3300	(1)3	3#350	-	1#4	-	F4300	(1)3	3#350	1#350	1#4	-
F3350	(1)4	3#500	-	1#2	-	F4350	(1)4	3#500	1#500	1#2	-
F3406	(2)2	6#3/0	-	2#2	-	F4400	(2)2 1/2	6#3/0	2#3/0	2#2	-
F3450	(2)2 1/2	6#4/0	-	2#1	-	F4450	(2)2 1/2	6#4/0	2#4/0	2#1	-
F3500	(2)2 1/2	6#250	-	2#1	-	F4500	(2)3	6#250	2#250	2#1	-
F3800	(2)3	6#350	-	2#1	-	F4600	(2)3	6#350	2#350	2#1	-
F3700	(2)3	6#500	-	2#1/0	-	F4700	(2)4	6#500	2#500	2#1/0	-
F3800	(3)3	9#350	-	3#1/0	-	F4800	(3)3	9#350	3#350	3#1/0	-
F31000	(3)4	9#500	-	3#2/0	-	F41000	(3)4	9#500	3#500	3#2/0	-
F31200	(4)3	12#350	-	4#3/0	-	F41200	(4)3	12#350	4#350	4#3/0	-
F31500	(5)3	15#350	-	4#4/0	-	F41500	(5)3	15#350	5#350	4#4/0	-
F31600	(5)3	15#500	-	5#4/0	-	F41600	(5)3 1/2	15#500	5#500	5#4/0	-
F32000	(6)4	18#500	-	6#250	-	F42000	(6)3 1/2	18#500	6#500	6#250	-

2 WIRE + GROUND						GROUND					
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND
F220	(1)3/4	2#12	-	1#12	-	FG12	(1)3/4	-	-	1#12	-
F230	(1)3/4	2#10	-	1#10	-	FG10	(1)3/4	-	-	1#10	-
F240	(1)3/4	2#10	-	1#10	-	-	-	-	-	-	-
F250	(1)1	2#8	-	1#8	-	FG08	(1)3/4	-	-	1#8	-
F270	(1)1	2#8	-	1#8	-	-	-	-	-	-	-
F290	(1)1	2#8	-	1#8	-	-	-	-	-	-	-
F2125	(1)1 1/4	2#1	-	1#6	-	FG06	(1)3/4	-	-	1#6	-
F2150	(1)1 1/4	2#1/0	-	1#6	-	-	-	-	-	-	-
F2175	(1)1 1/2	2#2/0	-	1#6	-	-	-	-	-	-	-
F2200	(1)1 1/2	2#3/0	-	1#6	-	-	-	-	-	-	-
F2225	(1)2	2#4/0	-	1#4	-	FG04	(1)1	-	-	1#6	-
F2250	(1)2	2#250	-	1#4	-	-	-	-	-	-	-
F2300	(1)2	2#350	-	1#4	-	-	-	-	-	-	-
F2350	(1)2 1/2	2#400	-	1#2	-	FG02	(1)1	-	-	1#2	-
F2400	(2)1 1/2	4#3/0	-	2#2	-	-	-	-	-	-	-
F2450	(2)2	4#4/0	-	2#1	-	FG01	(1)1	-	-	1#1	-
F2500	(2)2	4#250	-	2#1	-	-	-	-	-	-	-
F2600	(2)2 1/2	4#350	-	2#1	-	-	-	-	-	-	-
F2700	(2)3	4#500	-	2#1/0	-	FG1/0	(1)1	-	-	1#1/0	-
F2800	(3)2 1/2	6#350	-	3#1/0	-	-	-	-	-	-	-
F21000	(3)3	6#500	-	3#2/0	-	FG2/0	(1)1	-	-	1#2/0	-
F21200	(4)3	8#350	-	4#3/0	-	FG3/0	(1)1	-	-	1#3/0	-
F21500	(5)2 1/2	10#350	-	4#4/0	-	FG4/0	(1)1	-	-	1#4/0	-
F21600	(5)3	10#500	-	5#4/0	-	-	-	-	-	-	-
F22000	(6)3 1/2	12#500	-	6#250	-	FG250	(1)1 1/4	-	-	1#250	-

NOTES:

A. CONDUIT SIZES ARE MINIMUM, USE 1" COUNT MINIMUM FOR UNDERGROUND WORK.

B. ABOVE 86 DEG, F (30 DEG, C) AMBIENT INCREASE WIRE SIZE PER NATIONAL ELECTRICAL CODE (NEC).

C. DERATE WIRE SIZE PER NEC FOR:

*MORE THAN (3) CURRENT-CARRYING WIRES IN CONDUIT

*CONDUIT FILL.

PV 2 WIRE + GROUND						
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND	NOTES
PVF215	NA	2#10	-	1#10	-	1000 VDC PV WIRE INSULATION
PVF220	(1)1	2#10	-	1#10	-	1000 VDC PV WIRE INSULATION, RVC CONDUIT
PVF230	(1)1 1/4	4#10	-	1#10	-	1000 VDC PV WIRE INSULATION, RVC CONDUIT
PVF235	(1)1	2#8	-	1#10	-	1000 VDC PV WIRE INSULATION, RVC CONDUIT
PVF245	(1)1 1/4	6#10		1#10		1000 VDC PV WIRE INSULATION, RVC CONDUIT
PVF250	(1)1 1/4	2#6	-	1#10	-	1000 VDC PV WIRE INSULATION, RVC CONDUIT
PVF260	(2)1 1/4	8#10	-	2#10	-	1000 VDC PV WIRE INSULATION, RVC CONDUIT

NOTES:

A. CONDUIT SIZES ARE MINIMUM, USE 1" COUNT MINIMUM FOR UNDERGROUND WORK.

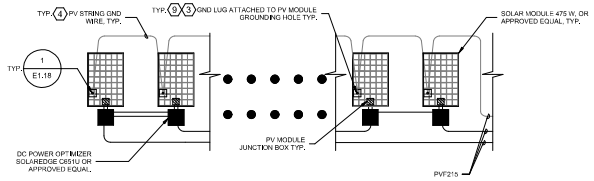
B. ABOVE 86 DEG, F (30 DEG, C) AMBIENT INCREASE WIRE SIZE PER NATIONAL ELECTRICAL CODE (NEC).

C. DERATE WIRE SIZE PER NEC FOR:

*MORE THAN (3) CURRENT-CARRYING WIRES IN CONDUIT

*CONDUIT FILL.

BESS NETWORKING			
FEEDER CODE	CONDUIT	CABLE	NOTES
BEF210	(1)1	(1) CAT6	-
BEF215	(1)1	(1) RS485	-
BEF220	(1)1	(1) CT INPUT SET	EACH SET CONSISTS OF (3) SINGLE-PHASE CTS



2 TYPICAL PV STRING
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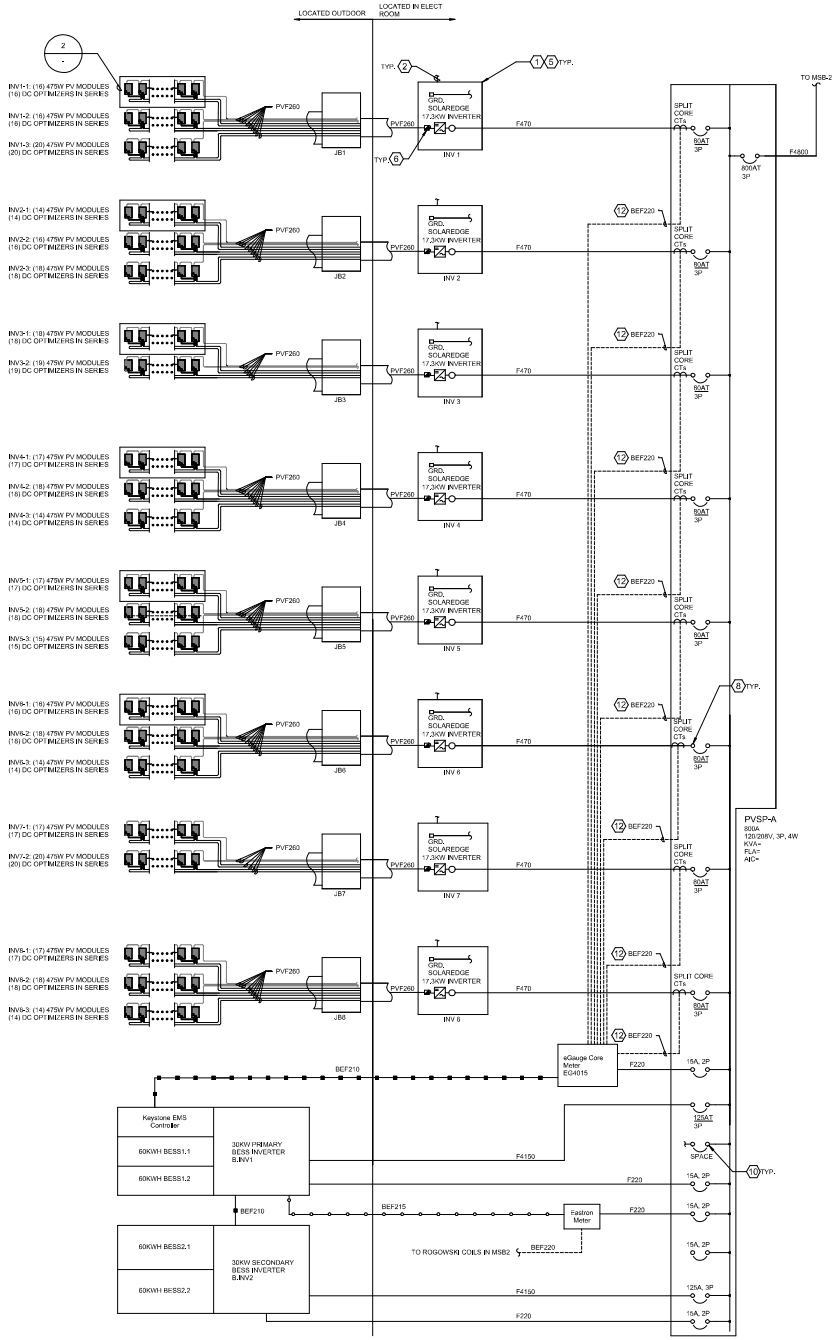

1 PV SINGLE LINE DIAGRAM
NTS

GENERAL NOTES

A. PROVIDE SIGNAGE TO INDICATE THE LOCATION OF THE PV SYSTEM DISCONNECT(S) PER THE UTILITY COMPANY'S RULES, REGULATIONS AND REQUIREMENTS. AT MINIMUM SIGNAGE SHALL BE ENGRAVED LAMICOID NAMEPLATE SIZED TO MEET THE UTILITY COMPANY'S RULES REGULATIONS AND REQUIREMENTS.

B. CERTAIN FEEDER AND BRANCH CIRCUIT WIRE SIZES HAVE BEEN OVERSIZED TO COMPENSATE FOR VOLTAGE DROP. SPLICE WIRES TO COMPATIBLE SIZES FOR TERMINATION ADJACENT TO EQUIPMENT CONNECTION AS REQUIRED.

C. GROUND PV RACKING SYSTEM PER CEC AND PER RACKING SYSTEM MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDE.

D. THE PV DISTRIBUTION OR SUB PANEL SHALL HAVE SIGNAGE CLEARLY STATING THAT IT IS DEDICATED ONLY FOR SOLAR PV AND THAT NO ADDITIONAL LOADS ARE ALLOWED TO BE CONNECTED TO THEM OTHER THAN SOLAR PV LOADS.

E. REFER TO X-PVX.0 FOR ADDITIONAL SIGNAGE REQUIREMENTS.

F. TOTAL VOLTAGE DROP (AC AND DC) SHALL NOT EXCEED 5% FROM THE FURTHEST STRING TO THE POINT OF INTERCONNECTION.

SHEET NOTES

1. PROVIDE THE INVERTER SOLAREDGE STRING LEVEL PV MONITORING SOFTWARE AND ALL PARTS AND PIECES NECESSARY FOR A FULLY FUNCTIONAL SOLAREDGE MONITORING SYSTEM.
2. SOLAREDGE PV INVERTERS SHALL BE DAISY CHAINED TOGETHER WITH A RS-485 CABLE WHEN MORE THAN ONE INVERTER IS INSTALLED. INSTALL CABLE PER INVERTERS SPECIFICATIONS AND INSTALLATION MANUAL. FROM THE LAST INVERTER IN THE DAISY CHAIN THE CONTRACTOR SHALL ROUTE RS-485 DATA CABLE IN 1" CONDUIT, U.O.N., TO COMMUNICATION GATEWAY IN THE BUILDING. COORDINATE WITH MANUFACTURER'S REPRESENTATIVE AND 3RD PARTY COMMISSIONING AGENT PRIOR TO ROUGH-IN.
3. ATTACH GROUND LUG TO PV MODULE FRAME GROUND HOLE PER GROUND LUGS AND PV MODULE'S SPECIFICATIONS AND INSTALLATION MANUALS. VERIFY LOCATION OF PV MODULE FRAME GROUND HOLE PRIOR TO INSTALLATION OF GROUND LUG.
4. ATTACH GROUND WIRE TO GROUND LUG PER GROUND LUGS AND MANUFACTURES SPECIFICATIONS AND INSTALLATION GUIDE.
5. GROUND INVERTER PER THE NEC AND THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDE.
6. DC DISCONNECT INTEGRATED INTO PV INVERTER.
7. CONTRACTOR SHALL SIZE FEEDER PER NEC REQUIREMENTS AND SO THAT THE VOLTAGE DROP IS NO GREATER THAN 3%
8. BREAKER(S) AND OR FUSE(S) SHALL BE SUITABLE FOR BACK FEED.
9. CONTRACTOR SHALL NOTE, RATHER THAN USING A GROUND LUG TO GROUND THE PV MODULE IT IS ACCEPTABLE TO THE ELECTRICAL ENGINEER FOR THE CONTRACTOR TO GROUND THE PV RACKING SYSTEM AND MODULES PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.
10. CONTRACTOR SHALL PROVIDE AT LEAST 12 SPACES IN PANEL OR ENOUGH SPACE TO ADD (3) 50A/3P CIRCUIT BREAKERS.
11. NOT ALL JUNCTION BOXES REQUIRED FOR PV SYSTEM ARE SHOWN ON PV SINGLE LINE DIAGRAM. SEE PV FLOOR AND ROOF PLANS FOR EXACT QUANTITIES AND LOCATION(S) OF ADDITIONAL JUNCTION BOXES. CONTRACTOR SHALL PROVIDE ENOUGH J-BOXES IN ORDER PROVIDE A FULLY FUNCTIONAL PV SYSTEM.
12. ALL CTS FROM PVSP-A TO EGAUGE CORE METER TO BE ROUTED IN (1) 1" CONDUIT WHERE POSSIBLE. ADDITIONAL CONDUITS TO BE USED IF NEEDED ONLY.

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SINGLE LINE DIAGRAM - PV AND BESS

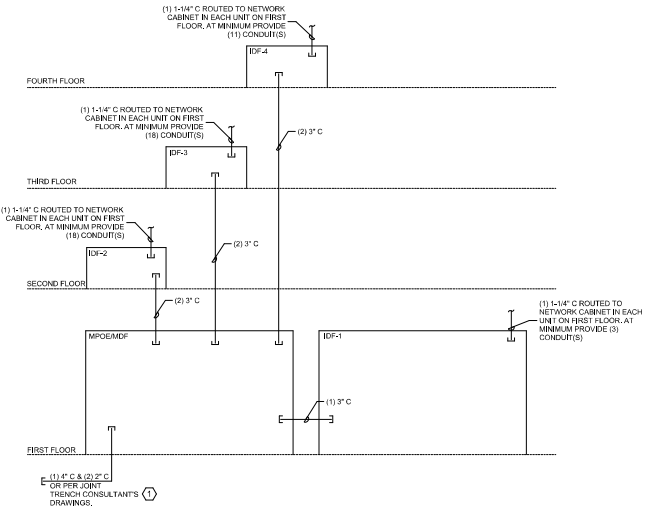
E6.13

GENERAL NOTES

A. SIGNAL CONDUIT(S) BETWEEN THE ELECTRICAL / DATA ROOMS AND THE COMMON SPACES IN THE BUILDING ARE NOT SHOWN. PLEASE REFER TO THE DATA AND/OR LOW VOLTAGE CONSULTANT'S OR CONTRACTOR'S DRAWINGS FOR ALL INFORMATION RELATED TO THE DATA AND LOW VOLTAGE SYSTEMS INSTALLED IN THE COMMON AREAS.

⟨#⟩ SHEET NOTES

1. INCOMING DATA & CATV UTILITY CONDUIT(S) ARE SHOWN FOR REFFRENCE ONLY. CONTRACTOR SHALL COORDINATE WITH DATA & CATV UTILITY COMPANY AND JOINT TRENCH CONSULTANT'S DRAWINGS PRIOR TO FINAL ROUGHIN OF UTILITY CONDUITS.



1 SIGNAL CONDUIT RISER DIAGRAM
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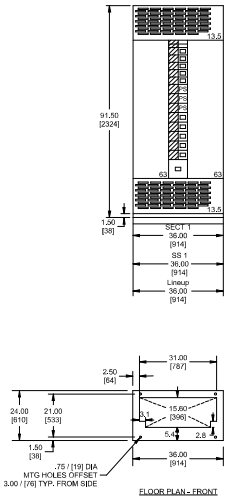
SIGNAL CONDUIT RISER DIAGRAM

E6.14



4 PVSP-A- ELEVATION DETAIL
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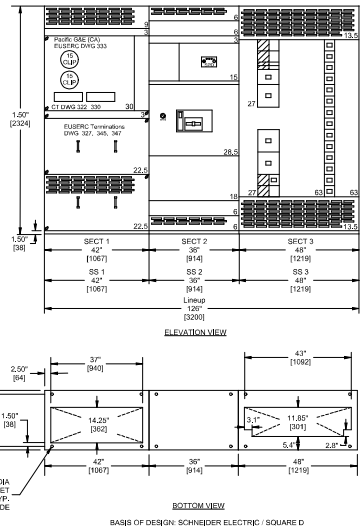

3 MSB2 - ELEVATION DETAIL
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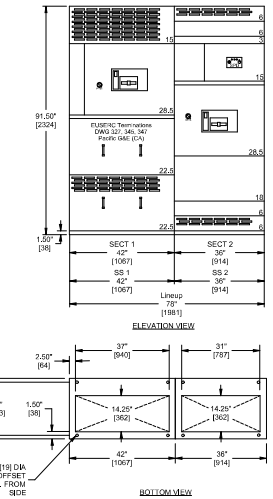

2 MSB1 - ELEVATION DETAIL
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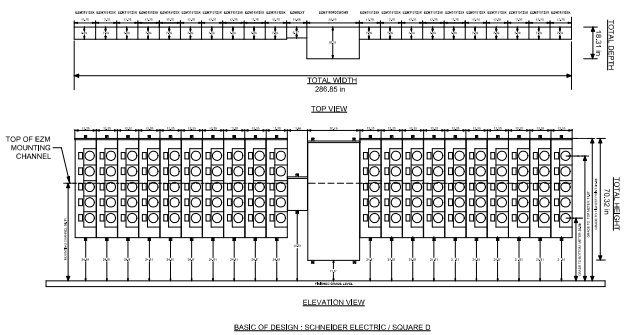

BASIC OF DESIGN : SCHNEIDER ELECTRIC / SQUARE D

1 RMB - ELEVATION DETAIL
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DETAILS

E7.11

GENERAL DETAIL NOTES:

A. VERIFY EXACT LOCATION OF OUTLETS, FIXTURES, DEVICES, ETC. WITH THE ELEVATOR MFGR, PRIOR TO COMMENCEMENT OF WORK.

B. DEVICES, OUTLETS, FIXTURES, BOXES, ETC. IN THE ELEVATOR SHAFT & PIT SHALL BE WEATHERPROOF.

C. 120V DUPLEX RECEPTACLES INSTALLED IN PITS, MACHINE ROOMS OR MACHINERY SPACES SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER WITH 'IN-USE' WEATHERPROOF COVERS.

D. WIRING RELATED TO ELEVATOR EQUIPMENT SHALL BE IN CONDUIT.

E. FIRE SPRINKLER HEAD LOCATED IN PIT. NO FIRE SPRINKLER HEAD AT TOP OF SHAFT AND MACHINE ROOM. SHUNT TRIP NOT PROVIDED AT CIRCUIT BREAKERS SERVING ELEVATORS.

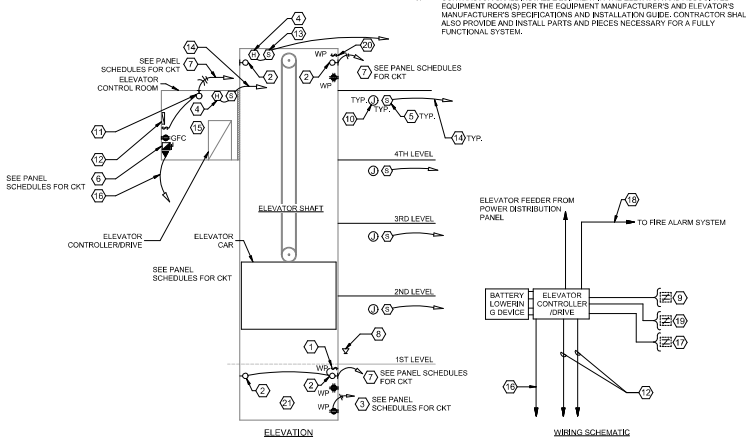
F. TYPICAL ELEVATOR AND ELEVATOR MECHANICAL OR MACHINE ROOM LAYOUT SHOWN. VERIFY EXACT CONFIGURATION OF ELEVATOR AND ASSOCIATED EQUIPMENT ROOM(S) WITH ARCHITECT AND ELEVATOR MANUFACTURER PRIOR TO COMMENCEMENT OF WORK.

G. RECEPTACLES AND LIGHTS IN ELEVATOR CONTROL ROOM & ELEVATOR PIT SHALL BE CIRCUITED. SEE PANEL SCHEDULES FOR CIRCUIT.

H. CONTRACTOR SHALL INSTALL EQUIPMENT IN THE ELEVATOR AND ASSOCIATED EQUIPMENT ROOM(S) PER THE EQUIPMENT MANUFACTURER'S AND ELEVATOR'S MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE. CONTRACTOR SHALL ALSO PROVIDE AND INSTALL PARTS AND PIECES NECESSARY FOR A FULLY FUNCTIONAL SYSTEM.

DETAIL NOTES:

1. MOUNT WEATHERPROOF TOGGLE SWITCH FOR PIT LIGHTING CIRCUIT BY TOP OF PIT LADDER.
2. MOUNT ONE LUMINAIRE ON THE FRONT ELEVATOR WALL, THE SECOND ON THE REAR ELEVATOR PIT/SHAFT WALL. AVOID LOCATING FIXTURES DIRECTLY BEHIND BEAMS OR STRUCTURE THAT WOULD BLOCK LIGHTING. SEE LIGHTING PLANS AND LUMINAIRE SCHEDULE.
3. MOUNT GFCI OUTLET FOR ELEVATOR PIT SUMP PUMP ON AREA OF PIT WALL CLOSEST TO SUMP HOLE. PROVIDE DEDICATED CIRCUIT.
4. MOUNT 135° FIXED TEMPERATURE HEAT DETECTOR TO WITHIN 24 INCHES OF EACH SPRINKLER HEAD IN ELEVATOR MACHINE ROOM AND HOISTWAY.
5. MOUNT SMOKE DETECTOR IN ELEVATOR LOBBY ON CEILING TO WITHIN 21 FEET OF ELEVATOR DOOR.
6. PROVIDE DEDICATED DISCONNECT AND CIRCUIT FOR EACH OF THE FOLLOWING: GROUP DISCONNECT, SEISMIC, ELEVATOR #1 CONTROL, ELEVATOR #2 CONTROL, ELEVATOR #1 CAB, ELEVATOR #2 CAB.
7. PROVIDE DEDICATED CIRCUIT. ROUTE INCOMING CIRCUIT TO LUMINAIRE IN BOTH MACHINE ROOM, ELEVATOR SHAFT, AND ELEVATOR PIT, PER NEC. ARTICLES 620.23 AND 620.24.
8. PROVIDE DEDICATED CIRCUIT TO SMOKE CURTAIN.
9. PROVIDE ADDRESSABLE FA, CONTROL RELAY AND WIRING TO ELEVATOR CONTROLLER DRIVE FOR ELEVATOR PRIMARY RECALL. SEE WIRING SCHEMATIC.
10. PROVIDE DATA DROP AT ELEVATOR LOBBY FOR 2-WAY COMMUNICATION SYSTEM. COORDINATE EXACT LOCATION AND REQUIREMENTS FOR DATA DROP WITH LOW VOLTAGE SYSTEM CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND THE ELEVATOR MANUFACTURER.
11. ROOM LIGHTING, SEE LIGHTING PLANS AND LUMINAIRE SCHEDULE.
12. PROVIDE SEPARATE DEDICATED CIRCUITS AND LOCKABLE CIRCUIT BREAKERS FOR ELEVATOR CAR LIGHTS AND HVAC. A SIGN TO IDENTIFY THE LOCATION OF THE OVERCURRENT PROTECTIVE DEVICES. INDICATE CAR NUMBER AND TYPE OF LOAD NEXT TO EACH CIRCUIT BREAKER. REFER TO FLOOR PLANS AND/OR PANEL SCHEDULES FOR LOCATION AND SPECIFIC NAME OF PANEL.
13. PROVIDE HEAT AND SMOKE DETECTORS AT THE TOP OF EACH ELEVATOR SHAFT, WHEN SPRINKLERED.
14. CONNECT TO FIRE ALARM SYSTEMS SUPERVISED MONITORING CIRCUIT.
15. COORDINATE WALL MOUNTING SPACE FOR ALL ELECTRICAL EQUIPMENT WITH ELEVATOR SUPPLIER INSTALLER PRIOR TO ROUGH-IN.
16. PROVIDE DEDICATED PHONE LINE IN 3/4 C. TO TELEPHONE TERMINAL BOARD.
17. PROVIDE ADDRESSABLE FA, CONTROL RELAY AND WIRING TO ELEVATOR CONTROLLER TO ACTIVATE FIREMAN HAT LIGHT IN ELEVATOR CAB UPON INITIATION OF SMOKE DETECTION IN ELEVATOR SHAFT OR MACHINE ROOM.
18. CONNECT TO FIRE ALARM SYSTEM FOR MONITORING OF CONTROL POWER.
19. PROVIDE ADDRESSABLE FA, CONTROL RELAY AND WIRING TO ELEVATOR CONTROLLER FOR ELEVATOR ALTERNATE RECALL. SEE WIRING SCHEMATIC.
20. MOUNT WEATHERPROOF TOGGLE SWITCH FOR SHAFT LIGHTING WITHIN REACH OF ELEVATOR HATCH WHEN THE CABIN IS AT THE TOP OF THE SHAFT.
21. ALL ELECTRICAL EQUIPMENT/DEVICES LOCATED LESS THAN 48 INCHES ABOVE PIT FLOOR SHALL BE NEMA 4. CONDUIT FITTINGS SHALL BE COMPRESSION TYPE.



1 ELEVATOR DETAIL
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JOB NUMBER:	24007
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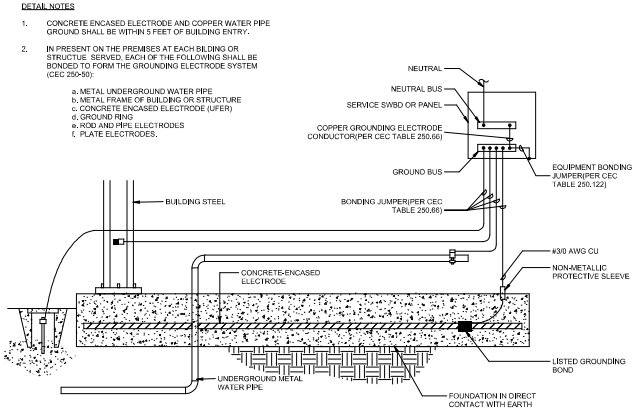
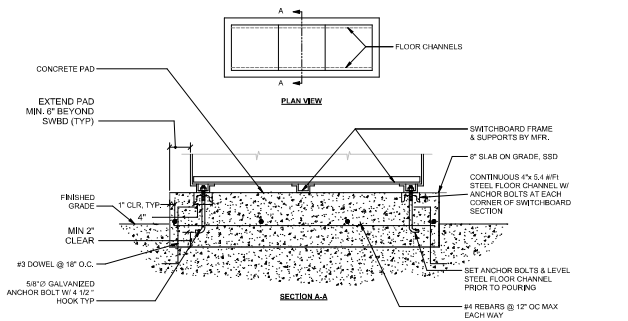
DETAILS

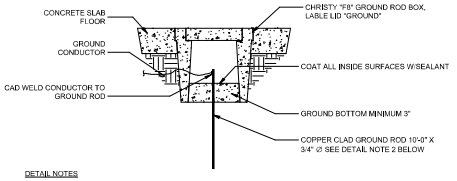
E7.12



7 DISTRIBUTION PANEL GROUNDING
NTS

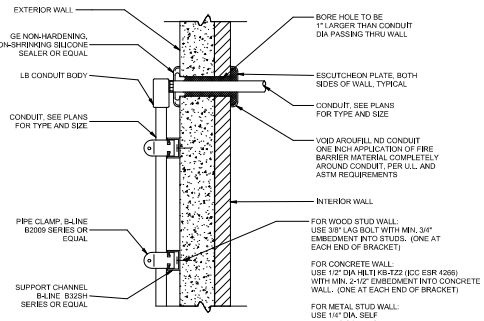


6 INTERIOR SWBD/DISTRIBUTION PNL ANCHORAGE PAD ON NEW FLOOR
NTS



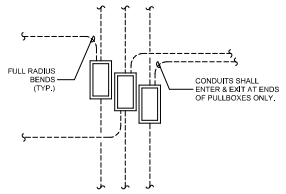
DETAIL NOTES
1. SIZE OF THE CONDUCTORS SHALL COMPLY WITH CEC TABLE 250-122.
2. CHECK RESISTANCE TO GROUND, IF RESISTANCE EXCEEDS 25 OHMS,INSTALL ADDITIONAL GROUND RODS AS REQUIRED, (CEC 250-53, A(2)).
3. GROUNDING TEST MUST BE BY INDEPENDENT LICENSED ELECTRICAL CONTRACTOR OR TESTING LABORATORY. PROJECT CONTRACTOR IS NOT ELIGIBLE TO RUN TEST.

8 GROUND ROD
NTS



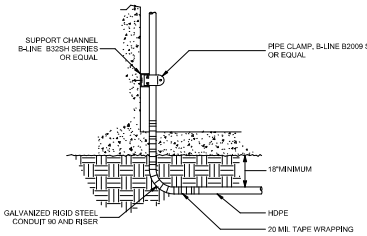
DETAIL NOTES
1. SIMILAR TO U.L. FIRE RESISTANCE DIRECTORY SYSTEM W-J-1027.
2. ALL COMPONENTS SHALL BE GALVANIZED.
3. ALL CONDUIT FITTINGS SHALL BE THREADED.
4. INSURE BENDING RADIUS PER TIA/EIA STANDARDS.

5 LB BODY THROUGH EXTERIOR WALL
NTS



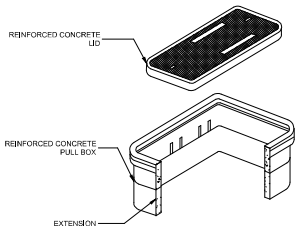
DETAIL NOTES:
1. COORDINATE QUANTITY OF PULL BOXES WITH SITE PLAN.
2. ALL CONDUIT BENDS AND BOX SIZES SHALL COMPLY WITH EIA/TIA STANDARDS.
3. REFER TO SPECIFICATIONS FOR MINIMUM SEPARATION REQUIREMENTS FOR UTILITIES.

4 PULLBOX CLUSTER (TYP.)
NTS



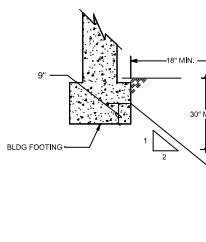
DETAIL NOTES
1. FOR WOOD STUD WALL: USE 3/8" LAG BOLT WITH MIN 2" EMBEDMENT INTO STUDS, (ONE AT EACH END OF BRACKET)
2. FOR CONCRETE WALL: USE 3/8" WEDGE ANCHOR WITH MIN 2-1/2" EMBEDMENT INTO CONCRETE WALL. (ONE AT EACH END OF BRACKET).
3. FOR METAL STUD WALL: USE 1/4" DIA. SELF TAPPING SCREWS

3 UNDERGROUND CONDUIT RISER
NTS



DETAIL NOTES
1. HIGH DENSITY REINFORCED CONCRETE PULL AND JUNCTION BOX WITH END AND SIDE KNOCKOUTS. NON-SETTLING SHOULDERS MAINTAIN GRADE AND FACILITATE BACK FILLING. SIZE PULL BOX PER CODE.
2. PROVIDE MINIMUM OF 6" CRUSHED ROCK BEDDING AT BOTTOM OF BOX FOR DRAINAGE.
3. CHRISTY TYPE "N" SERIES PULL BOX WITH "N" SERIES LID UON OR EQUAL.

2 INGRADE PULL BOX
NTS



DETAIL NOTES:
1. TRENCH DETAIL SHOWN IS TYPICAL. VERIFY EXACT CONDUIT COUNTS AND TRENCH OCCUPANTS WITH PLAN. DIMENSIONS ARE MINIMUM UON.
2. BACKFILL UP TO LEVEL INDICATED WITH CLEAN SAND, COMPACTED TO 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONTENT. CONTRACTOR MAY USE IMPORTED FILL TO ACHIEVE COMPACTION.
3. ALL CONDUITS SHALL BE SCHEDULE 40 PVC.
4. CONTRACTOR SHALL USE EXTREME CAUTION NOT TO DISRUPT EXISTING UTILITIES. INSTALLATION MAY REQUIRE HAND EXCAVATION TO INSTALL NEW UTILITIES ADJACENT TO OR UNDER EXISTING UTILITY SERVICES. VERIFY EXACT LOCATIONS OF EXISTING UTILITIES IN THE FIELD.
5. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH UTILITY COMPANIES PRIOR TO TRENCHING.

1 TRENCH
NTS

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

289

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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DRAWN BY:	Author
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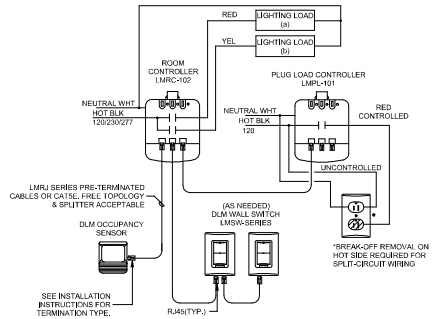
DETAILS

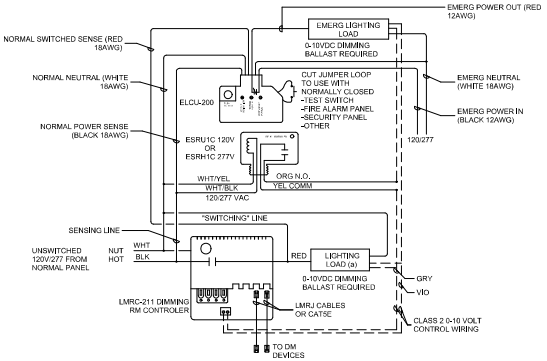
E7.13

DETAIL NOTES:

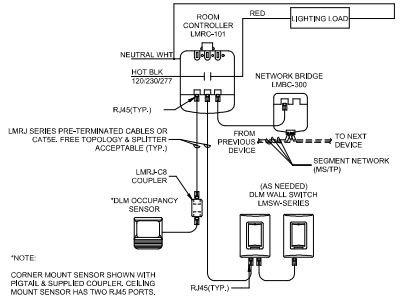
1. BASIS OF DESIGN IS WATTSTOPPER DLM. CONTRACTOR TO PROVIDE ALL PARTS, DEVICES, WIRING, APPURTENANCES, AND ASSOCIATED LABOR FOR A COMPLETE INSTALLATION.
2. ALL SENSOR LOCATIONS ARE APPROXIMATE AND SHOWN FOR DESIGN INTENT ONLY. LOCATE SENSORS PER MANUFACTURER GUIDELINES AND INSTALLATION MANUAL. PROVIDE QUANTITIES AND LOCATIONS AS REQUIRED FOR PROPER SENSING. FINAL DEVICE LAYOUT SHALL BE SUBMITTED AS A SHOP DRAWING AS PART OF SUBMITTAL REVIEW. SHOP DRAWING APPROVAL IS REQUIRED PRIOR TO PROCUREMENT AND ROUGH-IN.
3. LOCATE SENSOR MINIMUM 5 FEET FROM ANY AIR SUPPLY AND/OR RETURN REGISTERS.
4. THE CONTRACTOR SHALL COMMISSION SENSITIVITY AND TIME DELAY SETTINGS AND PROVIDE TITLE 24 COMMISSIONING DOCUMENTS.
5. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED OCCUPANCY SENSOR POWER PACKS. PROVIDE J-BOXES WITH BLANK FACEPLATES AT CEILING.
6. ROOM CONTROLLERS SHALL BE MOUNTED IN AN ACCESSIBLE LOCATION, INSIDE A MULTI-GANG J-BOX WITH BLANK FACEPLATE AND AT NEARBY UTILITY ROOMS. COORDINATE FINAL LOCATION OF DEVICES WITH ARCHITECT.
7. PROVIDE QUANTITIES AS REQUIRED FOR A COMPLETE SYSTEM. ONE ROOM CONTROLLER IS REQUIRED FOR EACH LIGHTING CIRCUIT. PROVIDE ROOM CONTROLLER SERIES WITH THE FOLLOWING THREE SWITCHING ZONES (INCLUDING MULTIPLE DAYLIGHT SWITCHING ZONES) AND CONTINUOUS DIMMING CAPABILITIES.
8. LMRJ SERIES PRE-TERMINATED CABLES OR CAT5E IS ACCEPTABLE. MANUFACTURER RECOMMENDS PROVIDING LMRJ SERIES PRE-TERMINATED CABLES FOR EASE OF INSTALLATION.
9. COORDINATE WITH MANUFACTURER SO THAT DEVICES ALLOW FOR OPEN TOPOLOGY, AND DO NOT REQUIRE ADDITIONAL CLASS 2 0-10V CONTROL WIRING. DEVICES SHALL HAVE NETWORK CAPABILITY FOR FUTURE USE.
10. ALL PART NUMBERS SHOWN ARE BY WATTSTOPPER. SEE MANUFACTURER'S WEBSITE FOR SUPPORT DOCUMENTATION AND TECHNICAL SUPPORT.
11. ALL CONTROL BUTTONS AT WALL STATIONS WITH ENGRAVING TO IDENTIFY EACH LIGHTING CONTROL ZONE. COORDINATE ENGRAVING LABELS WITH OWNER PRIOR TO PROCUREMENT.



5 PLUG LOAD CONTROLLER WIRING DIAGRAM
NTS



4 DIGITAL LIGHTING CONTROL DIMMED EMERGENCY LIGHTING
NTS



2 ROOM CONTROLLER WITH NETWORK BRIDGE WIRING DIAGRAM
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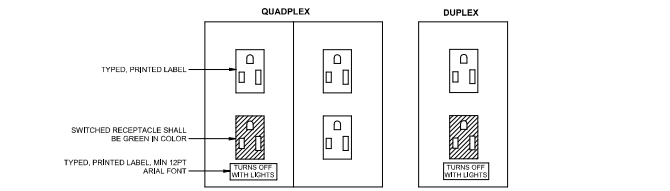

7 CONTROLLED RECEPTACLE
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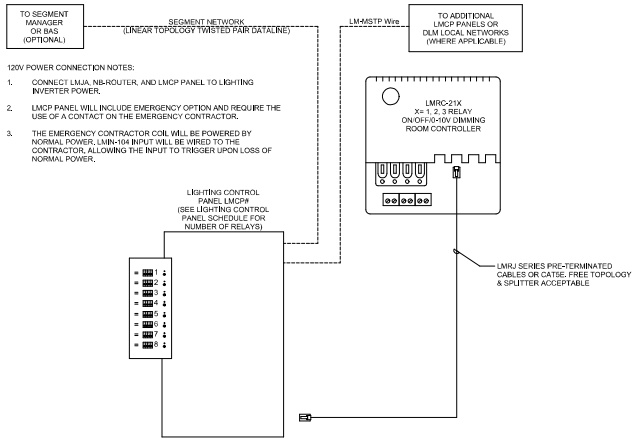
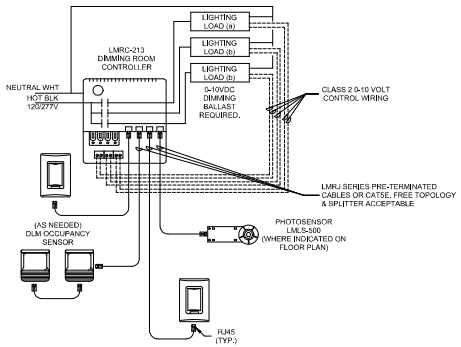
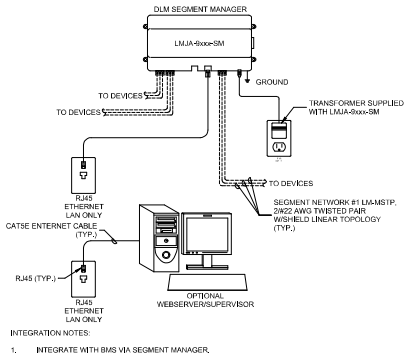


6 LIGHTING CONTROL PANEL
NTS



3 DIGITAL LIGHTING CONTROL DIMMING WIRING DIAGRAM
NTS



7 SEGMENT MANAGER WIRING DIAGRAM
NTS

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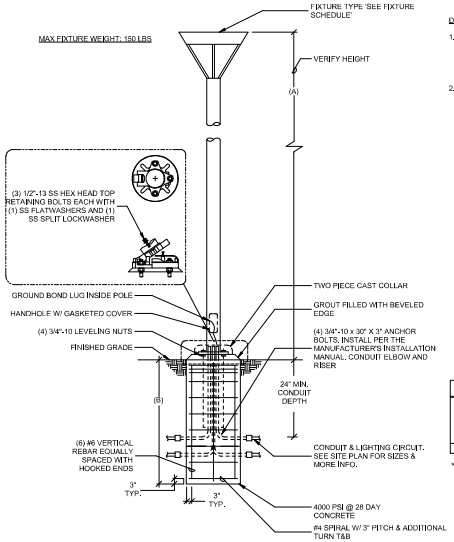
DETAILS

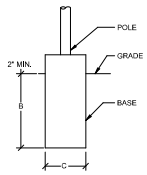
E7.14



1 FLUSH POLE BASE FIXTURE MOUTING DETAIL
NTS

DETAIL NOTES:

1. POLE AND COLLAR INSTALLATION MAY VARY FROM CONDITIONS REFLECTED IN DETAIL. CONTRACTOR SHALL COORDINATE EXACT INSTALLATION DETAILS FOR THE POLE AND COLLAR WITH LIGHT FIXTURE MANUFACTURER PRIOR TO THE FINAL ROUGHIN OF THE CONCRETE BASE FOR THE LIGHT FIXTURE.
2. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE POLE MOUNTED LIGHT FIXTURE WITH LIGHT FIXTURE MANUFACTURER AS REQUIRED AND PROVIDE AND INSTALL ALL PARTS AND PIECES NECESSARY FOR A FULLY FUNCTIONAL POLE MOUNTED LIGHT FIXTURE SYSTEM.



A	B	C
POLE HEIGHT	FOOTING DEPTH BELOW GRADE	FOOTING DIAMETER
18'-0"	5'-8"	2'-0"

* MINIMUM DIAMETER, IN ALL CASES, DIAMETER OF BASE SHALL BE "C" DIMENSION OR BOLT CIRCLE DIA. +8" WHICHEVER IS GREATER.

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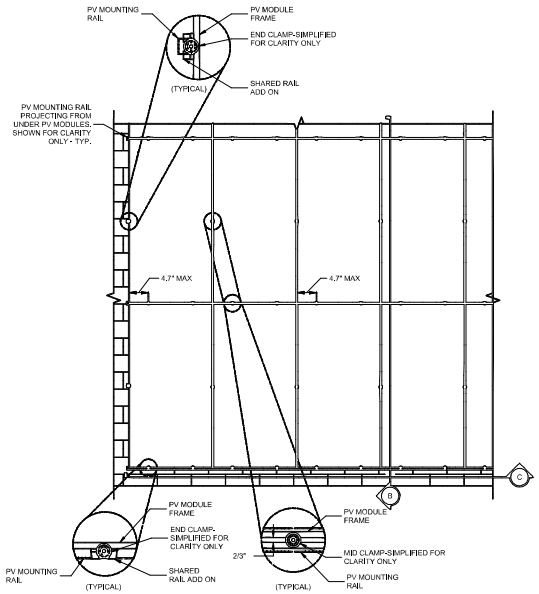
DETAILS

E7.15

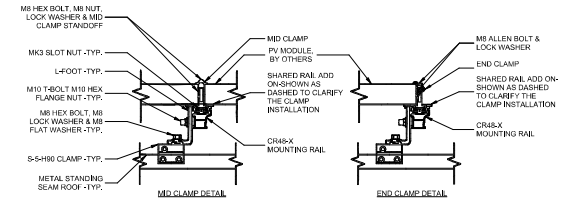
GENERAL DETAIL NOTES FOR PV MOUNTING DETAILS:

1. REFER TO PV RACKING SYSTEM MANUFACTURER'S DRAWINGS AND INSTALLATION INSTRUCTIONS FOR MORE INFORMATION. BASIS OF DESIGN FOR RACKING SYSTEM IS K2 SYSTEMS / EVEREST SOLAR SYSTEMS CROSSRAIL SHARED RAIL RACKING SYSTEM OR REVIEWED AND APPROVED EQUAL. CONTRACTOR SHALL PROVIDE AND INSTALL RACKING SYSTEM FOR A SLOPED STANDING SEAM METAL ROOF. INSTALL RACKING SYSTEM PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTS AND PIECES NECESSARY FOR A FULLY FUNCTIONAL RACKING SYSTEM PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.
2. CONTRACTOR SHALL PROVIDE AND INSTALL PV MODULE MID AND END CLAMPS AS REQUIRED AND IN ACCORDANCE WITH PV RACKING SYSTEM MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE, AT A MINIMUM. CONTRACTOR SHALL PROVIDE (4) CLAMPS PER PV MODULE.
3. ALL STRUCTURAL MEMBERS AND ROOFING COMPONENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL DETAILS RELATED TO THE ROOF CONSTRUCTION AND BUILDING STRUCTURE.
4. INSTALL OR RE-TIGHTEN THE FOLLOWING BOLT TYPES WITH THE FOLLOWING TORQUE VALUES PER THE MANUFACTURER'S INSTALLATION GUIDES AND SPECIFICATIONS:

   4.1.1. M10 T-BOLTS - 28.5 FT-LBS.
   4.1.2. END CLAMP M8 ALLEN BOLTS - 10.3 FT-LBS.
   4.1.3. MID CLAMP M8 HEX BOLTS - 12 FT-LBS.
   4.1.4. M6 BOLTS OTHERWISE NOTED - 10.3 FT-LBS.
5. THE PV CONTRACTOR SHALL PROVIDE FOR AND ARRANGE FOR FIELD TESTING STANDING SEAM CONNECTION CLAMPS AS REQUIRED BY DSA IR 16-8 SECTION 5.1.3.1. ALL TESTING SHALL BE PERFORMED BY PERSONNEL APPROVED BY THE ARCHITECT OR SEOR AND DSA. AFTER ALL CONNECTION CLAMPS HAVE BEEN INSTALLED, FIELD TEST A MINIMUM OF 20 CONSECUTIVE CONNECTIONS AT EACH ROOF TO TWICE THE MAXIMUM ASD WIND UPLIFT LOAD (2 X 375 LBS = 750 LBS); IF THERE ARE NO FAILURES IN THE 20 CONSECUTIVE TESTING, TEST 10% OF THE REMAINING INSTALLED CONNECTION CLAMPS; IF FAILURE OCCURS BEFORE 20 CONSECUTIVE SUCCESSFUL TESTS ARE COMPLETED, THEN ADDITIONAL TESTS SHALL BE PERFORMED UNTIL 20 CONSECUTIVE SUCCESSFUL TESTS ARE COMPLETED, THEN CONTINUE AT A RATE OF 10 PERCENT ON THE REMAINING INSTALLED DEVICES.
6. THE TESTING LOAD RATE SHALL BE PER SECTION 3.2.5 OF ICC-AC 428.
7. END CLAMP AND MID CLAMP SPRINGS NOT SHOWN FOR CLARITY ONLY. REFER TO MANUFACTURER'S INSTALLATION GUIDE AND INSTRUCTIONS FOR ALL DETAILS RELATED TO THE CLAMP SPRINGS.



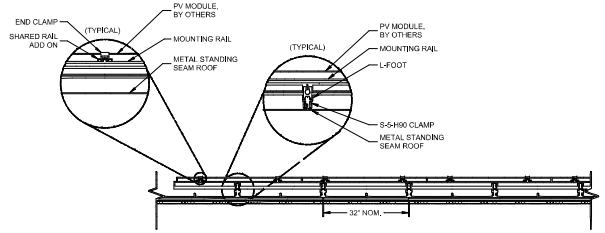
E PLAN VIEW
NTS



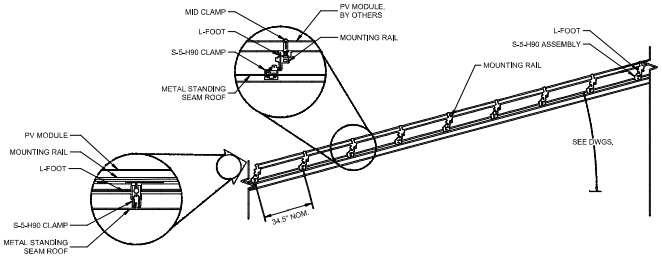
F CLAMP AND L-FOOT ASSEMBLY
NTS



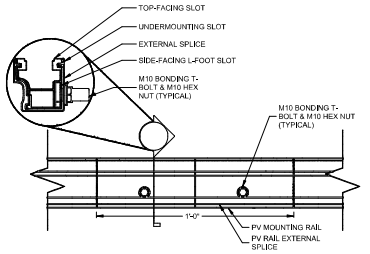
D S-5-H90 ASSEMBLY (ICC ESR-3869)
NTS



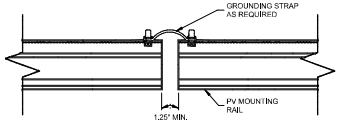
C FRONT VIEW
NTS



B SIDE VIEW
NTS



SPLICE CONNECTION DETAIL



EXPANSION JOINT CONNECTION DETAIL

A CONNECTION DETAILS
NTS

1 PV SYSTEM MOUNTING DETAILS - PORTRAIT ORIENTATION
NTS

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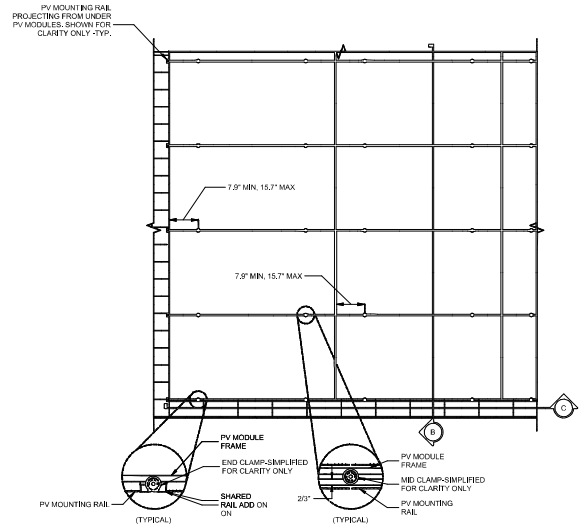
PV DETAILS

E7.16

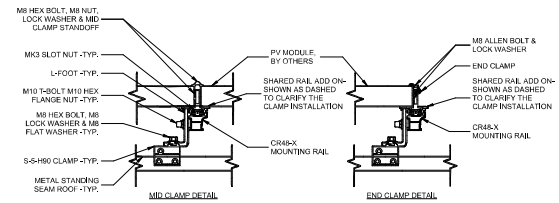
GENERAL DETAIL NOTES FOR PV MOUNTING DETAILS:

1. REFER TO PV RACKING SYSTEM MANUFACTURER'S DRAWINGS AND INSTALLATION INSTRUCTIONS FOR MORE INFORMATION. BASIS OF DESIGN FOR RACKING SYSTEM IS K2 SYSTEMS / EVEREST SOLAR SYSTEMS CROSSRAIL SHARED RAIL RACKING SYSTEM OR REVIEWED AND APPROVED EQUAL, CONTRACTOR SHALL PROVIDE AND INSTALL RACKING SYSTEM FOR A SLOPED STANDING SEAM METAL ROOF, INSTALL RACKING SYSTEM PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTS AND PIECES NECESSARY FOR A FULLY FUNCTIONAL RACKING SYSTEM PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.
2. CONTRACTOR SHALL PROVIDE AND INSTALL PV MODULE MID AND END CLAMPS AS REQUIRED AND IN ACCORDANCE WITH PV RACKING SYSTEM MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE, AT A MINIMUM, CONTRACTOR SHALL PROVIDE (4) CLAMPS PER PV MODULE.
3. ALL STRUCTURAL MEMBERS AND ROOFING COMPONENTS ARE SHOWN FOR REFERENCE ONLY, REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL DETAILS RELATED TO THE ROOF CONSTRUCTION AND BUILDING STRUCTURE.
4. INSTALL OR RE-TIGHTEN THE FOLLOWING BOLT TYPES WITH THE FOLLOWING TORQUE VALUES PER THE MANUFACTURER'S INSTALLATION GUIDES AND SPECIFICATIONS:

   4.1.1. M10 T-BOLTS - 28.5 FT-LBS.
   4.1.2. END CLAMP M8 ALLEN BOLTS - 10.3 FT-LBS.
   4.1.3. MID CLAMP M8 HEX BOLTS - 12 FT-LBS.
   4.1.4. M8 BOLTS OTHERWISE NOTED - 10.3 FT-LBS.
5. THE PV CONTRACTOR SHALL PROVIDE FOR AND ARRANGE FOR FIELD TESTING STANDING SEAM CONNECTION CLAMPS AS REQUIRED BY DSA IR 16-8 SECTION 5.1.3.1. ALL TESTING SHALL BE PERFORMED BY PERSONNEL APPROVED BY THE ARCHITECT OR SEOR AND DSA. AFTER ALL CONNECTION CLAMPS HAVE BEEN INSTALLED, FIELD TEST A MINIMUM OF 20 CONSECUTIVE CONNECTIONS AT EACH ROOF TO TWICE THE MAXIMUM ASD WIND UPLIFT LOAD (2 X 375 LBS = 750 LBS). IF THERE ARE NO FAILURES IN THE 20 CONSECUTIVE TESTING, TEST 10% OF THE REMAINING INSTALLED CONNECTION CLAMPS. IF FAILURE OCCURS BEFORE 20 CONSECUTIVE SUCCESSFUL TESTS ARE COMPLETED, THEN ADDITIONAL TESTS SHALL BE PERFORMED UNTIL 20 CONSECUTIVE SUCCESSFUL TESTS ARE COMPLETED, THEN CONTINUE AT A RATE OF 10 PERCENT ON THE REMAINING INSTALLED DEVICES.
6. THE TESTING LOAD RATE SHALL BE PER SECTION 3.2.5 OF ICC-AC 428.
7. END CLAMP AND MID CLAMP SPRINGS NOT SHOWN FOR CLARITY ONLY. REFER TO MANUFACTURER'S INSTALLATION GUIDE AND INSTRUCTIONS FOR ALL DETAILS RELATED TO THE CLAMP SPRINGS.



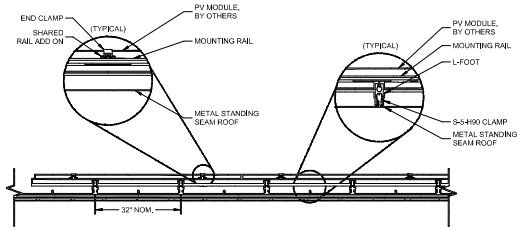
E PLAN VIEW
NTS



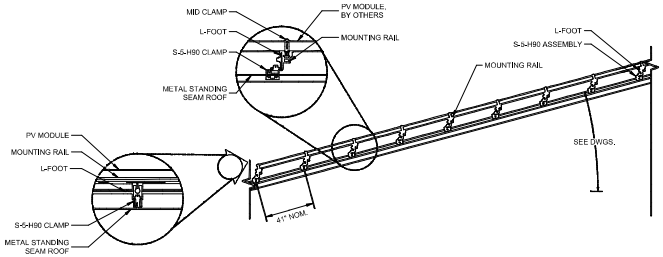
F CLAMP AND L-FOOT ASSEMBLY
NTS



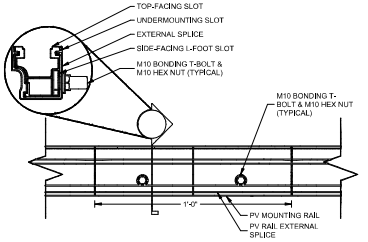
D S-5-H90 ASSEMBLY (ICC ESR-3869)
NTS



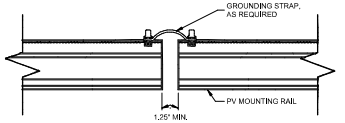
C FRONT VIEW
NTS



B SIDE VIEW
NTS



SPLICE CONNECTION DETAIL



EXPANSION JOINT CONNECTION DETAIL

A CONNECTION DETAILS
NTS

1 PV SYSTEM MOUNTING DETAILS - LANDSCAPE ORIENTATION
NTS

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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

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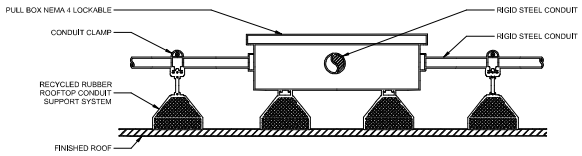
No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

PV DETAILS

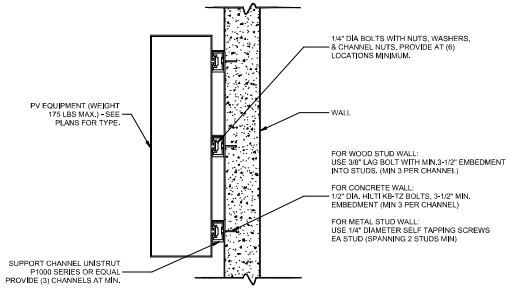
E7.17



DETAIL NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO COORDINATE WITH ROOF MANUFACTURER FOR COMPLETE INSTALLATION.

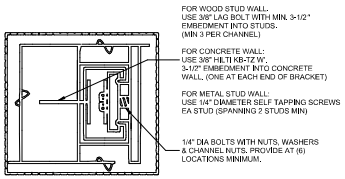
⑤ PULL BOX ON BLOCKING ON ROOF
NTS



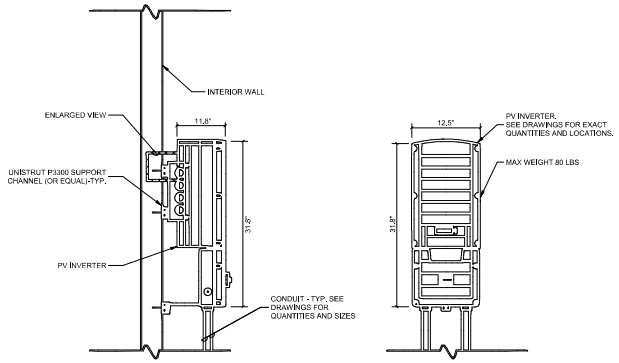
DETAIL NOTES:

1. ATTACHED PV EQUIPMENT TO SUPPORT CHANNELS PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.
2. ALL COMPONENTS SHALL BE HOT DIP GALVANIZED.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MOUNTING HARDWARE AND ALL PARTS AND PIECES NECESSARY TO MOUNT THE PV EQUIPMENT.

④ PV EQUIPMENT MOUNTING DETAIL
NTS



ENLARGED VIEW



SIDE VIEW FRONT VIEW

DETAIL NOTES:

1. ATTACH PV EQUIPMENT TO SUPPORT CHANNELS PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE.
2. CONTRACTOR SHALL PROVIDE ALL MOUNTING HARDWARE AND ALL PARTS AND PIECES NECESSARY TO MOUNT PV EQUIPMENT. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
3. UNLESS OTHERWISE NOTED, CONDUIT BETWEEN ELECTRICAL EQUIPMENT IS NOT SHOWN - SEE ELECTRICAL PLANS FOR LOCATIONS AND QUANTITIES OF CONDUIT.

③ PV INVERTER MOUNTING DETAIL
NTS

TO BE PLACED IN BREAKER PANEL/PULL BOXES. TO BE PLACED ON MAIN SERVICE DISCONNECT.

! WARNING

ARC FLASH AND SHOCK HAZARD APPROPRIATE PPE REQUIRED

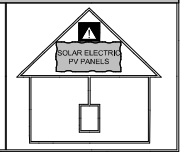
48 INCH	FLASH HAZARD BOUNDARY
3	CAL/CM² FLASH HAZARD AT 18 INCHES PPE1 LEVEL 2 AR CLOTHING, EAR PROTECTION LEATHER GLOVES, SWITCHING HOOD
480 VAC	SHOCK HAZARD WHEN COVER IS REMOVED
42 INCH	LIMITED APPROACH NO UNQUALIFIED PERSONS
12 INCH	RESTRICTED APPROACH -1000 V CLASS 0 GLOVES
1 INCH	PROHIBITED APPROACH -1000 V CLASS 0 GLOVES

EQUIPMENT NAME: SLURRY PUMP STARTER MCC 2 - 03E

TO BE PLACED ON MAIN SERVICE DISCONNECT, TO BE PLACED ON MAIN SERVICE DISCONNECT/ UTILITY METER.

SOLAR SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO "OFF" POSITION, TO SHUTDOWN CONDUCTORS OUTSIDE THE ARRAY. CONDUCTORS WITHIN ARRAY REMAIN ENERGIZED IN SUNLIGHT.



PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TO BE PLACED ON MAIN SERVICE DISCONNECT. TO BE PLACED ON MAIN SERVICE DISCONNECT/ UTILITY METER.

TO BE MOUNTED ON ALL ELECTRICAL SERVICE PANEL COVERS

WARNING: DEATH OR SERIOUS INJURY MAY RESULT

THIS EQUIPMENT IS INTERCONNECTED TO A SOLAR ELECTRICAL GENERATION SYSTEM, WHICH OPERATES CONTINUOUSLY. DISCONNECT THE D.C. DISCONNECTS AND THE A.C. DISCONNECT PRIOR TO SERVICING OR WORKING ON THE EQUIPMENT

PHOTOVOLTAIC SYSTEM DISCONNECT

MAX OPERATING CURRENT: XXX A
OPERATING AC VOLTAGE: XXX V

TO BE MOUNTED ON MAIN AC DISCONNECT SWITCH

TO BE MOUNTED ON ALL DC DISCONNECT SWITCH

PHOTOVOLTAIC DC DISCONNECT

OPERATING CURRENT: XXX A
OPERATING VOLTAGE: XXX V
MAXIMUM VOLTAGE: XXX V
SHORT-CIRCUIT CURRENT: XXX A

SOLAR PHOTOVOLTAIC DISCONNECT SHUT-OFF

SHUT OFF THE SOLAR PHOTOVOLTAIC D.C. DISCONNECT AND THE A.C. DISCONNECT PRIOR TO SERVICING OR WORKING ON THE SOLAR PHOTOVOLTAIC SYSTEM OR ANY INTERCONNECTED A.C. EQUIPMENT. THE SOLAR PHOTOVOLTAIC SYSTEM PROVIDES CONTINUOUS POWER UNLESS DISCONNECTED

TO BE MOUNTED ON ALL ELECTRICAL SERVICE PANEL COVERS

TO BE MOUNTED ON ALL SYSTEM-RELATED AC ACCUMULATION PANEL COVERS

AC ACCUMULATION PANEL

FOR PHOTOVOLTAIC SYSTEM NO USER SERVICEABLE PARTS QUALIFIED PERSONNEL USE ONLY

DO NOT ADD LOAD CIRCUITS

CAUTION SOLAR ELECTRIC SYSTEM

TO BE MOUNTED ON ALL SYSTEM-RELATED JUNCTION AND PULL BOXES

CAUTION SOLAR CIRCUIT

TO BE MOUNTED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS AND CABLE ASSEMBLIES AT 10' INTERVALS. TURNS, AND ABOVE & BELOW PENETRATIONS

DETAIL NOTES:

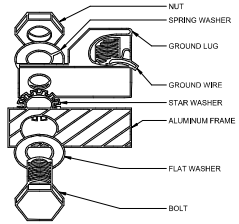
SIGNAGE SHALL COMPLY WITH THE FOLLOWING:

1. RED BACKGROUND
2. WHITE LETTERING
3. MINIMUM 1/2" LETTER HEIGHT
4. ALL CAPITAL LETTERS
5. ARIAL OR SIMILAR FONT, NON-BOLD
6. REFLECTIVE, WEATHER-RESISTANT MATERIAL SUITABLE FOR THE ENVIROMENT

② PHOTOVOLTAIC SIGNAGE
NTS

DETAIL NOTES:

1. USE ANTI-OXIDANT ON WIRE TERMINATION AND UNDER ALL WASHERS.



① PV MODULE GROUNDING LUG DETAIL
NTS

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

294

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

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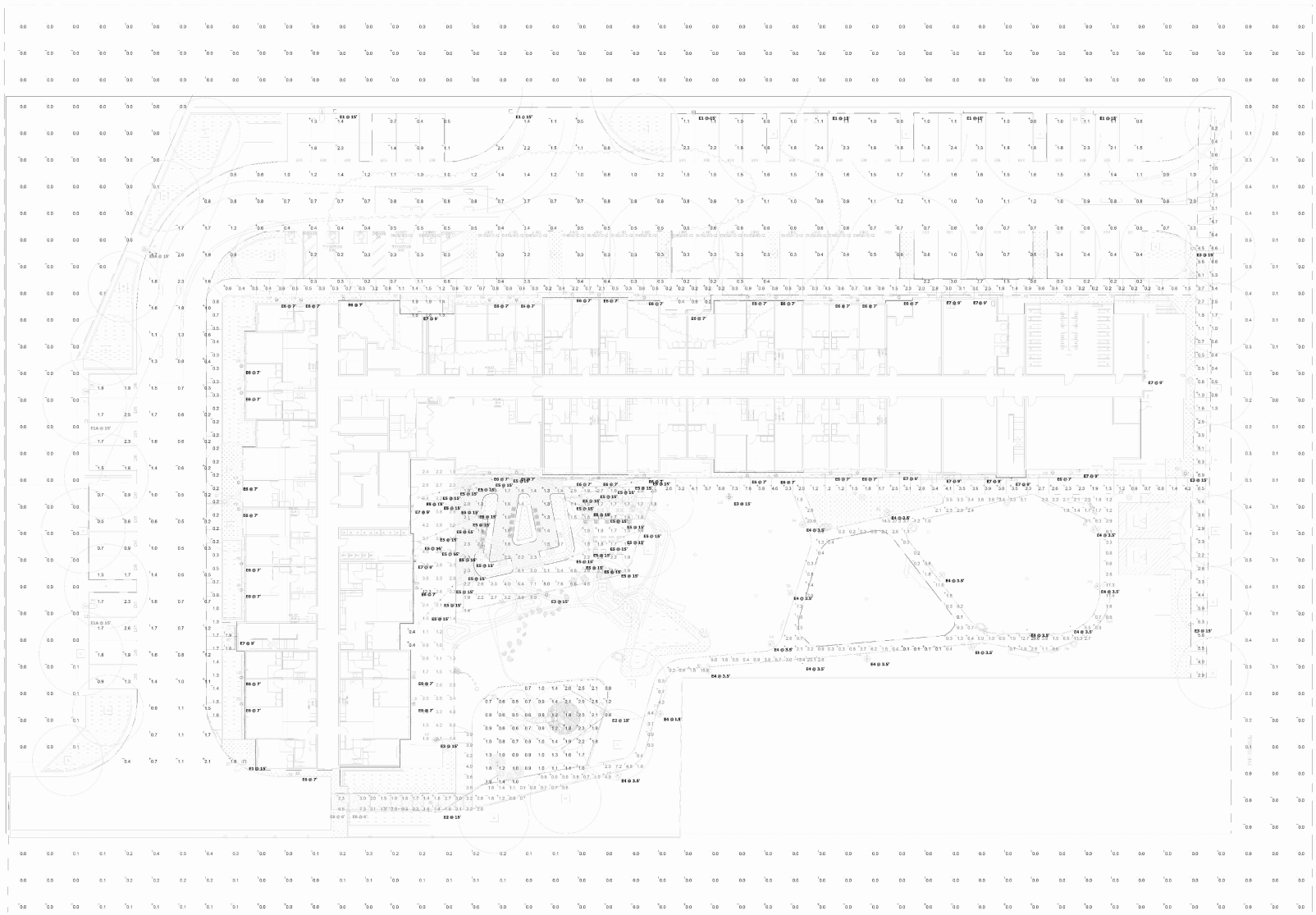
CHECKED BY:	Checker

PV DETAILS

E7.18



Plan View

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	E1	7	DSX0 LED P2 30K 80CRI BLC4 MVOLT RPA (Controls) DDBXD	DSX0 type 4 distribution B0U0G2		4044	0.85	45.14
	E1A	3	DSX0 LED P2 30K 80CRI BLC3 MVOLT RPA (Controls) DDBXD	DSX0 type 3 distribution B0U0G2		3916	0.85	45.14
	E2	2	BB-SA-KPG-PL-K3C-RAL9005-(Dimming)-845-A2-SB	Sandpiper Wide flood projector B1U0G0		656	0.85	40
	E3	6	UWEL-20001-T2-W30-01-120/77V-(Options)	WELLINGTON : type 2 distribution B1U2G1		4906	0.85	39
	E4	15	BB-BLT-BL-M-2-K33-(Dimming)-BL	BOLITE M bollard B0U1G0		1500	0.85	20
	E5	37	CL312 L4L10 30K MVOLT (Mounting) 12JN-BKT	Lumistik catenary B0U3G1		832	0.85	8.5
	E6	36	7000WASHL930103HUNV	Ash decorative wall sconce B1U0G0		371	0.85	8.1
	E7	12	WDGE2 LED P1 30K 80CRI T2M MVOLT SRM (Options) DDBXD	Wedge 2 type 2 distribution B0U0G1		1204	0.85	11.1658
	E8	2	WDGE1 LED P0 30K 80CRI VF MVOLT SRM DDBXD	Wedge 1 wide distribution B0U0G0		720	0.85	6.7947

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Target Light Level (Average FC)
Back Path 0'0"	+	2.8 fc	12.3 fc	0.4 fc	30.8:1	7.0:1	2-3FC
Parking 0'0"	+	1.0 fc	3.3 fc	0.2 fc	16.5:1	5.0:1	1FC, 0.2FC MIN
Paths 0'0"	+	3.0 fc	29.6 fc	0.1 fc	N/A	30.0:1	
Playground 0'0"	+	1.3 fc	2.9 fc	0.5 fc	5.8:1	2.6:1	1FC
Plaza 0'0"	+	2.5 fc	8.0 fc	1.3 fc	6.2:1	1.9:1	2-3FC
Sidewalks 0'0"	+	1.8 fc	7.6 fc	0.2 fc	38.0:1	9.0:1	1FC
Spill 0'0"	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A	

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Ground	Floor	10
Building Surfaces	Buildings	30

*Target light levels are based off of IES standards

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7TH & BROMMER AFFORDABLE HOUSING

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DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE.,
SANTA CRUZ, CA 95062

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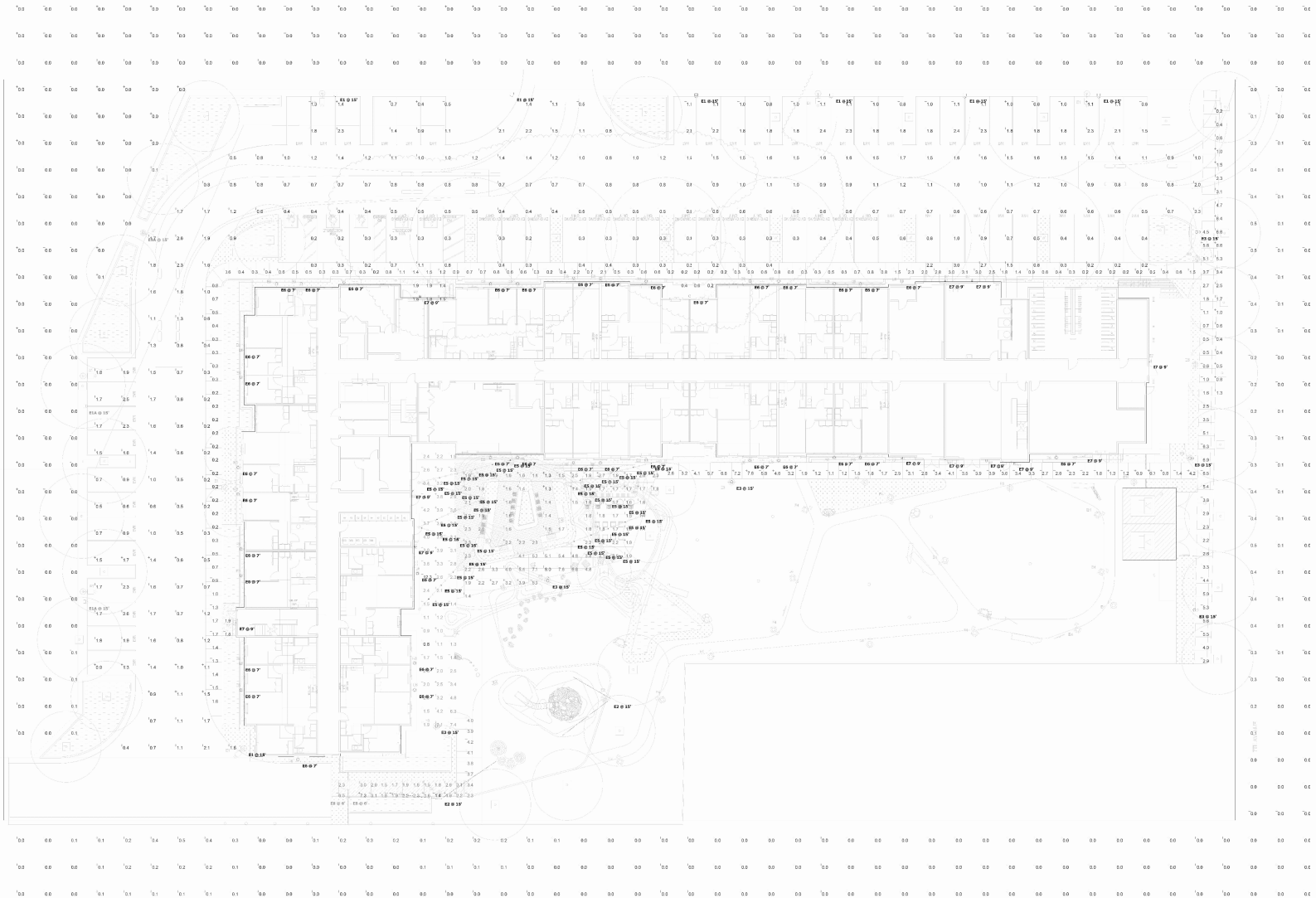
No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

SITE PHOTOMETRIC STUDY

E8.11



Plan View

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	E6	36	700OWASHL930I0DHUNV	Ash decorative wall sconce B1U0G0		371	0.85	8.1
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Parking 0'0"	+	1.0 fc	3.3 fc	0.2 fc	16.5:1	5.0:1	1FC, 0.1FC MIN, 40:1 MAX:MIN
Paths 0'0"	+	2.8 fc	7.3 fc	1.4 fc	5.2:1	2.0:1	1FC, 0.1FC MIN, 40:1 MAX:MIN
Plaza 0'0"	+	2.5 fc	8.0 fc	1.3 fc	6.2:1	1.9:1	1FC, 0.1FC MIN, 40:1 MAX:MIN
Sidewalks 0'0"	+	1.8 fc	7.6 fc	0.2 fc	38.0:1	9.0:1	1FC, 0.1FC MIN, 40:1 MAX:MIN
Spill 0'0"	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A	

Finish Schedule		
Finish	Surface	Reflectance/ Transmittance
Ground	Floor	10
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CHECKED BY:	Checker

EMERGENCY SITE PHOTOMETRIC STUDY

E8.12

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

This document is used to demonstrate compliance with requirements in §210.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e) and §380.1(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 1 of 24)**
Project Address:	855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	**Date Prepared:**	2026-08-26T07:55:43-04:00

A. GENERAL INFORMATION

01	Project Location (city)	SANTA CRUZ, CA	04	Total Conditioned Floor Area (ft²)	89,515
02	Climate Zone	3	05	Total Unconditioned Floor Area (ft²)	6,740
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	0

● High-Rise Residential

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 / §170.2(e) or §141.0(b)2 / §180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	89515	Area Category Method	6740
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	89515		6740	

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 2 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1 /§170.2(e)	Allowed Lighting Power per §140.6(b) /§170.2(e) (Watts) 01 Complete Building §140.6(c)1 [See Table I]	02 Area Category §140.6(c)2 /§170.2(e)4 [See Table I]	03 Area Category Additional §140.6(c)2(C) / §170.2(e)4Aiv (+) [See Table I]	04 Total Allowed (Watts)		Adjusted Lighting Power per §140.6(a) /§170.2(e) (Watts) 05 Total Designed (Watts) [See Table F]	06 Adjustments PAF Lighting Control Credits §140.6(a)2 /§170.2(e)1B (-) [See Table P]		07 Total Adjusted (Watts) *Includes Adjustments	Compliance Results 08 05 must be >= 08 §140.6 /§170.2(e)
Conditioned		36,835.8		36,835.8	≥	25,464		-	25464	COMPLIES
Unconditioned		4,512.55		4,512.55	≥	2,980		-	2980	COMPLIES
Controls Compliance (See Table H for Details)										COMPLIES
One-for-one Luminaire Alterations Compliance (See Table Q for Details)										

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 3 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table I. If using Table I to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01 Name or Item Tag	02 Complete Luminaire Description	03 Modular (Track) Fixture	04 Small Aperture & Color Change [1]	05 Watts per luminaire [2]	06 How is Wattage determined	07 Total Number of Luminaires	08 Excluded per §140.6(a)3 / §170.2(e)2C	09 Design Watts	10 Field Inspector Pass	10 Field Inspector Fail
A1	A1 4" LED SLIM SURFACE DOWNLIGHT, WET LISTED, JA8	No	NA	10	Mfr. Spec	667	No	6,670	☐	☐
A2	A2 WALL MOUNT BATHROOM VANITY, JA8	No	NA	24	Mfr. Spec	122	No	2,928	☐	☐
A3	A3 CEILING FAN AND LED LIGHT COMBINATION UNIT, 3 SPEEDS	No	NA	20	Mfr. Spec	267	No	5,340	☐	☐
F1	F1 4"X4' LINEAR, RECESSED TO T-BAR	No	NA	32	Mfr. Spec	137	No	4,384	☐	☐
F2	F2 4"X4' LINEAR, SURFACE MOUNT	No	NA	32	Mfr. Spec	6	No	192	☐	☐
B1	B1 LENSED STRIPLIGHT, SURFACE PENDANT MOUNT	No	NA	50	Mfr. Spec	119	No	5,950	☐	☐
					Total Designed Watts: CONDITIONED SPACES			25,464		

Designed Wattage: Unconditioned Spaces

01 Name or Item Tag	02 Complete Luminaire Description	03 Modular (Track) Fixture	04 Small Aperture & Color Change [1]	05 Watts per luminaire [2]	06 How is Wattage determined	07 Total Number of Luminaires	08 Excluded per §140.6(a)3 / §170.2(e)2C	09 Design Watts	10 Field Inspector Pass	10 Field Inspector Fail
B1	B1 LENSED STRIPLIGHT, SURFACE PENDANT MOUNT	No	NA	50	Mfr. Spec	34	No	1,700	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 4 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

V1	V1 VAPORTIGHT LINEAR, SURFACE MOUNT	No	NA	80	Mfr. Spec	16	No	1,280	☐	☐
					Total Designed Watts: UNCONDITIONED SPACES			2,980		

[1]FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B /§170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

[2]Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per §130.0(c) /§160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03 Field Inspector Pass	03 Field Inspector Fail
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c) / §160.5(b)4C		
Required >= 4,000W subject to multilevel	See Area/Space Level Controls (Column 8)	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 5 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04 Area Description	05 Complete Building or Area Category Primary Function Area	06 Manual Controls §130.1(a) /§160.5(b)4A	07 Multi-Level Controls §130.1(b) /§160.5(b)4B	08 Shut-Off Controls §130.1(c) //§160.5(b)4C	09 Primary/Skylit Daylighting §130.1(d) /§160.5(b)4D	10 Secondary Daylighting §130.1(d) /§160.5(b)4D	11 Interlocked Systems §140.6(a)11/ §170.2(e)2A	12 Field Inspector Pass	12 Field Inspector Fail
101 - PROP MNGR_FIRST FLOOR WEST	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
109A - RESTROOM_FIRST FLOOR WEST	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
102 - RESTROOM_FIRST FLOOR WEST	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
100-LOBBY+MAIL_FIRST FLOOR WEST	Main Entry Lobby	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C11 - CORRIDOR_FIRST FLOOR WEST	Corridor	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
E11 - ELEVATOR_FIRST FLOOR WEST	All Other Space Types	Readily Accessible and located in the same space.	Multilevel Switch	Building Level (Shut-off control requirements are met at the building level)	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 6 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

103 - ERCES_FIRST FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
104 - ELECTRICAL_FIRST FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S21 - STAIR_FIRST FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
109 - COMMUNITY ROOM__FIRST FLOOR WEST	Dining - Bar/Fine	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
105 - SERVICE CORD_FIRST FLOOR WEST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
106 - SERVICE CORD_FIRST FLOOR WEST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
107 - CONF. ROOM_FIRST FLOOR WEST	Conference, Multipurpose and Meeting Area	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
108_COMPUTER LAB_FIRST FLOOR WEST	Laboratory Area, Scientific	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
1098 - STORAGE_FIRST FLOOR WEST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 7 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

109C - STORAGE_FIRST FLOOR WEST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S11 - STAIRS 03_FIRST FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
134A - ELECTRICAL_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
134 - BLDG MAINTENANCE_FIRST FLOOR EAST	All Other Space Types	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
136 - WASTE COLLECTION__FIRST FLOOR EAST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
138 - TRASH_FIRST FLOOR EAST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
140 - BIKE ROOM_FIRST FLOOR EAST	Parking Garage - Daylight Adaption Zones	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
142 - MPOE_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 8 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

C21 - CORRIDOR_FIRST FLOOR EAST	Corridor	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
141 - INVERTER_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
139 - ELECTRICAL_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S31 - STAIR_FIRST FLOOR EAST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
137 - PLUMBING_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
135 - LAUNDRY_FIRST FLOOR EAST	Laundry	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C12 - CORRIDOR_SECOND FLOOR WEST	Corridor	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
E12 - ELEVATOR_SECOND FLOOR WEST	All Other Space Types	Readily Accessible and located in the same space.	Multilevel Switch	Building Level (Shut-off control requirements are met at the building level)	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S22 - STAIR 02_SECOND FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
203 -JANITOR_SECOND FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 9 of 24)**
		Date Prepared:	2026-08-26T07:55:43-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

204 - ELECTRICAL_SECOND FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S12 - STAIRS 01_SECOND FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
238 - TRASH_SECOND FLOOR EAST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C22 - CORRIDOR_SECOND FLOOR EAST	Corridor	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S32-STAIR 03_SECOND FLOOR EAST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C13 - CORRIDOR_THIRD FLOOR WEST	Corridor	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
E13 - ELEVATOR_THIRD FLOOR WEST	All Other Space Types	Readily Accessible and located in the same space.	Multilevel Switch	Building Level (Shut-off control requirements are met at the building level)	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S23 - STAIR 02_THIRD FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
303 - JANITOR_THIRD FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

297

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: Checker

TITLE 24 INTERIOR

E9.11

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

304 - ELECTRICAL_THIRD FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S13 - STAIRS 01_THIRD FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
338 - TRASH_THIRD FLOOR EAST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C23 - CORRIDOR_THIRD FLOOR EAST	Corridor	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S33 -STAIRS 03_THIRD FLOOR EAST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C14 - CORRIDOR_FOURTH FLOOR WEST	Corridor	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
E14 - ELEVATOR_FOURTH FLOOR WEST	All Other Space Types	Readily Accessible and located in the same space.	Multilevel Switch	Building Level (Shut-off control requirements are met at the building level)	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
403 - ELEV CONTROL ROOM_FOURTH FLOOR WEST	All Other Space Types	Auth. Personnel	Multilevel Switch	Building Level (Shut-off control requirements are met at the building level)	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

S24 - STAIR 02_FOURTH FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
404 - ELECTRICAL_FOURTH FLOOR WEST	Electrical, Mechanical, or Telephone Room	Auth. Personnel	Multilevel Switch	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S14 - STAIRS 01_FOURTH FLOOR WEST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
438 - TRASH_FOURTH FLOOR EAST	Storage - MF common areas	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
C24 - CORRIDOR_FOURTH FLOOR EAST	Corridor	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
S34 - STAIR 03_FOURTH FLOOR EAST	Stairwell	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
TYPICAL 1-BEDROOM UNIT	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
TYPICAL 2-BEDROOM UNIT	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

TYPICAL 3-BEDROOM UNIT	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
417 - 2 BED MANAGERS UNIT_FOURTH FLOOR	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
128 - 2 BED MOBILITY UNIT_FIRST FLOOR	All Other Space Types	Readily Accessible and located in the same space.	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
113 - 3 BED MOBILITY UNIT_FIRST FLOOR	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
124 -1 BED MOBILITY UNIT_FIRST FLOOR	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
320 - 2 BED MOBILITY UNIT_THIRD FLOOR	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
221 - 3 BED MOBILITY UNIT_SECOND FLOOR	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
						13			
						Plan Sheet Showing Daylit Zones:			
						E3.11, 3.12			

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category/PAF	PAF
101 - PROP MNGR_FIRST FLOOR WEST	Office (<=250 square feet)	0.65	300	195	No	No
109A - RESTROOM_FIRST FLOOR WEST	Restroom	0.65	80	52	No	No
102 - RESTROOM_FIRST FLOOR WEST	Restroom	0.65	80	52	No	No
100-LOBBY+MAIL_FIRST FLOOR WEST	Main Entry Lobby	0.7	345	241.5	No	No
C11 - CORRIDOR_FIRST FLOOR WEST	Corridor	0.4	2,410	964	No	No
103 - ERCES_FIRST FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	100	40	No	No
109 - COMMUNITY ROOM_FIRST FLOOR WEST	Dining - Bar/Fine	0.45	940	423	No	No
105 - SERVICE CORD_FIRST FLOOR WEST	Storage - MF common areas	0.4	115	46	Yes	No
106 - SERVICE CORD_FIRST FLOOR WEST	Storage - MF common areas	0.4	95	38	Yes	No
107 - CONF. ROOM_FIRST FLOOR WEST	Conference, Multipurpose and Meeting Area	0.75	220	165	No	No
108_COMPUTER LAB_FIRST FLOOR WEST	Laboratory Area, Scientific	0.9	325	292.5	No	No
109B - STORAGE_FIRST FLOOR WEST	Storage - MF common areas	0.4	35	14	Yes	No
109C - STORAGE_FIRST FLOOR WEST	Storage - MF common areas	0.4	35	14	Yes	No
134 - BLDG MAINTENANCE_FIRST FLOOR EAST	All Other Space Types	0.4	495	198	Yes	No

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

136 - WASTE COLLECTION__FIRST FLOOR EAST	Storage - MF common areas	0.4	615	246	Yes	No
138 - TRASH_FIRST FLOOR EAST	Storage - MF common areas	0.4	155	62	Yes	No
C21 - CORRIDOR_FIRST FLOOR EAST	Corridor	0.4	1,595	638	No	No
C12 - CORRIDOR_SECOND FLOOR WEST	Corridor	0.4	2,160	864	No	No
238 - TRASH_SECOND FLOOR EAST	Storage - MF common areas	0.4	215	86	Yes	No
C22 - CORRIDOR_SECOND FLOOR EAST	Corridor	0.4	1,615	646	No	No
C13 - CORRIDOR_THIRD FLOOR WEST	Corridor	0.4	2,175	870	No	No
338 - TRASH_THIRD FLOOR EAST	Storage - MF common areas	0.4	215	86	Yes	No
C23 - CORRIDOR_THIRD FLOOR EAST	Corridor	0.4	1,585	634	No	No
C14 - CORRIDOR_FOURTH FLOOR WEST	Corridor	0.4	2,180	872	No	No
438 - TRASH_FOURTH FLOOR EAST	Storage - MF common areas	0.4	215	86	Yes	No
C24 - CORRIDOR_FOURTH FLOOR EAST	Corridor	0.4	1,620	648	No	No
TYPICAL 1-BEDROOM UNIT	All Other Space Types	0.4	19,874	7,949.6	Yes	No
TYPICAL 2-BEDROOM UNIT	All Other Space Types	0.4	19,992	7,996.8	Yes	No
TYPICAL 3-BEDROOM UNIT	All Other Space Types	0.4	26,700	10,680	Yes	No
128 - 2 BED MOBILITY UNIT_FIRST FLOOR	All Other Space Types	0.4	823	329.2	Yes	No
111 - 3 BED MOBILITY UNIT_FIRST FLOOR	All Other Space Types	0.4	1,094	437.6	Yes	No
124 -1 BED MOBILITY UNIT_FIRST FLOOR	All Other Space Types	0.4	524	209.6	Yes	No
320 - 2 BED MOBILITY UNIT_THIRD FLOOR	All Other Space Types	0.4	827	330.8	Yes	No
221 - 3 BED MOBILITY UNIT_SECOND FLOOR	All Other Space Types	0.4	1,073	429.2	Yes	No

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

			TOTALS:	90,827	36,835.8	See Tables J, or P for detail

Unconditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category/PAF	PAF
E11 - ELEVATOR_FIRST FLOOR WEST	All Other Space Types	0.4	130	52	Yes	No
104 - ELECTRICAL_FIRST FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	75	30	No	No
S21 - STAIR_FIRST FLOOR WEST	Stairwell	0.6	195	117	No	No
S11 - STAIRS 03_FIRST FLOOR WEST	Stairwell	0.6	295	177	No	No
134A - ELECTRICAL_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	0.4	50	20	No	No
140 - BIKE ROOM_FIRST FLOOR EAST	Parking Garage - Daylight Adaption Zones	1	850	850	Yes	No
142 - MPOE_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	0.4	240	96	No	No
141 - INVERTER_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	0.4	95	38	No	No
139 - ELECTRICAL_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	0.4	970	388	No	No
S31 - STAIR_FIRST FLOOR EAST	Stairwell	0.6	285	171	No	No
137 - PLUMBING_FIRST FLOOR EAST	Electrical, Mechanical, or Telephone Room	0.4	570	228	No	No
135 - LAUNDRY_FIRST FLOOR EAST	Laundry	0.45	555	249.75	No	No
E12 - ELEVATOR_SECOND FLOOR WEST	All Other Space Types	0.4	130	52	Yes	No
S22 - STAIR 02_SECOND FLOOR WEST	Stairwell	0.6	195	117	No	No
203 -JANITOR_SECOND FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	95	38	No	No
204 - ELECTRICAL_SECOND FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	75	30	No	No
S12 - STAIRS 01_SECOND FLOOR WEST	Stairwell	0.6	295	177	No	No
S32-STAIR 03_SECOND FLOOR EAST	Stairwell	0.6	290	174	No	No
E13 - ELEVATOR_THIRD FLOOR WEST	All Other Space Types	0.4	130	52	Yes	No
S23 - STAIR 02_THIRD FLOOR WEST	Stairwell	0.6	195	117	No	No

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

303 - JANITOR_THIRD FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	95	38	No	No
304 - ELECTRICAL_THIRD FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	75	30	No	No
S13 - STAIRS 01_THIRD FLOOR WEST	Stairwell	0.6	290	174	No	No
S33 -STAIRS 03_THIRD FLOOR EAST	Stairwell	0.6	290	174	No	No
E14 - ELEVATOR_FOURTH FLOOR WEST	All Other Space Types	0.4	130	52	Yes	No
403 - ELEV CONTROL ROOM_FOURTH FLOOR WEST	All Other Space Types	0.4	100	40	Yes	No
S24 - STAIR 02_FOURTH FLOOR WEST	Stairwell	0.6	200	120	No	No
404 - ELECTRICAL_FOURTH FLOOR WEST	Electrical, Mechanical, or Telephone Room	0.4	75	30	No	No
S14 - STAIRS 01_FOURTH FLOOR WEST	Stairwell	0.6	290	174	No	No
S34 - STAIR 03_FOURTH FLOOR EAST	Stairwell	0.6	290	174	No	No
417 - 2 BED MANAGERS UNIT_FOURTH FLOOR	All Other Space Types	0.4	832	332.8	Yes	No
		TOTALS:	8,382	4,512.55	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C (170.2-M

Conditioned Spaces

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. ONE-FOR-ONE LUMINAIRE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This table documents compliance with mandatory requirements for dwelling unit indoor lighting per §160.5(a) and §180.2(b)4A for alterations. Lighting systems in common use areas provide only shared provisions for living, eating, cooking or sanitation to dwelling units that would otherwise lack these provisions may document compliance with §160.5(a) in this table or may document compliance with lighting for nonresidential occupancies in other tables of this form.

01	Indicate lighting and electrical components included in multifamily dwelling units:	☐ Luminaires ☐ Blank Electrical Boxes

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
	101 - PROP MNGR_FIRST FLOOR WEST; 109A - RESTROOM_FIRST FLOOR WEST; 102 - RESTROOM_FIRST FLOOR WEST; 100-LOBBY+MAIL_FIRST FLOOR WEST; C11 - CORRIDOR_FIRST FLOOR WEST; S21 - STAIR_FIRST

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650 CASTRO STREET, SUITE 120-480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
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Exhibit D

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21350 Val Avenue
Cupertino, California 95014
tel: (408) 930-3560

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

298

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

TITLE 24 INTERIOR

E9.12

STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 7th & Brommer Affordable Housing	Report Page:	(Page 19 of 24)
	Date Prepared:	2026-08-26T07:55:43-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	FLOOR WEST; 109 - COMMUNITY ROOM__FIRST FLOOR WEST; 105 - SERVICE CORD_FIRST FLOOR WEST; 106 - SERVICE CORD_FIRST FLOOR WEST; 107 - CONF ROOM_FIRST FLOOR WEST; 108_COMPUTER LAB_FIRST FLOOR WEST; 109B - STORAGE_FIRST FLOOR WEST; 109C - STORAGE_FIRST FLOOR WEST; 511 - STAIRS 03_FIRST FLOOR WEST; 134 - BLDG MAINTENANCE_FIRST FLOOR EAST; 136 - WASTE COLLECTION__FIRST FLOOR EAST; 138 - TRASH_FIRST FLOOR EAST; 140 - BIKE ROOM_FIRST FLOOR EAST; 142 - MPOE_FIRST FLOOR EAST; C21 - CORRIDOR_FIRST FLOOR EAST; 531 - STAIR_FIRST FLOOR EAST; C12 - CORRIDOR_SECOND FLOOR WEST; S22 - STAIR 02_SECOND FLOOR WEST; S12 - STAIRS 01_SECOND FLOOR WEST; 238 - TRASH_SECOND FLOOR EAST; C22 - CORRIDOR_SECOND FLOOR EAST; S32-STAIR 03_SECOND FLOOR EAST; C13 - CORRIDOR_THIRD FLOOR WEST; S23 - STAIR 02_THIRD FLOOR WEST; S13 - STAIRS

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STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 7th & Brommer Affordable Housing	Report Page:	(Page 20 of 24)
	Date Prepared:	2026-08-26T07:55:43-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

	01_THIRD FLOOR WEST; 338 - TRASH_THIRD FLOOR EAST; C23 - CORRIDOR_THIRD FLOOR EAST; S33 - STAIRS 03_THIRD FLOOR EAST; C14 - CORRIDOR_FOURTH FLOOR WEST; S24 - STAIR 02_FOURTH FLOOR WEST; S14 - STAIRS 01_FOURTH FLOOR WEST; 438 - TRASH_FOURTH FLOOR EAST; C24 - CORRIDOR_FOURTH FLOOR EAST; S34 - STAIR 03_FOURTH FLOOR EAST; TYPICAL 1-BEDROOM UNIT; TYPICAL 2-BEDROOM UNIT; TYPICAL 3-BEDROOM UNIT; 417 - 2 BED MANAGERS UNIT_FOURTH FLOOR; 128 - 2 BED MOBILITY UNIT_FIRST FLOOR; 111 - 3 BED MOBILITY UNIT_FIRST FLOOR; 124 -1 BED MOBILITY UNIT_FIRST FLOOR; 320 - 2 BED MOBILITY UNIT_THIRD FLOOR; 221 - 3 BED MOBILITY UNIT_SECOND FLOOR
NRCA-LTI-03-A - Must be submitted for daylight neposnsive controls.	101 - PROP MNGR_FIRST FLOOR WEST; 109 - COMMUNITY ROOM__FIRST FLOOR WEST; 140 - BIKE ROOM_FIRST FLOOR EAST -
	101 - PROP MNGR_FIRST FLOOR WEST; 109A -

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STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 7th & Brommer Affordable Housing	Report Page:	(Page 21 of 24)
	Date Prepared:	2026-08-26T07:55:43-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	RESTROOM_FIRST FLOOR WEST; 102 - RESTROOM_FIRST FLOOR WEST; 100-LOBBY+MAIL_FIRST FLOOR WEST; C11 - CORRIDOR_FIRST FLOOR WEST; E11 - ELEVATOR_FIRST FLOOR WEST; 103 - ERCES_FIRST FLOOR WEST; 104 - ELECTRICAL_FIRST FLOOR WEST; S21 - STAIR_FIRST FLOOR WEST; 109 - COMMUNITY ROOM__FIRST FLOOR WEST; 105 - SERVICE CORD_FIRST FLOOR WEST; 106 - SERVICE CORD_FIRST FLOOR WEST; 107 - CONF ROOM_FIRST FLOOR WEST; 108_COMPUTER LAB_FIRST FLOOR WEST; 109B - STORAGE_FIRST FLOOR WEST; 109C - STORAGE_FIRST FLOOR WEST; 511 - STAIRS 03_FIRST FLOOR WEST; 134A - ELECTRICAL_FIRST FLOOR EAST; 134 - BLDG MAINTENANCE_FIRST FLOOR EAST; 136 - WASTE COLLECTION__FIRST FLOOR EAST; 138 - TRASH_FIRST FLOOR EAST; 140 - BIKE ROOM_FIRST FLOOR EAST; 142 - MPOE_FIRST FLOOR

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STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 7th & Brommer Affordable Housing	Report Page:	(Page 22 of 24)
	Date Prepared:	2026-08-26T07:55:43-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

	EAST; C21 - CORRIDOR_FIRST FLOOR EAST; 141 - INVERTER_FIRST FLOOR EAST; 139 - ELECTRICAL_FIRST FLOOR EAST; 531 - STAIR_FIRST FLOOR EAST; 137 - PLUMBING_FIRST FLOOR EAST; 135 - LAUNDRY_FIRST FLOOR EAST; C12 - CORRIDOR_SECOND FLOOR WEST; E12 - ELEVATOR_SECOND FLOOR WEST; S22 - STAIR 02_SECOND FLOOR WEST; 203 -JANITOR_SECOND FLOOR WEST; 204 - ELECTRICAL_SECOND FLOOR WEST; S12 - STAIRS 01_SECOND FLOOR WEST; 238 - TRASH_SECOND FLOOR EAST; C22 - CORRIDOR_SECOND FLOOR EAST; S32-STAIR 03_SECOND FLOOR EAST; C13 - CORRIDOR_THIRD FLOOR WEST; E13 - ELEVATOR_THIRD FLOOR WEST; S23 - STAIR 02_THIRD FLOOR WEST; 303 - JANITOR_THIRD FLOOR WEST; 304 - ELECTRICAL_THIRD FLOOR WEST; S13 - STAIRS 01_THIRD FLOOR WEST; 338 - TRASH_THIRD FLOOR EAST; C23 - CORRIDOR_THIRD

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STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 7th & Brommer Affordable Housing	Report Page:	(Page 23 of 24)
	Date Prepared:	2026-08-26T07:55:43-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

	FLOOR EAST; S33 -STAIRS 03_THIRD FLOOR EAST; C14 - CORRIDOR_FOURTH FLOOR WEST; E14 - ELEVATOR_FOURTH FLOOR WEST; 403 - ELEV CONTROL ROOM_FOURTH FLOOR WEST; S24 - STAIR 02_FOURTH FLOOR WEST; 404 - ELECTRICAL_FOURTH FLOOR WEST; S14 - STAIRS 01_FOURTH FLOOR WEST; 438 - TRASH_FOURTH FLOOR EAST; C24 - CORRIDOR_FOURTH FLOOR EAST; S34 - STAIR 03_FOURTH FLOOR EAST; TYPICAL 1-BEDROOM UNIT; TYPICAL 2-BEDROOM UNIT; TYPICAL 3-BEDROOM UNIT; 417 - 2 BED MANAGERS UNIT_FOURTH FLOOR; 128 - 2 BED MOBILITY UNIT_FIRST FLOOR; 111 - 3 BED MOBILITY UNIT_FIRST FLOOR; 124 -1 BED MOBILITY UNIT_FIRST FLOOR; 320 - 2 BED MOBILITY UNIT_THIRD FLOOR; 221 - 3 BED MOBILITY UNIT_SECOND FLOOR

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STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 7th & Brommer Affordable Housing	Report Page:	(Page 24 of 24)
Project Address: 855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	Date Prepared:	2026-08-26T07:55:43-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DAVID KANEDA	Documentation Author Signature:
Company: IDEAS CONSULTING	Signature Date: 28/08/2026
Address: 21350 VAI AVENUE	CEA/HERS/ACCE Certification Identification (if applicable):
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: DAVID KANEDA	Responsible Person Signature:
Responsible Person Scope:	
Company: IDEAS CONSULTING	Date Signed: 26/08/2026
Address: 21350 VAI AVENUE	License: E14003
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

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Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

299

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

TITLE 24 INTERIOR

E9.13

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

This document is used to demonstrate compliance with requirements in §210.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e)6, §130.1(a) and §180.2(b)4iBv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 1 of 11)
Project Address: 855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	**Date Prepared:** 2026-08-26T08:46:19-04:00

A. GENERAL INFORMATION

01	Project Location (city)	SANTA CRUZ, CA	04 Total Illuminated Hardscape Area (ft²)	81415
02	Climate Zone	3		
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas		
05	Occupancy Types within Project			
● Multi-family/ MF Mixed-use >=4 stories ● All Other Occupancies				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from §140.7 / §170.2(e)6
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 2 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv										Compliance Results		
01		02		03		04		05	06	07	08	09
General Hardscape Allowance §140.7(d1) / §170.2(e)6 (See Table I)	+	Per Application §140.7(d2) / §170.2(e)6 (See Table J)	+	Sales Frontage §140.7(d2) (See Table K)	+	Ornamental §140.7(d2) / §170.2(e)6 (See Table L)	+	Per Specific Area §140.7(d2) / §170.2(e)6 (See Table M)	OR Existing Power Allowance §141.0(b)2L / § 180.2(b)4Bv (See Table N)	= **Total Allowed** (Watts)	?	**Total Actual** (Watts)	**07 must be >= 08**
3,276.22	+	152	+	---	+	---	+	814.15	OR ---	= 4,242.37	>	3,649.7	COMPLIES
Shielding Compliance (See Table G for Details)													N/A
Controls Compliance (See Table H for Details)													COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 3 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,3]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[5]	Excluded per §140.7(a) / §170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output (§130.2(b) /§160.5(c))[1,4]	Field Inspector	
										Pass	Fail
E1	PARKING POLE LIGHT	☐ Linear	45	Mfr. Spec	6	New	☐	270	NA: < 6200 lumens	☐	☐
E1A	PARKING POLE LIGHT	☐ Linear	45	Mfr. Spec	3	New	☐	135	NA: < 6200 lumens	☐	☐
E2	SINGLE COLUMN POST LIGHT	☐ Linear	40	Mfr. Spec	2	New	☐	80	NA: < 6200 lumens	☐	☐
E3 EM	AREA POST LIGHT	☐ Linear	39	Mfr. Spec	9	New	☐	351	NA: < 6200 lumens	☐	☐
E4	BOLLARD LIGHT	☐ Linear	20	Mfr. Spec	14	New	☐	280	NA: < 6200 lumens	☐	☐
E5 EM	CATENARY LIGHT	☐ Linear	8.5	Mfr. Spec	37	New	☐	314.5	NA: < 6200 lumens	☐	☐
E6 EM	EXTERIOR BLDG WALL SCONCES	☐ Linear	8.1	Mfr. Spec	36	New	☐	291.6	NA: < 6200 lumens	☐	☐
E7 EM	OUTDOOR WALL SCONCES NEAR EXIT DOORS	☐ Linear	11	Mfr. Spec	12	New	☐	132	NA: < 6200 lumens	☐	☐
E8 EM	OUTDOOR WALL SCONCES NEAR GATE DOORS	☐ Linear	6.8	Mfr. Spec	2	New	☐	13.6	NA: < 6200 lumens	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 4 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
V1	VAPORTIGHT LINEAR, SURFACE MOUNT	☒ Linear	20	Mfr. Spec	36	New	☐	720	NA: < 6200 lumens	☐	☐
V1 EM	VAPORTIGHT LINEAR, SURFACE MOUNT	☒ Linear	20	Mfr. Spec	44	New	☐	880	NA: < 6200 lumens	☐	☐
E9	TARGETTI DURAFLEX_MOUNT CLIPS	☐ Linear	91	Mfr. Spec	2	New	☐	182	NA: < 6200 lumens	☐	☐
								Total Design Watts:		3649.7	

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)/ §160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 5 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1 / §160.5(c)	Auto-Schedule §130.2(c)2 / §160.5(c)	Motion Sensor §130.2(c)3 / §160.5(c)	Field Inspector	
				Pass	Fail
SITE AND PARKING AREA: "L1"	Astronomical Timer	Provided	Provided	☐	☐
SITE AND PARKING AREA: "E1A"	Astronomical Timer	Provided	Provided	☐	☐
SITE AND PARKING AREA: "E2"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
SITE AND PARKING AREA: "E3 EM"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
SITE AND PARKING AREA: "E4"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
SITE AND PARKING AREA: "E5 EM"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
SITE AND PARKING AREA: "E8 EM"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
BUILDING LIGHTS: "E6 EM"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
BUILDING LIGHTS: "E7 EM"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
ROOF: "V1"	Astronomical Timer	Provided	Provided	☐	☐
ROOF: "V1 EM"	Astronomical Timer	Provided	Provided	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 6 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

H. OUTDOOR LIGHTING CONTROLS

Outdoor Lighting Controlled from Inside Multifamily Dwelling Units

01	02	03	04
Space Name	Compliant Light Sources[1,2] §160.5(a)	Mandatory Controls §160.5(a) Shut-Off	Recessed Downlights[3] §160.5(a)1C

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

I. LIGHTING POWER ALLOWANCE (per §140.7 /§170.2(e))

This table includes areas using allowance calculations per §140.7 /§170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01				
	☒ General Hardscape Allowance Table (Below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)		
		☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☒ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 170.2-R for Multifamily & Multifamily Mixed-Use

02	03	04	05
Area Description	Area Wattage Allowance (AWA)		
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)
SITE AND PARKING AREA	75690	0.03	2876.22
FOOTNOTES: Number of entrances to parking areas, trail heads, fee payment kiosks, outhouses and toilet facilities on site where lighting is within project scope.	**Initial Wattage Allowance for Entire Site (Watts):**		400
	Instances of Initial Wattage Allowance (LZ 0 only)[1]		
	Total General Hardscape Allowance (Watts):		3276.22

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 7 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Application per Table 140.7-B [1]	# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
BUILDING LIGHTS	Building Entrance/Exit	8	19	152	E6 EM	8.1	35	283.5	152
					E7 EM	11	12	132	
					Total Design Watts for this Area:			415.5	
					Total Allowance (Watts) All Areas:				152

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 1000 for the first ATM and 333W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 8 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B /Table 170.2-S. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Specific Area Type per Table 140.7-B	Specific Area (ft²)	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
SITE AREA AND PARKING	ParkingPedestrianSecurity	75690	0.01	756.9	E1	45	6	270	756.9
					E1A	45	3	135	
					E2	40	2	80	
					E3 EM	39	9	351	
					E4	20	14	280	
					E5 EM	8.5	37	314.5	
					E8 EM	6.8	2	13.6	
					Total Design Watts for this Area:			1444.1	
ROOF	ParkingPedestrianSecurity	5725	0.01	57.25	V1	20	9	180	57.25
					V1 EM	20	11	220	
					Total Design Watts for this Area:			400	
					Total Allowance (Watts) All Areas:				814.15

[1] *FOOTNOTES: See Table 140.7-B /Table 170.2-S for rules for calculating the specific areas (ft²) for these additional lighting allowances.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name: 7th & Brommer Affordable Housing	**Report Page:** (Page 9 of 11)
	Date Prepared: 2026-08-26T08:46:19-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

ARCHITECTS
FORA
650 CASTRO STREET, SUITE 120-4480
MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

Exhibit D

IDeAs Consulting
IDeAs Consulting
21350 Val Avenue
Cupertino, California 95014
tel: (408) 930-3560

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

300

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER: 24007
DRAWN BY: Author
CHECKED BY: Checker

TITLE 24 EXTERIOR

E9.14

STATE OF CALIFORNIA

Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: 7th & Brommer Affordable Housing	**Report Page:**	**(Page 10 of 11)**
	Date Prepared:	2026-08-26T08:46:19-04:00

R. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	SITE AND PARKING AREA: "E1"; SITE AND PARKING AREA: "E1A"; SITE AND PARKING AREA: "E2"; SITE AND PARKING AREA: "E3 EM"; SITE AND PARKING AREA: "E4"; SITE AND PARKING AREA: "E5 EM"; SITE AND PARKING AREA: "E8 EM"; BUILDING LIGHTS: "E6 EM"; BUILDING LIGHTS: "E7 EM"; ROOF: "V1"; ROOF: "V1 EM"

STATE OF CALIFORNIA

Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: 7th & Brommer Affordable Housing	**Report Page:**	**(Page 11 of 11)**
Project Address: 855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	**Date Prepared:**	2026-08-26T08:46:19-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DAVID KANEDA	Documentation Author Signature:
Company: IDEAS CONSULTING	Signature Date: 26/08/2026
Address: 21350 VAI AVENUE	CEA/ANAB/CC Certification Identification (if applicable):
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: DAVID KANEDA	Responsible Person Signature:
Responsible Person Scope:	
Company: IDEAS CONSULTING	Date Signed: 26/08/2026
Address: 21350 VAI AVENUE	Licenses: E14003
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

ARCHITECTS FORA

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Exhibit D

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tel: (408) 930-3560

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

301

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

TITLE 24 EXTERIOR

E9.15

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

This document is used to demonstrate compliance with mandatory requirements in §130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and §160.6 and §160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per §180.1(a) or §180.2 (b)4Bvii

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 1 of 6)**
Project Address:	855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	**Date Prepared:**	2026-08-26T09:13:12-04:00

A. GENERAL INFORMATION

01	Project Location (city)	SANTA CRUZ, CA	02	Climate Zone	3
			03	Occupancy Types Within Project:	

• Multi-family/ MF Mixed-use >=4 stories • All Other Occupancies

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work [1]	Rating[2] (kVA)	Utility Provided Metering System Exception to §130.5(a)/§160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to §130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
E6.12	New electrical service equipment and meter	596.29	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections §120.2/§160.3, §130.1/§160.5, and §130.3/§160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 2 of 6)**
		Date Prepared:	2026-08-26T09:13:12-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering §130.5(a)/ §160.6(a) (See Table F)	AND	Separation for Monitoring §130.5(b)/ §160.6(b) (See Table G)	AND	Voltage Drop §130.5(c)/ §160.6(c) (See Table H)	AND	Controlled Receptacles §130.5(d)/ §160.6(d) (See Table I)	Electric Ready §160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND	Yes	Yes	COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table B indicates the project is exempt from §130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with §130.5(c)/ §160.6(c). For alterations, only the altered circuits must demonstrate compliance per §141.0(b)2Piii/ §180.2(b)4Bviic.

01	02				03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method				Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
							Pass	Fail
E6.12	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E6.11, E6.12	☐	☐

* NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 3 of 6)**
		Date Prepared:	2026-08-26T09:13:12-04:00

H. VOLTAGE DROP

[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with §130.5(d)/ §160.6(d).. Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1,2]	Shut-Off Controls	Demand Responsive Controls	Permanent Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
109 - COMMUNITY ROOM	NA: Refrigerator/Water Dispenser Receptacle	NA: Refrigerator/Water Dispenser Receptacle	Included w capabilities per §110.12(e)	☒	E4.13	☐	☐
100 - LOBBY + MAIL, 101 - PROP MNGR	50 % are controlled receptacle (hotel/motel room)	Occupancy Sensor	Included w capabilities per §110.12(e)	☒	E4.13	☐	☐
140 - BIKE ROOM	---	---		☐		☐	☐
135 - LAUNDRY	---	---		☐		☐	☐
107 - CONF. ROOM, 105 - SERVICE COORD	50 % are controlled receptacle (hotel/motel room)	Occupancy Sensor	Included w capabilities per §110.12(e)	☒	E4.13	☐	☐
104,134A,204,304,4 04 - ELECTRICAL	---	---		☐		☐	☐
142 - MOPE	---	---		☐		☐	☐
TYPICAL 1-BEDROOM UNIT - PLAN TYPE B1	---	---		☐		☐	☐
TYPICAL 2-BEDROOM UNIT - PLAN TYPE C1	---	---		☐		☐	☐
TYPICAL 3-BEDROOM UNIT - PLAN TYPE D1	---	---		☐		☐	☐

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 4 of 6)**
		Date Prepared:	2026-08-26T09:13:12-04:00

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

FIRST FLOOR PLAN - ELECTRICAL - 1-BEDROOM MOBILITY UNIT	---	---		☐		☐	☐
FIRST FLOOR PLAN - ELECTRICAL - 2-BEDROOM MOBILITY UNIT	---	---		☐		☐	☐
FIRST FLOOR PLAN - ELECTRICAL - 3-BEDROOM MOBILITY UNIT	---	---		☐		☐	☐
FOURTH FLOOR PLAN - ELECTRICAL - 2-BEDROOM MANAGER'S UNIT	---	---		☐		☐	☐
SECOND FLOOR PLAN - ELECTRICAL - 3-BEDROOM MOBILITY UNIT	---	---		☐		☐	☐
THIRD FLOOR PLAN - ELECTRICAL - 1-BEDROOM MOBILITY UNIT	---	---		☐		☐	☐

* *NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements .*
[2] *Plug-in strips and other plug-in devices shall not be used to comply with the requirements of section §130.5(d)*

J. ELECTRIC READY BUILDINGS

This section does not apply to this project.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 5 of 6)**
		Date Prepared:	2026-08-26T09:13:12-04:00

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-04-A - Must be submitted for demand response controls.	

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 6 of 6)**
Project Address:	855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	**Date Prepared:**	2026-08-26T09:13:12-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DAVID KANEDA	Documentation Author Signature: [signature]
Company: IDEAS CONSULTING	Signature Date: 26/08/2026
Address: 21350 VAI AVENUE	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: DAVID KANEDA	Responsible Person Signature: [signature]
Responsible Person Scope:	
Company: IDEAS CONSULTING	Date Signed: 26/08/2026
Address: 21350 VAI AVENUE	License: E14003
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

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MOUNTAIN VIEW, CA 94041
PHONE: (408) 295-2210
ARCHITECTSFORA.COM

IDeAs Consulting
IDeAs Consulting
21350 Vai Avenue
Cupertino, California 95014
tel: (408) 930-3560

Exhibit D

STAMP:

REGISTERED PROFESSIONAL ENGINEER DAVID K. KANEDA E 14003 ELECTRICAL STATE OF CALIFORNIA

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

DEVELOPMENT FOR:
COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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This document and the ideas incorporated herein, as an instrument of professional service, is the property of Architects FORA and is not to be used in part for any project without their written authorization.

SUBMITTAL	DATE

No.	REVISION	DATE

JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

TITLE 24 POWER

E9.16

STATE OF CALIFORNIA
Solar And Battery CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-SAB-E

This document is used to demonstrate compliance with prescriptive PV and battery requirements in §140.10/§170.2 for nonresidential, multifamily and mixed-use buildings and prescriptive solar thermal requirements in §170.2(d)3C for multifamily and hotel/ motel occupancies. When PV/battery/solar thermal requirements don't apply or are traded using the performance approach, this document demonstrates compliance with mandatory solar readiness requirements in §110.10/ §160.8 for newly constructed buildings which are either multifamily tee stories or fewer, hotel/motel ten stories or fewer or all other nonresidential buildings three stories or fewer. It is also used to demonstrate compliance with solar readiness in §110.10/ §160.8 for additions to nonresidential, multifamily or hotel/motel building types which add more than 2,000 ft² of roof area. Alterations, or additions of less than 2,000 ft² of roof area, are not required to comply with solar readiness, solar PV and battery requirements and do not need to complete this document.

Project Name:	7th & Brommer Affordable Housing	**Report Page:**	**(Page 1 of 6)**
Project Address:	855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062	**Date Prepared:**	2026-08-18T09:16:06-04:00

A. GENERAL INFORMATION

01	Project location (city)	SANTA CRUZ, CA	04	Building Occupancies	All Other OccupanciesHigh-Rise Residential
02	Climate Zone	3	05	Construction Type	New construction
03	Square Footage of Building (ft²)	36765	06	Number of Stories	Bldg 4-10 stories

B. PROJECT SCOPE

The compliance path the project is using to comply per §110.10(b)1B/ §140.10/ §170.2(g and h) is indicated below.

Compliance with Solar Photovoltaic (PV) and Battery Requirements in §140.10/ §170.2(g and h)

	01	
☒	Provided PV system and battery storage sized per §140.10/ §170.2 (g and h)	The project has included an installed PV system and battery storage system per requirements in §140.10/ §170.2(g and h) as documented in Table J.
☐	Exception to PV and Battery: Not enough Solar Access Roof Area	The total of all available Solar Access Roof Area(s) of the project site is less than three percent of the conditioned floor area as documented in Table J per Exception 1 to Section 140.10(a) & Exception 1 to Section 170.2(g).
☐	Exception to PV and Battery: Required PV < 4kW	The required PV system capacity is less than 4 kW dc as documented in Table J per Exception 2 to Section 140.10(a) & Exception 2 to Section 170.2(g).
☐	Exception to PV and Battery: No contiguous Solar Access Roof Area	The Solar Access Roof Area(s) of the project site contains less than 80 contiguous square feet as documented in Table J per Exception 3 to Section 140.10(a) & Exception 3 to Section 170.2(g).
☐	Exception to PV and Battery: Can't meet snow load	The project has a roof design where the enforcement authority has verified it is not possible for the PV system, including panels, modules, components, supports, and attachments to the roof structure, to meet ASCE 7-16 Chapter 7, Snow Loads per Exception 4 to Section 140.10(a) & Exception 4 to 170.2(g).
☐	Exception to PV and Battery: Multifamily without virtual energy credits	The project is a multifamily building in an area where a load serving entity does not provide a program where PV generation is compensated through virtual energy bill credits. Also, there is no community solar program and the utility does not support a virtual energy bill program per exception 5 to 170.2(g).

☐ PV and Battery Storage features are supported within the NRCC/LMCC.PRF-E form provided for this project as not required. Because of this, the NRCC/LMCC-SAB-E is required to support the mandatory solar readiness requirements for the project.

Compliance with Solar Thermal Water Heating Requirements in §170.2(d)2BII (Multifamily and hotel/ motel occupancies only)

	01
☐	The project includes a hotel/motel or multifamily occupancy with a gas or propane central water-heating system (serves 2+ dwelling units) and includes a permanently installed domestic solar water-heating system to comply with §170.2(d)2BII and Reference Residential Appendix RA4, as documented in Table H. Compliance meets Exception 2 to solar ready requirements in §110.10(b).

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: if any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance or see the applicable Table referenced below.

Allocated Solar Zone				Installed PV System					Installed SWH System				Smart Tstat and Alternative EE Measure			Compliance Results
01		02		03		04			05	06			07	08		
Required Minimum Area (ft²)	<=	Designated Area (ft²)	OR	Required Minimum DC Power Rating (Watts)	<=	Designed DC Power Rating (Watts)	OR		Required Minimum Solar Savings Fraction	Designed/Rated Solar Savings Fraction	OR		IA5 Compliant Thermostat Specified?	Alternative Energy Efficiency Measure	OR	
(See Table F)				(See Tables G or I)					(See Table H)				(See Table I)			
	<=		OR	62,110	<=	175,000	OR			<=		OR				COMPLIES
Location in construction documents showing the location for inverters and metering equipment and a pathway for the routing of conduit/ plumbing to the electrical service/ water heating system per §110.10(c)																
Battery storage system design meets the minimum requirements in Joint Appendix JA12 and the minimum energy (kWh)/ power (kW) capacity per Table J.																COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

The permit applicant has indicated that the project is exempt from PV and Battery requirements because the project is a mixed use occupancy with less than 80% of it's square footage falling into the building types of Table 140.10-A/B. Please confirm this is accurate.

E. ADDITIONAL REMARKS

This table is includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. ALLOCATED SOLAR ZONE

This section does not apply to this project.

G. PERMANENTLY INSTALLED SOLAR PV FOR SOLAR READY EXCEPTION

This section does not apply to this project.

H. PERMANENTLY INSTALLED SOLAR HOT WATER SYSTEMS

This section does not apply to this project.

I. SMART THERMOSTATS AND ALTERNATIVE EFFICIENCY MEASURE FOR SOLAR READY EXCEPTION

This section does not apply to this project.

J. PHOTOVOLTAIC (PV) AND BATTERY ENERGY STORAGE SYSTEMS

This table documents compliance with prescriptive photovoltaic and battery system requirements in §140.10/ §170.2(g and h). Unless the project meets one of the listed exceptions, or trades-off PV in an energy model using performance path, §140.10/ §170.2(g and h) requires installed photovoltaic and battery systems for newly constructed buildings. The installed PV systems must meet the minimum requirements in Joint Appendix 11.

Photovoltaic (PV) System

Equation 140.10-A/170.2-D Calculation Method

01	02	03		04
Building Type	Conditioned Floor Area (ft²)	Tenant Space Exception to §140.10(a)/§170.2(g) (Must check all to meet Exception)		Min Size of PV System Required (kWdc)
High-Rise Residential	34,125	☐	Tenant space is served by HVAC system that does not serve other tenant spaces in the building	62.11
		☐	Tenant space has individual utility meter that does not include electric consumption of other tenant spaces in the building	
		☐	Commission has not approved community solar program applicable to this project	
		☐	Load serving entity does not provide program for virtual energy bill credits	

SARA Calculation Method

05	06	07	08	09	10	11	12
Roof Name	Roof Slope	Area of New Roof[1] (ft²)	Roof Area < 70% Solar Access[2] (ft²)	Plansheet or Document showing Solar Access Calculations	Roof area occupied, no structural support, not available due to other state codes, < 80 contiguous (ft²)	Solar Access Roof Area (SARA) (ft²)	Min Capacity of PV System Required (kWdc)
ROOF	>= 2:12	30,905	0	SHEET E6.13	0	30,905	556.29
					Total Min Size PV System Required for all Spaces (kWdc):		62.11
					Total Size PV System in Design (kWdc):		175

[1]FOOTNOTES: Includes the area of the building's roof space capable of structurally supporting a PV system and the area of all roof space on covered parking areas, carports, and all other newly constructed structures on the site that are compatible with supporting a PV system per Title 24, Part 2 Section 1511.2.
[2]Solar access must be determined using CEC approved solar access calculation tools found at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/solar-assessment-tools.
[3]As specified by CBC Section 503.1.4.

Battery Energy Storage System

01	02	03	04
Building Type	Rated Single Charge-Discharge AC Efficiency of BESS[1]	Min Rated Usable Energy Capacity of BESS Required (kWh)	Min Rated Power Capacity of BESS Required (kWdc)
High-Rise Residential	0.8	71.73	17.93
Total Min Energy (kWh) and Power (kW) Capacity Required		71.73	17.93
Total Energy (kWh) and Power (kW) Capacity in Design		240	60

[1]FOOTNOTE: Rated single charge-discharge cycle AC to AC (round trip) efficiency of the battery storage system

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included Table E. Additional Remarks and ExceptionalConditionMessageCCSABE += UserChangedSelectionsInCI. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCI-SAB-01-E - Must be submitted for all buildings that must comply with solar readiness or PV/Battery requirements.

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DAVID KANEDA	Documentation Author Signature:
Company: IDEAS CONSULTING	Signature Date: 18/08/2026
Address: 21350 VAI AVENUE	CEA/HERS/ECC Certification Identification (if applicable):
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
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5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: DAVID KANEDA	Responsible Person Signature:
Responsible Person Scope:	
Company: IDEAS CONSULTING	Date Signed: 18/08/2026
Address: 21350 VAI AVENUE	License: E14003
City/State/Zip: CUPERTINO, CA 95014	Phone: 408.930.3560

ARCHITECTS
FORA

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ARCHITECTSFORA.COM

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IDeAs Consulting
IDeAs Consulting
21350 Vai Avenue
Cupertino, California 95014
tel: (408) 930 3560

Exhibit D

STAMP:

CITY STAMP:

7TH & BROMMER AFFORDABLE HOUSING

303

DEVELOPMENT FOR:

COMMUNITY HOUSINGWORKS (CHW)

855, 901, AND 905 7TH AVE., SANTA CRUZ, CA 95062

PERMIT SET

08.28.2026

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This document and the ideas incorporated herein, as an instrument of professional service, is the property of Architects FORA and is not to be used in part for any project without their written authorization.

SUBMITTAL	DATE

No.	REVISION	DATE

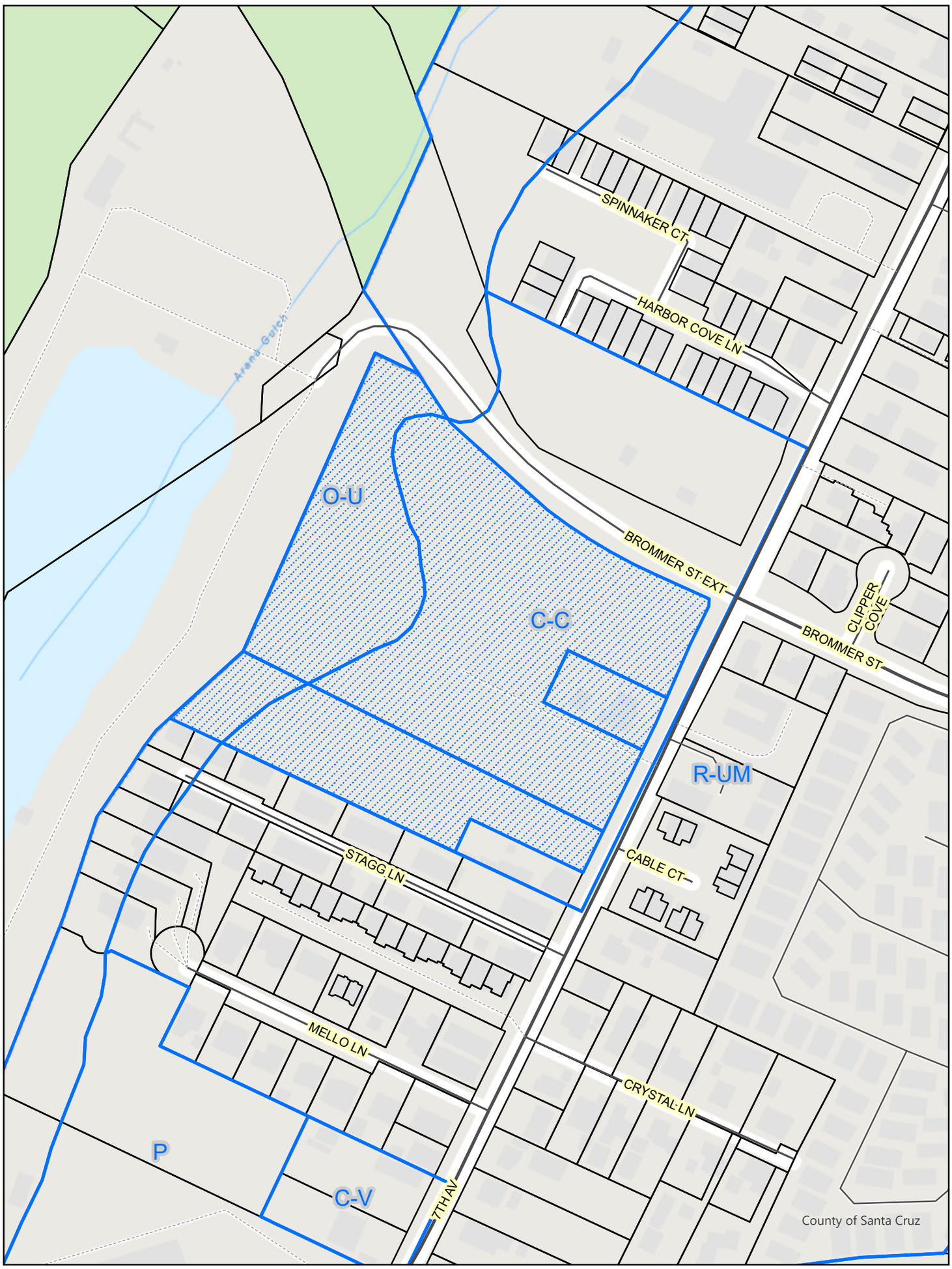
JOB NUMBER:	24007
DRAWN BY:	Author
CHECKED BY:	Checker

TITLE 24 SOLAR AND BATTERY

E9.17

Santa Cruz County Planning Division

Parcel General Plan Map



Subject Parcels

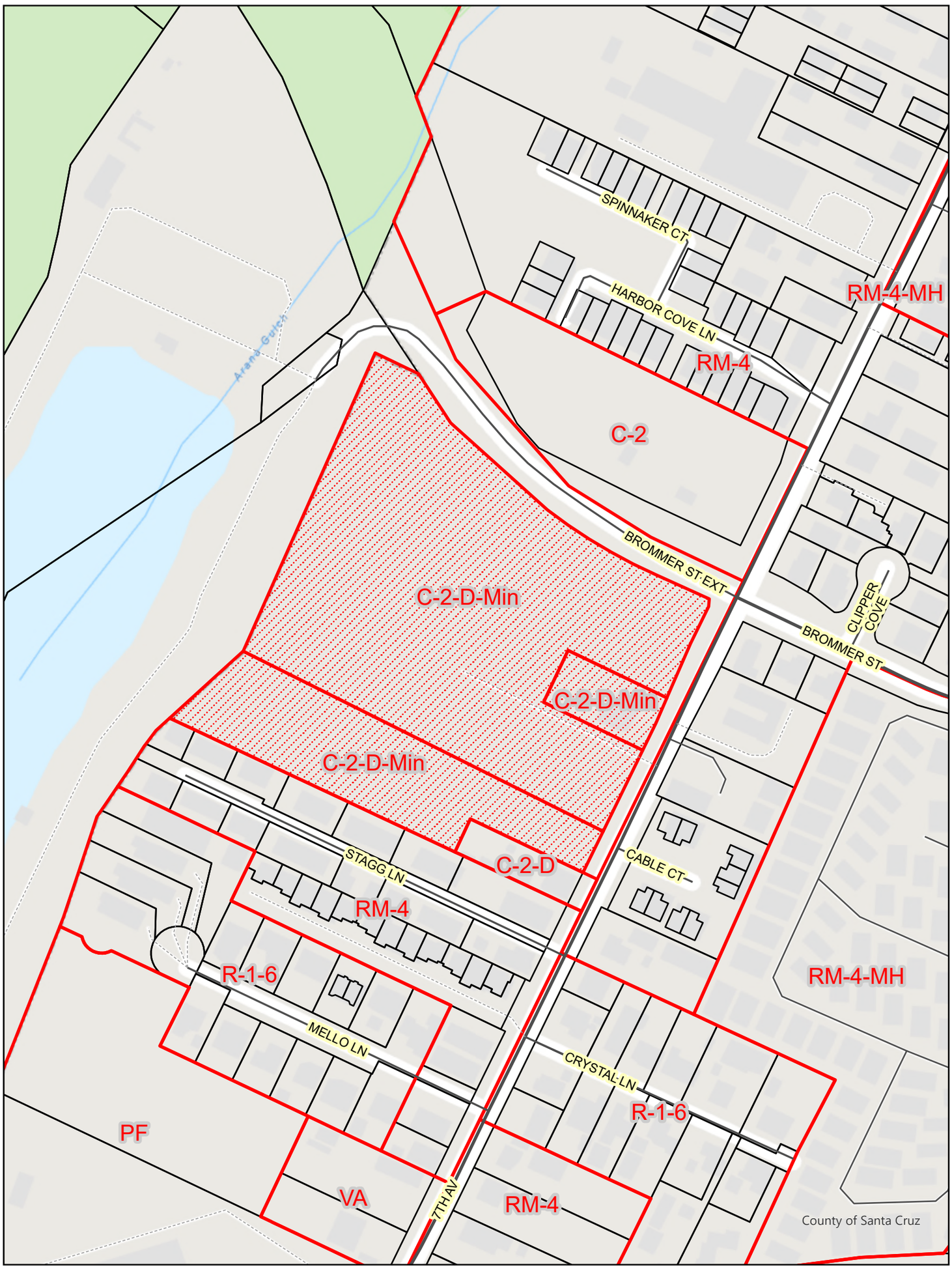
N

0 150 300 US Feet

Exhibit E

Santa Cruz County Planning Division

Parcel Zoning Map



Subject Parcels

N

0 150 300 US Feet

Exhibit E

RECORDED AT THE REQUEST OF:
COUNTY OF SANTA CRUZ
Govt. Agency Exempt GC 27383
WHEN RECORDED RETURN TO:
GENERAL SERVICES DEPARTMENT
701 OCEAN STREET RM 330
SANTA CRUZ, CA 95060
ATTN: Real Property Division
PORTION APNs: 026-261-13, 026-261-16, and 026-261-17

2026-0020901
Santa Cruz County Recorder
Sheri Thomas Recorder
09/17/2026 01:27 PM
COUNTY OF SANTA CRUZ
Doc Type: DEED Total Pages: 12
Recording Fee: $0.00
Transfer Tax: $ 0.00
Transfer Tax Measure C: $ 0.00
Total Fee: $0.00
RCD177

GRANT DEED

Documentary Tax Exempt RT 11922

LOT LINE ADJUSTMENT

DOCUMENTARY TRANSFER TAX: $0.00. THIS CONVEYANCE IS MADE WITHOUT CONSIDERATION SOLELY TO IMPLEMENT AN APPROVED LOT LINE ADJUSTMENT AND DOES NOT RESULT IN A CHANGE IN BENEFICIAL OWNERSHIP.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY, A PUBLIC ENTITY ("GRANTOR"), HEREBY GRANTS TO THE SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY, A PUBLIC ENTITY ("GRANTEE"), THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED IN EXHIBITS A, B, AND C ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THE PURPOSE OF THE DEED IS TO ADJUST THE BOUNDARIES AMONG ASSESSOR'S PARCEL NUMBERS 026-261-13, 026-261-16, AND 026-261-17 AS APPROVED BY THE COUNTY OF SANTA CRUZ. THIS DEED AND APPROVAL OF THE RELATED LOT LINE ADJUSTMENT SHALL BE DEEMED TO PERMANENTLY RECONFIGURE THE AFFECTED UNDERLYING PARCELS. ANY CONFIGURATION OF SUCH UNDERLYING PARCELS THAT EXISTED PRIOR TO RECORDATION OF THIS DEED SHALL NO LONGER BE VALID AND SHALL NOT BE USED FOR TRANSFER, CONVEYANCE, SALE, OR ANY OTHER PURPOSE. THIS CONVEYANCE MAY NOT CREATE A SEPARATE PARCEL AND IS NULL AND VOID UNLESS THE BOUNDARY IS ADJUSTED AS STATED.

Dated: 9/17/26

SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY

By: M. Martinez

Name: Monica Martinez

Title: Chairperson Board of Supervisors

Exhibit E

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY of Santa Cruz

On September 17, 2026 before me,
SARA JACOBO, Deputy Clerk of said County of Santa Cruz, personally appeared **MONICA MARTINEZ**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal at my office in said County and State, **Tricia Webber**, COUNTY CLERK

COUNTY CLERK • SANTA CRUZ COUNTY • CALIFORNIA • LITERAE SCRIPTAE MANENT

Signature _____, Deputy Clerk
SARA JACOBO

The following Information is OPTIONAL, however it may prove valuable to person(s) relying on the document and could prevent fraudulent removal and re-attachment of this acknowledgment to another document.

DESCRIPTION OF THE ATTACHED DOCUMENT

Title or Type of Document: Grant Deed

Document Date: 9/17/2026 Number of Pages: 13

Signer(s) Other Than Named Above:

Other Information: APNs 026-261-13, 026-261-16, and 026-261-17

REAL PROPERTY DIVISION BY SR DATE 9/17/26 CERTIFICATION

CAPACITIES CLAIMED BY SIGNER: Chairperson Board of Supervisors, County of Santa Cruz

Exhibit E

EXHIBIT A

DESCRIPTION OF A PORTION OF THE LANDS OF THE SANTA CRUZ COUNTY REDEVLOPEMENT SUCCESSOR AGENCY FOR A LOT LINE ADJUSTMENT;

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, AND;

BEING a portion of Lot No. 5 as said Lot is shown and designated on the map showing the Subdivision of Lands of Manuel Rodriguez, filed in the Office of the County Recorder of Santa Cruz County, August 8,1891 in Volume 9 of Maps at Page 5, Santa Cruz County Records; and

BEING a portion of Parcel 3 of the lands confirmed to Maria Ceresetto by Decree of Final Distribution in the Estate of Giacomo Ceresetto recorded February 21, 1941, in Volume 395, at Page 323 of Official Records of Santa Cruz County records; and

BEING a portion of the lands as described and Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047782 , Official Records of Santa Cruz County Records; and

BEING a portion of Parcel Two of the lands Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047783, Official Records of Santa Cruz County Records; and

BEING a portion of the lands shown as "Santa Cruz County Redevelopment Successor Agency" on that certain Record of Survey Map dated June 24, 2026, and filed for Record, July 20, 2026, in Volume 143, Page 19, Santa Cruz County Records; and being bounded and described as follows to wit:

BEGINNING in the centerline of 7th Avenue as shown on the above referenced Record of Survey Map at the Northeastern corner of the Lands conveyed to Gary Ervin Keck, an unmarried man as his sole and separate property, by Interspousal Transfer Deed dated April 28, 2003, and recorded April 28, 2003, Recorder's Serial Number 2003-0040115, Official Records of Santa Cruz County Records, said point also being at the southeastern corner of the above referenced lands as described on page 2 of 4 and Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047782 , Official Records of Santa Cruz County Records;

THENCE from said **POINT OF BEGINNING**, northeasterly along said centerline North 25°45'00" East 213.80 feet to the southeastern prolongation of the southwestern boundary of the above referenced Parcel One of the lands Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency"; thence leaving said centerline of 7th Avenue, northwesterly, along said prolongation and the boundary of said Parcel One and the northwesterly prolongation thereof, and across said above referenced parcel conveyed to the "Santa Cruz County Redevelopment Successor Agency" on page 2 of 4, of said above referenced quitclaim deed, Recorder's Serial Number 2012-0047782, Official Records of Santa Cruz County Records, and also across Parcel Two of the above referenced lands quitclaimed to the Santa Cruz County Redevelopment Agency as described on Page 2 of 5 of said quitclaim deed, Recorder's Serial Number 2012-0047783, Official Records of Santa Cruz County Records, North 65°10'00" West 409.70 feet, thence (L1)South 48°10'00" West 101.60 feet; thence (L2)South 24°50'00" West (at 48.03 feet, the northeastern boundary of Parcel Two of the above referenced lands quitclaimed to the Santa Cruz County Redevelopment Agency as described on Page 2 of 5 of said quitclaim deed, Recorder's Serial Number 2012-0047783, Official Records of Santa Cruz County Records) 138.20 feet; thence (L3) South 69°50'00" West 24.40 feet; thence (L4) North 65°10'00" West 8.80 feet; thence (L5) South 24°50'00" West 25.02 feet to the southwestern boundary of the above referenced lands of "Santa Cruz County Redevelopment Successor Agency"; thence southeasterly along said southwestern boundary,

South 65°10'00" West 251.61 feet, to a set ½" iron pipe tagged LS 8229 the southwestern corner of said lands of Keck; thence northeasterly along the northwestern boundary thereof, (L6) North 25°45'00" East 60.00 feet to a set ½" iron pipe tagged LS 8229 at the northernmost corner of said lands of Keck; thence leaving said northwestern boundary, southeasterly along the northeastern boundary of Keck, South 65°10'00": East (at 195.00 feet, a set ½" iron pipe tagged LS 8229) 220.00 feet to the POINT OF BEGINNING

CONTAINING 108,303 sq. ft./ 2.486 acres of land, a little more or less;

The purpose of the deed is to adjust the boundary between Assessor's Parcel Numbers 026-261-13 & 026-261-16 as approved by the County of Santa Cruz. This deed and approval of the related Lot Line Adjustment shall be deemed to permanently reconfigure the affected underlying parcels. Any configuration of such underlying parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for transfer, conveyance, sale, or any other purpose. This conveyance may not create a separate parcel and is null and void unless the boundary is adjusted as stated.

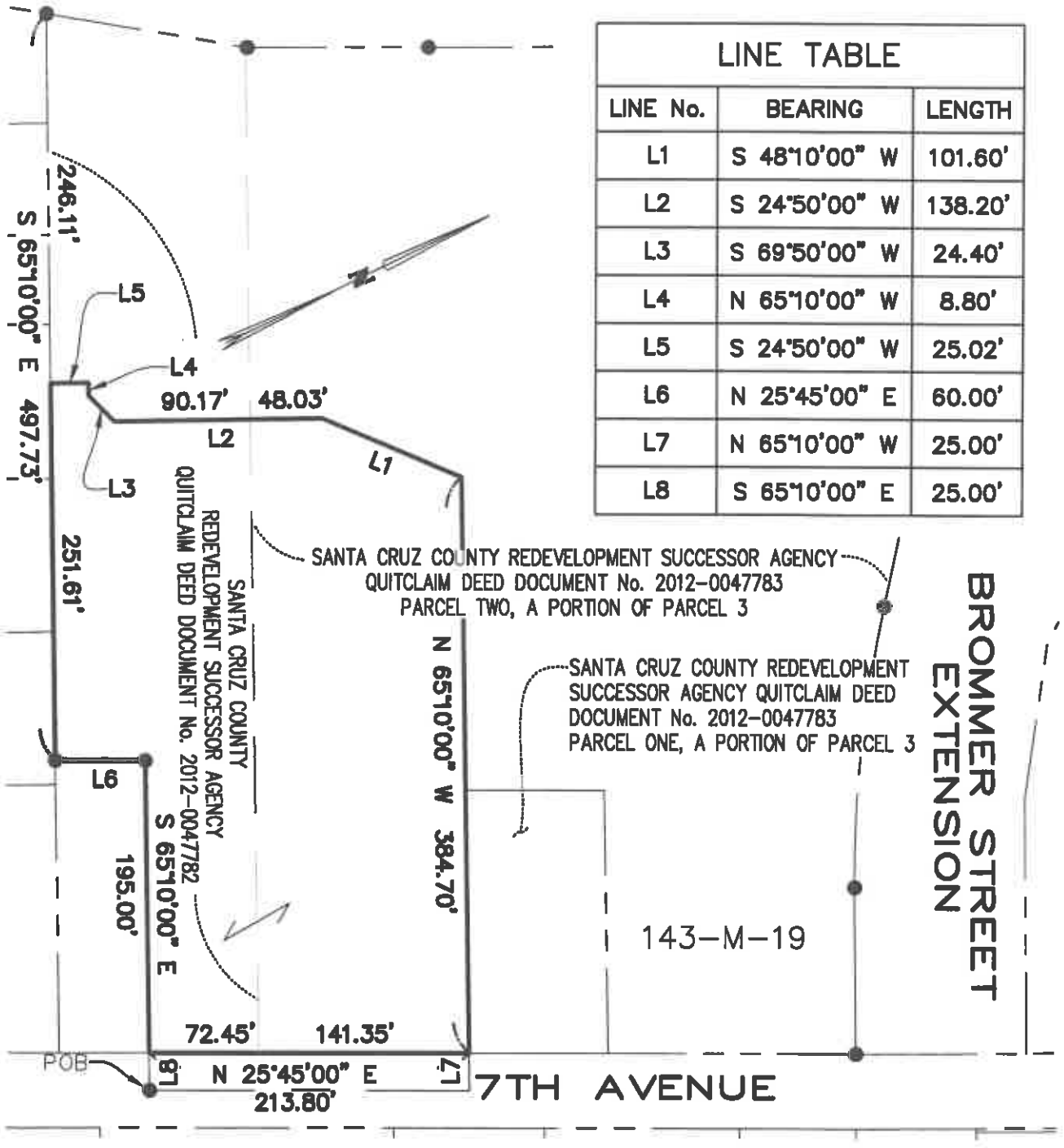
SURVEYED & COMPILED IN AUGUST 2026 BY BOWMAN AND WILLLIAMS CONSULTING CIVIL ENGINEERS FILE NO. 29516



9/15/2026

BRYAN F. HAPPEE, PLS 8229

File No. 29516
Drawn by BFH
Checked by CMM
September 14, 2026
APN: 026-261-13(PTN) &
026-261-16(PTN)



LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S 48°10'00" W	101.60'
L2	S 24°50'00" W	138.20'
L3	S 69°50'00" W	24.40'
L4	N 65°10'00" W	8.80'
L5	S 24°50'00" W	25.02'
L6	N 25°45'00" E	60.00'
L7	N 65°10'00" W	25.00'
L8	S 65°10'00" E	25.00'

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

LEGEND

● INDICATES FOUND MONUMENTS AS SHOWN IN VOLUME 143 OF MAPS, PAGE 19, UNLESS NOTED OTHERWISE

ALL DIMENSION SHOWN ARE IN FEET AND DECIMALS THEREOF.

EXHIBIT A PAGE 2 OF 2

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK CT., STE. 100, SOQUEL, CA 95073
(831) 426-3560

SCALE 1" = 100'	JOB NO. 29516
DATE SEPTEMBER 2026	DWG NAME PLAT 1
DRAWN CMM	FILE NO. 29516

EXHIBIT B

DESCRIPTION OF A PORTION OF THE LANDS OF THE SANTA CRUZ COUNTY REDEVLOPEMENT SUCCESSOR AGENCY FOR A LOT LINE ADJUSTMENT;

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, AND;

BEING a portion of Lot No. 5 as said Lot is shown and designated on the map showing the Subdivision of Lands of Manuel Rodriguez, filed in the Office of the County Recorder of Santa Cruz County, August 8,1891 in Volume 9 of Maps at Page 5, Santa Cruz County Records; and

BEING a portion of Parcel 3 of the lands confirmed to Maria Ceresetto by Decree of Final Distribution in the Estate of Giacomo Ceresetto recorded February 21, 1941, in Volume 395, at Page 323 of Official Records of Santa Cruz County records; and

BEING all of Parcel One and a Portion of Parcel Two of the lands quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047783, Official Records of Santa Cruz County Records; and

BEING a portion of the lands shown as "Santa Cruz County Redevelopment Successor Agency" on that certain Record of Survey Map dated June 24, 2026, and filed for Record, July 20, 2026, in Volume 143, Page 19, Santa Cruz County Records; and being bounded and described as follows to wit:

BEGINNING at the intersection of the northwestern sideline of 7th Avenue, a 50.00-foot-wide-road, with the southwestern boundary of "Parcel One" as said parcel is described in the above referenced lands quitclaimed to the "Santa Cruz County Redevelopment Successor Agency", from which point, a set 1/2" iron pipe tagged LS8229 at the intersection of said sideline of 7th Avenue with the northeastern boundary of the Lands conveyed to Gary Ervin Keck, an unmarried man as his sole and separate property, by Interspousal Transfer Deed dated April 28, 2003, and recorded April 28, 2003, Recorder's Serial Number 2003-0040115, Official Records of Santa Cruz County Records bears South 25°45'00" West 213.80 feet distant;

THENCE from said **POINT OF BEGINNING** northeasterly along the northwestern side of said 7th Avenue, a 50.00-foot-wide road, North 25°45'00" East (at 91.43 feet, the northeastern boundary of said above referenced Parcel One the "Santa Cruz County Redevelopment Successor Agency") 187.00 feet; thence leaving said sideline of 7th avenue, and across said above referenced Parcel Two of the "Santa Cruz County Redevelopment Successor Agency" North 65°10'00" West 263.90 feet; thence South 25°45'00" West 187.00 feet, to a point on the northwesterly prolongation of the southwestern boundary of the above referenced Parcel One of the lands Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency"; thence along said prolongation and boundary, South 65°10' 00" East 263.90 feet, to the POINT OF BEGINNING;

CONTAINING 49,343 sq. ft./ 1.1328 acres of land, a little more or less;

The purpose of the deed is to adjust the boundary between Assessor's Parcel Numbers 026-261-16 & 026-261-17 as approved by the County of Santa Cruz. This deed and approval of the related Lot Line Adjustment shall be deemed to permanently reconfigure the affected underlying parcels. Any configuration of such underlying parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for transfer, conveyance, sale, or any other purpose. This conveyance may not create a separate parcel and is null and void unless the boundary is adjusted as stated.

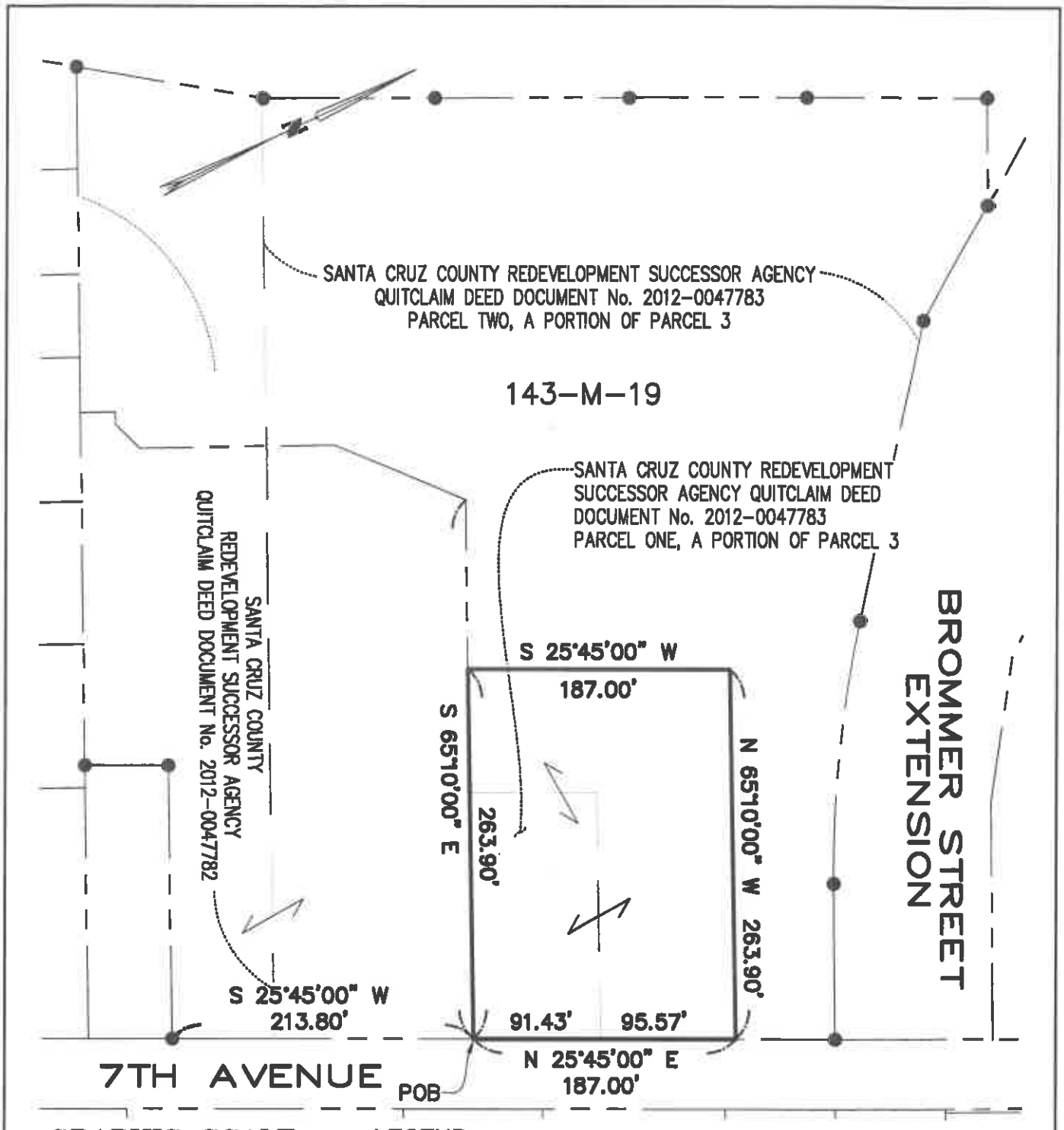
SURVEYED & COMPILED IN AUGUST 2026 BY BOWMAN AND WILLLIAMS CONSULTING CIVIL ENGINEERS FILE NO. 29516



9/15/2026

BRYAN F. HAPPEE, PLS 8229

File No. 29516
Drawn by BFH
Checked by CMM
September 14, 2026
APN: 026-261-16(PTN) &
026-261-17



GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

● INDICATES FOUND MONUMENTS AS SHOWN IN VOLUME 143 OF MAPS, PAGE 19, UNLESS NOTED OTHERWISE

ALL DIMENSION SHOWN ARE IN FEET AND DECIMAL THEREOF.

EXHIBIT B PAGE 2 OF 2

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK CT., STE. 100, SOQUEL, CA 95073
(831) 426-3560

SCALE 1" = 100'	JOB NO. 29516
DATE SEPTEMBER 2026	DWG NAME PLAT 2
DRAWN CMM	FILE NO. 29516

EXHIBIT C

DESCRIPTION OF A PORTION OF THE LANDS OF THE SANTA CRUZ COUNTY REDEVLOPEMENT SUCCESSOR AGENCY FOR A LOT LINE ADJUSTMENT;

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, AND;

BEING a portion of Lot No. 5 as said Lot is shown and designated on the map showing the Subdivision of Lands of Manuel Rodriguez, filed in the Office of the County Recorder of Santa Cruz County, August 8,1891 in Volume 9 of Maps at Page 5, Santa Cruz County Records; and

BEING a portion of Parcel 3 of the lands confirmed to Maria Ceresetto by Decree of Final Distribution in the Estate of Giacomo Ceresetto recorded February 21, 1941, in Volume 395, at Page 323 of Official Records of Santa Cruz County records; and

BEING a portion of the lands as described and Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047782 , Official Records of Santa Cruz County Records; and

BEING a portion of Parcel Two of the lands quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047783, Official Records of Santa Cruz County Records; and

BEING a portion of the lands shown as "Santa Cruz County Redevelopment Successor Agency" on that certain Record of Survey Map, dated June 24, 2026, and filed for Record, July 20, 2012, in Volume 143, Page 19, Santa Cruz County Records; and being bounded and described as follows to wit:

BEGINNING at a set ½" iron pipe tagged LS 8229, as said pipe is shown on the above referenced Record of Survey Map, at the easternmost corner of Parcel Two of the above second referenced lands quitclaimed to the "Santa Cruz County Redevelopment Successor Agency", said point being on the northwestern sideline of 7th Avenue, a 50.00-foot-wide-road, at the southwestern sideline of "Brommer Street Extension", as shown on said last referenced Record of Survey map, from which point, a set 1/2" iron pipe tagged LS8229 as shown on said Record of Survey Map at the intersection of said sideline of 7th Avenue with the northeastern boundary of the Lands conveyed to Gary Ervin Keck, an unmarried man as his sole and separate property, by Interspousal Transfer Deed dated April 28, 2003, and recorded April 28, 2003, Recorder's Serial Number 2003-0040115, Official Records of Santa Cruz County Records bears South 25°45'00" West 471.54 feet distant;

THENCE from said **POINT OF BEGINNING**, along the southwest line of the lands conveyed to Santa Cruz Port District a Political Subdivision by Grant Deed dated April 2, 1968 and recorded September 2, 1968 in Book 1903, Page 577, Official Records of Santa Cruz County Records, North 63°29' 49" West parallel with the northern line of the above referenced Parcel 3 of the Lands confirmed to Maria Cresetto a distance of 111.24 feet (North 64°50'35" West 111.24' on said above-referenced Record of Survey map); thence westerly on a tangent curve to the right with a radius of 855.00 feet, through a central angle of 12°39'02" an arc distance of 188.77 feet (12°39'00" 188.77 feet on said above-referenced Record of Survey map); thence North 51°39'00" West 218.96 (North 52°49'46" West 218.96 feet on said Record of Survey map); thence North 34°05'30" West 93.76 feet (North 35°26'16" West 93.76 feet on said Record of Survey Map) to the Northern Line of said Parcel 3; thence along said last mentioned line North 63°29'49" West 75.38 feet (North 64°50'35" West 76.46 feet on said Record of Survey Map), to the most eastern corner of the lands conveyed to the Santa Cruz Port District a Political Subdivision by Deed Recorded May 28, 1968 in Volume 1884 at Page 5, Official Records of Santa Cruz County Records; thence along the southeastern boundary of said lands South 26°58'51" West 513.71 feet (South 25°34'34" West 515.23 feet on said record of Survey map) to the most southerly corner of said lands of

the Santa Cruz Port District, and being on the southwest boundary of the above referenced Parcel 3 of the lands of Maria Ceresetto, said point also being the northwestern corner of the above referenced lands Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047782 , Official Records of Santa Cruz County Records; thence southwesterly along the northwestern boundary thereof, South 50°30'00" West 135.53 feet (South 35°16'54" West 134.67 on said Record of Survey Map) to the southwestern corner of said lands Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency"; thence along the southwestern boundary thereof, South 65°10'00" East 246.11 feet; thence leaving said boundary and across said land Quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" , (L15) South 24°50'00" West 25.02 feet, Thence (L16) South 65° 10' 00"East 8.80 feet; thence (L17) North 69°50'00" East 24.40 feet; thence (L18) North 24°50'00" East 138.20 feet; thence (L19) North 48°10'00" East 101.60 feet, to a point on the northwesterly prolongation of the southwestern boundary of the lands quitclaimed to the "Santa Cruz County Redevelopment Successor Agency" by Quitclaim Deed dated October 1, 2012, and Recorded October 1, 2012, Recorder's Serial Number 2012-0047783, Official Records of Santa Cruz County Records; thence southeasterly along said prolongation (L20) South 65°10'00" East 120.80 feet, a little more or less to a point that is 263.90 feet distant northwesterly from the northwestern sideline of 7th Avenue, a street 50.00 feet in width; thence North 25°45'00" East 187.00 feet; thence South 65°10'00" East 263.90 feet to a point on the northwestern sideline of 7th Avenue, a street 50.00 feet in width, thence along said sideline (L21) North 25°45'00: East 70.74 feet, a little more or less to the POINT OF BEGINNING;

CONTAINING 221,859 sq. ft./ 5.0931 acres of land, a little more or less;

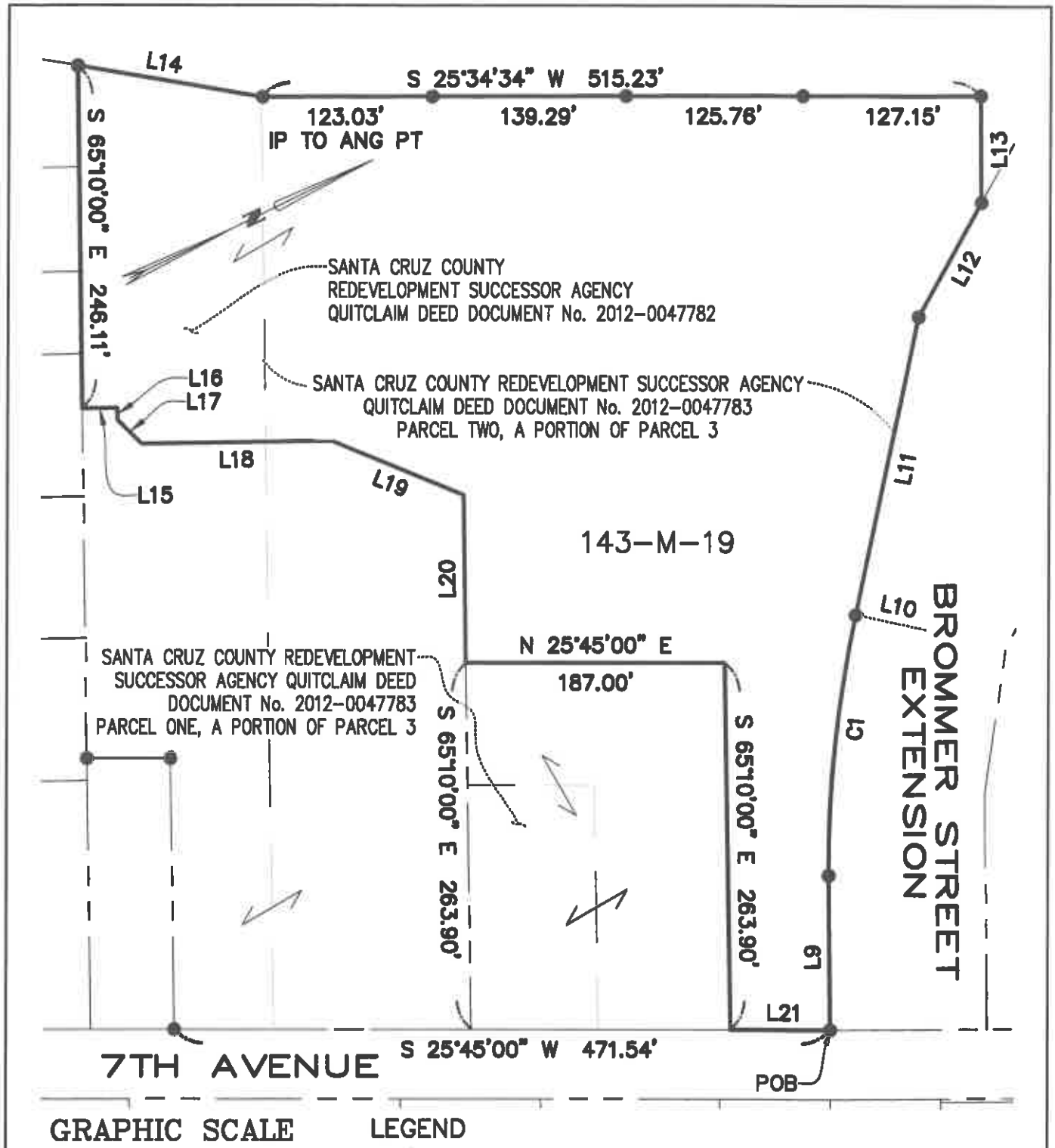
SURVEYED & COMPILED IN AUGUST 2026 BY BOWMAN AND WILLLIAMS CONSULTING CIVIL ENGINEERS FILE NO. 29516



9/15/2026

BRYAN F. HAPPEE, PLS 8229

File No. 29516
Drawn by BFH
Checked by CMM
September 15, 2026
APN: 026-261-13(PTN) &
026-261-16 (PTN)



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

LEGEND

● INDICATES MONUMENTS AS SHOWN IN VOLUME 143 OF MAPS, PAGE 19, UNLESS NOTED OTHERWISE

ALL DIMENSION SHOWN ARE IN FEET AND DECIMAL THEREOF.

EXHIBIT C PAGE 3 OF 4

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
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3949 RESEARCH PARK CT., STE. 100, SOQUEL, CA 95073
(831) 426-3560

SCALE 1" = 100'	JOB NO. 29516
DATE SEPTEMBER 2026	DWG NAME PLAT 3
DRAWN CMM	FILE NO. 29516

Exhibit E

LINE TABLE		
LINE No.	BEARING	LENGTH
L9	N 64°50'35" W	111.24'
L10	N 37°48'25" E	(R)
L11	N 52°49'46" W	218.96'
L12	N 35°26'16" W	93.76'
L13	N 64°50'35" W	76.46'
L14	N 35°16'54" E	134.67'
L15	S 24°50'00" W	25.02'
L16	S 65°10'00" E	8.80'
L17	N 69°50'00" E	24.40'
L18	N 24°50'00" E	138.20'
L19	N 48°10'00" E	101.60'
L20	S 65°10'00" E	120.80'
L21	N 25°45'00" E	70.74'

CURVE TABLE			
CURVE No.	RADIUS	DELTA Δ	ARC LENGTH
C1	855.00'	12°39'00"	188.77'

(R) INDICATES RADIAL BEARING

EXHIBIT C PAGE 3 OF 3

BOWMAN & WILLIAMS
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AND LAND SURVEYORS
3949 RESEARCH PARK CT., STE. 100, SOQUEL, CA 95073
(831) 426-3560

SCALE N/A	JOB NO. 29516
DATE SEPTEMBER 2026	DWG NAME PLAT 3
DRAWN CMM	FILE NO. 29516

page 4 of 4
Exhibit E

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire District
Drainage District:	Zone 5

Parcel Information

Parcel Size:	2.4 acres
Existing Land Use - Parcel:	Undeveloped
Existing Land Use - Surrounding:	Residential, Undeveloped
Project Access:	7th Avenue
Planning Area:	Live Oak
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2-D-Min (Community Commercial Designated Park Site Ministerial Combining District)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Technical Reviews: Biologic Report Review (REV261090), Geotechnical Report Review (REV261091)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Relatively flat at project site, slight downslope
Env. Sen. Habitat:	8-9 oak trees to be removed. 41 new trees to be planted including 12 replacement oak trees and project retains 12 existing oak trees
Grading:	About 500 cy cut, 5,500 cy fill
Tree Removal:	26 trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Mapped Archeologic Resource Area

Objective Santa Cruz County Standards Applicable to the 7th and Brommer Project (DRG 261178 and B-265458)

Application/Site Information			
Building Permit No.	B-265458	**Historic Resource?**	No
DRG No.	261178	**Active Violations?**	No
APN(s)	(Tentative New Adjusted APN No. 026-261-18)	**Zone District**	C-2-D-Min
Old APN(s)	026-261-16, 026-261-13, 026-261-17	**General Plan Designation**	C-C
Project Address	Address Unassigned. Former addresses 855, 901, & 905 7th Avenue, Santa Cruz, CA 95062	**Located in Coastal Zone?**	Yes
Owner Name	County of Santa Cruz Redevelopment Successor Agency	**CZ Exemption?**	No
Owner Email/Phone		**CZ Exclusion?**	No
Applicant Name	Community Housing Works	**Special Community/Area Plan?**	No
Applicant Email/ Phone	7thandbrommer@gmail.com		

Project Description: Proposal to demolish one existing single-family dwelling (905 7th Ave) and construct a 100 percent affordable 100-dwelling unit rental apartment complex with one manager's unit. The project would result in one four-story building, measuring about 54 feet in height. The project includes construction of 66 vehicular parking spaces on a surface parking lot, a park for residents, and associated site improvements. (A more detailed project description is contained in the application materials). The proposed project consists of the development of Phase I of a multi-phase affordable housing community. The overall master-planned development is anticipated to include 240 affordable residential units. This application is limited to Phase I, which is anticipated to include 100 affordable units, designed in accordance with TCAC Large Family standards.

The property is located on the west side of 7th Avenue and south of Brommer Street in Live Oak. The project site is currently comprised of three County-owned parcels (APNs 026-261-13, 026-261-16 & 026-261-17). The parcels have been reconfigured to allow for the proposed development (Santa Cruz County Recorded Document No. 2026-0020901). Primary access to the project site is proposed via a new driveway on 7th Avenue.

Definition of an Objective Standard: The regulations and policies identified in the Lists of Objective Standards apply to all projects insofar as they meet the definition of an objective standard per state law as of May 22, 2025.

Per Government Code section 65913.4(a)(5), "objective zoning standards, objective subdivision standards, and objective design review standards…mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:
(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.
(B) In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.
(C) It is the intent of the Legislature that the objective zoning standards, objective subdivision standards, and objective design review standards described in this paragraph be adopted or amended in compliance with the requirements of Chapter 905 of the Statutes of 2004.
(D) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.
(E) A project that satisfies the requirements of Section 65852.24 shall be deemed consistent with objective zoning standards, objective design standards, and objective subdivision standards if the project is consistent with the provisions of subdivision (b) of Section 65852.24 and if none of the square footage in the project is designated for hotel, motel, bed and breakfast inn, or other transient lodging use, except for a residential hotel. For purposes of this subdivision, "residential hotel" shall have the same meaning as defined in Section 50519 of the Health and Safety Code."

SCCC 13.10.496(4)(a): A housing development eligible for ministerial review pursuant to this section shall comply with, and is subject to all of the following:
(a) All objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the base zoning district where the project is located. These development standards, conditions, and policies shall be applied by the County in such a manner as to facilitate and accommodate the qualifying housing development at the density permitted on the site and proposed by the developer in order to meet the County's lower-income Regional Housing Needs Allocation (RHNA) for the 6th cycle. Notwithstanding the foregoing, if a density bonus application is filed for the qualifying housing development, any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards.

County Code Standard	County Standard Reference		County Analysis of Compliance with Standards	Concession Applied?	Waiver Applied?
Chapter 13.10 Zoning Regulations					
13.10.140	(A) Compliance With Zoning Ordinance.		Multifamily residential use is permitted in the C-2 zone district and -Min combining district.		

Exhibit G

13.10.160	Environmental protection. All approvals pursuant to this chapter shall be processed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and any local County procedures that may be adopted pursuant to Chapter 16.01 SCCC.		Not a project under CEQA. Per SCCC 13.10.494(B), a qualifying project in the -Min Combining District would qualify for "use by right" or "ministerial review" which means that County review of a proposed for-sale or rental multifamily residential development located within the -Min Combining District may not require a conditional use permit, planned unit development permit, or other discretionary County review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. The project is subject to objective standards set out in 16.01 SCCC.		
13.10.170	General Plan and Local Coastal Program, and Village, Town, or Area Plan		C-2 zone district is compatible with C-C General Plan designation. The site is located in the - Min and -D Designated Park Site Combining District		
13.10.260	Nonconforming uses and structures—General provisions. (C)		N/A no nonconforming uses or structures associated with the proposed project.		
13.10.261	Nonconforming uses. (B) - (F)		N/A no nonconforming uses or structures associated with the proposed project.		
13.10.262	Nonconforming structures.		N/A no nonconforming uses or structures associated with the proposed project.		
13.10.270	Appeals.		N/A no nonconforming uses or structures associated with the proposed project. Not a discretionary project, not subject to SCCC Chapter 18.10 appeals.		
13.10.275	Violations of zoning use regulations.		Multifamily residential use is permitted in the C-2 zone district and -Min combining district.		
13.10.276	Violations of conditions of approval.		N/A		
13.10.322	Uses in residential districts.		The project is not located in a residential zone district. It is located in C-2-D-Min.		
13.10.323	Development standards in residential districts. (B)-(E), (F 1-3, 7-8)		The project is not located in a residential zone district. It is located in C-2-D-Min.		
13.10.324 Special standards and conditions for residential districts. (A), (B), (C 1), (D), (F)			The project is not located in a residential zone district. It is located in C-2-D-Min.		
13.10.325	Public facilities requirements for residential districts. (A)-(C), (E)		The project is not located in a residential zone district. It is located in C-2-D-Min.		
13.10.326	Other standards and conditions for residential districts.		The project is not located in a residential zone district. It is located in C-2-D-Min.		
13.10.332	Uses in commercial districts. (A) – (D), Table 13.10.332-1, (E 1-3, 5-7)		Multifamily residential use is permitted in the C-2 zone district at a base density of 45 units per acre. Qualifying projects in -Min combining district are ministerial - they are not discretionary or a "project" under CEQA. Per Table 13.10.332-1, up to 80 percent of building square footage can be residential use. Project applies a Concession for 100 percent residential building square footage for residential use.	Concession applied to exceed 80 percent maximum rediential buildling square footage for a 100 percent residential project.	
13.10.333	Development standards in commercial districts. (A)-(C)		Qualifying projects in -Min combining district are ministerial - they are not discretionary or a "project" under CEQA. The parcel does not abut agricultural uses, and it is not located in a State Responsibility Area (SRA).		

Table 13.10.333-1 Commercial Site and Structural Dimensions Chart

STANDARDS	REQUIRED	SHOWN
Parcel Frontage (New Parcels)	50 ft	213.79
Front	10 ft	21 ft - 10 1/8 in
Sides	5 ft (and 10 ft abutting a RF District)	About 71 ft - 4 1/4 in (North) 25 ft (South)
Third story setback	Minimum of 50% of exterior walls of the third story set back at least 20 feet from property setback lines (10 ft from 10 ft setback abutting RF District = 20 ft)	25 ft
Rear	10 ft (when abutting a RF District)	59 ft - 2 1/2 in
Lot Coverage	n/a	n/a
FAR	1.5	1.08

Exhibit G

Height	40 ft	**54 ft - 8 in**	Waiver Applied		Waiver Applied for height
Max Number of Stories	3	**4**	Waiver Applied		Waiver Applied for stories
Allowed Exceptions Porch/Garage etc					
13.10.334(A)(1)	Special standards and conditions for commercial districts. Mixed-Use Residential and Commercial Developments.		Density. Base density does not exceed 45 units per acre calculated using applicable gross site area. The base density for the 2.36 acre site is 107 units. The project qualifies for an 80% density bonus - approximately 86 bonus units. Maximum density allowed would be about 193 units. The proposed 100-unit project is well within allowed density, and does not elect to add any density bonus units beyond the base density. The project elects for the provisions of Density Bonus Law.		
13.10.334(A)(2)	Special standards and conditions for commercial districts. Open space. Minimum 50 square feet open space per dwelling. Open space may be provided through any combination of private and common open space. A minimum of 50 percent of the units included in the project must provide private open space accessed through unit. Minimum private open space dimensions: six by six feet. Minimum usable/active common open space dimensions: 15 by 10 feet.		50 sq ft open space required per unit. 50 sq ft X 100 units = 5,000 sq ft required. Project provides 27,680 square feet of common open space. Project complies. Required side and rear setbacks are a minimum of 5 ft. Project complies.		
13.10.334(C)	Active Commercial Corridors. On parcels in the C-1 and C-2 Zone Districts, at least 50 percent of first floor building frontage along main streets, active connector streets, or multimodal corridors (as mapped in the Santa Cruz County General Plan) shall be active commercial uses (businesses open to the general public).		The project does not provide any commercial uses, thus no active commercial use is provided at first floor building frontage. The project site is located in the C-2-D-Min zone district and along a desginated "Active Connector Street" per General Plan Figure 3-1.	Concession applied. The project is located in the C-2-D-Min zone district and along a desginated "Active Connector Street" per General Plan Figure 3-1. The project does not provide any commercial uses, thus no active commercial use is provided at first floor building frontage.	
13.10.335	Public facilities requirements for commercial districts. (A) – (C)		N/A. The project does not propose any public facilities.		
13.10.336	Other standards and conditions for commercial districts.		N/A. The project does not propose any public facilities.		
13.10.343	Development Standards in Industrial Districts		N/A. The project is not located in an industrial district.		
13.10.344	Special Standards and Conditions for Industrial Districts		N/A. The project is not located in an industrial district.		
13.10.352	Uses in the Parks, Recreation and Open Space (PR) District. (A), Table 13.10.352-1		N/A. The project is not located in a PR district.		
13.10.353	Development standards in the Parks, Recreation and Open Space PR District.(B)-(D)		N/A. The project is not located in a PR district.		
13.10.354	Special standards and conditions for the Parks, Recreation and Open Space PR District. (B), (C 1 & 2a, c, d)		N/A. The project is not located in a PR district.		
13.10.355	Public facilities requirements for Parks, Recreation and Open Space PR District.		N/A. The project is not located in a PR district.		
13.10.356	Other standards and conditions for the Parks, Recreation and Open Space PR District.		N/A. The project is not located in a PR district.		
13.10.362	Uses in Public and Community Facilities PF District. (D), Table 13.10.362-1, (E)		N/A. The project is not located in a PR district.		
13.10.363	Development standards in the Public and Community Facilities PF District. (B) (C 2)		N/A. The project is not located in a PF district.		
13.10.372	Uses in the Timber Production TP District (A) (B) (C) (D) (E 1,2,3,4), Table		N/A. The project is not located in a TP district.		
	13.10.372-1 Timber Production TP Uses Chart		N/A. The project is not located in a TP district.		
13.10.373	Development standards for the Timber Production TP District (A 2) (B),Table		N/A. The project is not located in a TP district.		
	13.10.373-1, (C 1-3), (D), Table 13.10.373-2, (E, (F),		N/A. The project is not located in a TP district.		
13.10.374	Special standards and conditions for the Timber Production TP District (A 1-2), (B),		N/A. The project is not located in a TP district.		
	(D 1-7), (F 1-3)		N/A. The project is not located in a TP district.		
13.10.375	Public notification requirements (A 1) (B) (C 1-2)		N/A. The project is not located in a TP district.		
13.10.377	Other standards and conditions for the Timber Production TP district, Table 13.10.378-1		N/A. The project is not located in a TP district.		

Exhibit G

13.10.382	Uses in the Special Use SU District. (A 3)		N/A. The project is not located in a SU district.		
13.10.383	Development standards for the Special Use SU District.(A 1)		N/A. The project is not located in a SU district.		
13.10.400	Combining districts		See below.		
13.10.418	Use and development standards in the “D” Designated Park Site Combining District.		The project site is located in the C-2-D-Min zone district. Park Site Review has been waived by the Parks Department per their letter dated June 29, 2026 on file at the CDI Planning Division in DRG Application No. 261178. Per the letter, "The County Parks Department has determined that we are not interested in acquiring the parcel for future park or open space purposes since 1) the parcel is not contiguous to existing or proposed County parks, 2) Twin Lakes County Park and Jose Avenue County Park exist nearby, thereby negating the need to have additional County Park land in this part of the County, 3) the County Parks Department does not have the resources to acquire the parcel, and 4) the 1-acre of publicly-accessible open space planned for adjacent parcels within the larger 7th and Brommer property development satisfies potential park-related interests in the property. County Parks will therefore not be conducting a park site review."		
13.10.423	Use and development standards in the Geologic Hazards GH Combining District.		N/A. The project is not located in a GH Combining district.		
13.10.433	Use and development standards in the Assisted Housing H Combining District.		N/A. The project is not located in a H Combining district.		
13.10.436	Residential development in the SBE Combining District		N/A. The project is not located in a SBE Combining district.		
13.10.446	Residential development standards in the Pleasure Point Community Design PP Combining District.		N/A. The project is not located in a PP Combining district.		
13.10.453	Use and development standards in the Historic Landmark L Combining District.		N/A. The project is not located in a L Combining district.		
13.10.458	Use and development standards in the Mobile Home Park MH Combining District.		N/A. The project is not located in a MH Combining district.		
13.10.463	Use and development standards for the Open Space Easement O Combining District.		N/A. The project is not located in a O Combining district.		
13.10.473	Use and development standards in the Agricultural Preserve and Farmland Security P Combining District.		N/A. The project is not located in a P Combining district.		
13.10.476	Density, requirement for planned unit development (PUD), and permit processing standards.		N/A. The project is not located in a R Combining district.		
13.10.477	Development standards in the Regional Housing Need R Combining District.		N/A. The project is not located in a R Combining district.		
13.10.483	Use and development standards in the Salamander Protection SP Combining District.		N/A. The project is not located in a SP Combining district.		
13.10.493	Use and development standards in the Watsonville Utility Prohibition W Combining District.		N/A. The project is not located in a W Combining district.		

Exhibit G

13.10.494	Purposes of the Ministerial Combining District. The Ministerial Combining District (-Min) is established to denote those properties upon which certain qualifying multifamily housing developments are eligible for ministerial review in accordance with the provisions of Government Code Section 65583.2 and amendments thereto, and with Programs H-1B and H-1C of the 2023 Housing Element of the Santa Cruz County General Plan. Development applications that qualify for ministerial review pursuant to this section are exempt from CEQA review pursuant to the ministerial exemption in the Public Resources Code.For purposes of this section, "use by right" or "ministerial review" means that County review of a proposed for-sale or rental multifamily residential development located within the -Min Combining District may not require a conditional use permit, planned unit development permit, or other discretionary County review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of property located within the -Min Combining District shall be subject to all laws, including, but not limited to, County codes that implement the California Subdivision Map Act. The "use by right" or "ministerial review" process established by this section does not exempt a qualifying housing project from design review pursuant to Chapter 13.11 SCCC. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with Government Code Section 65589.5(f).		The project site is located in the C-2-D-Min zone district.The project is a qualifying "housing development project" and is entitled to ministerial review as provided in County Code Sections 13.10.494-13.10.497.		
13.10.495	Designation of the Ministerial Combining District		The rezonoing of APNs 026-261-16 and 026-261-13 to apply the Ministerial Combining District was approved by the Board of Supervisors and certified by the CA Coastal Commission and is effective.		
13.10.496	Use and development standards in the Ministerial Combining District		Parcels designated as -Min Combining District are subject to the objective use and development standards of the base district that apply to any multifamily development in that district; provided, that such standards do not conflict with this section. The base district may be any of the following districts that allow residential multifamily development: including C-2. The project qualifies for ministerial review in that it contains at least 20 percent of units as deed restricted units for rent to lower income housholds (in this case 100 percent at a range of ELI to Low Income Units), subject to the affordable housing requirements of Chapter 17.10 SCCC. The proposed density is at least 20 units per acre (in this case about 42.4 units per acre) and contains at least the amount of lower income units projected for the site in Table 7 of the Housing Sites Inventory (the project contians 100 ELI LI mix), and complies with objective standards including concessions and waivers under Density Bonus Law. Development standards, conditions, and policies shall be applied by the County in such a manner as to facilitate and accommodate the qualifying housing development at the density permitted on the site and proposed by the developer in order to meet the County's lower-income Regional Housing Needs Allocation (RHNA) for the 6th cycle. Any concessions or waivers of development standards under Density Bonus Law for which the project qualifies shall not be considered a failure to comply with objective standards.		

Exhibit G

13.10.497 (A)	"-Min" Combining District Permit Processing Procedures		1. The project has submitted a DRG application (261178) and the Department held two DRG Meetings (6/29/26 & 9/18/26). The applicant has submitted Building Permit Application No. B-265458. 2. The project qualifies for ministerial processing and is not subject to Chpater 18.10 SCCC, which pertains to discretionary review. 3. A notice was sent within 5 days of submittal for a building permit via us mail all property owners and residents within 300 ft (an expanded 500 ft radius was used) informing neighbors of the project 4. NEPA review has been completed.		
13.10.497 (B)	"-Min" Combining District Permit Processing Procedures. Procedures for Ministerial Processing of Qualifying Projects Inside the Coastal Zone.		The project requires approval of a Coastal Permit. A Coastal Permit is being processed, subject to the required findings in SCCC 13.20.110. Per SCCC 13.10.496(B)(4)(a), as a -Min project, it is subject to objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the base zoning district where the project is located. These development standards, conditions, and policies shall be applied by the County in such a manner as to facilitate and accommodate the qualifying housing development at the density permitted on the site and proposed by the developer in order to meet the County's lower-income Regional Housing Needs Allocation (RHNA) for the 6th cycle. Notwithstanding the foregoing, if a density bonus application is filed for the qualifying housing development, any concessions or waivers of development standards for which the project qualifies shall not be considered a failure to comply with objective standards. Per SCCC 13.10.494(B), County review of a qualifying -Min project may not require discretionary review. A non-discretionary public hearing to process the Coastal Permit is scheduled for 11/6/2026. The Coastal Development Permit is not appealable per SCCC 13.20.120 as it does not meet the locational triggers set out in SCCC 13.20.120(B)(1) or (B)(2). (B)(3) and (B)(4) do not apply to a multifamily development of four or more units.		
13.10.510	Application of site standards. (A)-(C), (D 3), (E) – (H)		Certain building elements are permitted to extend beyond the height limit per SCCC 13.10.510(D)(3), “Chimneys, church spires and steeples, water tanks, cooling towers, elevators, flagpoles, monuments, noncommercial radio and television antennas, fire towers, and similar structures not used for human habitation and not covering more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 25 feet above the height limit allowed in any district…” Building elements meeting these parameters would be permitted by right.		
13.10.520	Site frontage.		N/A. Project frontage not located on a cul-de-sac or corridor access lot.		
13.10.525	Regulations for fences and retaining walls within required yards. (B), (C), (D 1,2,3)		Project's proposed 6 ft tall wood fencing meets 13.10.525 standards.		
13.10.556	Outdoor storage of personal property and materials.		N/A. Storage or personal property and materials is not proposed or an existing condition.		
13.10.580	Signs in Residential and Agricultural Zone Districts.		N/A. Project site is not located in a Residential or Agricultural zone district.		
13.10.581	Signs in C, CT, VA, PA, PF and M Districts. (A) – (C), (F), (G), (J) – (K)		No signage currently proposed.		
13.10.582	Signs in the PR District.		N/A. Project site is not located in a PR zone district.		
13.10.583	Temporary signs in all districts.		No temporary signage proposed.		
13.10.584	Directional signs.		No directional signage plan currently proposed or provided.		
13.10.611	Accessory structures.(B),(C 1-5), (D 1-6a, 7-9), (E), (F)		No accessory structures proposed.		
13.10.613	Home occupations as secondary uses (B 1-12)		N/A. No home occupation use proposed.		
13.10.614	Community events and fundraisers on private residential or agricultural property (A), (B), (C 1-2), (D), (E 1)		N/A. No community events or fundraisers proposed.		
13.10.615	Secondary Commercial Weddings in the RA, RR , CA and A Zone Districts (A 1-2) (B), (D)		N/A. Does not propose weddings and is not located in these zone districts.		

Exhibit G

13.10.616	Temporary permits, uses, and structures (B 1-2) (C 1-9), (D 1-5)		N/A. Project does not propose temporary uses/structures.		
13.10.631	Farm worker/caretaker housing—Mobile homes, farm worker quarters and farm worker camps. (C 2-3), (D 2) (G 1-3, 7-8) (H)		N/A. Does not propose farm worker housing.		
13.10.645	Animal Keeping (A 4) (B) (C)		N/A. Does not propose animal keeping.		
13.10.646	Animal Care Facilities (A) (B) (C) (D)		N/A. Does not propose animal keeping.		
13.10.647	Animal raising – Poultry, bird, rabbit or fur-bearing (A) (B)		N/A. Does not propose animal keeping.		
13.10.654	Night clubs, on-site liquor sales, live entertainment.		N/A. Does not propose any of these uses.		
13.10.672	Use of urban open space land.		N/A. Project site is not located on urban open space land.		
13.10.673	Lot line adjustment applications regarding additional building sites and parcel size. (A),(C),(E)		A parcel map is not required for land conveyances to or from governmental agencies per SCCC 14.01.203 and Gov. Code Section 66428(a)(2). Parcels under County ownership adjusted per Recorded Doc. 2026-0020901. No additional parcels were created. No parcel was created that was not previously buildable. Resulting parcel size met the minimum parcel size for the C-2 zone district (10,000 square ft minimum) resulting parcel size about 2.4 acres.		
13.10.681	Accessory dwelling units. (C) (D) (F) (G) (H)		No ADUs are proposed.		
13.10.682	Permanent occupancy of manufactured homes. (B) – (D)		No manufactured homes are proposed.		
13.10.684	Mobile home parks. (B) (C) (E) (H)		Not a mobile home park.		
13.10.689	Commercial Visitor Accommodations (A) (B 1-2), (C 1-3, 5-9), (D 1-4)		Project does not proposed Visitor Accomodations uses.		
Chapter 13.11 Site Development and Design Review					
13.11.037	Site development permit chart.		The project is located in the -Min zone district and is not subject to discretionary review.		
13.11.040	Projects requiring design review. (A) – (E)		As a multifamly residential development of more than three units, the project is subject to design review. Per the -Min district, the project is only subject to objective desing review standards.		
13.11.050	Procedure for design review.		Design review has occurred as part of the DRG (261178). Design review will also be applied as part of the Building Permit (B-265458). The project will be subject to objective desgin review standards.		
13.11.060	Santa Cruz County Design Guidelines. (B)		New multifamly residential development of three or more units is subject to Santa Cruz County Design Guidelines. Only objective standards apply. **See accompanying "Design Guidelines Project Analysis".**		
13.11.070	Design review standards. (B 2b,7b,9c), (C 1,2,3a,4,5), (D 1a,b(i) &(iii),c,d), (D 2&3)		The project provides a building and site design to protect existing trees. The projet meets usable open space requirements via provision of a common useable open spaca park. Pad mounted transformers are not located in the front setback and are screened behind fencing. Recycling and waste management has been provided within the building and in coordination with the requirements of the waste collection agency. Proposed lighting plan meets 13.11.070(C)(4) requirements for directing lighting on the site and light poles for site and parking lot lighting are limited to 15 ft in height as demonstrated per plan sheet E1.12. Project proposes 7 trees along the project frontage, exceeding tree planting requirements (4 required) along the frontage.		
Chapter 13.13 Water Conservation – Water Efficient Landscaping					
13.13.040	Landscape plan or landscape checklist required. (B)		N/A. Project is subject to City of Santa Cruz water efficiency requirements and is not subject to Chapter 13.13		
13.13.050	Persons qualified to prepare landscape plans.		N/A. Project is subject to City of Santa Cruz water efficiency requirements and is not subject to Chapter 13.14		
13.13.060	Landscape water conservation standards. (A-B), (C1,5,6,8), (D2-10), (E), (F1-2,4-5)		N/A. Project is subject to City of Santa Cruz water efficiency requirements and is not subject to Chapter 13.15		

Exhibit G

Chapter 13.16 Parking and Circulation					
13.16.030	Applicability				
13.16.040	Bicycle parking requirements. (A) - (C)	Sheet G1.11	Complies. Project provides 120 Class 1 bicycle parking spaces (100 Class 1 and 20 Class 2 spaces) meeting the bicycle parking required.		
13.16.041	Shower facility requirements.		N/A. Shower facilties only required for commercial projects.		
13.16.050	Off-street vehicle parking spaces required (A), (B), (D) - (I)		N/A. The project elects for Density Bonus Law. Parking standards are set out in DB Law.		
13.16.060	Vehicle parking design standards. (A), (C), (D 1-3), (E) - (L)		Complies. Parking lot located at side and rear of the lot and building is sites at the middlle of the lot as required. Parking within 300 feet of units as required. Parking provided on site of the use as required. Lighting standards do not exceed 15 ft in height and are directed on the site. Parking lot landscaping plan provided demonstrating conformance with standards. Shade trees provided over at least 50% of parking area. Landscaping provided around periphery of parking lot. Parking spaces meet minimum dimensions of 8.5' by 18'. Accessible parking spaces meet 9 ft and 5 ft access aisle. Parking lot width meets 60 ft wide minimum (about 63 ft proposed). Parking lot subject to County Deisgn Criteria for stormwater management.		
13.16.070	Vehicle parking reductions and exceptions. (E)		No parking exception requested. State Density Bonus Law Concession applied to SDBL parking requirements.		
13.16.080	Off-street loading.		No loading sapces required as no commercial uses proposed.		
13.16.090	Site access and circulation. (A), (D), (E), (G) – (I), (K) – (M)		Project access subject to County Design Criteria. Project meets site distance requirements. Project access has been reviewed by Fire Department for access requirements. No guest parking is required for a SDBL project. On-site pedstrian pathways provided from street and throughout project site.		
13.16.091	Drive-through facilities. (B 1,2,4-6,), (C), (D)		N/A. No drive through facilities proposed.		
13.16.093	Sight distance.		Complies with sight distance. No fencing, structures, or walls located within the sight distance triangle.		
13.16.200	Transportation demand management.		Pursuant to SB 743 Implementation Guidelines for the County of Santa Cruz, 100% affordable housing projects can be presumed to have a less than significant transportation impact.		
Chapter 15.10 Roadway and Roadside Improvements					
15.10.030	Applicability.		The proeject is subject to Chapter 15.10		
15.10.050	Development requirements. (A1), (B)-(D)		The project is providing roadway and roadside improvements along the 7th Avenue frontage as reviewed by Public Works Roadway Engineering.		
15.10.060	Improvement standards.		The proposed frontage improvements are subject to compliance with the County Deisgn Criteria.		
15.10.070	In-lieu fee.		Applies as applicable.		
Chapter 16.10 Geologic Hazards					
16.10.050	Requirements for geologic assessment.		The project does not trigger a Geologic Hazards Assessment per the criteria set out in SCCC 16.10.050. A Geotechnical Report is required and has been reviewed per REV261091. The project is subject to the findings and recommendations of the report.		
16.10.060	Assessment and report preparation and review.		A Geotechnical Report is required and has been reviewed per REV261091. The project is subject to the findings and recommendations of the report.		
16.10.070	Permit conditions.		A Geotechnical Report is required and has been reviewed per REV261091. The project is subject to the findings and recommendations of the report.		
16.10.080	Project density limitations.		The project does not trigger a Geologic Hazards Assessment per the criteria set out in SCCC 16.10.050. A Geotechnical Report is required and has been reviewed per REV261091. The project is subject to the findings and recommendations of the report.		
16.10.090	Project denial.		As applicable		

Exhibit G

16.10.110	Appeals.		As applicable		
Chapter 16.20 Grading Regulations					
16.20.050	Exemptions		A Geotechnical Report is required and has been reviewed per REV261091. The project is subject to the findings and recommendations of the report.		
16.20.060	Application.		As applicable		
16.20.080	Approval limitations and conditions.		A -Min project is not subject to CEQA review.		
16.20.090	Environmental review.		As applicable		
16.20.120	Fees.		As applicable		
16.20.130	Securities.		As applicable		
16.20.140	Design standards for excavations.		As applicable		
16.20.150	Design standards for fills.		As applicable		
16.20.160	Cut and fill slope setback.		As applicable		
16.20.170	Design standards for drainage facilities and terraces.		As applicable		
16.20.180	Design standards for rural private roads and driveways.		N/A. Project site is in the USL.		
Chapter 16.22 Erosion Control					
16.22.050	Project design.		As applicable		
16.22.060	Erosion control plan. (A)-(D)		Erosion control plan required and has been provided.		
16.22.070	Runoff control.		As applicable		
16.22.080	Land clearing approval. (A 1,3), (B)-(E)		As applicable		
16.22.090	Winter operations. (A)		As applicable		
16.22.130	Fees.		As applicable		
16.22.150	Applicable laws and regulations.		As applicable		
Chapter 16.30 Riparian Corridor and Wetlands Protection					
16.30.040	Protection.		Project site does not contain a mapped riparian corridor or wetland.		
Chapter 16.32 Sensitive Habitat Protection					
16.32.080	Report preparation and review. (A), (B)		Biotic report required per Environmental Planning Division review.		
16.32.090	Approval conditions – Sensitive Habitat Standards (2-3)		Project is subject to any recommendations of the biotic report.		
16.32.095	Project density limitations.		Project is not located within a mapped special forest or grassland.		
Chapter 16.40 Native American Cultural Sites					
16.40.030	Archaeological assessments required.		Archological survey is required per Environmental Planning Division review.		
16.40.035	Project approval.		Applies as applicable		
16.40.040	Site discovered during excavation or development. (A)		Applies as applicable		
Chapter 16.42 Historic Preservation					
16.42.050	Historic resource designation.		N/A. The project is located in the C-2-D-Min zone district and is not an identified historic resource site.		
16.42.080	Artifacts discovered during excavation or development.		Applies as applicable		
16.42.100	Zoning of historic resources.		N/A. The project is located in the C-2-D-Min zone district and is not an identified historic resource site.		
Chapter 16.44 Paleontological Resource Protections					
16.44.040	Paleontological assessments required. (A1)		N/A. Project site is not in a mapped paleontological resource area.		
16.44.050	Applications, preparation and review of assessments. (B), (C)		N/A. Project site is not in a mapped paleontological resource area.		
Chapter 16.50 Agricultural Land Preservation and Protection					
16.50.095	Agricultural buffer setbacks. (A), (B)		Not located on or near mapped agricultural land.		
Chapter 17.02 Urban Services Line and Rural Services Line					
17.02.070	Urban development standards.		The project is located in the Urban Services Line, has received water will serve and sewer will serve letters. The preject has access from a public street and is subject to County Design Criteria Standards for roadway improvements.		

Exhibit G

17.02.081	Harkins Slough Road.		N/A. Not located at Harkins Slough.		
Chapter 17.10 Affordable Housing Requirements					
17.10.030	Ownership residential projects—Inclusionary housing requirements. (A), (B), (D), (E), (F1-2,4)		N/A. Rental project proposed.		
17.10.032	Residential projects—Requirements for on-site affordable units.		100 percent affordable housing project. Complies.		
17.10.034	Residential projects—Affordable housing impact fees. (B),(D1), (E)-(F)		Subject to impact fees as applicable.		
17.10.035	Affordable housing requirements and incentives for land division.		No land division proposed		
17.10.039	Residential projects—Rental affordable units.		Subject to Affordable Housing Agreement and operational requirements set out in 17.10.039.		
17.10.040	Priority processing.		As a 100 percent affordable project, it qualifies for priority processing.		
17.10.050	Initial sale and resale of ownership affordable units.		N/A. Rental project proposed.		

Exhibit G

COUNTY OF SANTA CRUZ - DESIGN GUIDELINES PROJECT ANALYSIS

Project: DRG 261178, Building Permit: B-265458, 100 units at 7th Ave and Brommer St

Find Typology on County GIS under Layer List > General Plan > Gen'l Plan Street Typologies. Refer to Chapter 3 of the Santa Cruz County General Plan for more info on street typologies.
See Appendix A of the Design Guidelines for Street Zone Standards.

ZONE DISTRICT	C-2-D-Min
NUMBER OF UNITS	100

Fronting Streets	Typology
7th Avenue	Active Connector Street

	Design Guideline	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
OVERARCHING DESIGN GUIDELINES (CH. 2)									
A	**Site Planning**								
A1	Building Placement	Place new structures at or near public right-of-way edge of Main Street and Active Connector street types to activate the pedestrian realm. Where needed, building placement along Multimodal Corridors may allow landscaped buffers. Building placement along Local Residential Streets should follow the pattern of existing neighborhood context. Place buildings to preserve existing natural systems such as creeks.	Subjective	Yes	No	No	A1.21		Landscaping provided between sidewalk and building. Building oriented at project frontage. Project preserves existing oak trees and contains landscaping throughout.
A2	Corners	Locate new development to activate important street corners	Subjective	See comments	No	No	A1.21		Project site is not located on a corner.
A3	Building Orientation	Maximize the length of street-facing frontage of new structures along public streets to encourage street definition and activation.	Subjective	See comments	No	No	A1.21		Street facing frontage contains a mix of landscaping, building frontage, and driveway access.
A4	On-Site Parking	Provide on-site parking behind buildings rather than between buildings and street frontages, especially along Main Streets, Multimodal Corridors and Active Connectors.	Objective	Yes	No	No	A1.21		Parking is not located between the building and the street.
A5	Setbacks	Provide street-facing setbacks to ensure space for the pedestrian amenity zone, pedestrian sidewalk zone, and activity zone.	Objective	Yes	No	No	A1.21, ROADWAY CROSS SECTION	https://cdi.santacruzcountyca.gov/Portals/35/CDI/Planning/Policy/GeneralPlanTownPlans/Design%20Guidelines/CDG_AppendixA_Final_reduced.pdf	The project has a plaza in the setback in front of the building serving as an Activity Zone. The Pedestrian Sidewalk Zone, Pedestrian Amenity Zone, Parking Zone, Bicycle Zone, and Vehicular Zone have all been provided in precise widths as prescribed by Road Engineering in their comments in the 2nd DRG letter.
A6	Useable Open Spaces within Street-Facing Setbacks	Design wider setbacks as active, usable open spaces such as pocket plazas and other programmable areas, especially for projects fronting Active Connectors and Main Streets.	Subjective	Yes		No	A1.21		Landscaping is provided along project frontage. Project meets and exceeds 10 foot required front setback.
A7	Interior Side and Rear Setbacks	Buffer new development from less intense neighboring land uses with increased side and rear setbacks.	Subjective	See comments	No	No	A1.21		Project meets and exceeds required side and rear setbacks.
B	**Building Design**								
B1a	Upper Floor Stepbacks	Visually break up building mass through the use of upper floor wall stepbacks. This is especially important for buildings that are three or more stories when sited near lower-scaled structures on adjoining properties. Stepback - setback of an upper floor of a building from a lower floor.See SCCC 13.10.323 for residential third story setback requirements. See SCCC 13.10.333 for commercial third story setback requirements.	Objective	Yes	No	No	A1.21		Third story setbacks are measured from the property setback lines in the Santa Cruz County Code. All of the exterior walls of our building are already located greater than 10 ft. beyond the required property setback lines.
B2	Wall Plane Variation	To add visual interest, consider creating setback offests of at least one (1) foot in depth every 25 to 50 feet of wall plane along street-fronting walls.	Subjective	See comments	No	No	A3.11		All offsets are dimensioned in width and depth from gridlines on floor plan sheets A2.11 through A2.18
B3	Roofline Variation	Consider using a variety of roof designs and dormers to create variation in building height and further enhance visual interest. Pitched roofs with dormers can be used to reduce the appearance of upper-floor building mass.	Subjective	See comments	No	No	A3.11		Parapets have varying heights to create articulation
B4	Building Modulation	Provide vertical and horizontal modulations with elements such as facade extrusions and recesses, alternating materials and roof forms, to provide more interest and depth to the building facade. Modulations - building facades differentiated by depth, direction, or material.	Subjective	See comments	No	No	A3.11		Façade is designed to have varying extrusions, parapet levels and variation in material and scale.
B5	Façade Articulation	Provide an array of treatments such as trim, awnings, windows, balconies, and other architectural elements to create variation along the building facade. Awnings - fabric projections that provide weather protection, identity, or decoration	Subjective	See comments	No	No	A3.11		Façade is designed to provide windows and alternating materials for visual interest
B6	Design Consistency	Select compatible and highquality building materials that harmonize with the overall project design, landscaping, and neighboring structures.	Subjective	See comments	No	No	A3.11 - A3.13		Compatable materials were selected. See material pallete on elevations
B7	Balconies, Patios and Decks	Design decks, patios, and upper floor balconies along high-visibility corridors and frontages to create an "eyes on the street" effect and foster a more inviting and comfortable street environment.	Subjective	See comments	No	No	A3.11 - A3.13		No balconies or patios proposed.
B8	Windows	Place ground floor and upper floor windows and openings along all exposed edges of the building face with particular attention to public streets.	Subjective	See comments	No	No	A3.11 - A3.13		Windows are along all facades
B9a	Ground Floor Activity Area	Create an attractive and open ground floor design along building frontages for all development types in order to help activate the streetscape. Locate public and publicly oriented uses on the ground floor of buildings to encourage pedestrian activity.	Subjective	See comments	No	No	A2.11-2.12, A3.11 -		No public uses proposed. Llandscaping is provided as a buffer between building and the street
B9b		*See SCCC 13.10.334(C) for ground floor commercial use requirements.*	Objective	See comments	No	Yes		13.10.334(C) Active Commercial Corridors. On parcels in the C-1 and C-2 Zone Districts, at least 50 percent of first floor building frontage along main streets, active connector streets, or multimodal corridors (as mapped in the Santa Cruz County General Plan) shall be active commercial uses (businesses open to the general public).	Concession applied for SCC 13.10.334(C). The project is located in the C-2-D-Min zone district and along a designated "Active Connector Street" per General Plan Figure 3-1. The project does not provide any commercial uses, thus no active commercial use is provided at first floor building frontage.
C	**Open Space**								

Exhibit H

C1	Frontage Open Space	Consider allocating activity zones along Main Street and Active Connector street frontages as open spaces for public use. These spaces can be designed as plazas, forecourts or paseos, programmed uses such as outdoor dining, mobile and pop up businesses, farmer's markets, temporary events, play spaces and community gardens. See Appendix A for more information about activity zones	Subjective	See comments	No	No	A1.21		Landscaping is provided along project frontage.
C2	Internal Open Space	Design internal open spaces tailored to on-site building users including common open spaces for building residents, and outdoor seating, plazas, forecourts and paseos to support businesses	Subjective	See comments	No	No	A1.21		Project provides a large parrk on-site for residents.
C3	Parklets	When possible, repurpose public right-of-way and parking spaces into passive common public space to serve as seating and outdoor retail for clientele and the general public.	Subjective	See comments	No	No	A1.21		No commercial or retail space is proposed
C4	Amenities	Design open spaces with chairs, tables, trash receptacles, lighting, shade features, and landscaping to create outdoor social areas, especially along commercial frontages and on residential properties.	Subjective	See comments	No	No	A1.21, L0.00-L8.00		Open space is programed for residential amenities including seating and landscaping
C5	Shading	Incorporate shade elements in open spaces through elements such as canopies, awnings, trellises, umbrellas, or other similar features. Adequate tree cover may fulfill this purpose as well.	Subjective	See comments	No	No	L0.00-L8.00		Existing and proposed shade trees are provided throughout parking lot and residential open space
D	**Access, Circulation and Parking**								
D1	Primary Pedestrian Access	Locate primary ground fl oor pedestrian building entrances for access from the public sidewalk, especially on Multimodal Corridors, Active Connectors and Main Streets. If a building faces more than one of these street types, determine primary street frontage by the following priority: (1) Main Street, (2) Active Connector and (3) Multimodal Corridor.	Subjective	See comments	No	No	A1.21		Building access provided from public sidewalk along 7th Avenue.
D2	Residential Unit Pedestrian Access	Orient residential buildings so that the majority of ground floor units have individual entries from public streets. This encourages a safe and activated streetscape.	Objective	Yes	No	No	A2.11-2.12		The project does not have any ground floor units that face a public street. All ground floor units face either a private parking lot or a fenced-in open space.
D3a	Parking and Access	Locate parking areas toward rear of the site or otherwise obstruct from off- site views, while maintaining appropriate access for people with disabilities. On Main Streets, discourage parking lots between street frontages and buildings. On Multimodal Corridors, surface parking lots should occupy less than 50% of any single street frontage.	Objective	Yes	No	No	A1.21		Parking areas are located at the rear and side of the building. Landscaping it provided where feesible to help obstruct parking from off-site views.
D3b		*See County Design Criteria and SCCC 13.16 for parking design requirements.*	Objective	Yes	No	No	A1.21	SCCC 13.16	Parking lot complies with all objective standards of SCCC 13.16
D4a	Curb Cuts	Limit curb cuts for vehicle entrances and exits to maximize pedestrian character and safety. Curb cuts should not exceed the minimum width required.	Subjective	See comments	No	No	C4.0		Single curb cut leading into parking lot.
D4b		*See County Design Criteria for curb cut requirements.*							
D5	Landscape Buffers	Parking lots located along street frontages should include landscaped buffers to screen and soften the appearance of parking lots. See Section G: Landscaping for more guidance on parking lot landscaping.	Subjective	See comments	No	No	L1.00		Landscaping provided throughout and around periphery of parking lot.
D6	Surface Parking Coverage	Consider limiting the total automobile area (parking, driveways, travel lanes, etc.) to less than half of the total site area, inclusive of surface parking lots and new streets. Underground or structured parking is encouraged as an alternative to surface parking lots where feasible and appropriate.	Subjective	See comments	No	No	A1.21		Total parking, access area is less than 1/2 the size of the project site.
D7	Parking Podiums	For buildings with integrated parking garages, maximum height of a parking podium visible from a street should be one story from fi nished grade. **Parking podiums** should only be open-sided on the back or when facing alleys. Integrate shallow commercial spaces at ground level to activate the streetscape. **Parking podium** - Above-ground parking structure enclosed by walls and supporting residential or commercial space overhead.	Objective	N/A	No	No	N/A		No parking podium or garage proposed.
D8a	Bike Parking	Install shared long and short term bike parking outside buildings along Multimodal Corridors, Active Connectors and Main Streets, and in interior building locations for on-site residents and workers, if applicable. Provide covered bike parking whenever possible.	Objective	Yes	No	No	G1.11		Project provides compliant Class 1 and Class 2 bike parking
D8b		*See SCCC 13.16.040 for bike parking requirements.*	Objective	Yes	No	No	G1.11		Project provides compliant Class 1 and Class 2 bike parking
D9	Paving Materials	Create more comfortable pedestrian environments through the use of high- quality paving materials for on-site, at-grade surfaces used by both vehicles and pedestrians on private property. Consider pavers, colored concrete, and stamped or scored concrete.	Subjective	See comments			L0.00-L8.00		A variety of surface materials are being proposed for the project includeing decompsed granti pathways in the park.
D10	ADA Compliance	Ensure minimum four-foot wide wheelchair-accessible pedestrian pathways, including where sidewalks cross driveway ramps.	Objective	Yes	No	No	G1.61-G1.62		This is a federal and state law. The project will comply.
D11	Pedestrian Crossings	Create enhanced internal pedestrian crossings delineated with materials or colors to prioritize pedestrians within developments. Any mid-block pedestrian crosswalks are subject to review by Public Works Division.	Subjective	See comments	No	No	L0.04		Pedestrian sidewalks and pathways proposed throughtout the project site.
D12	Access to Amenities and Networks	Connect building and site design to transit stops and pedestrian/ bike networks. Provide controlled pedestrian access to creeks and other open space amenities where appropriate. Consider public access easements through large parcel developments.	Subjective	See comments	No	No	C4.0		The project maintains and enhances connections from public frontange along 7th Avenue. No public access easements transect the project site.
E	**Community Character**								
E1	Sense of Place	Encourage traditional and contemporary styles that respond to the character and climate of the local community, while reinforcing a sense of place through adaptation of local architectural influences.	Subjective	See comments	No	No	A1.21, A3.11-3.13		The project integrates pitched roof design elements and siding materials that are compatible with the character of development in the neighborhood. The project applies Density Bonus waivers for height and stories which exceed the zone district standards.
E2	Consistent Theme	Ensure visual interest and continuity with the streetscape and adjacent neighborhoods through massing, architectural styles, materials, colors, and other treatments that respect local scale and character. Use design elements such as materials, colors, textures, and roofl ines to articulate the design theme.	Subjective	See comments	No	No	A1.21, A3.11-3.13		Besides the architecture, the project provides ample landscaping and integrates existing trees into a park. The building desing contains architectural style, materials and colors that can be found in the surrounding neighborhood. The project applies Density Bonus waivers for height and stories which exceed the zone district standards.
E3	Identity	Where possible, incorporate art and sustainable elements to celebrate local stories and community values.	Subjective	See comments	No	No			
E4	Frontages	Provide staggered block frontages and pedestrian areas within setbacks to reflect massing that is consistent with adjacent structures.	Subjective	See comments	No	No			The building design carries much of the mass and bulk of the building away from the block frontage.
E5	Complementary Style	Use complementary textures, colors, and materials to ensure that new buildings seamlessly blend into existing residential neighborhoods and mixed-use and commercial corridors. Rehabilitate existing buildings by retaining the architectural style of original buildings while adding new elements that improve functionality such as skylights that maximize natural light.	Subjective	See comments	No	No			The project proposes a materials palette that is complementary to traditional building materials that can be found across Santa Cruz county.
F	**Neighborhood Transitions**								

Exhibit H

F1a	Stepped Massing	Encourage building massing to be **stepped down**or provide greater setbacks when adjacent to property designated for low-density residential development in order to create visual interest and reduce the perception of bulk and height. **Stepped-down massing**- shorter building height near the edges of a new development where the new development borders existing shorter buildings.	Subjective	See comments	No	No	A1.21, A3.11-3.13		The building meets and exceeds all setbacks areound the periphery of the site.
F1b		*See SCCC 13.10.323 for residenital third-story setbacks and SCCC 13.10.333 for setback requirements for commercial buildings adjacent to residential or agricultural developments.*	Objective	Yes	No	No	A1.21, A3.11-	Table 13.10.323-2 Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines	The project meets third story setback requirements.
F2a	Scale Contrasts	Reduce the bulk and scale of multi-unit and mixeduse buildings by including upperlevel dormers, angled roofs and other similar architectural elements. Use a variety of colors and materials to de-emphasize the bulkiness and height of upper building levels.	Subjective	See comments	No	No	A1.21, A3.11-3.13		The massing is focused towards the middle of the site. Articulation in building materials is proposed to help break up the visual mass of large facades
F2b		*See SCCC 13.11.070(B)(3) for infill development design strategies.*	Subjective	See comments	No	No		13.11.070(B)(3) Infill Development. Infill development within the County's urban services line is encouraged according to the County General Plan. Considerations for neighborhood context and reducing impacts on existing adjacent development shall be accomplished by providing adequate transitions in building massing and rooflines, setbacks, and landscape buffering at property lines shared with lower density development or between commercial/industrial/public facility development and residential properties.	This is an infill project and implements the County General Plan and Housing Element. Additional setbacks are provided from adjacent development.
F3	Finer Scale	Encourage larger buildings to be broken up into smaller, distinct individual forms reflective of the scale and character of adjacent structures and the local neighborhood.	Subjective	See comments	No	No			The massing of the proposed building is articulated and proposes material changes to break up the overall mass.
F4	Horizontal Elements	Use horizontal linear elements such as porches, balconies, **clerestory windows**, **cornices** or **plinths** to counteract the vertical mass of taller buildings and complement the character of surrounding neighborhoods. **Clerestory Windows** - windows above eye level designed to let in light **Cornice** - molding along the ledge of a building **Plinth** - base or platform that supports a structure	Subjective	See comments	No	No			Each bay of the building features a change in one or more of the following to break up the vertical massing: Paint color (both hue and tint/tone), cladding type (shingle, lap siding, or board & batten), and horizontal trim boards of varying sizes and either matching or contrasting colors with surrounding cladding color.
F5a	Transitional Landscaping	Use trees and landscaping to soften scale differences, particularly in areas where trees and vegetation are unifying aspects of community character. Landscaping should also be used to provide privacy screening when a commercial project adjoins existing residential or lower-scale commercial development.	Subjective	See comments	No	No			Lanscaping provided along 7th Avenue to buffer the building and step up from the street. Building uses existing trees to create a park area and provide additional screening.
F5b		*See SCCC 13.11.070(D) for landscaping design requirements.*	Objective	Yes	No	No	L0.00-L8.00	SCCC 13.11.070(D)	See landscape plans,
G	**Landscaping**								
G1	Corridor Landscaping	Along commercial corridors, use landscape treatments to define outdoor spaces, screen unsightly features, buffer pedestrians from high-traffic areas, and create a shaded, inviting pedestrian experience while maintaining public safety.	Subjective	See comments	No	No			Not located within an immediate commerial corridor. Existing and proposed landscaping buffer is proposed between sidewalk and building to provide visual buffer, enhancing the pedestrian experience
G2	Plant Palette	Utilize locally appropriate plant species to improve quality of life, reduce heat island impacts and create the conditions for thriving wildlife habitats and ecological systems. Encourage plant species that provide habitat or food sources for butterflies, birds, honey bees and other pollinators.	Subjective	See comments	No	No			See Landscape plans for proposed planting
G3	Green Landscapes	Consider green roofs, green walls and edible landscapes. Edible plants may be segregated into particular landscaped areas such as community gardens or integrated with the larger landscape.	Subjective	See comments	No	No			See Landscape plans for proposed planting
G4a	Tree Placement	Locate trees to increase shade and provide buffers for parking areas, buildings, and the public realm. For security purposes, openings should be incorporated into the landscape design to provide clear views into sites.	Subjective	See comments	No	No			See Landscape plans for proposed tree locations
G4b		**California Building Code 5.106.12.1 Surface parking areas.**For non- residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years.	Objective	Yes	No	No			State law. Project will comply as applicable.
G4c		**California Building Code 5.106.12.2 Landscape areas.**For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 20% of the landscape area within 15 years. Exception: Playfields for organized sport activity are not included in the landscape area calculation.	Objective	Yes	No	No	L0.00-L8.00		State law. Project will comply as applicable.
G4d		*See SCCC 13.11.070(D), ...*	Objective	Yes			L0.00-L8.00	SCCC 13.11.070(D)	See landscape plans and County Code Objective Standards analysis.
G4e		*... SCCC 13.16.060(D) ...*	Objective	Yes	No	No		SCCC 13.16.060(D)	See landscape plans and County Code Objective Standards analysis.
G4f		*... and County Design Criteria for landscape design requirements for sites, streets and parking areas.*							
H	**Sustainability**								
H1	Energy Conservation	Reduce energy usage and carbon footprint using energy efficiency and energy generation technologies in the building and open space design in support of Santa Cruz County's Climate Action Plan goals.	Subjective	See comments	No	No			Subject to building energy code requirements.
H2	On-Site Energy Production	Encourage the installation, maintenance and use of solar and wind power generation systems on new or remodeled commercial buildings. Explore structures and mechanisms that can serve a dual purpose as public art features either through their design, movement or lighting.	Subjective	See comments	No	No			Not a commercial building. The project will comply with required building and energy codes.
H3	Passive Solar Design	Consider passive heating and cooling techniques during building design. Integrate these elements to articulate building facades. **Passive Solar heating and cooling**- The use of the sun's energy directly for heating and cooling. Walls and floors are stone, concrete, or other materials that collect, store and distribute solar heat. Windows and shades are designed to let in light and heat in the winter but not in the summer, based on the angle of the sun in the sky	Subjective	See comments	No	No			The project does not implement this subjective standard.
H4	Shading	Control solar heat gain and glare using external shading devices.	Subjective	See comments	No	No			The project does not implement this subjective standard.
H5	Operable Windows	Incorporate operable windows or ventilated double facades to allow natural ventilation and reduce energy consumption.	Subjective	See comments	No	No			The project proposes operable windows for passive ventilation in each residential unit at all bedrooms, living rooms, and common areas.

Exhibit H

H6	Natural Lighting	Maximize exposure to daylight with glass, skylights, atriums, and light reflectors. Design windows on northern facades and shading on southern facades to reduce reliance on artificial lighting. Light reflectors - trim around light fixture to maximize light transmittal from the fixture or from a window and direct light to other areas	Subjective	See comments	No	No			All bedrooms, living rooms, and common areas have large windows that allow natural light.
H7	Stormwater Management	Create an integrated system of **pervious** and **impervious** systems that function together to capture, transport, filter/prefilter and treat stormwater on site in order to reduce off-site flows, replenish groundwater and provide water for landscape irrigation. Incorporate **swales** and **rain gardens** into the design of pedestrian amenity zones. **Pervious** - Allowing water to pass through. Examples of pervious site materials include landscaping, gravel, brick or stone pavers without grout, and pervious asphalt and concrete. **Impervious** - Not allowing water to pass through. Examples include roofing, asphalt, concrete, and grouted brick or stone pavers. Runoff from impervious surfaces causes erosion and flooding. **Swale** - Landscaped linear ditch that collects, filters, and slows the flow of stormwater. **Rain Garden** - Garden bed planted with deeprooted species that collects and absorbs on-site stormwater into the soil. *See County Design Criteria for stormwater management design requirements.*	Subjective	See comments	No	No	C7.0		See civil plans for the stormwater strategy that uses a variety of pervious and impervious systems, etc.
H8	Building Stormwater Runoff	Encourage drainage systems that divert stormwater runoff from building rooftops, parking areas, and hardscapes (sidewalks, pathways, plazas) into **cisterns** or stormwater systems integrated into on-site open space designs or public art features. **Cistern** - A tank for storing water, located above or below ground.	Subjective	See comments	No	No	C7.0		See civil plans for the drainage system strategy.
H9a	Preserve Existing Natural Systems	Situate buildings to preserve existing natural systems and mitigate negative environmental impacts.	Subjective	See comments	No	No			The project is designed to incorporate existing trees into a park and adds landscaping throughout.
H9b		*See SCCC 13.11.070(B) for environmental consideration requirements in site design.*						SCCC 13.11.070(B)	As a qualifying project in the -Min zone district, it is not a project for the purposes of CEQA. See County Code Objective Standards Analysis.
I	**Trash Enclosures and Utilities**								
I1	Trash Location	Ensure trash enclosures are located away from public view and pedestrian path of travel on Main Streets, Active Connectors and adjacent parcels in order to minimize noise and odor impacts typically associated with garbage collection and storage.	Objective	Yes	No	No	A2.12		Trash room located within the building.
I2	Trash Size Trash Size	Ensure enclosures are of sufficient size to house the number and size of bins and containers needed to accommodate the waste generated by building users, including trash, cardboard, cans and bottles, food waste, green waste, and other recyclables.	Objective	Yes	No	No	A2.12		Trash room designed for expected waste requirements in consultation with waste management company
I2		*See SCCC 13.11.070(C)(2) for recycling and waste storage design requirements.*	Objective	Yes	No	No	A2.12	SCCC 13.11.070(C)(2)	Trash room designed and coordinated for pick up requirements with waste management company
I3	Trash Screening	Screen trash enclosures to reduce their visual impact on the overall site and building design. Screening should be constructed of durable materials. Structural screening such as fences should be supplemented with landscaping.	Objective	Yes	No	No	A2.12		Trash room located within the building.
I4a	Utility Screening	Either contain (within a building) or fully screen all utility cabinets, meters, and backflow prevention devices on Active Connectors and Main Streets to reduce visual impacts. Screening mechanisms can include landscaping, fencing, low walls, or other techniques.	Objective	Yes	No	No	A1.21		Utilities are placed per project requirements. Rooftop mechanical shall be screened. Pad mounted transformers are located ousdie the front setback and screened behind fencing.
I4b		*See SCCC 13.11.070(C)(1) for utility equipment design requirements.*	Objective	Yes	No	No		SCCC 13.11.070(C)(2)	See County Code Objective Standards Analysis.
I5	Outdoor Storage and Delivery Screening	Screen outdoor storage and delivery areas containing materials, supplies, utilities or equipment from public view along Multimodal Corridors, Active Connectors, Main Streets, and Local Residential Streets. Consider using landscaping and art elements to screen larger areas.	Objective	Yes	No	No	A2.11		No outdoor storage areas or delivery areas. Mail room located within the building.
MULTI FAMILY RESIDENTIAL (CH. 3)									
1	Provide livable and functional multifamily housing that is affordable to residents of a variety of income levels.		Subjective	See comments	No	No			The project proposes a range of unit sizes and affordability in line with the state and county requirements
2	Cultivate inviting frontage conditions and activate the streetscape and provide natural surveillance ("eyes on the street") while also serving ground floor residential units.		Subjective	See comments	No	No			The project proposes windows facing the public street and the on site park will provide an active space.
3	Allow creativity and flexibility in architectural form and design that accommodates highdensity housing while respecting the scale, style and character of the local context.		Subjective	See comments	No	No			L shaped building draws massing back from the street and adjacent property lines. The project proposes a materials palette that is complementary to traditional building materials that can be found across Santa Cruz County.
4	Provide well-designed open space and other housing amenities that meet the needs of a diverse mix of residents.		Subjective	See comments	No	No			See proposed park amenites on landscape plans
5	Provide sensitive transitions between residential and commercial properties.		Subjective	See comments	No	No			There are no adjacent commercial property, this provision does not apply
6	Plan and design efficient pedestrian and vehicular access layouts that prioritize direct pedestrian connections to the street and encourage residents to walk, bike, and take transit.		Subjective	See comments	No	No			Pendestrian access will be provided along the length of the property with direct connection to the building. The project meets bike parking requirements to help encourage residents to bike. Project is located abou 590 feet from a bus stop.
A	**SITE PLANNING**								
A1	Building Placement - Neighborhoods	Within residential neighborhoods, locate multifamily buildings in the center front of the site, especially if other buildings in the neighborhood follow this pattern. Locate front yards along public streets to assist in cultivating a sense of community and neighborhood feel.	Objective	Yes	No	No	A1.21		Building located near center of the site. No front yards proposed for the units, but the project meets front setbacks and the common park extends from the front of the site toward the rear of the site.
A2	Building Placement - Corridors	Along Multimodal and Active Corridors, place buildings along the edge of frontages with adequate space to accommodate a front yard area between the building face and the edge of the fronting streetscape.	Subjective	See comments	No	No			Building located near center of the site. No front yards proposed for the units, but the project meets front setbacks and the common park extends from the front of the site toward the rear of the site.
A3	Building Orientation	Orient buildings towards public streets with the primary entrance to housing units on the ground floor directly accessible from an adjacent sidewalk. Internally-facing buildings with primary entrances oriented toward a common space should prioritize the pedestrian experience. Primary building facades and entrances should not face parking areas when the option to face the street is available.	Objective	Yes	No	No	A1.21, A2.11-A2.12		Ground floor units primary access is to 7th Avenue and the common open space is accessible via shared corridors located within the first story.

Exhibit H

A4	Parking Location	When feasible, locate parking at the center or rear of the site, improving street frontages and minimizing views of parking areas from public streets. For sites adjoining other residential properties, locate access driveways at the side of the site where feasible to act as a buffer.	Subjective	See comments	No	No			Parking areas are located at the rear and side of the building. Parking entrance located away from existing residential development. Landscaping it provided where feesible to help obstruct parking from off-site views.
A5	Front Yard Setbacks	Along streets where walking and streetscape activity is encouraged, site multifamily buildings close to the street to connect the development with the streetscape. A greater setback distance may be appropriate to create a common open space or enhanced front yards to enrich the streetscape. Along Multimodal Corridors, multifamily buildings may be placed further back from the street to buffer living areas from noise, privacy and emissions impacts.	Subjective	See comments	No	No			Fuilding frontage is sited close to the street and provides a landscape buffer and a common open space.
A6	Open Space	Locate common open space areas in front and side yard areas when possible. On larger sites with multiple structures or along Multimodal Corridors, explore centrally-located common open spaces.	Subjective	See comments	No	No			Common open space located at front and side of site.
B	**BUILDING DESIGN**								
B1a	Building Mass	Encourage highest building height and mass to be located near the center of the site and building footprint. Building mass should taper from the center of the site toward the property lines to emulate the scale and style of single- family residential development and allow for solar access to open spaces, especially within neighborhoods. Design upper floor mass to complement neighborhood scale by incorporating design elements such as upper floor stepbacks and gable and hip roof forms.	Subjective	See comments	No	No			Main building mass located toward center of site.
B1b		*See SCCC 13.10.323(C) for third floor stepback requirements.*	Objective	Yes	No	No	A1.21, A3.11-	Table 13.10.323-2 Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines	Complies.
B2	Wall Plane Variation	To add visual interest, consider offsets of at least one (1) foot in depth to differentiate building units and emulate surrounding development patterns.	Subjective	See comments	No	No			All offsets are dimensioned in width and depth from gridlines on floor plan sheets A2.11 through A2.18.
B3	Setback Variation	On larger projects, consider utilizing fluctuating setbacks approximatley every 25 to 35 feet or the width of one housing unit to create a rhythm along the street edge.	Subjective	See comments	No	No			All offsets are dimensioned in width and depth from gridlines on floor plan sheets A2.11 through A2.18. Additionally, the project is oriented so that it's narrowest façade faces the street to reduce bulk along 7th Avenue per project neighbor requests.
B4	Roofline Variation	Consider utilizing changing roof heights, roof slope angles and dormers to create variation in the roofline and building height profile and further enhance visual interest.	Subjective	See comments	No	No			Parapet height varies to help create visual interest
B5a	Building Step-Backs	Upper floor building mass should be stepped back along internal frontages to provide solar access to common open spaces, internal drives, and other on-site spaces.	Subjective	See comments	No	No			Building mass is setback back from adjaent residential development located to the south of the site to reduce mass and footprint and creating access to common open space
B5b		Upper-floor stepbacks along frontages should be incorporated along Local Residential Streets.	Subjective	See comments	No	No			7th Avenue is a Major Collector and Active Corridor, not a Local Street
B5c		*See SCCC 13.10.323(C) for third floor stepback requirements.*	Objective	See comments	No	No			SCCC 13.10.323(C) only applies to resisdnetial zone districts. The projet is located in a commercial zone district.
B6	Building Modulation	Create variation in building mass along building faces to diminish the sense of bulk, and provide more interest and depth to building form. Building modulation to balance bulk and mass is especially important within the Residential Flex (RF) zone district where buildings may take up a larger percentage of the lot area compared to other residential zone districts.	Subjective	See comments	No	No			See responses to B2 wall plane variation, B3 setback variation, B4 roofline variation, and F4 horizontal elements above.
B7	Façade Articulation	Provide an array of facade treatments such as trim, awnings, bay windows, balconies, and other architectural elements to create variation along the building face.	Subjective	See comments	No	No			The project proposes trim, dormers, and variation of materials along the façade
B8	Façade Design	Utilize a harmonious palette of materials and color to add visual interest.	Subjective	See comments	No	No			The project provides a variety of materials and colors found through out the County of Santa Cruz. The design team surveyed nearby properties for cladding and roofing material and color inspiration for hyperlocal design influence.
B9	Materials Modulation	Emphasize modulating and articulating building elements through material changes to create more visual interest.	Subjective	See comments	No	No			The project proposes a variety of articulation and material change across the massing.
B10a	Design Consistency	Select compatible and high-quality building and landscape materials that harmonize with the overall project design, landscaping, and neighboring structures. On larger projects, ensure design continuity throughout the project through similar architectural styles, materials, colors, and other treatments.	Subjective	See comments	No	No			The project proposes a materials palette that is complementary to traditional building materials that can be found across SantaCruz county. See landscape plans for proposed plantings
B10b		*See SCCC 13.11.070(D) for landscape design requirements, including requirements for front yards, plant species, tree planting and removal, site furniture and fixtures, and buffering and screening*	Objective	Yes	No	No	L0.00-L8.00	SCCC 13.11.070(D)	See Coutny Code Objective Standards Analysis.
B11	Frontage Design	Locate the front door to housing in a visible location from the adjacent streetscape. Entrances that front Multimodal Corridors should be designed to create distance and differentiation from the streetscape. This may be achieved through landscaping, wider front yards, fencing, and/or elevated stoops.	Subjective	See comments	No	No			Building entrance is proposed along front building façade along 7th Avenue.
B12	Windows	Place ground floor and upper floor windows and openings along exposed edges of the building face with particular attention to buildings fronting public streets. Additionally, locate balconies, raised decks, patios and other outdoor private open space elements along highly visible frontages. This encourages doors and windows to open onto the public street and provides eyes on the street	Subjective	See comments	No	No			Residential windows are proposed on all facadesand placed along publicly facing façade and open spaces.
C	**OPEN SPACE**								
C1a	Private Open Space	On sites zoned Residential Multifamily (RM), provide 60 square feet of private open space for every unit.	N/A						Project site is not located in RM
C1b		Site buildings to accommodate stoops and porches along ground floor unit entrances, including internal-facing front yards.	Objective	N/A	No	No			Not located in RM zone district.
C1c		On sites zoned Residential Flex (RF), higher density development may not allow for private open space for every unit.	Objective	N/A	No	No			Not located in RF zone district.
C1d		Wherever private open space is provided for multifamily projects, the minimum dimension should be six feet in order to ensure that the space is usable.	Objective	N/A	No	No			No private open space provided. Project meets open space requirement via provision of common usable open space.
C2a	Common Open Space	On sites zoned RM, provide 200 square feet of common open space per unit.	Objective	N/A	No	No			Not located in RM zone district.
C2b	Common Open Space	On sites zoned RF, provide at least 15% of gross site area as private or common open space.	Objective	N/A	No	No			Not located in RF zone district.

Exhibit H

C2c	Common Open Space	Locate common open space areas in front and side yard areas when possible. On larger sites with multiple structures or along Multimodal Corridors, explore centrally-located common open spaces, such as plazas, that are interconnected with a network of pedestrian paths to individual private open spaces.	Subjective	See comments	No	No			Common open space provided from front of site along side of the site, centrally accessible to all residents and interconnected with pathways.
C2d	Common Open Space	Wherever common open space is provided, the minimum dimension should be 15-20 feet to ensure that the space is usable.	Objective	Yes	No	No	G1.11, A1.21		Common Open space meets minimum dimensions.
C2e	Common Open Space	*See SCCC 13.10.323(D) for usable open space requirements.*	Objective	N/A	No	No			Project is not located in RM or RF zon districts.
C3	Private / Common Open Space Interface	Consider locating private open spaces for individual housing units next to common open spaces. Where possible, connect different open spaces with elements such as strolling paths to foster a sense of community	Subjective	See comments	No	No			N/A, no private usable open space proposed.
C4	Amenities	Install chairs, tables, trellises and other shade features to create outdoor social areas in common spaces that serve as internal gathering spots.	Subjective	See comments	No	No			Common open space provides a variety of seating, planting andother amenities, see landscape drawings
C5a	Front Yards	Design front yards and front setback areas to accommodate residential amenities, passive recreational activity, trees and landscaping.	Subjective	See comments	No	No			The building frontage along 7th Avenue is buffered by landscape, see landsape drawings for proposed plantings and trees
C5b		Within front setback areas along Local Residential Streets and in residential neighborhoods, create a front yard environment that offers common open space for residents and complements the front yard use patterns in the neighborhood to help build community.	Subjective	See comments	No	No			Site is not located along a Local Residential Street. Project frontage contains landscaping. A common park is provided for residents.
C5c		Along Multimodal Corridors and Active Connectors, use front yard areas to screen residential units, and consider locating common open space in interior areas such as courtyards to provide a more restful space for residents.	Subjective	See comments	No	No			The frontage contains landscaping and the common area park provides a restful space.
C5d		*See SCCC 13.11.070(D) for front yard landscape design requirements.*	Objective	Yes	No	No	L0.00-L8.00	SCCC 13.11.070(D)	See County Code Objetive Standards Analysis and landsape drawings for proposed plantings and trees
C6	Res Flex Sites	On sites zoned RF, front yard setbacks and open space areas may be smaller compared to other multifamily sites in order to accommodate larger buildings and more residential units. On these sites, include common open space areas whenever feasible, especially on sites with more than 10 units. Consider providing common open space as one large area to enhance usability and a sense of community, in a location that is visible and easily accessed by all units, and accessible to users of all ages and physical abilities.	Subjective	N/A	No	No			Project is not located in RF zone district.
C7	Play Element Amenities	On large sites, consider installing onsite play features to support active and passive recreation needs for people of all ages and abilities and encourage a family-friendly community	Subjective	See comments	No	No			Common area park provided. See landscape plan for proposed common open space amenites.
C8	Gardens	Explore community gardens to serve the needs of the development and neighborhood residents.	Subjective	See comments	No	No			
D	**ACCESS, CIRCULATION, PARKING**								
D1	Curb Cuts	Limit curb cuts for vehicular access to a maximum of one per frontage and up to three for developments with more than two frontages. Curb cuts should not exceed the minimum width required. Driveways should be designed so that sidewalks remain ADA compliant as they cross driveways. *See County Design Criteria for curb cut requirements.*	Objective	Yes	No	No	C4.0		Project has a single vehicular access into a parking lot. ADA is a federal and state law and the project will comply.
D2	Resident Parking	Encourage garage parking as the preferred covered residential parking option. On larger projects, encourage podium parking if feasible.	Subjective	See comments	No	No			Surface parking lot provided
D3	Guest Parking	Consolidate and locate surface parking for guests, if required, at several locations throughout the project site, to reduce the visual impact of large swaths of parking.	Subjective	See comments	No	No			Guest parking spaces are not required for projects that have elected for State Density Bonus Law.
D4	Efficient Parking	Encourage space efficient parking options such as shared driveways, tandem parking, stacked parking, valet parking and parking garages to maximize space for building and open spaces.	Subjective	See comments	No	No			Surface parking lot provided
D5	Access Drives	Locate vehicular access driveways at the periphery of the site. Design drives to visually accommodate two-way vehicular circulation on large sites. Consider creating shared driveways between adjoining properties. *See SCCC 13.16 and County Design Criteria for access driveway, vehicular parking and pedestrian path design requirements.*	Subjective	See comments	No	No			Two-way vehicular access is provided at periphery of site from 7th Avenue.
D6	Pedestrian Paths	Construct distinguishable pedestrian paths for residents and guests. Pedestrian paths should utilize different materials, colors and textures from the vehicular driveway, and ideally should be separated from from the driveway. For large projects, design at least one mid-block pedestrian connection along each frontage with a clear and welldesigned pedestrian path.	Subjective	See comments	No	No	A1.21		Pedestrian paths are provided throughout the project site.
D7	Unit Access	When applicable, install high-quality exterior staircases accessing upper-floor units that match the aesthetics and materials of the building.	Subjective	See comments	No	No			No exterior stairs proposed
D8	Unit Entrances	For all street-facing ground floor residential units, consider providing a visible entrance that directly connects to the sidewalk to create a pleasant streetscape environment.	Subjective	See comments	No	No			Building entrance is accessed along 7th Avenue directly connecting the pedestrian sidewalk to the building entrance

Exhibit H

City of Santa Cruz
Water Department | Water Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060

Date: August 28, 2026

Re: **APN 026-261-16 & 026-261-13 ADDRESS: 855, 901, and 905 7th Ave, Santa Cruz CA 95062**

NEW CONSTRUCTION OF A 4-STORY, APPROXIMATELY 111,956 SF MULTI-FAMILY RESIDENTIAL BUILDING

To whom it may concern:

This letter is to advise you that the proposed 4-story multi-family residential development is located within the service area of the Santa Cruz Water Department and potable water is currently available for residential and commercial water use. Service will be provided upon issuance of a water service installation permit to the parcel upon payment of the fees and charges in effect at the time-of-service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the parcel under the rules and regulations of the Santa Cruz Water Department. The proposed development may also be subject to the City's Water-Efficient Landscaping Ordinance and the applicable requirements. Should the size or nature of the project change such that it no longer meets the conditions in Water Department policy E-2026-01, this letter may no longer be valid.

At the present time:

- the required water system improvements are undetermined; and
- financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this letter.

If you have any questions regarding service requirements, please call the Santa Cruz Water Department Engineering Division at (831) 420-5210.

Sincerely,

Anton Muller SCWD Water Engineering Assistant

Engineering Assistant on behalf of the Water Director

Exhibit I

Docusign Envelope ID: 04B87CD3-6015-83C8-8295-6B36FB3FF1C1

SANTA CRUZ COUNTY SANITATION DISTRICT
701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073
(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US
MATT MACHADO, DISTRICT ENGINEER

JUNE 26, 2026

COMMUNITY HOUSINGWORKS
STEVEN MORENO
3111 CAMINO DEL RIO N., SUITE 800
SAN DIEGO, CA 92108

SUBJECT:	SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT
APN:	026-261-16
PARCEL ADDRESS:	901 7TH AVENUE
PROJECT DESCRIPTION:	CONSTRUCTION OF 100-DWELLING UNIT APARTMENT COMPLEX ON EXISTING VACANT PARCEL

Dear Mr. Moreno:

The District has received your inquiry regarding sewer service availability for the subject parcel(s) with the following planned construction: construction of a new 100-unit apartment complex on an existing vacant parcel as described in DRG application 261178. Based on our evaluation of the existing sewer system and the projected flow from your proposed development, adequate capacity is available in the sewer manhole EJ124 located in 7th Avenue to accommodate the estimated discharge. Determining the feasibility and design of a sewer connection that complies with County Design Criteria is the responsibility of your project engineer. Please note that this determination is based solely on the projected flow provided and/or the proposed development type. The current application indicates possibilities of future phased developments on this site. Sewer capacity for future developments beyond the scope (construction, facility type, and usage) listed in this letter have not been evaluated at this time. Any changes to the planned development or future additions shall require that a new Sewer Availability Request be submitted for reevaluation and reauthorization.

Although no downstream capacity problems or other issues are known at this time, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that

Exhibit J

Docusign Envelope ID: 04B87CD3-6015-83C8-8295-6B36FB3FF1C1

time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects. Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours truly,
MATT MACHADO
District Engineer

By: DocuSigned by:
528D647137C44D4...
Ashleigh Trujillo
Sanitation Engineer

BW/arg:26-104.docx
Copy to: Planning Department

Exhibit J

Docusign Envelope ID: 04B87CD3-6015-83C8-8295-6B36FB3FF1C1

Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

1. Location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

2. Location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

   Place a note, *"Existing" or "(E)"*,on each existing item that is to be removed.
   Place a note, *"To be removed"*, on each existing item that is to be removed.
   Place a note, *"New" or "(N)"*, on each item that is to be new.

On a floor plan:

1. All plumbing fixtures both existing and new (label *"(E)"* or "*(N)*") on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code. (Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

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, February 2017 edition. Reference for County Design Criteria: http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf

Demolition and sewer abandonment

If the proposed plans will involve some demolition, the existing sewer lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (either temporary or permanent) for disconnection work must be obtained from the District. This process is often overlooked until the last minute and can result in unnecessary delays, and you are encouraged to plan for the relatively short time and small expense to fulfill this requirement. There is no charge for either permit or inspection. (Sanitation District Code section 7.04.410)

New Connection

If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final engineered sewer improvement plans. (Sanitation District Code section 7.04.410)

Exhibit J

Docusign Envelope ID: 04B87CD3-6015-83C8-8295-6B36FB3FF1C1

Tentative, parcel, or final map required

When any new tentative, parcel, or final map is required, please show the following on the improvement plans:

1. All adjacent or impacted roads and easements,
2. All on- and off-site sewer improvements needed to provide service to each lot or unit proposed.
   The plans must conform to the County's "Design Criteria."

If a tentative, parcel, or final map is NOT required, please provide to the District written proof of recordation (in the form of copies of the recorded documents) of any and all existing or proposed easement(s).

Non-residential water use

Provide to the District a written estimate the amount of domestic water (average gallons per day) that will be used on this parcel after it is fully developed. You may need to engage an engineer or other knowledgeable person to provide an accurate estimate. This information will be used in the determination of both fees and waste pretreatment requirements. Connection permits can only be issued after these requirements are determined. (Sanitation District Code section 5.04.100)

Multi-unit development with a private collector line

If the development will require a private collector line serving several separate units or parcels, which will be individually and separately owned, prior to any land split or building permit, the applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project. Please reference this homeowner's association directly on the tentative map and final map, as well as in the Association's recorded CC&R's. Please record those CC&Rs, and provide a copy of the recorded documents, with proof of recordation, to the District prior to the filing of the final map.

Backflow prevention device

A backflow preventive device may be required. While this determination is often made "in the field" at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)

Exhibit J

Docusign Envelope ID: F7C3A770-A5E9-84B4-8211-5E90BC15A36B

County of Santa Cruz

DEPARTMENT OF PARKS, OPEN SPACE, AND CULTURAL SERVICES
979 17TH AVENUE, SANTA CRUZ, CA 95062
(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

June 29, 2026

Kevin Leichner
Applicant – Application #261178
3111 Camino del Rio, Suite 800
San Diego, CA 92108
kleichner@chworks.org

DELIVERED ELECTRONICALLY

RE: 855, 901, and 905 7th Ave, Santa Cruz, CA 95062; APN No. 026-261-16, 026-261-13, Application #261178

Mr. Leichner,

The County of Santa Cruz Department of Parks, Open Space, and Cultural Services (County Parks Department) has received and reviewed your application for development of 855, 901, and 905 7th Ave, APN No. 026-261-16, 026-261-13, which is zoned C-2-D-MIN. The County Parks Department has determined that we are not interested in acquiring the parcel for future park or open space purposes since 1) the parcel is not contiguous to existing or proposed County parks, 2) Twin Lakes County Park and Jose Avenue County Park exist nearby, thereby negating the need to have additional County Park land in this part of the County, 3) the County Parks Department does not have the resources to acquire the parcel, and 4) the 1-acre of publicly-accessible open space planned for adjacent parcels within the larger 7th and Brommer property development satisfies potential park-related interests in the property. County Parks will therefore not be conducting a park site review.

If you have any questions or need additional information, please feel free to contact me.

Regards,

DocuSigned by:
Jeff Gaffney
C2176072ABC44BC...

Jeff Gaffney, Director
Santa Cruz County Parks
979 17th Avenue, Santa Cruz, CA 95062
831-454-7901 / www.scparks.com

cc:
Santa Cruz County Board of Supervisors

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

April 29, 2026

Grace Leung, City Manager
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Dear Grace Leung:

RE: City of Newport Beach – The Perch Residences, YMCA Mixed-Use Project – Letter of Technical Assistance

This letter provides technical assistance to the City of Newport Beach (City) regarding the proposed mixed-use development located at 2300 University Drive (Project) and the City's local approval process for the Project as it relates to by-right processing on sites rezoned to accommodate lower-income units under Housing Element Law.[1]

Background

The Project is a horizontal mixed-use development that includes the demolition of an existing 15,000 square-foot YMCA facility to construct a new, 51,096 square-foot YMCA facility, a 105-unit senior housing development in which 20 percent of the units will be deed restricted for lower-income households, and a shared parking structure. The Project site has a General Plan land use designation of Public Facilities and a zoning designation of Public Facilities and is located within the Housing Opportunity Overlay Zone (HO – 1 Airport Area). The Project site is also located in the appealable area of the Coastal Zone. As part of the City's Housing Element obligation to meet its lower-income Regional Housing Needs Allocation (RHNA), in 2024, the City rezoned the Project site to the Housing Opportunity Overlay Zoning District, which allows a housing development project that makes at least 20 percent of its units affordable to lower-income households eligible for by-right processing.

HCD understands that the City is requiring the Project to obtain the following entitlements that will include a public hearing:

1. Coastal Development Permit (CDP): to develop in the coastal zone
2. Conditional Use Permit (CUP): to authorize commercial assembly use and to deviate from parking requirements

[1] Gov. Code, § 65583.2, subds. (h), (i).

Exhibit L

3. Traffic Study: due to 1,365 new trips generated from the mixed-use project, which exceeds the City's 300 trip threshold
4. Affordable Housing Implementation Plan: to process the density bonus request under State Density Bonus Law

It is HCD's understanding that all the entitlements will be subject to a public hearing with discretionary review.

Housing Element Law

Housing Element Law requires local governments to rezone sites being used to meet the jurisdiction's lower-income RHNA obligation. These rezoned sites allow residential and mixed-use developments as a "use by right" where at least 20 percent of a project is affordable to lower-income households.[2] Sites rezoned to accommodate the City's RHNA for lower-income households on sites not exclusively zoned for residential must allow multifamily housing, including mixed-use projects, as a "use by right" pursuant to Government Code section 65583.2, subdivision (h)(2).

"Use by right" is defined such that the local government's review of the project cannot "require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a 'project' for purposes of [the California Environmental Quality Act]."[3] Therefore, if the Project meets minimum affordability requirements, the City must consider the four entitlements listed above ministerially and without any discretionary process. HCD reminds the City of the Letter of Technical Assistance issued to the City on October 1, 2025[4], advising that public hearings invite prohibited discretionary consideration.

The Coastal Act and state housing laws should be read in a way that harmonizes the intent and purpose of the Coastal Act with the requirements and protections of the housing laws. Some state housing laws include a "savings clause" which spells out the relationship between the two laws and typically maintains limited authority under the Coastal Act. However, since the Housing Element Law does not contain a savings clause and does require ministerial processing, all components of the Project's entitlement process must be reviewed and either approved or denied in a ministerial manner, with no element of discretion involved.

[2] Gov. Code, § 65583.2, subd. (h)(1).
[3] Gov. Code, § 65583.2, subd. (i).
[4] See the October 1, 2025, Technical Assistance Letter to the City of Newport Beach, page 3. The letter is available at: https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/newport-beach-hau-2344-ta-100125.pdf.

Exhibit L

Here, the ministerial processing requirement is fully compatible with the Coastal Act. For example, ministerial processing of the CDP does not lessen the City's ability to implement its certified Local Coastal Program (LCP). All the necessary analysis, findings, and conditioning still occur under this process. Accordingly, and as intended, the granting of ministerial approval for a qualifying housing development project and the protection of coastal resources pursuant to the Coastal Act and the City's certified LCP occur simultaneously. Although discouraged, if a public hearing is held, review of the required entitlements should be limited to compliance with objective standards in the LCP. Taking discretionary action on a qualifying by-right project is strictly prohibited.

The City's Housing Element Policy Action 4F (Encourage Development of Opportunity Sites) states that the City will facilitate mixed-use developments on Housing Element sites by offering expedited entitlement processing for mixed-use developments, and that the City will implement this program as projects are submitted to the City. Additionally, Housing Element Policy Action 4H (Review of Mixed-Use Zones) is purposely intended to maximize mixed-use opportunities in the Project's overlay zone (Housing Opportunity Overlay Zone) by reducing regulatory barriers and incentivizing mixed-use development. The review process in the City's Housing Opportunity Overlay Zone necessarily implements the referenced Housing Element goals and policies by explicitly allowing by-right processing for mixed-use projects that meet affordability criteria.[5] Taking discretionary action at a public hearing or implementing any form of discretionary review of any entitlements of by-right projects in this zone would be contrary to the City's implementing ordinance.

Housing Accountability Act

HCD reminds the City that because the Project meets the definition of a housing development project[6] pursuant to the Housing Accountability Act (HAA), the City cannot disapprove the Project without making statutory findings of denial.[7] For the purposes of the HAA, "disapproval" includes voting or taking final administrative action on a project application that disapproves any of the required land use approvals or entitlements necessary to issue a building permit (i.e., any of the entitlements discussed in this letter). To deny any of the required entitlements for the Project would constitute a disapproval of the entire project and would violate the HAA.[8] Furthermore, mixed-use projects typically rely on the non-residential component of the development to make the residential component economically feasible; therefore, placing conditions of approval on the commercial use in a manner that renders the housing component project infeasible would also be a violation of the HAA.[9]

[5] Newport Beach Municipal Code, § 20.28.050(E) – Review Process.
[6] Gov. Code, § 65589.5, subd. (h)(2).
[7] Gov. Code, § 6689.5, subd. (d).
[8] Gov. Code, § 65589.5, subd. (h)(6).
[9] Gov. Code, § 65589.5, subd. (d).

Exhibit L

Conclusion

HCD appreciates the opportunity to provide technical assistance to the City as it implements the provisions of Housing Element Law, the HAA, and other state housing laws for which HCD has enforcement authority. HCD looks forward to continued cooperation with the City as the City continues to implement its housing element obligations. If you have questions or need additional information, please contact Jessica Evans at Jessica.Evans@hcd.ca.gov.

Sincerely,



Melinda Coy
Housing Accountability Unit Chief

Exhibit L

Outlook

7th Avenue housing proposal

From Dyana Basist <openmesa@sbcglobal.net>
Date Sun 10/18/2026 9:21 AM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I want to be upfront and say I'm against this project. With the Murray St., Bridge now partially closed the traffic has been untenable on seventh Avenue. It is a very narrow street. I'm sure you have noticed. I also do not understand how 66 parking spaces is going to accommodate 100 units with probably 200-300 people. I am not against housing projects per se. I am against developers cutting corners because they can. Every unit needs to have a parking place. This of course does not take into account visitors… I have no idea where you think these people are going to park? Do you?

Sincerely, Dyana Basist

Sent from my iPad

Exhibit M

Outlook

Formal Opposition to Application 261178 – Coastal Compliance, Emergency Evacuation & Cumulative Impacts

From allyson brasuell <abrasuell@hotmail.com>

Date Thu 10/15/2026 2:04 PM

To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; nolan.clark@coastal.ca.gov <nolan.clark@coastal.ca.gov>

Cc Kimberly De Serpa <Kimberly.DeSerpa@santacruzcountyca.gov>; Justin Cummings <Justin.Cummings@santacruzcountyca.gov>; Monica Martinez <Monica.Martinez@santacruzcountyca.gov>; Riley Rhodes <Riley.Rhodes@santacruzcountyca.gov>; PLN Policy Staff <PLNPolicyStaff@santacruzcountyca.gov>

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Jonathan,

I want to formally state that **I oppose the proposed development under Application 261178 as currently designed and request that this email, including my opposition and all concerns outlined below, be entered into the official public record for this application and included in the materials considered by the Zoning Administrator before any decision is made.**

As we get closer to the approval process, I want to focus on several important issues that I believe deserve further examination, particularly regarding the County's obligations under the certified Local Coastal Program and the potential impacts of future development phases.

Emergency Evacuation & Public Safety

I've been reviewing the County's 2025 Multi-Jurisdictional Hazard Mitigation Plan and the 2024 Emergency Evacuation Planning Appendix. Given the existing congestion along 7th Avenue and its role in accessing the harbor, beaches & surrounding neighborhoods, has the County conducted an area-wide evacuation analysis evaluating the impact of adding 100 residential units?

I'm specifically asking about evacuation under emergency conditions, rather than a standard traffic analysis. Has the County evaluated what happens if 7th Avenue becomes blocked, flooded, or otherwise inaccessible during a tsunami, wildfire, earthquake or other emergency? **Importantly, it stands to reason that this emergency evacuation study models peak beach weekend traffic with normal bridge operations included.**

I understand that the Fire Marshal has approved the project. However, my question concerns evacuation capacity for the surrounding coastal community, not simply emergency access to the development itself.

Does the County's Hazard Mitigation Plan or Emergency Evacuation Planning Appendix identify any evacuation routes, refuge areas or emergency planning considerations relevant to this location? Has the Office of Response, Recovery & Resilience reviewed this proposal?

Cumulative Impacts & Future Development

At the September 26 Town Hall, Supervisor Manu Koenig stated that approximately three phases of 100 units each are anticipated at this location.

If the County is aware that approximately 300 units may ultimately be developed, how are the cumulative impacts being considered before approving the first 100 units?

Specifically, I would like to understand whether infrastructure, emergency evacuation capacity, coastal access, traffic circulation and drainage systems have been evaluated with these future phases in mind.

Coastal Act & Local Coastal Program Compliance

Coastal Act Sections 30252 and 30253 address coastal access, transportation & hazards. Section 30240 addresses environmentally sensitive habitat.

Can you identify the specific provisions of the County's certified Local Coastal Program being applied to these issues and where the County's compliance findings are documented?

I'm particularly interested in how the County has addressed the relationship between the proposed development, existing coastal circulation, the site's documented riparian habitat, and the natural drainage patterns that may be affected by grading and the proposed retaining wall.

Coastal Permit Review & Public Participation

Can you confirm the anticipated Zoning Administrator hearing date, applicable public comment and appeal deadlines, and whether this Coastal Development Permit will be appealable to the California Coastal Commission?

I understand the County has already evaluated the project's density, requested waivers, parking reductions and ministerial eligibility. I'm not asking to revisit those determinations. My questions concern coastal compliance, emergency evacuation, environmental protections and the cumulative impacts of the larger development anticipated at this location.

I am formally opposing this development as currently proposed because I do not believe these significant issues have been adequately demonstrated or resolved in the information made available to the community. I am requesting that the County address these matters and establish compliance with all applicable requirements before granting approval.

Please confirm that my opposition and this correspondence have been entered into the official record for Application 261178 and will be provided to the decision-maker.

Your time and continued assistance are appreciated,

Allyson Brasuell
7th Ave Resident

Jonathan DiSalvo

From: Debbie Cedillo <paradise95062@yahoo.com>
Sent: Thursday, September 10, 2026 2:03 PM
To: Jonathan DiSalvo
Subject: Massive Developments Throughout Santa Cruz County

Flag Status: Flagged

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Dear County Planner Jonathan DiSalvo,

I would like to address the amount of housing developments going on in our county. I understand that the community has no input on whether or not they should be built. And they are being built without substantial inspections. There will be environmental, noise, water, garbage, pollution, parking, congestion, safety, aesthetics, local businesses being shut down, privacy, and the emotional impacts from these housing projects all over town. Have you considered any of these problems they will be causing to our communities?

It also seems there is no justification for them being built on top of small neighborhoods, except more control and money to be made by our government. And without any consideration to our neighborhoods. We already have massive congestion, law breakers, inconsiderate drivers and limited emergency resources to maintain what we are dealing with now.

There is land all across out county and state, that could be better utilized for these massive buildings being built. There is not enough room here to handle the impacts. If most people commute over the hill or stay home to work, why do they have to build in a town with no businesses for them to work. Except grocery stores, amusement parks, hotels, restaurants or the university. They cannot afford to live here on a minimum wage. Please stop this madness and try to put a stop to this ridiculous building going on here, without consideration to all the problems they will cause to our town that has already been suffering growing pains.

Sincerely, a very concerned community member,

Debbie Cedillo
1190 7th Ave. SPC 79
Santa Cruz, CA 95062
(831) 252-5772

Exhibit M

Outlook

7th & Brommer — Responsible Planning & Cumulative Review — Application 261178

From Natalie Chan <nataliegchan@gmail.com>
Date Thu 10/1/2026 1:37 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Mr. DiSalvo,

I am writing as a member of the Santa Cruz community to ask for your attention to the proposed affordable housing development at 7th Avenue and Brommer Street.

I want to be clear from the outset: **I support affordable housing, and I support creating more homes in Santa Cruz County.** My concern is not whether housing should be built, but whether this particular project is being planned with enough care, research, and consideration for the existing neighborhood, coastal environment, transportation network, and emergency evacuation needs.

I hope you will encourage the County and project proponents to take a more comprehensive and community-informed approach before the project is finalized.

1. Please address the project's neighborhood and environmental impacts

I respectfully ask that the project incorporate the following measures:

- **Traffic:** The scale of new housing will inevitably add traffic to an already constrained neighborhood. Increased congestion can affect not only vehicle travel but also pedestrian and bicycle safety and the overall livability of the surrounding residential area.
- **Privacy:** Please ensure that there are **no balconies directly adjacent to existing residential homes**. Balconies overlooking neighboring backyards would create a significant and permanent privacy impact that could be avoided through thoughtful building placement and design.
- **Lighting:** Exterior lighting should be kept to the minimum necessary for safety and security, with careful shielding and warm-spectrum fixtures. I encourage the project team to consult **DarkSky Santa Cruz**, which advocates for lighting that illuminates what is necessary and no more, while reducing impacts on people and wildlife.
  DarkSky Santa Cruz
- **Bird-safe glazing:** The project should minimize unnecessary window glazing and incorporate bird-safe design wherever glass is used. This is not simply an aesthetic concern. Audubon reports that hundreds of millions of birds—and potentially up to one billion—die annually in the United States from building collisions, with reflective and transparent glass being a major cause. Bird-safe patterns, films, fritting, external screens, and other design approaches can substantially reduce this risk. (Audubon)
  Audubon — Reducing Collisions with Glass
- **Landscaping:** I ask that the project avoid non-native plants and trees and prioritize appropriate native and locally adapted species. The developer could work with the **UC Santa Cruz**

Exhibit M

Arboretum for professional guidance on a landscape plan that is appropriate to the local ecosystem.

- **Community garden:** Please consider incorporating a meaningful community garden for residents. There is a local precedent at **Bienestar Plaza at 1520 Capitola Road**, the affordable housing development formerly referred to as the 1500 Capitola Road project. That development includes a community garden as well as shared community spaces. (MidPen Housing)
- **Rain and fog water collection:** I would also like the project team to explore small-scale water collection from building downspouts, including rainwater and, where technically feasible, fog-water collection. Capturing water that would otherwise run off the building could provide a free source of irrigation water for landscaping and community gardens while reducing demand on potable water.

These are relatively practical design considerations that could make the project substantially more compatible with the neighborhood and its environment.

2. We need more responsible and strategic planning for traffic and evacuation

The 7th and Brommer property is in an area where transportation and emergency access deserve special consideration.

The surrounding area includes existing residents, Santa Cruz Harbor users, beach visitors, and other people who rely on the same network of streets. Adding hundreds of new residents raises an important question that deserves a specific answer:

How will everyone evacuate safely if 7th Avenue and surrounding roads are congested during an emergency?

I am particularly concerned that ordinary traffic analysis is not sufficient to answer this question.

I respectfully request that the County conduct or require:

1. A **cumulative traffic and parking analysis** that accounts for existing development, Harbor activity, beach visitors, and the proposed project—not simply the incremental traffic generated by the new residents; and
2. A **separate emergency evacuation analysis** that considers how existing residents, Harbor users, beach visitors, and hundreds of new residents would evacuate simultaneously during a wildfire, tsunami, earthquake, or other emergency.

Emergency evacuation capacity should be evaluated as its own issue rather than treated as an extension of ordinary traffic modeling.

3. Please require an alternative site plan

I would also like to see the project team develop and publicly evaluate an alternative site plan that is more responsive to the existing residential neighborhood.

In particular, I ask that the County and developer evaluate whether development can be:

- shifted **away from existing homes**;
- reduced in height and massing along existing residential property lines;
- designed with meaningful **step-downs toward the surrounding one- and two-story homes**;
- arranged to reduce privacy and visual impacts; and

- distributed differently across the site in a way that could potentially improve **parking, circulation, emergency access, and overall site functionality**.

I am not asking that housing be eliminated. I am asking that the site be designed around its actual surroundings rather than simply fitting the maximum amount of development into the available area.

4. The Coastal Commission has already identified the importance of careful site planning

This property is within California's coastal zone and is part of a larger Coastal Priority and Designated Park Site.

The California Coastal Commission's 2026 action concerning Santa Cruz County's Local Coastal Program specifically addressed the 7th and Brommer site. The Commission's suggested modification states that housing development must be confined to the **smallest feasible building footprint, and in no case larger than 3.5 contiguous acres**, with that footprint—including buildings, parking, and paths—clustered along 7th Avenue and existing residences while remaining as far as feasible from the Harbor and sensitive coastal resources. (Coastal Commission Documents)

The Commission's staff report also recognizes that the larger approximately 10-acre site has long standing Coastal Priority and Park Site objectives, including public recreational access, open space, visitor-serving uses, and protection of habitat and areas near the Harbor. (Coastal Commission Documents)

That makes careful site-specific planning particularly important.

I hope the County will treat the 3.5-acre footprint not simply as a maximum to fill, but as an opportunity to thoughtfully determine **what configuration of housing, parking, open space, landscaping, circulation, and community amenities best serves this particular location.**

5. This community has been trying very hard to understand what is being proposed

Finally, I want to emphasize how much care members of this community have put into understanding this project.

Residents have had to piece together information from individual emails, verbal statements, changing project information, and repeated public-record requests. Many of us are trying to participate constructively, but it has been difficult to understand the complete picture of what is being planned and how the various impacts have been evaluated.

We are not opposed to affordable housing.

We want people to be able to afford to live in Santa Cruz County, and we recognize the importance of adding affordable homes. At the same time, affordable housing should be **well planned, thoughtfully designed, environmentally responsible, and appropriate to its location**.

For this site in particular, that means taking seriously the existing residential neighborhood, traffic and parking constraints, emergency evacuation, privacy, coastal resources, wildlife, habitat, water, and the site's relationship to the Harbor and beach.

I respectfully ask that you use your position to encourage a more transparent, comprehensive, and strategic planning process for 7th Avenue and Brommer Street. Specifically, I hope you will ask the County and relevant agencies to fully evaluate cumulative traffic, emergency evacuation, alternative site layouts, neighborhood privacy, coastal-resource impacts, and environmentally responsible building and landscape design before the project moves forward.

Exhibit M

I believe Santa Cruz can build the affordable housing we need while also demonstrating that good housing development can respect the people, neighborhoods, and ecosystems that are already here.

Thank you for your time and for your service to our community. I sincerely appreciate your attention to this matter.

Sincerely,

Natalie Chan

[Santa Cruz / Live Oak]

Exhibit M

Outlook

RE: Proposed plan 7th and Brommer in Santa Cruz

From Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Date Tue 9/8/2026 2:12 PM
To 'Dave Misunas' <davemisunas@sbcglobal.net>
Cc Mark Connolly <Mark.Connolly@santacruzcountyca.gov>; Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

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Hi Ms. Misunas,

Thank you for sharing your concerns with our office. The coastal development permit for the proposed affordable housing project at the 7th and Brommer site is currently pending at the Santa Cruz County Community Development and Infrastructure Department. Accordingly, I am cc'ing Mark Connolly and Jonathan DiSalvo at the County so they are aware of your comments and can include them in the administrative record for the project.

Thank you,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Dave Misunas <davemisunas@sbcglobal.net>
Sent: Tuesday, September 8, 2026 1:48 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Proposed plan 7th and Brommer in Santa Cruz

You don't often get email from davemisunas@sbcglobal.net. Learn why this is important

My name is Nada Jayne Misunas and I have lived in this Harbor / Twin Lakes neighborhood for 54 years. I have never witnessed such a forceful and secretive push to rush construction of this excessively dense, irresponsible, 100 unit / only 66 parking spaces, building. **This high rise does not belong in the midst of a single family homes neighborhood on an already often congested intersection leading to a popular Twin Lakes Beach. This massive, forcefully imposed, and inappropriate building would obliterate any trace of our Harbor Community, cause a huge parking issue for adjacent streets and introduce a massive increase of population, which this Arana Gulch area was never meant to bear.**

Truly, I cannot believe that our Coastal Commision, the agency responsible for safe-guarding our precious Pacific Monterey Bay could even be considering the

approval of such an inappropriate plan. The sewage generated by this density alone, I would be hugely concerned about. Plus, the water needs of such a population. It is inconceivable that the Coastal Commission responsible for safeguarding our ocean and keep tabs on the adjacent land mass leading to water, could even consider approving this disastrous building project.

It is obvious that people, agencies someone is attempting to shove this building down our throats, without not so much as one single meeting to hear the community concerns, questions etc. WE are the ones who will have to live with the fallout from this excessively dense construction, for year and years and years. Until they decide to build another 100 units on the reserved "phase 2" parcel, *we see the handwriting on the wall with that.* Do not do this to our neighborhood and our Harbor community. Yes, we need affordable housing. **But for the Love of Santa Cruz, do it in a responsible and fitting way for the surrounding area, to harmonize with our neighborhood. and community.**

Nada Jayne Misunas / 54 year resident of SC Harbor Community

Exhibit M

Outlook

RE: Status Check and Outstanding Studies — App. No. 261178

From Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Date Tue 8/18/2026 11:37 AM
To 'Jennifer Keck' <jmkeck@yahoo.com>
Cc Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

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Hi Ms. Oatey,

The application is currently in process at the Santa Cruz County Planning Division and to my knowledge a decision date has not been set. These questions are best directed to the County as they will be reviewing the technical documents listed below. Accordingly, I am cc'ing the project planner, Jonathan DiSalvo. Hopefully Jonathan can address your inquiry and provide you with the information requested.

Thank you,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Jennifer Keck <jmkeck@yahoo.com>
Sent: Tuesday, August 18, 2026 11:05 AM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Status Check and Outstanding Studies — App. No. 261178

Dear Mr. Clark,

I wanted to check in on the current status of App. No. 261178, the 7th Avenue and Brommer Street project. Has anything been approved at this point, either by the County or in connection with any Coastal Development Permit review? If a decision has been made, or is imminent, please let me know so I can respond accordingly, particularly given the appeal timeline we've discussed.

If nothing has been approved yet, could you confirm the current stage of review and whether a decision date has been set?

I also want to follow up on the full set of environmental studies for this project. Can you confirm whether the following have all been completed and are part of the record: the geotechnical/soils study, the stormwater and hydraulic management plan, the sea level rise and coastal hazards assessment under Coastal Act Section 30253, and any biological resources assessment addressing the preserved Live Oak grove and surrounding habitat?

Related to the preserved oak grove: given that liability concerns about children climbing these trees have been cited as a reason against public access to the site's green space, how is the project actually protecting the trees themselves? Is there a design measure, fencing, signage, or landscaping barrier, intended to prevent children or residents from climbing them, or is this simply being left unaddressed? I'd like to understand what, if anything, is planned to protect both the trees and the people who might be tempted to climb them.

I also want to raise the project's sewage, parking, and traffic impacts specifically as they relate to local wildlife, not just neighboring residents. Given the site's proximity to the harbor and its preserved habitat areas, has any analysis considered how increased sewage output, added impervious parking surface and associated runoff, and increased vehicle traffic could affect wildlife using or moving through this site and the adjacent harbor-area habitat? I want to understand whether these impacts have been evaluated together as a cumulative effect on the surrounding ecosystem, not just addressed individually as infrastructure or traffic issues.

Separately, I want to raise the tribal cultural resources question again, and this time with some personal context. My family has Native American artifacts passed down from my uncle, who originally built our home and who did trades with local Native Americans in this area. Given that direct family history, I want to know specifically whether formal tribal consultation under AB 52 has been completed for this site, and if so, with which tribes, and what was found. This isn't an abstract question for us, it's tied to our own family's history with this land, and I'd like a clear answer.

Thank you,
Jenny Oatey
841 7th Ave

Outlook

RE: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

From Mark Connolly <Mark.Connolly@santacruzcountyca.gov>
Date Wed 9/2/2026 4:15 PM
To Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>; 'Jennifer Oatey' <joatey@icloud.com>
Cc Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

Good Afternoon Jenny-

Nolan stated it perfectly here. If you have further suggestions, please reach to Jonathan DiSalvo to discuss. I will note that the project would be processed through a ministerial review, but part of that is a letter that is required to be sent out to the immediately surrounding neighbors to discuss concerns with the owner/ applicant directly to hopefully reach resolve.
Thank you,

Mark Connolly

Principal Planner Policy Section
Community Development & Infrastructure

Phone: 831-454-2682
701 Ocean Street, Room 400

From: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Sent: Wednesday, September 2, 2026 3:08 PM
To: 'Jennifer Oatey' <joatey@icloud.com>
Cc: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; Mark Connolly <Mark.Connolly@santacruzcountyca.gov>
Subject: RE: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Jenny,

The standard of review for a County-issued CDP is the Local Coastal Program, including SCCC 16.32 and 16.34, not the Coastal Act. So while the oaks may qualify as ESHA under Coastal Act Section 30240 (which, to be clear, our office has not made such a determination), the County's habitat and significant tree ordinances control here. Removal/alteration of these trees alone would not trigger independent Coastal Commission review. The presence of these trees was not factored into the Commission's suggested modifications.

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Jennifer Oatey <joatey@icloud.com>
Sent: Wednesday, September 2, 2026 2:39 PM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Re: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

You don't often get email from joatey@icloud.com. Learn why this is important

Dear Mr. Clark,

Thank you again for clarifying that determinations on significant tree status and mitigation are made by the County. I have a related question that I believe does fall within your office's purview.

The Purchase and Sale Agreement itself, an official document, names and maps this specific area "Coastal Live Oak Grove" (page 81 exhibit). Separate from the County's local tree ordinance (SCCC 16.34/16.32), I want to ask whether this area could qualify as an Environmentally Sensitive Habitat Area (ESHA) under the Coastal Act itself (Public Resources Code Section 30240), given that it was specifically identified and named as a coastal oak grove feature at the time of sale.

If this area does qualify, or could qualify, as ESHA:

1. Would that require a buffer zone between the development and the grove under Section 30240, independent of anything the County determines under its own tree ordinance?

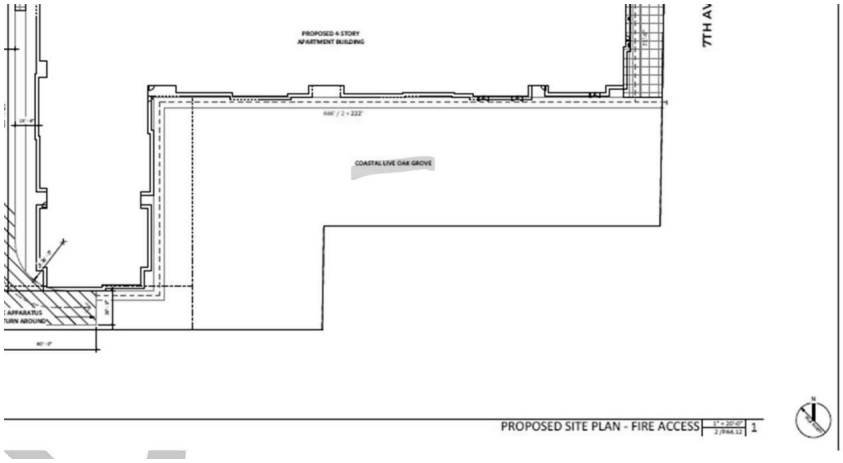
2. Would future removal of some or all of this grove, if permitted by the County with mitigation, require separate Coastal Commission review or an amendment to the Coastal Development Permit, given that this area was specifically named and mapped as a distinct coastal habitat feature in the project's own sale documents?

3. Was the presence and extent of this named grove factored into the Commission's suggested modification requiring the project be clustered to the southeastern portion of the site, or is that clustering requirement unrelated to this specific grove?

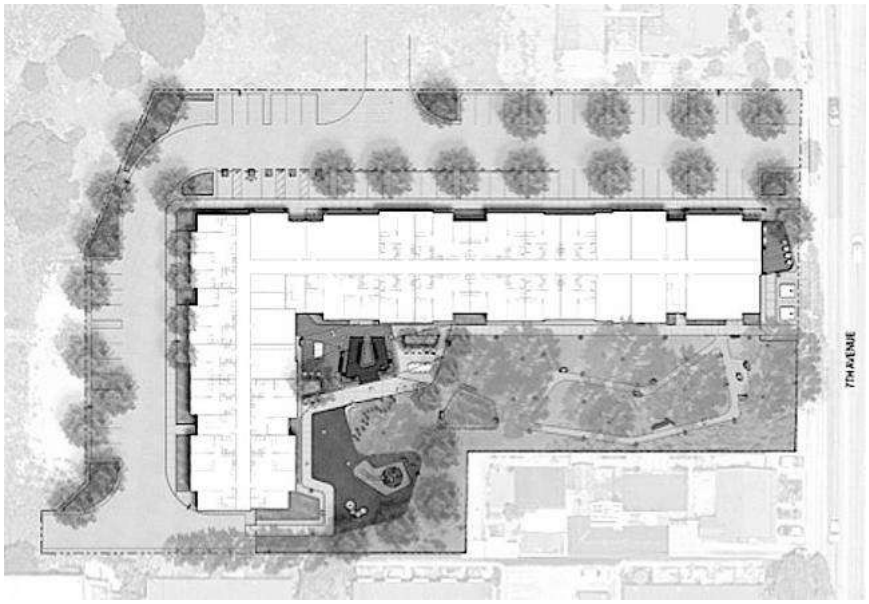
I want to understand whether there is an independent, Coastal Act-based protection here, beyond what the County's local ordinance provides, given how specifically this area has already been identified and named in official project documents.

Thank you again for your continued attention to this.

Sincerely,
Jenny







On Sep 2, 2026, at 2:16 PM, Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov> wrote:

Hi Jenny,

I will do my best to answer your questions below, but I would note, as I have stated before, that many of these questions are best answered by County staff as the County is the primary permitting agency for the project. I am cc'ing County planners Jonathan DiSalvo and Mark Connolly so that they can fill in any gaps. Please see my responses to your questions below in red.

Thanks,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Jennifer Oatey <joatey@icloud.com>
Sent: Wednesday, September 2, 2026 10:07 AM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

[You don't often get email from joatey@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr. Clark,

I'm writing to raise several urgent questions directly, given that the developer has publicly stated they intend to break ground on December 11.

1. Status of the Board's acceptance: Your office's May 2026 staff report gave the Board of Supervisors until November 14, 2026 to formally accept the Commission's suggested modification (the "smallest feasible footprint" / 3.5-acre condition) for it to take legal effect. Has the Board formally accepted this modification? If a construction start date of December 11 is being publicly discussed before that acceptance occurs, is that consistent with the Coastal Act process, or premature? The Board of Supervisors accepted the Commission's suggested modifications on June 9, 2026, and this acceptance was reported to the Commission on July 10, 2026. Accordingly, the LCP amendment rezoning the property to C-2-D-Min, including as modified by the Commission, has been legally certified.

2. Construction before Coastal Development Permit issuance: This project has not yet received a Coastal Development Permit. Can you confirm whether any site work or construction activity is legally permissible in the coastal zone before a CDP is issued, and what recourse exists if construction begins before that approval? Development within the coastal zone that requires a coastal development permit cannot commence without an issued CDP. The applicant is actively pursuing a CDP (application number 261178). the

3. Retaining wall and natural waterway impact: I understand the County is requiring a 4-foot retaining wall as part of this project's water management design. I want to understand the environmental impact of this: doesn't a retaining wall of that height redirect or block water that would otherwise flow naturally into the site's existing waterways, rather than allowing it to reach them directly? Given the site's proximity to the harbor, I'd like to understand how this structure affects natural hydrology and drainage patterns, and whether that impact has been evaluated as part of the project's environmental review. This question is best directed to the County.

4. Traffic, parking, and habitat impact: Has the project's traffic and parking impact been evaluated specifically for its effect on the surrounding habitat, not just on neighborhood circulation? Given the site's proximity to the harbor and preserved habitat areas, I want to understand whether increased vehicle traffic, parking surface runoff, and associated noise and light have been assessed for their cumulative effect on wildlife using or moving through this site and the adjacent harbor-area habitat, and whether that analysis is part of the project's environmental record. This question is best directed to the County.

5. Public access, revisited: You previously confirmed, in writing, that Commission staff personally recommended public access to the site's green space, and that this was declined by both the developer and County citing liability. Given that California Civil Code § 846 already provides landowners immunity from liability for allowing public recreational access with no fee charged, I am asking again, formally, whether this position can be revisited before any final approval, particularly given the accelerated construction timeline now being discussed. This was a recommendation made by Commission staff but because the CDP is currently being processed by the County, this is ultimately something to be worked out by the County and project applicant. While the LCP does require the maximization of coastal access and public recreation opportunities, nothing in the LCP specifically requires that the shared open space for multifamily residential development projects be open to the general public.

6. Tree and habitat protection: Given that the preserved oak grove has been described by your office as protected, and by Santa Cruz County Code Chapters 16.34 and 16.32 as significant trees and sensitive oak woodland habitat, will the Coastal Development Permit include binding, recorded conditions, an independent arborist assessment and a permanent Tree Protection Zone, rather than relying on the applicant's informal design commitment? I want to understand whether this will be enforceable before construction begins. I am not sure what oak grove is being referred to here, but I do not have record of our office making formal determinations regarding the status of the oaks on the southeastern portion of the site. Trees that qualify as significant trees may be removed under coastal development permit approval subject to mitigation requirements as determined by the County.

7. Site orientation: Has any coordinated site plan using both Parcel 1 and Parcel 2 together ever been formally evaluated, given that Parcel 2 has no adjacent neighbors and the combined 3.5 acres is what your office's own condition contemplated? If this accelerated timeline means that alternative will never be studied, I want that on the record now. This question is best directed to the County. I would note that the Commission's suggested modifications on LCP amendment LCP-3-SCO-25-0050-2-Part C require that the project be clustered to the southeastern portion of the site to preserve maximum area to the north for other Coastal Priority Uses.

Given the pace at which this project appears to be moving, I would appreciate direct, written answers to each of these questions as soon as you're able to provide them.

Thank you for your continued attention to this matter.

Sincerely,
Jenny

Exhibit M

Jonathan DiSalvo

From: Planning ZoningInfo
Sent: Tuesday, August 18, 2026 4:49 PM
To: Jonathan DiSalvo
Subject: FW: 7th and Brommer Housing Development

From: Cathi <hippiechick966@gmail.com>
Sent: Tuesday, August 18, 2026 4:32 PM
To: Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; 7thandbrommer@gmail.com; Planning ZoningInfo <Planning.ZoningInfo@santacruzcountyca.gov>
Subject: 7th and Brommer Housing Development

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Greetings,

Adding our names to the list of those that are seriously concerned with the proposed housing development at 7th and Brommer St in Live Oak.

A few years back we obtained a permit to modify our garage for a work studio. One of the requirements was that since we had a 3 bedroom house we were required to have 3 parking spaces. As a homeowner we are obligated to comply with existing codes.

This makes me question how such a high density, impactful development can be implemented with insufficient parking? The development will have a single ingress and egress, funneling additional traffic onto an already impacted 7th Street.

The closure of the bridge has rerouted 17,000 +/- vehicles along 7th without much, if any oversight. The increase in traffic 2025-2028 has greatly increased noise and commute time.

Without truly understanding the construction timeline, basing this assumption off similar developments in Santa Cruz, we would guess 3 years of construction. This would add construction traffic, possible more impact on 7th depending on whether utilities and such need to be accessed under the road, and greater inconvenience to everyone currently in the neighborhood.

We are absolutely in favor of affordable housing. We would hope that adding affordable housing to our community can be accomplished without detrimental impact to existing homes. Housing should be thoughtful and fit with a neighborhood, existing services and roadways. 100 units seems to greatly exceed what is reasonable.

Exhibit M

Thank you for your time
Cathi Clay
115 Clipper Cove, Santa Cruz, CA 95062

Exhibit M

Outlook

RE: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

From Mark Connolly <Mark.Connolly@santacruzcountyca.gov>
Date Wed 9/2/2026 4:15 PM
To Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>; 'Jennifer Oatey' <joatey@icloud.com>
Cc Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

Good Afternoon Jenny-

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Thank you,

Mark Connolly

Principal Planner Policy Section
Community Development & Infrastructure

Phone: 831-454-2682
701 Ocean Street, Room 400

From: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Sent: Wednesday, September 2, 2026 3:08 PM
To: 'Jennifer Oatey' <joatey@icloud.com>
Cc: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; Mark Connolly <Mark.Connolly@santacruzcountyca.gov>
Subject: RE: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

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Hi Jenny,

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Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Jennifer Oatey <joatey@icloud.com>
Sent: Wednesday, September 2, 2026 2:39 PM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Re: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

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If this area does qualify, or could qualify, as ESHA:

1. Would that require a buffer zone between the development and the grove under Section 30240, independent of anything the County determines under its own tree ordinance?

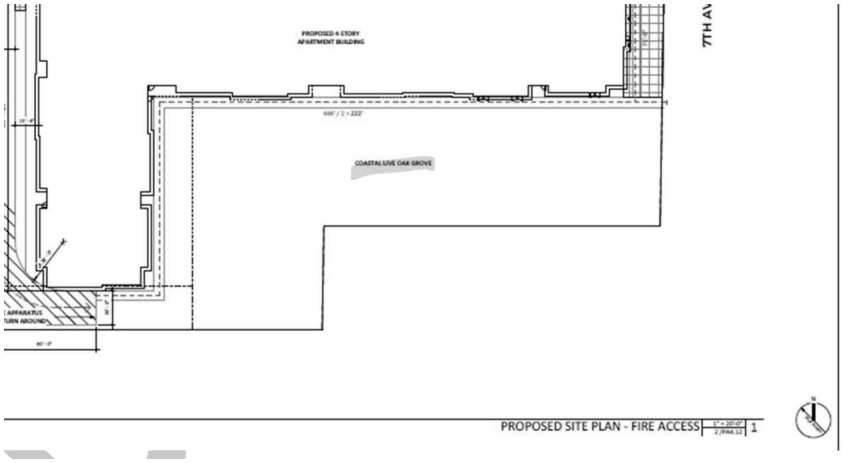
2. Would future removal of some or all of this grove, if permitted by the County with mitigation, require separate Coastal Commission review or an amendment to the Coastal Development Permit, given that this area was specifically named and mapped as a distinct coastal habitat feature in the project's own sale documents?

3. Was the presence and extent of this named grove factored into the Commission's suggested modification requiring the project be clustered to the southeastern portion of the site, or is that clustering requirement unrelated to this specific grove?

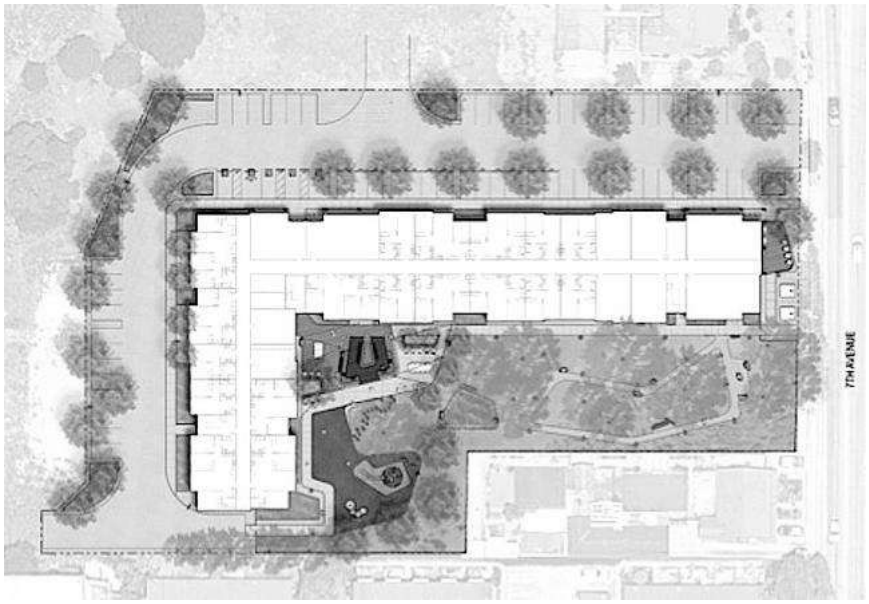
I want to understand whether there is an independent, Coastal Act-based protection here, beyond what the County's local ordinance provides, given how specifically this area has already been identified and named in official project documents.

Thank you again for your continued attention to this.

Sincerely,
Jenny







On Sep 2, 2026, at 2:16 PM, Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov> wrote:

Hi Jenny,

I will do my best to answer your questions below, but I would note, as I have stated before, that many of these questions are best answered by County staff as the County is the primary permitting agency for the project. I am cc'ing County planners Jonathan DiSalvo and Mark Connolly so that they can fill in any gaps. Please see my responses to your questions below in red.

Thanks,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Jennifer Oatey <joatey@icloud.com>
Sent: Wednesday, September 2, 2026 10:07 AM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Urgent: Coastal Act Compliance Questions Before December 11 — App. No. 261178

[You don't often get email from joatey@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr. Clark,

I'm writing to raise several urgent questions directly, given that the developer has publicly stated they intend to break ground on December 11.

1. Status of the Board's acceptance: Your office's May 2026 staff report gave the Board of Supervisors until November 14, 2026 to formally accept the Commission's suggested modification (the "smallest feasible footprint" / 3.5-acre condition) for it to take legal effect. Has the Board formally accepted this modification? If a construction start date of December 11 is being publicly discussed before that acceptance occurs, is that consistent with the Coastal Act process, or premature? The Board of Supervisors accepted the Commission's suggested modifications on June 9, 2026, and this acceptance was reported to the Commission on July 10, 2026. Accordingly, the LCP amendment rezoning the property to C-2-D-Min, including as modified by the Commission, has been legally certified.

2. Construction before Coastal Development Permit issuance: This project has not yet received a Coastal Development Permit. Can you confirm whether any site work or construction activity is legally permissible in the coastal zone before a CDP is issued, and what recourse exists if construction begins before that approval? Development within the coastal zone that requires a coastal development permit cannot commence without an issued CDP. The applicant is actively pursuing a CDP (application number 261178). the

3. Retaining wall and natural waterway impact: I understand the County is requiring a 4-foot retaining wall as part of this project's water management design. I want to understand the environmental impact of this: doesn't a retaining wall of that height redirect or block water that would otherwise flow naturally into the site's existing waterways, rather than allowing it to reach them directly? Given the site's proximity to the harbor, I'd like to understand how this structure affects natural hydrology and drainage patterns, and whether that impact has been evaluated as part of the project's environmental review. This question is best directed to the County.

4. Traffic, parking, and habitat impact: Has the project's traffic and parking impact been evaluated specifically for its effect on the surrounding habitat, not just on neighborhood circulation? Given the site's proximity to the harbor and preserved habitat areas, I want to understand whether increased vehicle traffic, parking surface runoff, and associated noise and light have been assessed for their cumulative effect on wildlife using or moving through this site and the adjacent harbor-area habitat, and whether that analysis is part of the project's environmental record. This question is best directed to the County.

5. Public access, revisited: You previously confirmed, in writing, that Commission staff personally recommended public access to the site's green space, and that this was declined by both the developer and County citing liability. Given that California Civil Code § 846 already provides landowners immunity from liability for allowing public recreational access with no fee charged, I am asking again, formally, whether this position can be revisited before any final approval, particularly given the accelerated construction timeline now being discussed. This was a recommendation made by Commission staff but because the CDP is currently being processed by the County, this is ultimately something to be worked out by the County and project applicant. While the LCP does require the maximization of coastal access and public recreation opportunities, nothing in the LCP specifically requires that the shared open space for multifamily residential development projects be open to the general public.

6. Tree and habitat protection: Given that the preserved oak grove has been described by your office as protected, and by Santa Cruz County Code Chapters 16.34 and 16.32 as significant trees and sensitive oak woodland habitat, will the Coastal Development Permit include binding, recorded conditions, an independent arborist assessment and a permanent Tree Protection Zone, rather than relying on the applicant's informal design commitment? I want to understand whether this will be enforceable before construction begins. I am not sure what oak grove is being referred to here, but I do not have record of our office making formal determinations regarding the status of the oaks on the southeastern portion of the site. Trees that qualify as significant trees may be removed under coastal development permit approval subject to mitigation requirements as determined by the County.

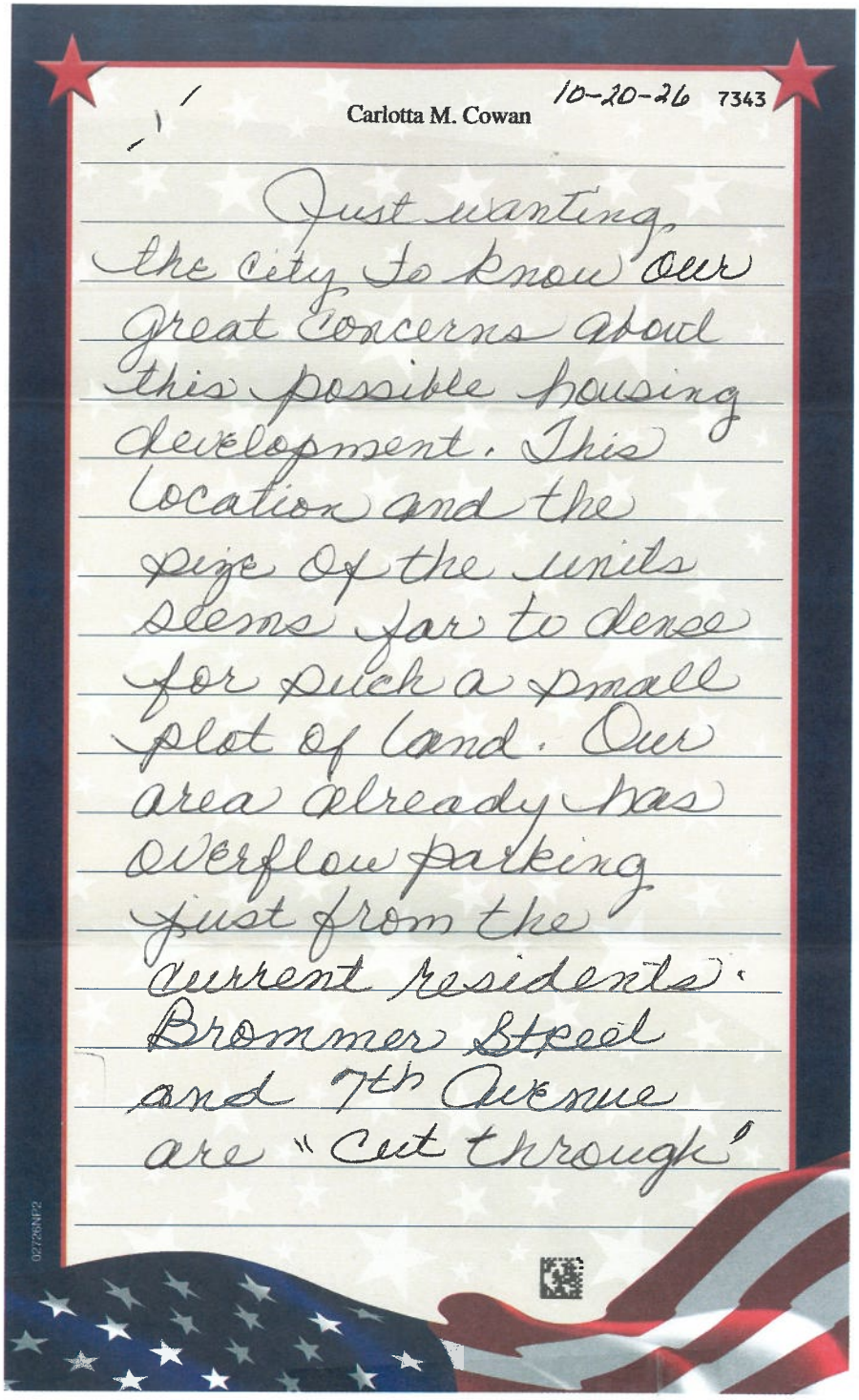
7. Site orientation: Has any coordinated site plan using both Parcel 1 and Parcel 2 together ever been formally evaluated, given that Parcel 2 has no adjacent neighbors and the combined 3.5 acres is what your office's own condition contemplated? If this accelerated timeline means that alternative will never be studied, I want that on the record now. This question is best directed to the County. I would note that the Commission's suggested modifications on LCP amendment LCP-3-SCO-25-0050-2-Part C require that the project be clustered to the southeastern portion of the site to preserve maximum area to the north for other Coastal Priority Uses.

Given the pace at which this project appears to be moving, I would appreciate direct, written answers to each of these questions as soon as you're able to provide them.

Thank you for your continued attention to this matter.

Sincerely,
Jenny

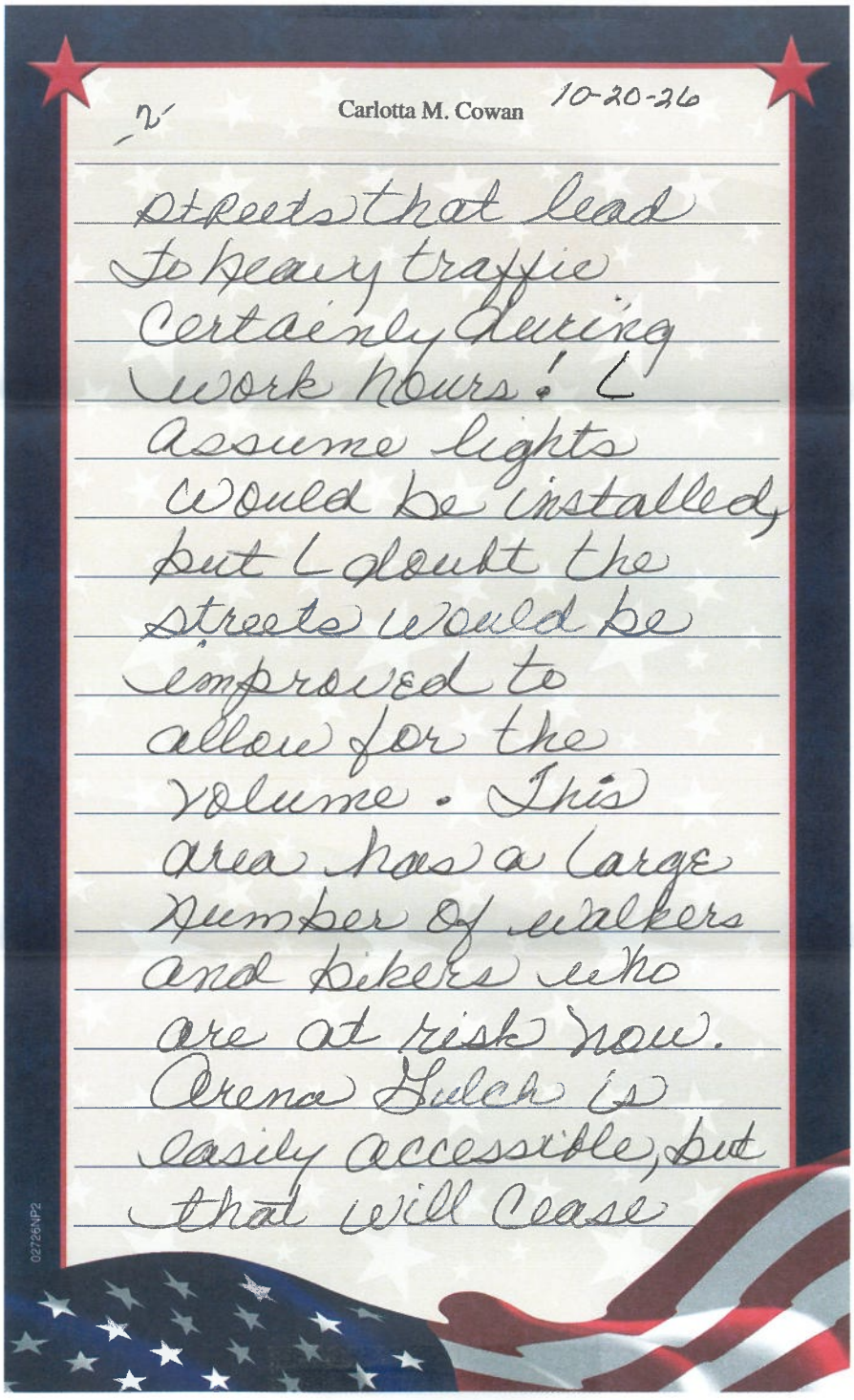
Exhibit M



Carlotta M. Cowan 10-20-26 7343

Just wanting the city to know our great concerns about this possible housing development. This location and the size of the units seems far to dense for such a small plot of land. Our area already has overflow parking just from the current residents. Bronmer Street and 7th Avenue are "cut through"

Exhibit M



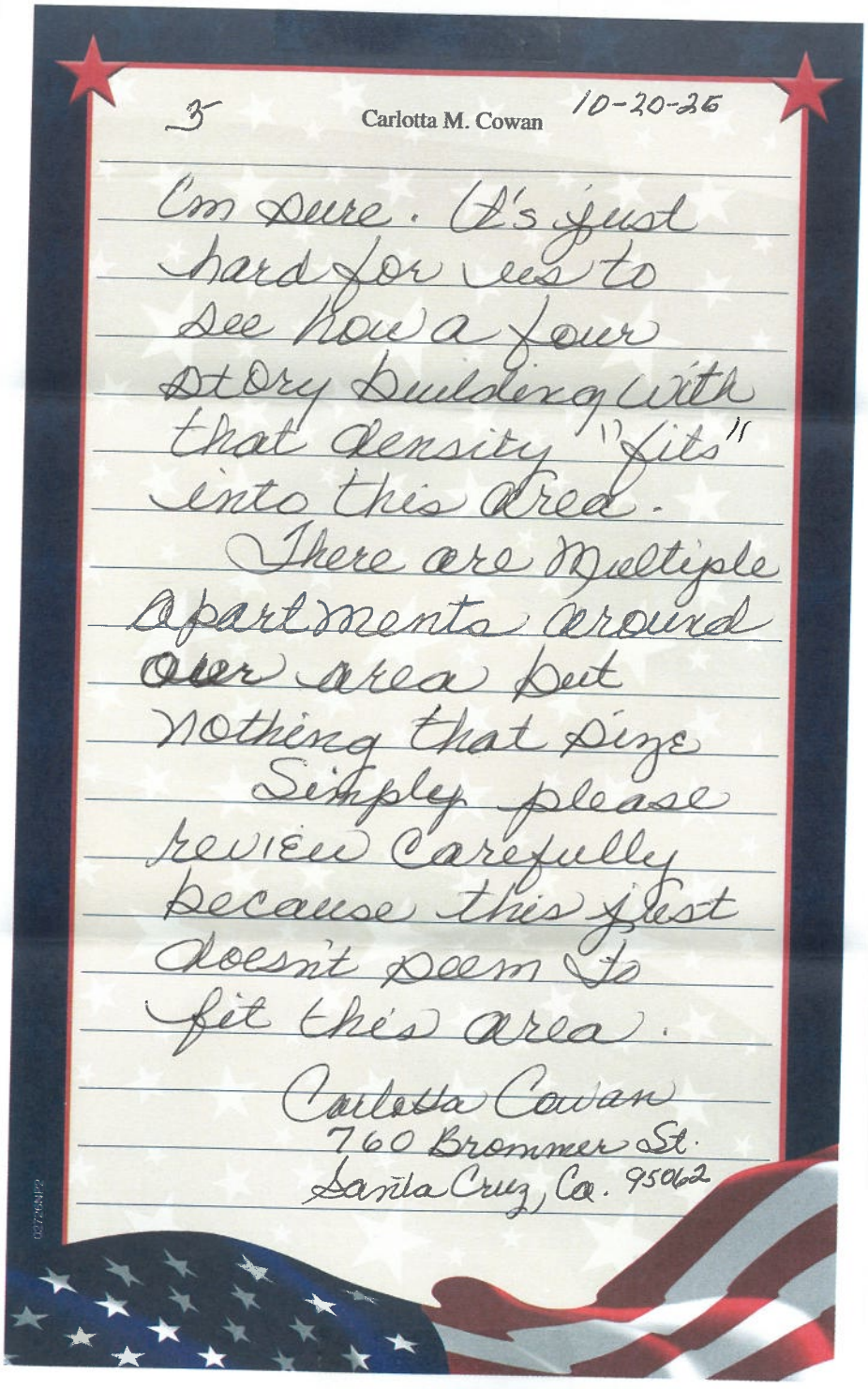
Carlotta M. Cowan 10-20-26

2

streets that lead to heavy traffic certainly during work hours! I assume lights would be installed, but I doubt the streets would be improved to allow for the volume. This area has a large number of walkers and bikers who are at risk now. Arena Gulch is easily accessible, but that will cease

02726-NP2

Exhibit M



3 Carlotta M. Cowan 10-20-25

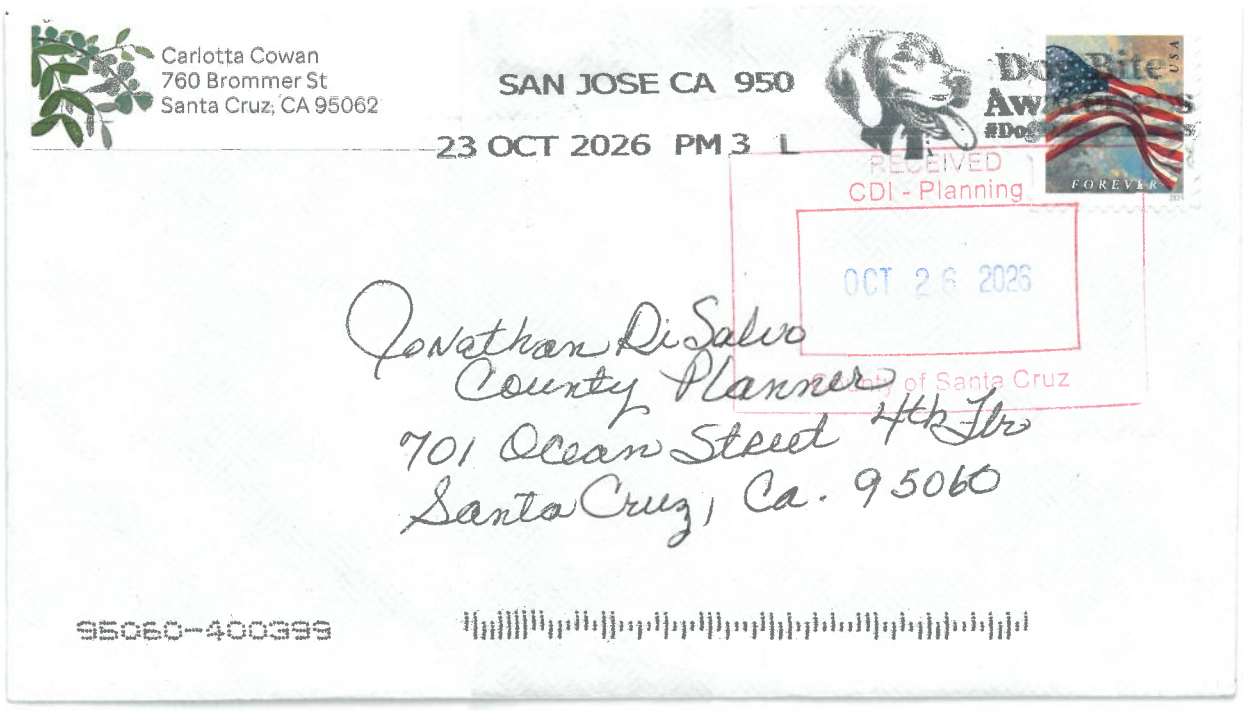
Im sure. It's just hard for us to see how a four st Dry Building with that density "fits" into this Area.

There are Multiple Apartments around our area but nothing that size.

Simply please review carefully because this just doesn't seem to fit this area.

Carlotta Cowan
760 Bronmer St.
Santa Cruz, Ca. 95062

Exhibit M


Carlotta Cowan
760 Brommer St
Santa Cruz, CA 95062
SAN JOSE CA 950
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CDI - Planning
OCT 26 2026
of Santa Cruz
Jonathan DiSalvo
County Planner
701 Ocean Street 4th Flr
Santa Cruz, Ca. 95060
95060-400393

Exhibit M

Jonathan DiSalvo

From: Jonathan DiSalvo
Sent: Thursday, July 30, 2026 4:40 PM
To: Jennifer Keck
Subject: Re: Follow-Up — Coastal Development Permit Confirmed, 7th Avenue & Brommer Street (App. No. 261178)

Hello Jennifer,

Please see responses below.

1. Stormwater Design - the project is required to meet design requirements as set out in the County Design Criteria. Engineering work is still underway. To view plans and application materials for the project (thus far in the design process), please feel free to submit a Records Request for Application No. 261178, here: Records Request Form. You will also find the Development Review Group letter with attached review comments from DPW Stormwater Engineering staff in the project file for your review.

2. In his June newsletter, Sup. Manu Koenig provided a write-up of the project background. Here is an excerpt from the newsletter:

"Why Three Acres? Under the Surplus Land Act process, the County evaluated qualifying affordable housing proposals in accordance with State law before entering negotiations. Following a competitive process that drew nine responses from affordable housing developers, Community HousingWorks was selected as the affordable housing developer based on the depth and number of affordable units proposed. The proposal includes: (1) Construction of approximately 100 affordable homes on ~2.36 acres. (2) Acquisition of an additional ~1.14 acres to preserve the potential for future affordable housing, should the project move forward.
The 3.5-acre housing area was not selected arbitrarily. Over the past several years, County staff worked closely with the California Coastal Commission and the California Department of Housing and Community Development to determine how affordable housing could be accommodated while preserving the remainder of the site for visitor-serving uses, open space, and protection of coastal resources. As reflected in the County's Local Coastal Program amendments, the Coastal Commission required that any housing development be clustered into the smallest feasible footprint, generally along 7th Avenue and Stagg Lane, with the housing area limited to no more than 3.5 contiguous acres, including parking, paths, landscaping, and required open space. The Coastal Commission also required that, once the affordable housing project receives its Coastal Development Permit, any portion of the site not intended for housing will automatically revert to its underlying C-2 commercial zoning, removing the ministerial overlay from the balance of the property. This ensures that the remainder of the site remains available for visitor-serving development, community open space, and protection of coastal resources, consistent with the County's long-standing vision."

The 1.14 acres referenced above in Sup. Koenig's response could be used for a second phase of housing development, with additional housing beyond the currently proposed 100 units. We do not have any plans for this future phase; all development efforts and funding are solely for the first Phase of 100 units. The entire site's zoning (all 8 acres) allows for the development of up to 45 dwelling units per acre and this development potential was analyzed in the Sustainability Update Environmental Impact Report and the subsequent Addendum for the County's Housing Element. This potential, however, is far more than would be developed on the site.

Exhibit M

3. Plan Line - I've forwarded your question to DPW Roadway Engineering staff. Here is their response: *"There was a plan line adopted by the Board in 2001 for 7th Ave, but it did not have a standard for the portion of 7th Ave along the project frontage. Since there is no adopted plan line standard at that location, we defer to the County Design Criteria for standards. I am not following on her question regarding the left turn at the intersection. The Brommer improvement project she is referring to did include the addition of a right turn pocket at west-bound Brommer; however, there's nothing to preclude left turns at the intersection."*

4. Public Access - the project as designed includes a park for its residents. This would likely be a private park and not publicly accessible. The remainder of the larger property (not either of the housing sites) would be available for visitor-serving development, community open space, and protection of coastal resources, consistent with the County's long-standing vision.

5. Coastal Permit process - at this point, the Applicant is preparing for submittal of plans for a second Development Review Group meeting. The Coastal Permit processing pathway will depend on the final project scoping; however, at this point it is envisioned the project would qualify as a "Minor Development" as it pertains to Coastal Permit processing and at minimum is subject to a 15-working day public notice. Members of the public can request a public hearing during that notification period. If one is requested, then a Zoning Administrator hearing would be scheduled. As an adjacent neighbor, you will receive a mailed notice.

Thank you,

Jonathan DiSalvo
Senior Planner
Community Development & Infrastructure
Email: jonathan.disalvo@santacruzcountyca.gov
Phone: 831-454-3157
701 Ocean Street, Room 400

Book time to meet with me

From: Jennifer Keck <jmkeck@yahoo.com>
Sent: Thursday, July 30, 2026 12:30 PM
To: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Subject: Re: Follow-Up — Coastal Development Permit Confirmed, 7th Avenue & Brommer Street (App. No. 261178)

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

In addition to my last emai:
Stormwater and permeable surfaces: Given the site's proximity to the harbor, could you confirm whether the proposed parking areas and driveways comply with the County's Low Impact Development/stormwater infiltration requirements? Specifically, are the parking and driveway surfaces designed as permeable paving or with an on-site infiltration system, or are they fully impermeable paving? Where does stormwater runoff from these areas ultimately drain, and has a drainage/stormwater study been completed that could be made available for review?

Thank you,
Jenny Oatey

Exhibit M

On Thursday, July 30, 2026 at 12:08:46 PM PDT, Jennifer Keck <jmkeck@yahoo.com> wrote:

Dear Mr. DiSalvo,

Thank you for taking my call today. As requested, I'm putting my questions in writing so you can review and respond formally.

1. Unit count across phases: My understanding is that the County approved the sale of 3.5 acres (combining the 2.36-acre and 1.14-acre parcels) specifically for a 100-unit affordable housing project. The current application concentrates all 100 units on the 2.36-acre parcel, and you indicated on our call that a future, separate project is anticipated on the remaining 1.14-acre parcel. Does that future project add units beyond the 100 already approved for the combined 3.5-acre area, and if so, does that exceed what was originally approved or environmentally analyzed for this site? I'd appreciate clarification on whether the "100 units" figure was intended as a cap for the full 3.5 acres, or only for the current 2.36-acre phase, with additional units anticipated separately on the remaining parcel.

2. Left-turn access versus the 2001 plan line: The applicant has indicated they have been granted the ability to allow left turns onto 7th Avenue at the Brommer Street intersection. This appears inconsistent with the County's own adopted planning history for this exact intersection: the "7th Avenue North of Eaton Street Improvement Project" plan line, approved by the Board of Supervisors in June 2001, was explicitly designed based on resident input to have 7th Avenue "serve the neighborhood needs first, rather than create a wider street that could be viewed as a thoroughfare." The County's own "Brommer Street Phase I" project (completed 2003) built a right-turn lane onto 7th Avenue at this intersection — not a left-turn lane. Could you confirm what traffic safety analysis supports allowing left turns at an intersection whose own adopted plan line and built infrastructure were specifically designed around right-turn movement only?

3. Public access to the green space: The proposed site plan appears to enclose the rear open space/green space area within the development's footprint, effectively blocking public access to it. Given that this site's Local Coastal Program history and designation have included public recreational access as part of the intended mix of uses, could you confirm whether the current design provides any public access to that green space, and if not, whether that is consistent with the public access protections the Coastal Commission's own conditions for this site are intended to secure?

I'd also appreciate confirmation of when the project is expected to go before the Zoning Administrator for the Coastal Development Permit hearing, once the second Development Review Group meeting concludes.

Thank you again for your time on the phone, and for looking into these questions.

Sincerely,
Jenny Oatey

Reply

Exhibit M

Outlook

Re: 🚨 Urgent Questions: Density Calculation, Water Management, Parking, and Disaster Funding — App. No. 261178

From Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

Date Fri 9/11/2026 12:01 PM

To Jennifer Keck <jmkeck@yahoo.com>; nolan.clark@coastal.ca.gov <nolan.clark@coastal.ca.gov>; senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>; mcastro@calhfa.ca.gov <mcastro@calhfa.ca.gov>

Cc Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; Jamie Sehorn <Jamie.Sehorn@santacruzcountyca.gov>; Justin Cummings <Justin.Cummings@santacruzcountyca.gov>; Jillian Ritter <Jillian.Ritter@santacruzcountyca.gov>; news@lookoutlocal.com <news@lookoutlocal.com>; chris@lookoutlocal.com <chris@lookoutlocal.com>; pkhattis@santacruzsentinel.com <pkhattis@santacruzsentinel.com>

Hello Jennifer,

Thank you for your detailed correspondence and for articulating the concerns regarding the proposed affordable housing project at 7th Avenue and Brommer Street. This project is a 100-percent affordable housing development proposed within the Ministerial Combining District (County Code Sections 13.10.494-13.10.497).

For background, the Ministerial Combining District identifies properties where qualifying multifamily housing developments are entitled to ministerial, or by-right, review in accordance with the provisions of Government Code Section 65583.2 and related amendments, as well as Programs H-1B and H-1C of the 2023 Housing Element of the Santa Cruz County General Plan.

Qualifying projects on parcels designated with the "-Min" Combining District are subject only to objective, quantifiable, written development standards, conditions, and policies of the General Plan/Local Coastal Program and/or Zoning Code applicable to multifamily developments in the underlying zoning district. These standards, conditions, and policies must be applied by the County in such a manner as to facilitate and accommodate the qualifying housing development at the density permitted on the site and proposed by the developer in order to meet the County's lower-income Regional Housing Needs Allocation (RHNA) for the 6th cycle. If the Applicant elects for the provisions of Density Bonus Law, as is the case with this project, any concessions or waivers granted under State Density Bonus Law are not considered a failure to comply with objective standards.

Density

Density calculations are based on the gross site area, per County Code Section 13.10.700-D. Under State Density Bonus Law (SDBL), the base density for the C-2-D-MIN zone district is 45 units per acre, resulting in a base density of 107 units for this site. Due to the number of affordable units proposed, the project qualifies for an 80-percent density bonus -approximately 86 additional units. If the applicant were seeking maximum density, they would be entitled to roughly 193 units on the 2.36-acre site. The current proposal of 100 units is well-below what is allowed under State law.

Height and Massing

The C-2-D-Min zone district allows a maximum building height of 40 feet and three stories. The proposed building is four stories with a maximum height of 58 feet, two inches, which exceeds the height and stories standards by 18 feet, two inches and one story. The project has elected for "waivers" under SDBL to allow for the height and stories as proposed.

Exhibit M

Setbacks

The portion of the building located along the southern edge of the parcel would be approximately 25 feet from the southern property line, exceeding the required 20-foot side yard setback for the third and fourth stories. Overall, the project meets or exceeds all front, side, and rear yard setback requirements. Required setbacks in the C-2-D-Min district include a 10-foot front setback, 5-foot side setbacks (10 feet on the south side), 20-foot setbacks for upper-story side yards, and a 5-foot rear setback. The building is set back approximately 21 feet at the front, 25 feet, 136 feet, and 75 feet from the southern side property line, 59 feet from the rear property line, and 71 feet from the northern side property line.

Parking and Traffic

Under SDBL, the County may not require parking ratios exceeding one space per zero to one bedroom unit, one and one-half spaces per two to three bedroom unit, and two and one-half spaces per unit with four or more bedrooms (Gov. Code § 65915(p)). For this project, that equates to a maximum of 127 parking spaces. SDBL also allows applicants to request additional parking concessions (Gov. Code § 65915(p)(5)). The applicant has utilized this provision to reduce parking, and thus, the project proposes a total of 66 spaces.

The development is subject to Live Oak Transportation Improvement (TIA) fees at the rates listed in the Unified Fee Schedule, currently $4,200 per multifamily unit. The project will also be required to provide a fair-share contribution toward critical transportation facilities based on its trip generation, in addition to standard TIA fees.

Stormwater Management, Erosion, Grading, Water, Sewer

Stormwater, grading, and erosion control plans are included in the DRG application materials (Application No. 261178, APN 026-261-16) and may be viewed through a Records Request: https://cdi.santacruzcountyca.gov/UPC/RecordsParcelResearch/RecordsRequestForm.aspx

The project is under review by DPW Stormwater Management staff and other applicable agencies and must comply with all objective standards in the County Design Criteria for stormwater management before final permit approval of the building, grading, or encroachment permits. Compliance with the accepted geotechnical report (REV261091) will also be required at the building permit stage.

A Sewer Availability Letter has been issued confirming capacity to serve the project. The applicant is working with the City of Santa Cruz Water Department to obtain a water will-serve letter, which will be required before a building permit can be issued. The project must meet all fire flow requirements per Central Fire District and the City of Santa Cruz Water District at the building permit stage.

Tree Protection

The project includes a large park area with trees and landscaping, along with landscaping and trees around much of the site perimeter. Plans detailing proposed landscaping and existing tree protection measures are available through the Records Request process linked above. A biotic report (REV261090) and an arborist report have been submitted and are under review. The County will apply objective tree protection standards per County Code, and a tree protection plan with construction requirements has been included in the project plans.

Alternative Designs

Because this is a ministerial, by-right affordable housing project within the Ministerial Combining District, County review is limited to the application of objective, quantifiable development standards, conditions, and policies applicable to multifamily development in the base zoning district. These standards must be applied in a manner that facilitates the project at the permitted density. County evaluation will follow all State and Local regulatory

Exhibit M

requirements applicable to this type of affordable housing project. The project must meet all applicable objective standards prior to issuance of the building permit.

Thank you,

Jonathan DiSalvo
Senior Planner
Community Development & Infrastructure
Email: jonathan.disalvo@santacruzcountyca.gov
Phone: 831-454-3157
701 Ocean Street, Room 400

Book time to meet with me

From: Jennifer Keck <jmkeck@yahoo.com>
Sent: Wednesday, September 9, 2026 2:15 PM
To: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; nolan.clark@coastal.ca.gov <nolan.clark@coastal.ca.gov>; senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>; mcastro@calhfa.ca.gov <mcastro@calhfa.ca.gov>
Cc: Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; Jamie Sehorn <Jamie.Sehorn@santacruzcountyca.gov>; Justin Cummings <Justin.Cummings@santacruzcountyca.gov>; Jillian Ritter <Jillian.Ritter@santacruzcountyca.gov>; news@lookoutlocal.com <news@lookoutlocal.com>; chris@lookoutlocal.com <chris@lookoutlocal.com>; pkhattis@santacruzsentinel.com <pkhattis@santacruzsentinel.com>
Subject: Re: Urgent Questions: Density Calculation, Water Management, Parking, and Disaster Funding — App. No. 261178

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello all,
I am writing regarding the proposed **100-unit development at 7th Avenue and Brommer Street** and the concerns being raised by the surrounding community. More than 1,500 people have now signed the petition regarding this development. Their concerns are not about whether affordable housing should be built, but about the scale, configuration and impacts of the project as it is currently proposed
While reviewing the County's Housing Element public engagement record, I came across the following statement made during the discussion of higher-density housing and existing neighborhoods:
"***Higher buildings will mostly be on main corridors — will not be backing up to single family residential."***
This immediately stood out to me because it speaks directly to one of the primary concerns surrounding the current design of the 7th Avenue/Brommer project.
I understand that affordable housing was contemplated for this site, and I am not questioning that. Everyones concern is how the development is being configured and how heavily its impacts are being concentrated along the existing residential neighborhood.
The current proposal places 100 units and a four-story building on the 2.36-acre parcel directly adjacent to existing homes. Meanwhile, the neighboring 1.14-acre parcel is also anticipated for affordable housing and has no directly adjacent residential neighbors.
I am asking the County to seriously evaluate spreading the affordable housing development **across both parcels rather than concentrating 100 units on the parcel directly against the existing neighborhood.**
Using the larger available area could potentially allow for lower building heights along the residential edge, greater setbacks and privacy buffers, additional landscaping and tree protection, sufficient on-site parking, and a site design that better distributes the impacts of the development.
The four-story height and overall mass of the current proposal is overwhelming in relation to the surrounding environment, which is predominantly one- and two-story residential development. At minimum, the building

should substantially step down where it faces existing homes, with the greatest height and density shifted toward portions of the property without adjacent residential neighbors.

Parking and circulation also need to be considered as part of this design decision. Concentrating this many units on such a small portion of the property while providing limited parking has the potential to push additional vehicles onto surrounding streets and further increase congestion along 7th Avenue and Brommer Street. Sufficient on-site parking should be incorporated so the surrounding neighborhood is not expected to absorb the additional parking demand created by a 100-unit development.

I am also requesting that the County fully evaluate the infrastructure impacts associated with placing 100 units on this portion of the property.

Of particular concern is **stormwater and drainage** associated with the proposed grading and retaining walls. Existing residential properties directly border the development site, and there is an existing change in grade between portions of the site and neighboring properties.

I would like clarification regarding where stormwater from the developed site will be directed, how runoff and subsurface water associated with retaining walls will be managed, and what protections will be required to ensure that additional **runoff, groundwater, drainage, erosion, or slope impacts** are not directed toward neighboring properties.

Please provide or identify any existing or required grading plans, drainage studies, hydrology reports, stormwater management plans, geotechnical reports, and retaining-wall drainage plans associated with this project.

I am also requesting clarification regarding water supply and sewer capacity.

Has the appropriate water provider confirmed that sufficient water supply and infrastructure capacity are available to serve this development, including domestic water demand and required fire flow?

Has the appropriate sanitation district evaluated whether the existing sewer infrastructure has sufficient capacity to accommodate the additional wastewater generated by 100 units?

If improvements or upgrades will be required for water, sewer, stormwater, drainage or other infrastructure, please identify those improvements, who will be responsible for them, and whether they have been incorporated into the current project design.

I am specifically requesting that the County evaluate an alternative site plan that:

• Distributes the affordable housing development across both parcels rather than concentrating the impacts along the existing residential neighborhood
• Reduces building height and overall mass along existing residential properties
• Shifts the greatest density and building height toward areas without adjacent residential neighbors
• Preserves and protects the existing mature coast live oak grove, including appropriate Tree Protection Zones and long-term protection of the root systems
• Provides sufficient on-site parking for the proposed unit mix
• An accurate study of the traffic, parking and circulation impacts on the surrounding neighborhood
• Fully evaluates stormwater, drainage, grading, retaining-wall and geotechnical impacts on neighboring properties
• Confirms adequate water supply, fire-flow capacity and sewer capacity before approval
• Makes more thoughtful use of the land available for affordable housing rather than concentrating the greatest impacts along one residential edge

Can you please clarify whether the County has evaluated such an alternative?

If these alternatives have not been evaluated, **I am formally requesting that they be considered before the project moves forward to approval.**

I would also like to understand how the County is evaluating the current design against the Housing Element's neighborhood compatibility and siting principles, particularly given **the statement in the County's own public engagement record regarding taller buildings not backing up to single-family residential neighborhoods.**

I also want to emphasize that these concerns extend well beyond my individual property. More than 1,500 people have now signed the petition regarding this development, demonstrating significant community concern about the project's current scale, height, design, traffic, parking, infrastructure impacts, and relationship to the surrounding neighborhood.

Our residents are asking to be heard before decisions are made that will permanently affect this area. I am asking the County to take that level of public concern seriously and meaningfully evaluate reasonable alternatives before the project moves forward.

Please include this correspondence, the questions raised above, and these formal requests as part of the record for the project and any future Zoning Administrator review.

I would appreciate a **written response** addressing these questions and identifying any existing studies, reports or agency determinations related to these issues.

Thank you,
Jenny Oatey

On Wednesday, September 2, 2026 at 01:15:02 PM PDT, Jennifer Keck <jmkeck@yahoo.com> wrote:

Hello all,

I've found something in the numbers that I need a direct, written answer on because, as I understand it, it may mean this project's density has never actually been calculated correctly.

Based on the site plan graphics I've reviewed, **approximately 24% of the 2.36-acre parcel where the 100 units are concentrated appears to be designated as preserved habitat and Tree Protection Zone, non-buildable land.** That would leave **roughly 1.79 net buildable acres** rather than the full 2.36 acres. Please confirm whether those numbers are correct.

I understand the site's base zoning is the County's "RF" (Residential Flex) district, created through the 2023 Housing Element update to meet the County's state-mandated RHNA housing allocation, which allows up to 45 dwelling units per acre.

So I want a direct answer to a direct question: Was the 100-unit density calculated using the full 2.36-acre parcel, including land the applicant itself says cannot be built on, or was it calculated using the actual buildable acreage after excluding the preserved area?

If the calculation used the full gross parcel size, I want the County to explain the legal basis for doing so and provide the actual calculation used to establish the project's allowable base density before any density bonus was applied.

I also need to know:

1. What specific density bonus percentage is being applied, and on top of what base number?
2. Is the project relying on AB 2334, or another provision allowing increased or unlimited density based on proximity to a qualifying "major transit stop"? If so, please identify exactly what provision is being used, what transit stop or service qualifies this site, and the evidence that it meets the legal definition. A nearby bus stop alone does not answer that question.

Given this, **we are again asking that the 100 units be spread across the full 3.5 acres already entitled for this project, rather than concentrated onto the 2.36-acre parcel** where, by the applicant's own account, **roughly 24% of the land cannot even be built on.**

Separately, several other unresolved items compound my concern about how thoroughly this project has actually been vetted, especially with a construction start date now publicly announced:

• Construction timeline: The developer has stated they intend to break ground on December 11. There is still no Coastal Development Permit, no completed second Development Review Group meeting, and no scheduled public hearing. What specific legal authority allows a construction start date to be treated as fixed when the approval process has not concluded?

I want written confirmation of what, if anything, could legally proceed before final approval. **Specifically, can any grading, site preparation, tree work, demolition, or construction begin before the Coastal Development Permit is issued and the County's approval process is complete?**

• Retaining wall and natural waterways: I understand the County is requiring a 4-foot retaining wall as part of this project's water-management design. **How will a wall of that height affect water that would otherwise flow naturally across the site and into its existing drainage areas or waterways, particularly given the site's proximity to the harbor? Has the impact on natural hydrology been evaluated?** If so, please provide the analysis.

•Traffic and parking: There are approximately **52 available on-street parking spots** along the entire 1.2-mile stretch from Capitola Road to Eaton Street. Against that reality, 66 on-site spaces for 100 units, 25 of them three-bedroom family units, is not a credible buffer.

Has a real traffic and circulation study been completed, and does it account for actual available street-parking capacity in the surrounding area, not just the site itself? Please provide the studies the County is relying on, including when they were completed, and whether current traffic conditions were measured before, during, or after the Murray Street Bridge's closures, given its extended, multi-phase construction schedule.

• Heritage tree preservation: Santa Cruz County Code Chapters 16.34 and 16.32 provide protections related to significant trees and sensitive habitat in the Coastal Zone. Given that, will the County require, as an actual binding condition of approval, an independent ISA-certified arborist assessment establishing a protected root zone for each retained tree and an enforceable Tree Protection Zone or other permanent protection so that this preservation survives beyond the current developer's design commitment?

I also want to know what will actually be prohibited within those protected areas during construction, including excavation, trenching, soil compaction, material storage, equipment access, and changes in grade.

I want written confirmation of whether these trees will receive permanent, enforceable protection, not simply remain a design choice that could change again later.

Finally, I want to raise something that I believe deserves real scrutiny: this project is funded through federal disaster-recovery dollars.

Santa Cruz County's own 2026 Civil Grand Jury investigation found that **only 18% of homes destroyed in the CZU Fire have been rebuilt, more than five years later.** *Supervisor Koenig* has publicly cited CZU Fire families who resettled in Live Oak as a reason this project matters, which has led residents to ask why disaster-recovery funding isn't being prioritized toward **rebuilding CZU survivors' homes first.**

I want a clear explanation of what federal disaster-recovery funding is being used for this project, what restrictions govern that money, why this project was selected to receive it, and whether any of those funds could legally be used for individual CZU home rebuilding or other direct recovery assistance. If they cannot, please explain why.

Exhibit M

I also want you to be aware that this is not a concern held by one household.
Our petition opposing the current design of this project has surpassed **1,400 signatures** (72% of whom are Live Oak residents), and **more than 100 residents** showed up in person at the developer's August 30 Live Oak Farmers Market event specifically to voice these same concerns.
This is a real, growing, and increasingly frustrated part of the community, not an isolated objection.
To date, community engagement on this project has consisted of a small, private Zoom meeting for immediate neighbors and a pop-up booth at a farmers market. Given the scale of community concern, the accelerated construction timeline the developer has publicly announced, and the number of substantive, unresolved questions raised above, we believe a direct meeting with the Supervisors themselves, not only County staff or the applicant, **is warranted.**
We are asking for both of the following:

1. **A formal opportunity for these issues to be heard by the Board of Supervisors.** Please let us know what mechanism is available to formally request an agenda item, Board referral, appeal, or other public process specifically addressing this project so residents can raise these concerns in a formal setting and have them entered into the official record.
2. **A separate, direct meeting or town hall between affected residents and Supervisors Koenig and Cummings**, given the district impact, to discuss the outstanding questions above.

I am requesting substantive, written answers to each item raised in this letter, not general assurances that the project is "by-right" or already compliant.
Given how many questions remain open, how quickly this appears to be moving, and how many residents share these concerns, I believe this project needs to be re-examined before it goes any further.
Please also let us know how to formally request an agenda item and your availability for a direct community meeting.
I expect a substantive response.

Thank you,
Jenny
7th Ave Resident

Jonathan DiSalvo

From: Diana Enos <enoshome01@gmail.com>
Sent: Wednesday, September 2, 2026 11:31 AM
To: Jonathan DiSalvo
Subject: 7th/Brommer & Seabright

Flag Status: Flagged

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

We are not opposed to affordable housing.
We are opposed to inappropriately large-scale buildings that don't match the surrounding neighborhoods.
Additionally, the streets are narrow and we have a lot of foot and bike traffic in addition to busy vehicle traffic.
Why can't they build duplexes or limit the height to two-stories?

Thank you,
Diana and James Enos
Voters

Exhibit M

Outlook

OPPOSE Application No. 261178

From Diana Enos <enoshome01@gmail.com>
Date Tue 10/20/2026 4:11 PM
To senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>; Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Please include my letter in the official public record.

Here's what we know so far:
• The current proposal is for 100 affordable rental units on just 2.36 acres, with a four-story building reaching 58 feet, 2 inches, only 66 on-site parking spaces and only 52 street parking spots.

• An additional 1.13 acres is anticipated for future housing, and a third parcel of approximately 4.81 acres may also accommodate future development, subject to zoning & coastal restrictions.

• At the September 26, 2026 town hall, Supervisor Manu Koenig stated that three phases of approximately 100 units each are anticipated. That means we could eventually be looking at approximately 300 units, which could mean up to 600 more residents in an already highly populated area. The excessive population increase will degrade the quality of living for all.

Here are the main issues:

- **Height & density:** Need to reduce and redesign the number of units and building height (58.2 ft tall) to better fit our one- & two-story neighborhood.
- **Traffic & parking:** Provide adequate on-site parking, address existing congestion on 7th Avenue & evaluate access from Brommer Street.
- **Emergency evacuation:** Require a dedicated evacuation analysis for our neighborhood, Harbor users & beach visitors, including the impacts of future phases. The Fire Marshal's approval of project fire access does not answer the larger evacuation questions.
- **Public open space:** Preserve meaningful, publicly accessible park space for the entire Live Oak community.
- **Natural drainage & infrastructure:** Explain how the retaining wall, grading, water, sewer, stormwater systems & METRO service will accommodate this development and any future phases.
- **Public funding & transparency:** County records reference more than $46 million in disaster-relief funding secured for this development. With that level of public investment, why aren't we seeing more improvements to the surrounding community? Our sidewalks need repairs, 7th Avenue Park needs cleanup & restoration, and Live Oak needs more accessible public open space. Why aren't improvements to roads, pedestrian safety, drainage & public transit being addressed alongside this development? Please explain exactly how the money is being spent, identify any restrictions on its use & determine whether eligible funds can support these improvements. **If millions in public funding are being invested in our neighborhood, what benefits will the surrounding community receive? Public funding should benefit Live Oak, not become a reason to rush decisions that will affect us for generations.**
- **Future development:** Consider the cumulative impacts of the additional units already being discussed before approving the first 100.

Thank you,
Diana Enos
Live Oak Resident and Voter

Exhibit M

Outlook

Brommer/7th app261178

From Vikki Fehr <vikkifehr@yahoo.com>
Date Wed 10/14/2026 6:13 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

RE: FORMAL OPPOSITION TO APPLICATION NO. 261178 — PROPOSED 100-UNIT DEVELOPMENT AT 7TH AVENUE AND BROMMER

I am writing to express my strong opposition to the proposed development at 7th Avenue and Brommer, identified as Application No. 261178. I respectfully request that your office help ensure that the project receives thorough, transparent, and accountable review before any approval is granted.

I oppose this project as currently proposed and request that it not be approved unless the applicant demonstrates, through complete and publicly available studies, that the project's impacts can be adequately addressed. If those impacts cannot be resolved through substantial redesign, I ask that the application be denied.

The proposal would place 100 affordable rental units on approximately 2.36 acres in a four-story building approximately 58 feet tall, with 66 on-site parking spaces and 52 street parking spaces. This represents an exceptionally intensive use of a relatively small site and raises serious concerns regarding density, building scale, parking, traffic, emergency access, infrastructure, neighborhood compatibility, and cumulative impacts.

Affordable housing is an important public objective. However, that objective does not eliminate the need to comply with applicable planning, environmental, safety, and public-participation requirements. The project should be evaluated on its actual impacts, not approved automatically because it is designated as affordable housing.

My concerns are as follows:

1. Excessive density and incompatible scale

Placing 100 units on 2.36 acres and constructing a building approximately 58 feet tall could substantially alter the character of the surrounding neighborhood. The project may affect nearby residents' privacy, access to sunlight, views, and enjoyment of their homes.

I request that the responsible agencies require a detailed analysis of the project's height, massing, setbacks, building placement, shadow impacts, privacy impacts, visual effects, and compatibility with surrounding properties. If the analysis identifies significant impacts, the applicant should be required to reduce the project's height, bulk, or density and incorporate effective design measures before approval.

2. Inadequate parking and increased neighborhood congestion

The proposal includes 66 on-site parking spaces for 100 units and appears to rely in part on 52 street parking spaces. Existing public parking should not be treated as guaranteed project parking, particularly where those spaces may already be needed by current residents, visitors, service providers, and emergency responders.

I request that officials require and publicly release:

- A current parking-occupancy study covering weekdays, evenings, weekends, and overnight periods;
- A realistic parking-demand analysis based on the proposed unit mix, household characteristics, visitors, employees, service providers, and accessible-parking requirements;
- A traffic-impact and circulation study addressing nearby intersections, pedestrian routes, bicycle travel, transit access, loading areas, and construction traffic;
- An emergency-access analysis confirming that fire, ambulance, and other emergency vehicles can safely reach and serve the site; and
- A specific, enforceable parking-management plan that does not shift the project's parking burden onto surrounding streets.

No approval should be granted unless these studies demonstrate that the project will not create unacceptable congestion, parking spillover, or safety hazards.

3. Infrastructure and cumulative impacts

The project's impacts should be evaluated together with other approved, proposed, or reasonably foreseeable development in the surrounding area. This review should address cumulative effects on traffic, parking, stormwater, utilities, public services, emergency response, pedestrian safety, and neighborhood livability.

I respectfully request that the responsible agencies:

- Identify all relevant nearby projects and reasonably foreseeable development;

Exhibit M

- Explain how cumulative impacts will be analyzed;
- Require the applicant to identify mitigation measures for any significant impacts;
- Confirm that water, sewer, drainage, transportation, and emergency-service capacity are adequate; and
- Make all supporting studies, technical reports, and mitigation plans available to the public before any final decision.

If the existing environmental review does not adequately address these issues, I ask that the agencies prepare supplemental or additional review as required before proceeding.

4. Meaningful public participation and accountability

Residents should receive timely notice of hearings, access to the complete project file, and meaningful opportunities to submit comments before decisions are made. Written objections should receive substantive responses, particularly where they identify specific concerns about safety, parking, infrastructure, environmental impacts, or neighborhood compatibility.

I request that your office ask the responsible agencies to:

- Identify the current status of Application No. 261178 and the next scheduled decision or hearing;
- Provide the name and contact information of the agency and official with authority to approve, modify, or deny the application;
- Confirm the deadlines and procedures for submitting public comments and appeals;
- Make all environmental, traffic, parking, infrastructure, and design documents publicly accessible; and
- Provide written findings explaining how each significant concern was evaluated and resolved.

I respectfully request that your office take the following specific actions:

1. Contact the Santa Cruz County and local officials responsible for Application No. 261178 and communicate my opposition to the project as currently proposed.
2. Request written confirmation of the application's current status, the decision-making body, the anticipated hearing date, and the applicable public-comment deadlines.
3. Ask the responsible agencies to require complete, publicly available studies addressing parking demand, traffic, emergency access, infrastructure capacity, height and massing, privacy, sunlight, visual impacts, and cumulative development impacts.

Exhibit M

4. Request that no final approval be issued until those studies have been completed, independently reviewed where appropriate, and made available for public comment.
5. Urge the decision-makers to require substantial revisions—including reductions in height, bulk, density, or other design changes—if necessary to bring the project into reasonable compatibility with the surrounding neighborhood.
6. Ask the decision-makers to deny the application as currently designed if the applicant cannot demonstrate that the project's significant impacts can be avoided or adequately mitigated.
7. Request a written response from your office identifying what assistance it can provide and directing me to the appropriate local officials and procedures for continued participation.

I want to be clear: **This is not a rejection of affordable housing. It is a request that affordable housing be planned and built responsibly, with appropriate attention to public safety, infrastructure, neighborhood compatibility, environmental review, and the rights of existing residents.** The designation of a project as affordable housing should not excuse inadequate analysis or prevent the public from raising legitimate concerns.

Once a project is approved and constructed, many of its impacts may be difficult or impossible to reverse. For that reason, complete review and effective mitigation must occur before approval, not after construction begins.

I respectfully ask that you take these concerns seriously and help ensure that the appropriate authorities make a well-supported, lawful, and responsible decision regarding Application No. 261178.

Please provide a written response regarding the actions your office can take, the officials with jurisdiction over this application, and the next opportunities for public participation.

Thank you for your attention to this important community matter.

Sincerely,

Vikki Fehr
841 7th Ave.
Santa Cruz, CA

Sent from Yahoo Mail for iPhone

Outlook

Opposition to Application No. 261178 (Proposed Housing Development, 7th Avenue / Live Oak)

From Amy Foxgrover <afoxgrover@gmail.com>
Date Sun 10/18/2026 7:23 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

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10/18/2026

Subject: Opposition to Proposed Housing Development (7th Avenue / Live Oak)

Dear Jonathan DiSalvo,

I am writing to express my strong opposition to the current housing development proposal under review for the 2.36-acre parcel on Brommer and 7th Avenue (Application No. 261178). Please include my opposition in the public record. While I support the concept of housing, the density, height, and severe infrastructure deficits of this specific project pose significant risks to the surrounding Live Oak community.

As currently proposed, a **four-story, 58-foot-tall building with 100 units** is entirely incompatible with our existing one- and two-story neighborhood. My primary concerns center on the critical issues of limited parking and traffic congestion:

- **Severe Parking Deficit:** The proposal allocates only 66 on-site parking spaces for 100 rental units. Furthermore, a recent neighborhood audit confirmed there are only 52 total on-street parking spaces along a 1.3-mile stretch of 7th Avenue, most of which are already occupied by residents, harbor users, and beach visitors. This project will inevitably overwhelm local streets.
- **Traffic and Gridlock:** The addition of 100 units will severely exacerbate existing congestion on 7th Avenue. The County must thoroughly evaluate alternative access options, such as Brommer Street, to mitigate the traffic burden on an already strained corridor.

Additionally, with your recent acknowledgment that future phases could expand this project to approximately **300 units across nearly 8.3 total acres**, it is irresponsible to approve Phase 1 without a comprehensive, cumulative impact study. We urgently need a dedicated emergency evacuation analysis for the neighborhood and concrete plans to preserve public open space and upgrade failing infrastructure (sidewalks, roads, and drainage).

I urge you to reject the current proposal and require the developer to reduce the building's height and unit density to better fit our community, while securing adequate on-site parking. Thank you for your time, leadership, and attention to these critical neighborhood concerns.

Sincerely,

Amy Foxgrover

370 7th Ave

Santa Cruz, CA 95062

Exhibit M

Outlook

Building Notice - B-265458 Feedback / Questions

From James Harrison <harrisonjamesd@gmail.com>
Date Thu 10/29/2026 1:38 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi there,
I live at 110 Clipper Cove, Santa Cruz, CA 95062 - I got a letter about a 100 unit complex planned to be built across the street off 7th ave. Great - we need more housing.

Feedback:
Please don't approve this with only 66 parking spaces planned. The math doesn't work and parking is already tough in the area.

Let me know if there's somewhere else I can provide this feedback or if you have an answer that explains why 66 parking spaces is sufficient for this size complex I'd love to know more.

Thanks,
James

Exhibit M

Outlook

RE: 7th and Brommer Development Concerns

From Jacob Lutz <Jacob.Lutz@santacruzcountyca.gov>
Date Tue 6/9/2026 7:33 AM
To Tracey Weiss <tweiss@oneillseaodyssey.org>; Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Cc Melissa Weiss <scmelweiss@gmail.com>; Kirsten Liske <kirsten.liske@ecoact.org>

Good morning, Tracey,

Thank you for reaching out and for sharing your concerns.

I want to clarify that the item before the Board of Supervisors today is limited to the proposed rezoning of one parcel (905 7th Ave). This action at the Board does not approve a specific development project, site plan, building design, number of units, parking plan, traffic improvements, etc.

Many of the questions you raised — including traffic, height, parking, open space, Stagg Lane access, and site design — relate to the separate development application. I am not the project planner for that development review. Jonathan is the appropriate staff contact for questions specific to the proposed development project, and I would recommend directing those project-specific questions to him.

For background, the broader site has been part of the County's Housing Element implementation work for multiple years. The two other parcels (901 7th Ave & 855 7th Ave) associated with this site were identified for rezoning in the County's Housing Element beginning in 2023, which included a robust public outreach process at that time. Those parcels were also part of subsequent rezoning actions and public review in 2024 and 2025. Today's action is more limited and concerns the remaining parcel proposed for rezoning.

Additional important context is that a separate Board action today concerns a clustered development framework for the consolidated 7th and Brommer site, which includes the three parcels. The main purpose of that framework is to confine any future housing development to the smallest feasible footprint, and in no case larger than 3.5 contiguous acres, generally clustered toward 7th Avenue and the existing residences along Stagg Lane, and away from the Harbor and sensitive coastal resources to the maximum extent feasible. This is intended to help preserve the remaining portions of the site for other potential uses in the future.

I understand your concerns about how any future development may fit into the surrounding neighborhood. Those comments are important and are more appropriately considered as part of the development review process. For today's item, the Board's consideration is focused on the zoning change itself, not approval of the development proposal.

Thank you again for taking the time to write.

Best,

Jacob Lutz

Planner
Community Development & Infrastructure

Phone: 831-454-3136
701 Ocean Street, Room 400

From: Tracey Weiss <tweiss@oneillseaodyssey.org>
Sent: Tuesday, June 9, 2026 6:11 AM
To: Jacob Lutz <Jacob.Lutz@santacruzcountyca.gov>; Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Cc: Melissa Weiss <scmelweiss@gmail.com>; Kirsten Liske <kirsten.liske@ecoact.org>
Subject: 7th and Brommer Development Concerns

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Jacob-

I am writing to request more information regarding the proposed development and rezoning scheduled for 901 7th Avenue. As a resident living at the corner of 7th Avenue and Crystal Lane, I would like to state I am opposed to the rezoning and am deeply invested in how this project will integrate into our neighborhood.

While I understand this project is before the Board of Supervisors today, June 9th, and that the rezoning and administrative overlay appear close to approval, I am disappointed by the lack of clear opportunities for the community to weigh in on the project's overall capacity.

I am not opposed to development on this site, but I have significant concerns regarding its current scale and infrastructure impacts. I would appreciate the opportunity to schedule a time to meet with you to discuss the following critical points:

- **Traffic Impacts:** While the current plan includes a traffic circle, was this designed based on legacy traffic patterns, or does it reflect a comprehensive traffic study that accounts for the influx of 200+ new units and their associated vehicles accessing 7th Avenue?
- **Aesthetics & Height:** A four-story building will drastically alter the character of this neighborhood. Has there been any consideration to capping the height at three stories to better blend with the existing landscape?
- **Parking & High-Utilization Peaks:** Neighborhood parking is already heavily impacted on weekends and during peak fishing seasons. Has the county considered implementing a residential parking permit program for the surrounding streets to mitigate the added pressure from this project?
- **Deliveries & Rideshares:** What is the specific logistical plan for high-frequency drop-offs and deliveries (e.g., Amazon, FedEx, UPS, Uber, Lyft) so they do not block active traffic lanes?

- **Park, Recreation, & Pedestrian Access:** The current lot lines for Phase 1 and Phase 2 appear to leave very little usable open space for recreation or safe pedestrian foot traffic heading toward the Harbor. The postcard states that a 1 acre recreational space should be included in the plan, but the design of the property to not allow for this.
- **Easements & Access:** How is Stagg Lane planned to be utilized for this project? Will it serve as a secondary access point for the units, or will it remain restricted?
- **Seasonal and RV Parking:** What are the plans for harbor, season fishermen and temporary RV parking? Many use this location and to not have access will add additional negative impact to surrounding streets and neighborhoods.

Thank you for your time, your dedication to our community, and your attention to these pressing matters. I look forward to hearing from you soon to set up a time to connect.

Tracey

--

Tracey Weiss (she/her)

Executive Director

P: 831-465-9390

M: 408-472-1415

W: www.oneillseaodyssey.org

E: tweiss@oneillseaodyssey.org

Save the Date! Celebrating 30 Years of Legacy on the Ocean!

Outlook

7th and Brommer development B-265458

From nancy kaneg <nkaneg@sbcglobal.net>
Date Mon 10/12/2026 11:10 AM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Jonathan,
As property owners at 713 Crystal Ln. Santa Cruz CA 95062, we would like to express our opposition, as planned, for the development at 7th and Brommer (B-265458).
Our property is within 500 feet of this project. Our top concern is the impact on the infrastructure of the small neighborhood.
The parking situation in the neighborhood is extremely limited. The residents that already exist in the neighborhood are already impacted by the lack of available parking in the area. Only 66 parking spaces for 100 units seems absurd. Will there be a limit to the number of people or families who reside in each unit? Considering the possible numbers of people that will be living in each unit at more than maximum capacity, if not spelled out in the lease, 66 parking spaces is inadequate What about visitors and care providers to the complex?
The heavy traffic, even before the bridge closure has already been a big problem. 7th Avenue is a two-lane street. It will turn into more of a nightmare than what already exists. We were informed that another 100 units are planned for this section of the land, and we were told that, according to Manu Koenig, there will be another 100 units on the other parcel! That's 300 units on a two-lane street in addition to the existing homes, apartments and businesses.
What about emergency vehicles and emergency evacuating of this many people on this two-lane street? One would think that this would be a serious consideration especially with the recent fires in California cities! This thoroughfare is not big enough for evacuation of all of these people! This is a huge concern for us and seems like a disaster waiting to happen, due to poor planning!
What about the existing bus system? Are there going to be busses lined up to transport all of these people.
What about the water availability during drought years?
What about the sewer system for the area? Will the existing infrastructure handle this?
Please reconsider approving this project as planned.

Sincerely,
Howard and Nancy Kaneg

Exhibit M

Outlook

Oppose 7th & Brommer application #261178, building permit application #B-265458

From nancy kaneg <nkaneg@sbcglobal.net>
Date Wed 10/14/2026 2:41 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Jonathan DiSalvo,

We sent a letter a few days ago regarding the application for the proposed development #261178, permit application # B-265458 at 7th and Brommer Santa Cruz, CA. We are sending a revised letter, with additional concerns.
We are property owners @ 713 Crystal Ln., within 500 feet of the proposed development. We are opposed to this development as planned. Our top concern is the impact on the existing infrastructure of this small neighborhood.

The parking situation in the neighborhood is extremely limited. The residents that already exist in the neighborhood are already impacted by the lack of available parking in the area. Only 66 parking spaces for 100 units (phase1) seems absurd! Consider the maximum number of residents in each unit (or more as is often the case). Will there be a cap on the number of individuals that can reside in one unit? Then considering the number of people who work, the number of children going to different activities, caregivers, landscape and maintenance workers and construction workers who need vehicles to carry tools, staff, guests...It appears that there will be a need for more than sixty-six spaces.

The traffic on two lane 7th Ave. has been an issue for many years, even before the bridge closure. This addition of such a large complex with the impending 100 planned for the future on the site, with an additional 100 more units possible, according to Manu Koenig, on the remaining lot on that corner is a set up for a dramatically worse traffic nightmare and seems like very poor planning. A project that is 4 stories tall, housing that many people on a two- lane street does not fit into the neighborhood.

What about emergency vehicles and emergency evacuation of this many people? Is there a plan for that? Has that been studied? This is a huge concern for us and appears like a disaster waiting to happen, due to poor planning. Consider the recent fires in southern CA and the CZU fire.

It is our understanding that county records reference more than $46 million in disaster relief funding for this development. Why is it that some of that money is not being used for infrastructure that already exists in the area to benefit all people residing in the area? For instance, the poorly maintained median, the sidewalks that are being lifted from tree roots and the sad excuse for our park on 7th Ave. that has dead plants and weeds for landscaping and a playground that has flooded in the past.

What about the existing bus system? Can it accommodate all of the future people from this complex?
What about the water availability during drought years?
What about the impact on the existing sewer system?

We are not opposed to development, but we are opposed to a poorly planned development of this magnitude.

Please include this letter in the official public record.

Sincerely,

Nancy and Howard Kaneg

Exhibit M

Outlook

RE: Application #261178 7th and Brommer

From Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Date Wed 10/28/2026 9:52 AM
To 'nancy kaneg' <nkaneg@sbcglobal.net>
Cc Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; Arboleda, Kaley@Coastal <kaley.arboleda@coastal.ca.gov>

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Hello Mr. and Mrs. Kaneg,

Thank you for reaching out with these questions and concerns. I am cc'ing the project planner at the County, Jonathan DiSalvo, as he would be able to directly answer your questions regarding traffic and evacuation studies. I am also cc'ing Kaley Arboleda, planner in our office, who now primarily covers Santa Cruz County coastal issues. We will include this correspondence in our file for the project.

Thank you,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

Preparing for El Niño or dealing with storm damage?
Find guidance and resources for protecting your property, responding to storm damage, and navigating coastal permitting, including emergency permits on our El Niño page. In the event of an emergency, please email EmergencyRequests@coastal.ca.gov and staff will respond as quickly as possible.

From: nancy kaneg <nkaneg@sbcglobal.net>
Sent: Tuesday, October 27, 2026 7:20 PM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Application #261178 7th and Brommer

You don't often get email from nkaneg@sbcglobal.net. Learn why this is important

Dear Nolan,

Please include this letter in the official public record for Santa Cruz County application # 261178. Building permit application #B-265458.

We are homeowners within 500 feet of the planned development at 7th and Brommer in Santa Cruz, CA. We have concerns about this development as planned.

Exhibit M

The traffic on this 2-lane street is already a problem at certain times of the day. Has there been a traffic study done for the addition of this many people housed in this neighborhood?

Also, has a study been done regarding emergency evacuation in this area?

The parking in this neighborhood is already challenging with few available spaces for the existing population and visitors. Sixty-six parking spaces planned for a development of this magnitude, seems very inadequate.

Is there an existing plan for increased bus service to accommodate the increase of this many people, who are supposedly without cars?

A 4 story 100 unit (with more to be added in the future) certainly is not visually compatible with the character of the surrounding area. To our knowledge, building heights in this area do not exceed 2 stories.

Some of the existing infrastructure in this area already is in disrepair, such as uneven sidewalk surfaces and the center median and parklets full of weeds, as well as the sorry landscaping in the 7th Ave. Park.

The natural habitat on the property will certainly be impacted which is also a concern.

We know that housing is needed, but we hope that a project of this magnitude and its impact on the area will be thoughtfully studied and planned to achieve the best outcome for this coastal neighborhood.

Sincerely,

Nancy and Howard Kaneg

Exhibit M

Monterey Bay
ECONOMIC PARTNERSHIP

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Robert Shaw
CEO, Central Coast Community Energy (3CE)

Staff: Kate Roberts, Interim CEO

October 27th, 2026

City Council Chambers
Santa Cruz City Hall
809 Center Street,
Santa Cruz, CA 95060

Subject: Support for the 7th and Brommer Project (Development Review Group #:261178)

Honorable Chair and Members of the Board:

The Monterey Bay Economic Partnership (MBEP) consists of public, private, and civic entities throughout Monterey, San Benito, and Santa Cruz counties. Our mission is to improve the economic health and quality of life of our region through initiatives in housing, broadband, and economic development. Our housing initiative's primary objective is to increase the production of new housing across the region to meet the broad needs of our workforce.

MBEP continues to support the 7th and Brommer Affordable Housing Project, which will provide 100 affordable housing units for residents of Live Oak. With Santa Cruz ranked among the most expensive places to live in the United States, projects like this are essential to expanding housing opportunities for residents across income levels. The project's proximity to public transit, active transportation options, and scenic open spaces further aligns with MBEP's mission to reduce greenhouse gas emissions, alleviate traffic congestion, and promote communities where residents can afford to live near where they work.

Thank you for your leadership in providing more housing to our region. Please contact Alexa Johnson, Director of Housing Policy and Advocacy, ajohnson@mbep.biz, for more information.

Sincerely,

Interim President
Kate Roberts

3180 Imjin Road, Suite 153
Marina, CA 93933 831.915.2806

Santa Cruz . San Benito . Monterey

Exhibit M

Outlook

RE: Proposed plan 7th and Brommer in Santa Cruz

From Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Date Tue 9/29/2026 6:07 PM
To 'Dave Misunas' <davemisunas@sbcglobal.net>
Cc Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; Mark Connolly <Mark.Connolly@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Nada,

If the project is determined to be appealable to the Coastal Commission, an appeal can only be filed after our office receives a Final Local Action Notice (FLAN) from the County after coastal development permit approval by the County and after the completion of any required local appeal periods (Zoning Administrator decisions are appealable to the Planning Commission, and if none are filed within the required time frame, then the approval may be appealable directly to the Coastal Commission). Only individuals who formally opposed the project in writing or by comment at a public hearing to the local decision-making body may file an appeal. You can track projects that are appealable to our office at the following link: https://documents.coastal.ca.gov/assets/appeal-projects/Statewide_Appealable_Projects_Report.pdf. Appeal periods run for 20 calendar days after receipt of the FLAN in our office.

Appeals to the Coastal Commission must be based on contentions that the project is inconsistent with the County's certified Local Coastal Program (LCP). Should our office receive an appeal, staff review the project in light of the appeal contentions and make a recommendation to our Commission on whether the project raises a "substantial issue" with respect to LCP consistency, at a public hearing within 49 working days of receiving the appeal. If the Commission finds that no substantial issue exists, then the local approval stands. On the other hand, if the Commission finds that a substantial issue exists, then the Commission takes jurisdiction over the project and hears the project on its merits at a subsequent hearing.

I hope this clarifies things, thank you,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Dave Misunas <davemisunas@sbcglobal.net>
Sent: Tuesday, September 29, 2026 11:33 AM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Re: Proposed plan 7th and Brommer in Santa Cruz

To Nolan Clark.

Questions:

This is Nada Misunas here. I am writing today to ask you a question concerning the proposed pending construction on 7th and Brommer St.

What will registering an appeal, opposing this project look like? When would that be possible to do? What would be the possible outcome of registering said appeal?

Additional Comments:

We, neighbors, united in protest of this construction, are meeting regularly as a group. We attended a meeting with 1st dist supervisor, Koenig, on Saturday. Amid the many negative comments concerning the 7th and Brommer build, the the alternate location of Research Park was mentioned by Koenig as a location for this type of density. At Research Park much of what is demanded of this excessively dense construction is already in place, a major artery road, bus stop, a large piece of property to work with. It makes a lot of sense to place these dense multi story units in a location where the infrastructure is already in place, rather than in a neighborhood of single- family homes where so much costly additional revamping (*which county has no funds for*) would be essential.

In addition, in reading, skimming over the documents on record for 7th and Brommer I noticed that initially, the county / city was hesitant to surrender this Harbor located piece of property for this housing. They had ear-marked the parcel for a tourist-friendly center. The plan would include some 45 or so motel rooms, retail shops on the main level, would move the Harbor RV sites to the plot, and a cafe/restaurant over-looking the harbor, with a green space park. This very plan was accepted by our community during a series of several meetings at the Simpkins Swim Center with, builder, contractor and 1st supervisor Leopold, several years ago. It was a Good Solid Vision, a Good Solid Plan which would have not only enhanced our community, stood as a beautiful welcome to visiting tourists *(how we need those tourist $$$$$$)* and harmonized with our single- family homes neighborhood. 7th and Brommer is a perfect site for this tourist welcome center and I'm sure would increase the numbers of tourists visiting our beautiful Santa Cruz, eating out at our cafes and restaurants, utilizing the harbor, beaches etc all of them very conveniently nearby. If this ill-suited proposed housing project goes onto 7th and Brommer location, it would destroy any possibility of the original Good and Suitable Welcome center plan for this property forever, obliterate a wonderful neighborhood, and cause innumerable problems for the entire Harbor / Twin Lakes Community.

As I mentioned once before, I have lived in this area for 54 years, and have been around long enough to remember some important history on former proposed usage of this prime location. I do believe the original Welcome Center Plan was based with an eye toward the future betterment of Santa Cruz tourism, and to increase tourist dollar revenues for our town. As well as building something that would harmonize with, and not antagonize the surroundings and folks who love Santa Cruz and have made this lovely area their home.

Respectfully,

Exhibit M

Nada J Misunas

On Tuesday, September 8, 2026 at 02:12:31 PM PDT, Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov> wrote:

Hi Ms. Misunas,

Thank you for sharing your concerns with our office. The coastal development permit for the proposed affordable housing project at the 7th and Brommer site is currently pending at the Santa Cruz County Community Development and Infrastructure Department. Accordingly, I am cc'ing Mark Connolly and Jonathan DiSalvo at the County so they are aware of your comments and can include them in the administrative record for the project.

Thank you,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

From: Dave Misunas <davemisunas@sbcglobal.net>
Sent: Tuesday, September 8, 2026 1:48 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Proposed plan 7th and Brommer in Santa Cruz

You don't often get email from davemisunas@sbcglobal.net. Learn why this is important

My name is Nada Jayne Misunas and I have lived in this Harbor / Twin Lakes neighborhood for 54 years. I have never witnessed such a forceful and secretive push to rush construction of this excessively dense, irresponsible, 100 unit / only 66 parking spaces, building. **This high rise does not belong in the midst of a single family homes neighborhood on an already often congested intersection leading to a popular Twin Lakes Beach**. **This massive, forcefully imposed, and inappropriate building would obliterate any trace of our Harbor Community, cause a huge parking issue for adjacent streets and introduce a massive increase of population, which this Arana Gulch area was never meant to bear.**

Truly, I cannot believe that our Coastal Commision, the agency responsible for safe-guarding our precious Pacific Monterey Bay could even be considering the approval of such an inappropriate plan. The sewage generated by this density alone, I would be hugely concerned about. Plus, the water needs of such a population. It is inconceivable that the Coastal Commission responsible for safeguarding our ocean and keep tabs on the adjacent land mass leading to water, could even consider approving this disastrous building project.

It is obvious that people, agencies someone is attempting to shove this building down our throats, without not so much as one single meeting to hear the community concerns, questions etc. WE are the ones who will have to live with the fallout from this excessively dense construction, for year and years and years. Until they decide to build another 100 units on the reserved "phase 2" parcel, *we see the handwriting*

on the wall with that. Do not do this to our neighborhood and our Harbor community. Yes, we need affordable housing. **But for the Love of Santa Cruz, do it in a responsible and fitting way for the surrounding area, to harmonize with our neighborhood. and community.**

Nada Jayne Misunas / 54 year resident of SC Harbor Community

Exhibit M

Jonathan DiSalvo

From: Dave Misunas <davemisunas@sbcglobal.net>
Sent: Wednesday, September 2, 2026 12:46 PM
To: Jonathan DiSalvo
Subject: 7th & Brommer Development

Flag Status: Flagged

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Greetings

I live close to 7th & Brommer...

I would like you to reconsider the existing plans to develop this site...
Use all existing acreage to help spread out the units on the site and keep hight of buildings under 4 stories and stop future development to plus 100 units here.
Keep the neighborhood feel rather than the downtown rive street feel, I realize it's in vouge to have multi story buildings , let's try to keep them in the proper settings.

Thank you for reading
Dave Misunas
735 crystal ln

Sent from AT&T Yahoo Mail on Android

Exhibit M

Jonathan DiSalvo

From: Dave Misunas <davemisunas@sbcglobal.net>
Sent: Saturday, September 5, 2026 12:07 AM
To: Jonathan DiSalvo
Subject: 7th and Brommer proposed Plan

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I am writing this letter to voice my disapproval with the proposed plan for 7th Ave and Brommer St. in Santa Cruz, CA. The current builders plan is for a 4 story, 100 unit structure. This kind of excessive density is entirely unsuitable in the existing single family homes neighborhood of Harbor / Twin Lakes.

According to their plan only 66 parking spaces will be provided for the 100 units. This fact alone will create a daily burden on the residents of our neighborhood, as those without designated parking spaces will venture into our small lanes and side streets seeking places park their vehicles. As it is, our residents often cannot even park in front of their own homes due to the popular café and condos, neither have enough provided parking on their sites. We have absorbed that situation for years. To have this new ill-conceived construction clearly minus adequate parking for residents be dumped in our area, and expect us all to deal with the over flow of vehicles, spilling into our small narrow lanes and streets and vying for parking, is too much to take on a day to day basis, which it will become.

We ask that the builder and Santa Cruz County return to the drawing board, revise the proposed plan to better harmonize with the single family homes in the area surrounding the property. Scale back the number of units and provide adequate parking for the resident vehicles within the housing campus.

Most of us always knew that eventually some sort of construction would happen. But this extreme density is out of proportion and would destroy the integrity of our neighborhood.

My husband and I have lived in this neighborhood for 54 years. We love our home and neighborhood and do not want to see this outlandish proposed dense construction alter our area and neighborhood.

Nada & Dave Misunas

Exhibit M

Outlook

7th Avenue and Brommer proposed high density development

From Dave Misunas <davemisunas@sbcglobal.net>
Date Mon 10/12/2026 3:18 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Cc Dave Misunas <davemisunas@sbcglobal.net>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

This letter is concerning the proposed high density development at **7th Avenue and Brommer**…

B-265458… 100units on Parcel 1.

There are multiple issues I have with this proposed development that will negatively impact the people that already live in this Live Oak neighborhood.

Height…4 stories (60feet) does not fit in with this live Oak neighborhood.

Density… 100 units equals 150 people introduced into the neighborhood.

Parking… 150 people will have a guesstimate of 100 cars with only 60 parking spaces, There is no room on neighboring streets to accept overflow parking.

Traffic… 7th avenue is a heavily used street during commute time.

I realize that more affordable housing is needed in California including Santa Cruz.

I would like you to consider…

A smaller better planned development for this site that respects the neighborhood or possibly an alternative location.

Dave Misunas

Exhibit M

735 Crystal Lane

Exhibit M

Outlook

OPOSITION TO 7th AND BROMMER APLICATION B265458. 261178

From Dave Misunas <davemisunas@sbcglobal.net>
Date Wed 10/21/2026 1:03 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Concerning pending proposed plan for 7th and Brommer St Santa Cruz CA.

It is unconscionable that this proposed plan has been conceived and formulated without input

from the existing home owners and residents of the community which surround the proposed

building site. In fact, I would go so far as to say it was an undemocratic way to proceed. The very

neighbors, who will be forced to deal daily with the fallout from such an excessively dense structure

were not allowed to be heard. From someone who has lived in this Harbor Community for 55 years ,

I find This exclusion is appalling.

Four stories and 100 units introduce an unprecedented structure into our single family homes

Harbor Neighborhood. The existing infrastructure will not support the excessive increase in area

population making the area dangerous in emergency evacuations. The strain on our limited Loch

Lomond water supply, the huge amount of waste so near to delicate Arana Gulch and the Harbor

Exhibit M

mouth which flow into the ocean are concerning. The lack of sufficient parking spaces will most

definitely place undue strain on the adjacent lanes and over-crowd an already to capacity parking

situation.

A structure of this dimension requires a major arterial road, which is absent in the Beach access road

of 7th Ave. This road is already grid-locked at peak hours with traffic, and even more so now with

Murray St bridge out for repairs.

I understand that the state mandate is one of the driving forces for such dense construction plans.

But for the love of our fair community of Santa Cruz, use some common sense on just WHERE these

overly dense structures are placed. To plop one into an established single family neighborhood,

without regard for the daily hassles it would create for long term residents of the Harbor / Twin

Lakes Community is irresponsible. And I find it appalling that the County of Santa Cruz could even

consider sanctioning this ill-conceived pending proposal.

Nada J. Misunas

Exhibit M

Outlook

7th & Brommer, OPPOSE Application No. 261178

From Mohini Mary-Margaret Bierbaum <mmbcalifornia@gmail.com>
Date Sun 10/18/2026 1:05 PM
To Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Cc senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>; nolan.clark@coastal.ca.go <nolan.clark@coastal.ca.go>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

PLEASE take these serious concerns to Heart, AND make this email part of the public record:

I'm a resident of 7th Avenue, 500 ft from the proposed monolith project. I have owned my townhouse for 39 . My neighbors and I , and frankly most of us on 7th ave., are alarmed about the proposed 7th and Brommer project(s).

No traffic study has been done, why? It's already gridlock many times during the day. We at Cedar Tree Complex, and many others, often can't even get out our driveways. It's NOT a major thoroughfare; it's a 2-lane roadway, already jammed with tourists trying to get to the beach. The County may very well eventually lose that tourist income

And the parking situation will be impossible, as it is abominable on 7th already! There are no free spots, and you will be adding a massive number of cars, especially if you try to build 3X 100 unit buildings, many two and three bedroom, with only 66 parking spots per building.

Has an underground parking garage been considered?

We recently heard supervisor Koenig mention @ 4600 new units in the County. Is this state-mandated? What is the timeline on that?

We citizens would really like to slow down the project, and make it more amenable to both the natural environment and the community. If the December 11th deadline passes, can't the developer simply reapply?

And, finally, to quote another citizen:

"We can add housing throughout our towns in ways that blend into existing neighborhoods and spread the demand on roads, water, sewer, and other services. We need to push for thoughtful planning that understands and respects the community.

What concerns me is applying a San Jose approach to coastal neighborhoods that weren't designed for that intensity. Designing blocks of buildings is one thing. Understanding the community—and

Exhibit M

what those buildings will mean for the people who live there—is another.

Developers and decision-makers may collect their checks and move on, but the community lives with the consequences for generations. I hope they consider that legacy. When they bring their own friends and family here, I hope they can be proud of having helped create housing that preserves the beauty, character, and balance that drew people here in the first place."And

THANK YOU in advance for your time & considerations.

Namaste,
Mohini (formerly Mary-Margaret) Bierbaum 831 212 4732
jonathan.disalvo@santacruzcountyca.gov

Namaste,
Mohini (formerly Mary-Margaret)

By three methods may we learn wisdom.:
First, by reflection, which is the noblest. Second, by imitation, which is the easiest.
And third by experience, which is the bitterest.

Exhibit M

Outlook

7th and Brommer

From Pam N <genbox1@icloud.com>
Date Fri 10/16/2026 2:39 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I want to say for the record that this project is too big.

It does not take into account increased traffic to an already impacted area (due in part to Murray bridge closure), and the environmental impact to a sensitive area. Trees matter (remember Heritage Trees) as well as limited water basin.

The proposed developer has not had the courtesy or been held to account in scheduling OPEN public meetings. Having a one time table at a Farmers Market does not qualify.

This whole proposal is unacceptable locally and at state level. It's a money grab clearly.

The County and District 1 need to push back any way possible on factual points.

If this was REALLY about "affordable housing" (and not a developer business), then tiny homes with limited parking should be considered rather than another ugly building blocking nature. Enough is enough.

- Pam North
Live Oak

Exhibit M

Outlook

Re: Request for documentation

From Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Date Wed 10/14/2026 12:10 PM
To Ryan Partington <ryanpartington@gmail.com>

1 attachment (131 KB)
Building Permit B-265458 and CDP Notice_7th and Brommer_Final.pdf;

Hello Ryan,

Thank you for reaching out. This project is scheduled for a nondiscretionary community meeting on November 6, 2026. Please see the attached notice for additional details pertaining to the meeting.

A staff report will be published one week prior to the November 6th meeting and will be available here:

Zoning Administrator

The published staff report will include further information and analysis of the project.

You may also view application materials, plans, and previously issued DRG letters associated with DRG No. 261178, as well as materials for Building Permit Application No. B-265458, by submitting a Records Request Form here:

Records Request Form

Thank you,

Jonathan DiSalvo
Senior Planner
Community Development & Infrastructure
Email: jonathan.disalvo@santacruzcountyca.gov
Phone: 831-454-3157
701 Ocean Street, Room 400

Book time to meet with me

From: Ryan Partington <ryanpartington@gmail.com>
Sent: Wednesday, October 14, 2026 3:28 AM
To: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Subject: Re: Request for documentation

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Jonathan,

I am disappointed that my previous email has not yet been acknowledged.

Time is critical on this issue. I urge you to strongly represent and advocate for the local residents who are opposed to this development.

Sincerely,
Ryan Partington

On Tue, Oct 6, 2026 at 8:27 AM Ryan Partington <ryanpartington@gmail.com> wrote:

> Hello , just following up on this.
>
> Are you able to provide the requested information ?
>
> -Ryan
>
> On Wed, Sep 30, 2026 at 7:13 PM Ryan Partington <ryanpartington@gmail.com> wrote:
>
> > **Jonathan,**
> >
> > In light of Supervisor Koenig's September 26 discussion of additional development at the 7th Avenue & Brommer site, we are requesting that CDI provide the written technical and legal basis for its review of Application 261178.
> >
> > Specifically, please provide:
> >
> > **1.** The complete ministerial-eligibility determination under SCCC §§13.10.494–13.10.497 and Government Code §65583.2.
> >
> > **2.** An objective-development-standards matrix identifying every applicable standard, the project's compliance, and every Density Bonus concession, incentive or waiver requested.
> >
> > **3.** The County's determination implementing the Coastal Commission requirement that housing be confined to the “smallest feasible building footprint,” including the feasibility analysis supporting the current approximately 2.36-acre Phase 1 configuration.
> >
> > **4.** Identification of the parcels/areas that will retain or lose the Ministerial Combining District pursuant to the Coastal Commission's Rezoning Trigger following approval of the housing development.
> >
> > **5.** Identification of any additional residential development currently anticipated on the 7th/Brommer site, including anticipated units, parcels, acreage and entitlement pathway.
> >
> > **6.** Identification of every Phase 1 infrastructure improvement being designed, sized or located to accommodate development beyond the currently proposed 100 units.
> >
> > **7.** The complete DRG record and documentation showing how each departmental comment considered resolved by the County was resolved.

Exhibit M

8. The technical basis relied upon to determine adequacy of traffic, parking, circulation and emergency evacuation/egress, including the assumptions regarding future development and the Murray Street Bridge closure.

9. Existing-versus-proposed drainage information showing grading, the retaining wall, surface drainage, known subsurface water conditions and final discharge locations.

10. All records identifying when County Planning first anticipated residential development beyond the 100 units currently identified in Application 261178.

Please include this correspondence in the official record for **Application 261178**.

Regards,

Ryan Partington

Resident

773 7th Ave

Santa Cruz, CA

95062

Exhibit M

Outlook

Request for documentation

From Ryan Partington <ryanpartington@gmail.com>
Date Wed 9/30/2026 7:13 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Jonathan,

In light of Supervisor Koenig's September 26 discussion of additional development at the 7th Avenue & Brommer site, we are requesting that CDI provide the written technical and legal basis for its review of Application 261178.

Specifically, please provide:

1. The complete ministerial-eligibility determination under SCCC §§13.10.494–13.10.497 and Government Code §65583.2.

2. An objective-development-standards matrix identifying every applicable standard, the project's compliance, and every Density Bonus concession, incentive or waiver requested.

3. The County's determination implementing the Coastal Commission requirement that housing be confined to the "smallest feasible building footprint," including the feasibility analysis supporting the current approximately 2.36-acre Phase 1 configuration.

4. Identification of the parcels/areas that will retain or lose the Ministerial Combining District pursuant to the Coastal Commission's Rezoning Trigger following approval of the housing development.

5. Identification of any additional residential development currently anticipated on the 7th/Brommer site, including anticipated units, parcels, acreage and entitlement pathway.

6. Identification of every Phase 1 infrastructure improvement being designed, sized or located to accommodate development beyond the currently proposed 100 units.

7. The complete DRG record and documentation showing how each departmental comment considered resolved by the County was resolved.

8. The technical basis relied upon to determine adequacy of traffic, parking, circulation and emergency evacuation/egress, including the assumptions regarding future development and the Murray Street Bridge closure.

9. Existing-versus-proposed drainage information showing grading, the retaining wall, surface drainage, known subsurface water conditions and final discharge locations.

10. All records identifying when County Planning first anticipated residential development beyond the 100 units currently identified in Application 261178.

Please include this correspondence in the official record for **Application 261178**.

Exhibit M

Regards,

Ryan Partington

Resident

773 7th Ave

Santa Cruz, CA

95062

Exhibit M

Outlook

Application 261178

From Ryan Partington <ryanpartington@gmail.com>
Date Sat 10/17/2026 1:23 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Jonathan,

I am writing to OPPOSE Application No. 261178 and ask that this letter be included in the official public record.

Let me be clear: I support more housing, including more affordable housing, and I accept that building will happen in our community. I would prefer to see avenues to home ownership rather than rentals, but I understand where we are. My concern is not whether we build, but how. This project calls for thoughtful design and longer-term planning that it does not yet reflect.

The plan proposes 300 units, which equates to up to 640 new residents on 7th Avenue. This part of Live Oak already cannot meet the needs of its current residents. I recognize the County is under real pressure to build: it must accommodate 4,634 new homes in the unincorporated area by 2031 and had permitted only 279 by the end of 2025. Projects like this one will help close that gap, and the County stands to receive state and regional funding tied to that progress. I ask the County to identify what funding it is receiving or expects to receive in connection with this and other housing projects, and specifically what portion will be directed toward traffic, parking, and evacuation improvements that make this area work for both existing and new residents.

I request that the County address the following before this application moves forward:

1. Traffic study. A comprehensive traffic study is urgently needed. Existing congestion on 7th Avenue must be evaluated, along with the impact of 640 additional residents and the option of access from Brommer Street.

2. Parking. The project must provide adequate on-site parking. Neighbors counted only 52 on-street parking spaces along approximately 1.3 miles of 7th Avenue, and most are already occupied.

3. Emergency evacuation. Our neighborhood sits in a tsunami zone. The County should require a dedicated evacuation analysis covering our neighborhood, Harbor users, and beach visitors, including the impacts of future phases. The Fire Marshal's approval of fire access for the project itself does not answer these larger evacuation questions.

When a disaster strikes, the residents of 7th Avenue will be the ones trying to get out on a road that is already at capacity. We deserve a plan that accounts for that before approval, not after.

Thank you for your time and consideration. I look forward to your response.

Ryan Partington
7th Ave Homeowner

Exhibit M

Outlook

FW: 🚨 Save our Neighborhoods: 905 7th Ave Development – Request for Clarification and Design Considerations

From Planning ZoningInfo <Planning.ZoningInfo@santacruzcountyca.gov>
Date Mon 6/1/2026 8:34 AM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

From: Jennifer Oatey <joatey@icloud.com>
Sent: Saturday, May 30, 2026 9:47 AM
To: planningcounter@santacruzca.gov; Planning ZoningInfo <Planning.ZoningInfo@santacruzcountyca.gov>
Subject: 🚨 Save our Neighborhoods: 905 7th Ave Development – Request for Clarification and Design Considerations

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I understand that this project is moving forward, and I want to be clear that this is not about opposing housing. My concern is ensuring that the project is designed in a way that is compatible with the surrounding neighborhood and existing infrastructure.

This site is located within an already heavily impacted corridor. Traffic congestion is a daily issue, with travel times of up to 20 minutes to move half a mile from the beach. 7th Ave serves as a primary route for residents, commuters, and coastal access, and existing conditions are already strained.

For homeowners adjacent to the site, the impacts are more immediate and personal, including:

- Loss of privacy and increased noise directly next to homes
- Reduced sunlight and changes to the feel and use of existing properties
- Increased congestion on residential streets and at driveways

Exhibit M

- Long-term impacts on the livability and character of the neighborhood

This project introduces a high-density, apartment-style development into an area that currently serves as a natural transition between existing homes and surrounding open land. This raises an important question of compatibility and whether this level of density is appropriate for this specific location.

There is also an opportunity to consider how this space could better serve the community, including:

- Areas for gathering
- Walking and biking connectivity
- Open space that supports outdoor use
- Integration with the surrounding natural environment

We respectfully request that the following considerations be incorporated into the project design:

- A more appropriate and balanced scale of development
- Preservation of the natural landscape and heritage oak trees
- Height transitions, with no large apartment-style structures directly adjacent to existing homes
- A limit of two stories near residential boundaries
- Adequate setbacks and meaningful privacy buffers
- Careful placement of access roads to avoid direct impact along residential fence lines
- Realistic consideration of existing traffic conditions and infrastructure capacity

We are actively gathering community input and signatures to ensure these concerns are clearly communicated to County leadership.

As a neighboring resident, I ask to remain informed and involved as this project progresses and as design decisions are made.

Thank you for your time and consideration.

Exhibit M

Sincerely,
Jenny Oatey

Exhibit M

Outlook

B-265458 7th ave permit

From Tim Scalmo <timscal@hotmail.com>
Date Fri 10/9/2026 5:03 AM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good morning Jonathan,
Regarding the upcoming public comment meeting for this project. I am a Stagg ln homeowner, 533 and 531. This project is projected to be 4' higher at our property line and no current fencing. This will put all vehicle lights, engine noise and exhausts pointed directly into our bedrooms and living room. Any individual walking up to the property line will be standing 4' higher than our backyard.
Besides not believing in any way this project should be allowed, the entire property line needs to have adequate fencing on all sides.

Best Regards,
Tim Scalmanini
831 415 0106

Exhibit M

Outlook

Application 261178- 7th Avenue

From Tim Scalmo <timscal@hotmail.com>

Date Sun 10/18/2026 10:42 AM

To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>; senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>; Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; nolan.clark@coastal.ca.go <nolan.clark@coastal.ca.go>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Nolan and Jonathan,
My wife and I are writing to oppose this application based on ALL 3 of the phases which are set to be approved without the true studied effects set to be unleashed to the residents of 7th ave and ALL of Live Oak. We want to state our support of affordable HOUSING, in Live Oak, not apartment "Projects" meant to keep those intended families in perpetual rentals, unable to climb up to buying their 1st home. We are home owners on Stagg Ln.
To be clear, the State's Builders Remedy Law would have allowed the sale to Habitat for Humanity, Providing true AFFORDABLE FAMILY OWNERSHIP. We strongly recommend this option for our neighborhood. Family ownership is the backbone that creates true community in this green belt area.
Additionally, We are concerned with the evacuation route in this Tsunami area. 300 units will put close to, or more than 450 cars with only 198 onsite spaces.
We are asking the Coastal Commission to not allow ANY exemptions to this property that require the studies all other developments MUST go through prior to approval. The State, County and Developers will tell you it is "too" late to change this project, NO IT IS NOT. Please put approval on hold until ALL studies have been taken into consideration.
We believe true home ownership is attainable on these 3 very important acres.

Best Regards,
Tim and Teresa Scalmanini

Exhibit M

Outlook

B265458 public hearing

From Tim Scalmo <timscal@hotmail.com>
Date Tue 10/20/2026 5:20 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Jonathan,
We live at 531 Stagg Ln. We understand the dire need for affordable housing in our state and cities. We are **opposed** to this project based on a couple of reasons,

1) The true build out is 200-300 units
2) This could be sold to Habitat for Humanity where true HOME OWNERSHIP would be woven into the LiveOak community
3) This project, at the ground level will be 4' higher at our property line with no fencing planned.

Please be the voice of reason as to what a devastating project of this magnitude will do to 7th avenue

Best Regards,
Tim and Teresa Scalmanini

Exhibit M

Outlook

Application No. 261178 — 7th Avenue & Brommer Street

From Danielle Scott <scott.danim@gmail.com>
Date Tue 10/20/2026 1:31 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Cc Manu Koenig <Manu.Koenig@santacruzcountyca.gov>

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Jonathan,

I am a resident of the Live Oak area of unincorporated Santa Cruz County. I am writing about Santa Cruz County Application No. 261178, a proposed 300-unit development on 7th Avenue within the coastal zone. I ask that this letter be included in the record for the project's coastal development permit and any related appeal, and that Commission staff review and comment on the County's coastal permit before a decision is made.

I support more housing, including affordable housing, in our community. My concern is that this project, as proposed, may not have been evaluated for its effects on public coastal access and coastal hazards, which I understand fall within the Coastal Act and the County's Local Coastal Program.

I am not a legal or planning expert. I am a resident who has spent time researching the laws that apply to this project, and I want to share my understanding of them. I would welcome correction from Commission staff if I have misread anything.

From my research, state housing laws encourage higher density, a goal I support, but they do not exempt a project in the coastal zone from the California Coastal Act. As I understand it, State Density Bonus Law states that it does not supersede or lessen the effect of the Coastal Act, and that any density bonus, concessions, or parking reductions must be applied consistent with it. If that is correct, a 300-unit project in the coastal zone would still need to show that it:

- Maintains and enhances public access to the coast, including by providing adequate parking (Coastal Act Section 30252)
- Minimizes risks to life and property in hazard areas, including tsunami inundation zones (Section 30253)
- Is located where adequate public services and infrastructure exist to serve it (Section 30250)

I do not see how these requirements can be evaluated without a traffic and parking study and a dedicated evacuation analysis. My specific concerns are:

1. Public access to the beach and Harbor. 7th Avenue is a primary route to the Santa Cruz Harbor and nearby beaches. Neighbors counted only 52 on-street parking spaces along approximately 1.3 miles of

Exhibit M

7th Avenue, and most are already occupied. A project adding up to 640 residents without adequate on-site parking will push more cars onto these streets. That will reduce the parking and road capacity that beachgoers and Harbor users depend on. I ask that a traffic and parking study be completed before approval, covering existing congestion on 7th Avenue, visitor demand, and access from Brommer Street.

2. Tsunami and coastal hazards. This neighborhood is in a tsunami hazard zone. Residents, Harbor users, and beach visitors all rely on the same limited roads to evacuate. The Fire Marshal's approval of fire access for the project site does not address whether this area can be evacuated safely once the project is built. I ask whether a proper emergency evacuation study has been completed for this project, and specifically whether it evaluates evacuation times and road capacity at 100, 200, and 300 units. If no such study exists, I ask that the Commission require one before any coastal development permit is approved. It should account for residents, Harbor users, and beach visitors at peak times.

3. Full scope of the project. This project should be evaluated at its full scope of 300 units, not phase by phase. Reviewing only an initial phase could make the impacts look manageable when the completed project, with up to 640 residents, will place far greater demands on 7th Avenue, parking, and evacuation routes. I ask that all traffic, parking, and evacuation analyses be based on the full 300 units, and that this project also be considered alongside other planned development in Live Oak.

I respectfully ask the Commission to ensure these issues are addressed before this project moves forward. Please notify me when the County issues its Notice of Final Local Action on this permit, and of any hearings, staff reports, or appeal deadlines related to this application.

Thank you for your time and consideration.

Danielle Scott
Resident on 7th Ave

Virus-free.www.avg.com

Exhibit M

Jonathan DiSalvo

From:	William Shady, P.E. <bsmepe35@gmail.com>
Sent:	Sunday, August 2, 2026 2:29 PM
To:	Manu Koenig; Justin Cummings; Jonathan DiSalvo; Planning ZoningInfo
Subject:	OPEN LETTER AND REQUEST FOR PUBLIC DISCLOSURE 7th AND BROMMER PROJECT
Attachments:	7th_and_Brommer_Public_Process_Letter.pdf

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Date: _____

To: Santa Cruz County Board of Supervisors; Santa Cruz County Redevelopment Successor Agency; Consolidated Oversight Board; California Department of Housing and Community Development; California Coastal Commission; Santa Cruz Port Commission; and members of the press

Re: Disaster-recovery financing, ministerial review, coastal access, public-land disposition, and Application No. 26178 at 7th Avenue and Brommer Street

OPEN LETTER AND REQUEST FOR PUBLIC DISCLOSURE

I submit these comments solely in my personal capacity as a concerned Santa Cruz citizen, a legal liveaboard resident and slip renter at Santa Cruz Harbor, and a Santa Cruz County property taxpayer through the taxable possessory interest associated with my harbor slip. I am not representing any business, nonprofit organization, public agency, political organization, or other entity. I have no ownership, contractual, development, or exclusive financial interest in the subject property. My interest is in transparent public decision-making, responsible stewardship of disaster-recovery funds, preservation of coastal access, and beneficial public use of publicly owned land.

I support the responsible creation of housing that meets a demonstrated community need. I also believe that affordable housing, disaster recovery, coastal protection, and governmental accountability are compatible obligations. None should be used to excuse inadequate disclosure or to avoid meaningful examination of an irreversible public-land decision.

The County's current project page identifies Application No. 26178 as a proposed 100-unit, 100-percent affordable rental project at 901 7th Avenue. It lists Kevin Leichner as the applicant, identifies the project as being in Development Review Group review, and states that no public meetings are currently scheduled.

California HCD reports that the 7th & Brommer project received a full award of approximately $46.6 million on March 26, 2026, through the Disaster Recovery Multifamily Housing Program. HCD describes the underlying funding as federal Community Development Block Grant-Disaster Recovery funding made available for multifamily housing in counties affected by the 2023 and 2024 federally declared disasters.

This is therefore not an unrestricted gift. It is public disaster-recovery financing governed by federal and state requirements. That makes full disclosure of the project's disaster tieback, underwriting, appraisal, market study, cost reasonableness, environmental review, affordability restrictions, financing terms, and duplication-of-benefits analysis essential.

The California Coastal Commission's May 2026 staff report describes the larger site as a long-designated Coastal Priority Site and future public park site. The Commission's approved modifications limit any housing development to the smallest feasible footprint, and in no case more than 3.5 contiguous acres, clustered along 7th Avenue and Stagg Lane and away from the harbor and sensitive coastal resources. Areas not improved for housing are to revert to the underlying C-2-D zoning after coastal development permit approval. The Commission record also recognizes preferred park, visitor-serving, recreational, open-space, public-access, and harbor-related objectives for the remaining land.

Exhibit M

Public reporting indicates that approximately 3.5 acres have been approved for sale to an affiliate of Community HousingWorks for approximately $3.28 million. The County should confirm the final acreage, purchase price, conditions, closing requirements, affordability covenant, and status of the transaction through publication of the executed documents. A 2016 appraisal of the broader site is no substitute for a current independent appraisal of both the housing parcel and the remnant parcel under their present zoning, coastal restrictions, easements, infrastructure conditions, and permitted uses.

Requested Actions

1. Publish the complete HCD funding record. Produce the developer's application and attachments; disaster tieback and unmet-needs narrative; threshold, scoring, and underwriting reviews; award letter; loan and regulatory-agreement terms; appraisal; market study; development budget; sources and uses; cost-reasonableness analysis; duplication-of-benefits review; environmental record; and all conditions that must be satisfied before closing or construction.

2. Publish the complete developer-selection record. Produce the notice of availability or request for proposals, all responsive proposals, evaluation criteria, individual and aggregate scores, evaluator identities, conflict disclosures, selection memoranda, negotiation instructions, and communications concerning the selection of Community HousingWorks or its affiliate.

3. Publish the complete land-disposition record. Produce the executed purchase and sale agreement, all amendments, escrow instructions, legal descriptions, title materials, lot-line adjustment documents, easements, closing conditions, Oversight Board actions, Department of Finance communications, Surplus Land Act compliance record, and the applicable Long Range Property Management Plan.

4. Obtain and publish current independent appraisals. Disclose the appraisal supporting the housing-parcel transaction and obtain a separate appraisal of the remaining parcel based on its actual coastal-priority, visitor-serving, park, open-space, public-access, harbor-support, infrastructure, and environmental constraints and opportunities.

5. Identify the approval path and every appeal deadline in writing. State whether the project will receive ministerial approval, who will issue the coastal development permit, what objective standards apply, what notice will be provided, whether any local administrative appeal exists, whether the permit is appealable to the Coastal Commission, and the exact deadline and procedure for each available challenge.

6. Provide meaningful project-specific public participation. Hold at least one publicly noticed workshop or hearing after complete plans and supporting studies are available and before any permit, loan closing, conveyance, grading authorization, or other irreversible commitment. Broad Housing Element and rezoning hearings are not a substitute for review of this project's final design, funding, infrastructure effects, coastal-access consequences, and treatment of the remaining public land.

7. Publish current housing-need and project-market evidence. Disclose the market study and the data supporting the proposed unit mix, income levels, occupancy assumptions, waiting-list demand, comparable-project lease-up, local vacancy conditions, and the number of income-restricted units approved, financed, under construction, or recently completed in the relevant market area.

8. Disclose campaign-finance, economic-interest, and governmental-influence records. Produce readily available campaign filings, Form 700 statements, Form 803 behested-payment reports, recusal analyses, calendars, lobbying contacts, and public-business communications involving the developer, project affiliate, principals, consultants, attorneys, architects, contractors, funding advocates, and relevant decision-makers. This request does not allege misconduct; it seeks the record necessary to determine whether disclosure, recusal, and conflict rules were followed.

9. Preserve all communications and provide rolling production. Preserve and produce emails, text messages, messaging-app communications, calendars, notes, and attachments concerning the project, funding award, land transaction, ministerial overlay, Coastal Commission review, Port District proposal, remnant parcel, appraisals, and public-participation strategy, including public business conducted on personal accounts or devices as required by law.

10. Pause disposition of the remnant parcel. Do not auction, convey, encumber, or commit the remaining property until a current appraisal is published, the Port District and other public agencies have a fair opportunity to submit a specific public-use proposal, and lawful alternatives such as a long-term ground lease, restricted-use transfer, public-access easement, right of first refusal, or joint-use agreement have been evaluated.

Exhibit M

11. Require a formal Port District proposal and legal analysis. Invite the Port District to identify proposed harbor-serving, visitor-serving, recreational, coastal-access, parking, open-space, and operational uses; document prior planning expenditures; obtain a restricted-use appraisal; and request written opinions from County Counsel, Port District counsel, and the Department of Finance concerning every legally available transaction structure.

12. Provide a written response before irreversible action. Identify which requested records are already public, where each can be found, which records will be produced, the anticipated schedule for production, and the legal and factual basis for any withholding or refusal.

Public-Interest Basis

Affordable housing and governmental accountability are not opposing principles. A well-founded project should withstand disclosure of its need, cost, financing, site-selection process, disaster-recovery nexus, environmental compliance, and coastal effects.

Likewise, the use of a ministerial process should not be allowed to erase the public's practical ability to understand what is being approved, what public land is being sold, what property is being retained, what each parcel is worth, and how the remaining coastal land can best serve the harbor and the broader community.

I respectfully request immediate preservation and publication of the records identified above, a clear explanation of all remaining decisions and appeal rights, and no irreversible action until the public has received enough information to participate intelligently in the process.

Respectfully submitted,

William Albert Shady
Concerned Santa Cruz Citizen
Legal Liveaboard Resident and Slip Renter, Santa Cruz Harbor
Santa Cruz County Property Taxpayer
Email: _____
Telephone: _____

SELECTED PUBLIC SOURCES

1. Santa Cruz County, Major Project Applications - Brommer / 7th Avenue, Application No. 26178. https://cdi.santacruzcountyca.gov/UPC/GetInvolved/MajorProjectApplications.aspx

2. California Department of Housing and Community Development, First Quarter 2026 CDBG-DR Performance Report, identifying the March 26, 2026 award of approximately $46.6 million to 7th & Brommer. https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/dr/qpr-q1-2026-dr-23-24-submitted.pdf

3. California HCD, Disaster Recovery Multifamily Housing Program overview and program resources. https://www.hcd.ca.gov/funding/dr/dr-mhp

4. California HCD, 2023/2024 Disaster Recovery Multifamily Housing Program Policies and Procedures. https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/dr/cdbg-dr-mhp-23-24-policies-and-procedures.pdf

5. California Coastal Commission, May 2026 Staff Report for LCP-3-SCO-25-0050-2-Part C, Housing Redesignations/Rezones. https://documents.coastal.ca.gov/reports/2026/5/Th14a/Th14a-5-2026-Report.pdf

6. California Coastal Commission, May 2026 Exhibits, including the 3.5-acre clustering limitation and rezoning trigger for the 7th and Brommer site. https://documents.coastal.ca.gov/reports/2026/5/Th14a/Th14a-5-2026-exhibits.pdf

7. County of Santa Cruz, 2016 Appraisal Report for the 7th Avenue site. https://www.santacruzcountyca.gov/Portals/0/2016_06_16%207th%20Ave%20Appraisal.pdf

Exhibit M

8. County of Santa Cruz Board of Supervisors contact and written-correspondence instructions.
https://www.santacruzcountyca.gov/government/boardofsupervisors.aspx

Note: This letter requests production of the executed transaction documents and current appraisals because several transaction details have been publicly reported but are not all readily accessible from a single indexed County source. The requests are intended to obtain and verify the controlling records.

Exhibit M

Jonathan DiSalvo

From: Planning ZoningInfo
Sent: Wednesday, September 2, 2026 8:26 AM
To: Jonathan DiSalvo
Subject: FW: Housing Project Needs a Comprehensive Community Plan

Flag Status: Flagged

John Hunter

Planner – Development Review
Community Development & Infrastructure
Phone: 831-454-3170 / 831-247-4118
701 Ocean Street, Room 410

Book time with John Hunter

From: Tracey Weiss <traceyweiss17@gmail.com>
Sent: Tuesday, September 1, 2026 9:22 PM
To: 7thandbrommer@gmail.com; Planning ZoningInfo <Planning.ZoningInfo@santacruzcountyca.gov>; Manu Koenig <Manu.Koenig@santacruzcountyca.gov>
Cc: Melissa Weiss <scmelweiss@gmail.com>
Subject: Housing Project Needs a Comprehensive Community Plan

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Community HousingWorks Team,

I attended your recent presentation on the proposed 7th & Brommer affordable housing project and left with more questions related to the current scope of the project that has been planned with the broader Live Oak community in mind. My wife and I have lived in the neighborhood for close to 20 years and have watched the community change. The number of cards that travel 7th ave each day has increased -and this would be the next change to our beloved community.

Let me be clear: I understand that Santa Cruz County needs more affordable housing. This is not an objection to affordable housing. It is an objection to moving forward with a project of this scale without first demonstrating how it will successfully integrate into an already constrained neighborhood.

Throughout the presentation, neighbors were asked to identify concerns about traffic, parking, building scale, neighborhood compatibility, access, landscaping, and circulation. While I appreciate the

Exhibit M

opportunity to provide input, these are not minor design preferences—they are fundamental planning questions that should be answered before a project moves forward.

The proposed development will bring at least 100 new residential units in Phase 1, with additional residential development anticipated in future phases. Yet there has been little information shared about how the surrounding transportation network will accommodate that growth.

The intersection of 7th Avenue and Brommer Street already experiences congestion, particularly during commute hours, school travel times, weekends, and periods of heavy Harbor activity. Adding hundreds of additional daily vehicle trips without a clearly communicated transportation strategy is concerning.

Before this project advances further, I believe the community deserves a comprehensive traffic analysis that evaluates:

- Existing and future traffic volumes.
- Cumulative impacts of all planned phases of development.
- Vehicle circulation onto and off of 7th Avenue.
- Emergency vehicle access.
- Pedestrian and bicycle safety.
- Delivery and service vehicle circulation.
- Whether improvements to the 7th Avenue/Brommer intersection, including signalization or additional turning capacity, will be required.

Equally concerning is parking. Existing residents already experience limited on-street parking throughout portions of the neighborhood. The project presentation discussed parking but did not explain how parking demand has been calculated or how overflow parking will be prevented from spilling into adjacent residential streets. A realistic parking analysis should be completed using actual neighborhood parking conditions during evenings and weekends, when demand is highest.

Beyond traffic and parking, I remain concerned that the project is being evaluated as an isolated housing development rather than as part of a larger community.

Live Oak is defined by its connection to the Harbor, nearby beaches, neighborhood businesses, parks, and walkable residential character. A project of this size should demonstrate how it strengthens those connections rather than simply fitting housing onto an available parcel. Questions such as pedestrian connectivity, public spaces, neighborhood integration, compatibility with surrounding homes, preservation of mature trees, and transitions between existing residences and new development should be central to the planning process—not secondary considerations. The presentation itself identifies many of these issues as priorities raised by neighbors.

Affordable housing should be an asset to a community. It should enhance the neighborhood, respect its character, and contribute to a long-term vision for Live Oak. At this stage, I have not seen sufficient evidence that this level of planning has occurred.

I encourage Community HousingWorks and the County to pause and ensure that the transportation planning, parking analysis, neighborhood integration, and overall community vision are fully developed and shared with the public before moving further into the design and approval process.

Exhibit M

The residents of Live Oak deserve confidence that this project has been designed not only to provide much-needed housing, but to become a successful and lasting part of the community.

Thank you for considering these comments.
In Community,
Tracey & Melissa Weiss
--
Tracey Weiss
Email: traceyweiss17@gmail.com
Address: 800 7th Ave
Pronouns: she/her/hers
Cell: (408) 472-1415

Exhibit M

Outlook

Application No. 261178 — 7th Avenue & Brommer Street

From Melissa Weiss <scmelweiss@gmail.com>
Date Sat 10/17/2026 1:14 PM
To Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Cc senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>; Manu Koenig <Manu.Koenig@santacruzcountyca.gov>

****CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Jonathan,

I am writing to OPPOSE Application No. 261178 and ask that this letter be included in the official public record.

Let me be clear: I support more housing, including more affordable housing, and I accept that building will happen in our community. I would prefer to see avenues to home ownership rather than rentals, but I understand where we are. My concern is not whether we build, but how. This project calls for thoughtful design and longer-term planning that it does not yet reflect.

The plan proposes 300 units, which equates to up to 640 new residents on 7th Avenue. This part of Live Oak already cannot meet the needs of its current residents. I recognize the County is under real pressure to build: it must accommodate 4,634 new homes in the unincorporated area by 2031 and had permitted only 279 by the end of 2025. Projects like this one will help close that gap, and the County stands to receive state and regional funding tied to that progress. I ask the County to identify what funding it is receiving or expects to receive in connection with this and other housing projects, and specifically what portion will be directed toward traffic, parking, and evacuation improvements that make this area work for both existing and new residents.

I request that the County address the following before this application moves forward:

1. Traffic study. A comprehensive traffic study is urgently needed. Existing congestion on 7th Avenue must be evaluated, along with the impact of 640 additional residents and the option of access from Brommer Street.

2. Parking. The project must provide adequate on-site parking. Neighbors counted only 52 on-street parking spaces along approximately 1.3 miles of 7th Avenue, and most are already occupied.

3. Emergency evacuation. Our neighborhood sits in a tsunami zone. The County should require a dedicated evacuation analysis covering our neighborhood, Harbor users, and beach visitors, including the impacts of future phases. The Fire Marshal's approval of fire access for the project itself does not answer these larger evacuation questions.

Exhibit M

When a disaster strikes, the residents of 7th Avenue will be the ones trying to get out on a road that is already at capacity. We deserve a plan that accounts for that before approval, not after.

Thank you for your time and consideration. I look forward to your response.

Melissa Weiss
Resident on 7th ave

Exhibit M

Outlook

RE: Application No. 261178 — 7th Avenue & Brommer Street

From Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Date Mon 10/19/2026 11:30 AM
To 'Melissa Weiss' <scmelweiss@gmail.com>
Cc Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>

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Hello Ms. Weiss,

Thank you for reaching out with these concerns. This CDP application is currently being processed by the County and is not before the Commission directly, and so we do not have direct authority to require traffic/circulation/evacuation studies. However, our office has been tracking the project and appreciate you sharing your concerns. I am cc'ing the project planner, Jonathan DiSalvo, so that he is aware of your interest in the project and so that he can answer any questions.

You can track projects that appealable to the Commission at the following link: https://documents.coastal.ca.gov/assets/appeal-projects/Statewide_Appealable_Projects_Report.pdf.

Thank you,

Nolan Clark
Coastal Planner

Central Coast District
California Coastal Commission
(831) 427-4863
coastal.ca.gov

Preparing for El Niño or dealing with storm damage?
Find guidance and resources for protecting your property, responding to storm damage, and navigating coastal permitting, including emergency permits on our El Niño page. In the event of an emergency, please email EmergencyRequests@coastal.ca.gov and staff will respond as quickly as possible.

From: Melissa Weiss <scmelweiss@gmail.com>
Sent: Saturday, October 17, 2026 1:46 PM
To: Clark, Nolan@Coastal <nolan.clark@coastal.ca.gov>
Subject: Application No. 261178 — 7th Avenue & Brommer Street

You don't often get email from scmelweiss@gmail.com. Learn why this is important

Dear Nolan,

I am a resident of the Live Oak area of unincorporated Santa Cruz County. I am writing about Santa Cruz County Application No. 261178, a proposed 300-unit development on 7th Avenue

Exhibit M

within the coastal zone. I ask that this letter be included in the record for the project's coastal development permit and any related appeal, and that Commission staff review and comment on the County's coastal permit before a decision is made.

I support more housing, including affordable housing, in our community. My concern is that this project, as proposed, may not have been evaluated for its effects on public coastal access and coastal hazards, which I understand fall within the Coastal Act and the County's Local Coastal Program.

I am not a legal or planning expert. I am a resident who has spent time researching the laws that apply to this project, and I want to share my understanding of them. I would welcome correction from Commission staff if I have misread anything.

From my research, state housing laws encourage higher density, a goal I support, but they do not exempt a project in the coastal zone from the California Coastal Act. As I understand it, State Density Bonus Law states that it does not supersede or lessen the effect of the Coastal Act, and that any density bonus, concessions, or parking reductions must be applied consistent with it. If that is correct, a 300-unit project in the coastal zone would still need to show that it:

- Maintains and enhances public access to the coast, including by providing adequate parking (Coastal Act Section 30252)
- Minimizes risks to life and property in hazard areas, including tsunami inundation zones (Section 30253)
- Is located where adequate public services and infrastructure exist to serve it (Section 30250)

I do not see how these requirements can be evaluated without a traffic and parking study and a dedicated evacuation analysis. My specific concerns are:

1. Public access to the beach and Harbor. 7th Avenue is a primary route to the Santa Cruz Harbor and nearby beaches. Neighbors counted only 52 on-street parking spaces along approximately 1.3 miles of 7th Avenue, and most are already occupied. A project adding up to 640 residents without adequate on-site parking will push more cars onto these streets. That will reduce the parking and road capacity that beachgoers and Harbor users depend on. I ask that a traffic and parking study be completed before approval, covering existing congestion on 7th Avenue, visitor demand, and access from Brommer Street.

2. Tsunami and coastal hazards. This neighborhood is in a tsunami hazard zone. Residents, Harbor users, and beach visitors all rely on the same limited roads to evacuate. The Fire Marshal's approval of fire access for the project site does not address whether this area can be evacuated safely once the project is built. I ask whether a proper emergency evacuation study has been completed for this project, and specifically whether it evaluates evacuation times and road capacity at 100, 200, and 300 units. If no such study exists, I ask that the Commission require one before any coastal development permit is approved. It should account for residents, Harbor users, and beach visitors at peak times.

3. Full scope of the project. This project should be evaluated at its full scope of 300 units, not phase by phase. Reviewing only an initial phase could make the impacts look manageable when the completed project, with up to 640 residents, will place far greater demands on 7th Avenue, parking, and evacuation routes. I ask that all traffic, parking, and evacuation analyses be based on the full 300 units, and that this project also be considered alongside other planned development in Live Oak.

I respectfully ask the Commission to ensure these issues are addressed before this project moves forward. Please notify me when the County issues its Notice of Final Local Action on this

Exhibit M

permit, and of any hearings, staff reports, or appeal deadlines related to this application.

Thank you for your time and consideration.
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Melissa Weiss
Resident on 7th ave

Exhibit M