Staff Report to the Zoning Administrator

Application Number: 261138

Applicant: DeMattei Construction
Owner: Kathryn Desilva
APN: 054-191-09
Site Address: 195 Via Concha, Aptos CA 95003

Agenda Date: November 20, 2026
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to replace an existing 780 square-foot deck in kind, changing from a cantilever deck to a deck supported by a retaining wall, install a hot tub, replacing the existing railing with a new metal and glass safety rail system, and modifying the rear window and door configuration.

Location: The property is located on the southwestern side of Via Concha (195 Via Concha), approximately 500 feet northwest of the intersection of Via Concha and Clubhouse Drive in Aptos.

Permits Required: Coastal Development Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261138, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 6,000 square feet in size and is developed with a single-family dwelling originally constructed in 1974. The project site is situated on the top of a coastal bluff. The site is relatively flat in topography with exception of a steep downward slope of the coastal bluff at the rear. The project includes replacing an existing 780 square-foot deck located behind the dwelling. The existing deck is cantilevered over the upper portion of the slope at the rear of the property; however, the replacement deck would be supported by a six-foot-tall retaining wall below. The project also includes replacing the existing safety railing with a new metal-and-glass railing system, modifying the configuration of the rear windows and doors that provide access to the deck, and installation of a new hot tub.

Due to the project site's location on a coastal bluff within the Coastal Zone Appeal jurisdiction, a Coastal Development Permit is required.

Zoning & General Plan Consistency

The subject property is a 6,000 square foot lot, located in the R-1-6-SBE (Single-Family Residential, 6,000 square-foot minimum, Seascape Beach Estates Combining District) zone district, a designation which allows residential uses. The proposed replacement deck, retaining wall, safety railing, and window/door modifications are associated with a principally permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The property is located within the Seascape Beach Estates (SBE), a special subdivision originally platted in 1967. The SBE Combining District establishes special development standards for which all proposed development must comply with. The proposed improvements comply with the development standards of the SBE combining district and does not include any expansion of the existing development on site.

Coastal Development Permit

The subject property is located within the mapped Coastal Zone Appeals jurisdiction, and the proposed improvements are to an existing single-family dwelling located at the top of a coastal bluff. Santa Cruz County Code 13.20.061(B) requires a Coastal Development Permit for improvements to single-family dwellings located on a coastal bluff. County Code establishes design criteria for all development requiring a Coastal Development Permit to address visual compatibility, site disturbance, ridgeline and blufftop development, landscaping, and the protection of scenic resources.

The proposed deck replacement and modifications to the safety railing, windows, and doors would remain visually compatible with surrounding development. The adjacent dwellings along Via Concha contain similarly sized decks with metal, wood, or glass safety railings looking out towards the ocean. The colors and materials of the proposed improvements are consistent with the surrounding pattern of development. Although the project site is located on a coastal bluff, the project would not alter the existing structure’s silhouette or otherwise adversely impact public or private views. The proposed retaining wall design minimizes site disturbance while providing a feasible solution to mitigate the coastal bluff erosion hazard.

Geologic Hazards

Santa Cruz County Code 16.10 establishes regulations and review procedures for development and construction activities within mapped geologic and coastal hazard areas. Because the retaining wall supporting the deck would be constructed on a coastal bluff, it is subject to the requirements of County Code Chapter 16.10.

The proposed retaining wall supporting the deck is considered a shoreline protection structure under the County Code. The proposal includes a new wall extending seaward from the existing dwelling along the bluff, intended to mitigate bluff instability. County Code 16.10.070(H)(3) establishes permitting requirements for shoreline protection structures.

To demonstrate compliance with County Code Chapter 16.10, an alternatives analysis was required to address the applicable Code requirements and explain how the proposed retaining wall is sited as close to the dwelling as feasible. The alternatives analysis was prepared by the project

engineer and accepted by the County's Environmental Planning division following review. The alterative analysis is included in the technical report review (REV261067). It was concluded that the proposed retaining wall is the superior alternative to other means of addressing slope instability.

Technical Report Review (REV261067)

A Geologic Assessment (Easton Geology, January 12, 2026), Geotechnical Investigation (Haro, Kasunich & Associates Inc., March 18, 2026), and Alternatives Analysis (Haro, Kasunich & Associates Inc., (July 29, 2026) were prepared for the project and submitted to the County for review. On October 15, 2026, County staff accepted the technical reports, which concluded that the existing deck and seaward portion of the residence are at risk of collapse during a strong regional earthquake or series of intense winter storms. The alternative analysis confirmed that the proposed retaining wall design is a feasible solution to mitigate the hazards identified by the Geologic Assessment. The proposed design also requires less site disturbance than the alternative designs evaluated in the analysis. A Declaration of Geologic Hazards must be recorded prior to issuance of a building permit for the proposed retaining wall.

Local Coastal Program Consistency

The proposed deck is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road; however, it is not identified as a priority acquisition site in the County's Local Coastal Program. The nearest public access to the beach is located at the southern end of Via Gaviota, approximately 900 southeast of the project site. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

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

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **261138,** based on the attached findings and conditions.

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

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

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Report Review letters (REV261067)

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: 261138
Assessor Parcel Number: 054-191-09
Project Location: 195 Via Concha, Aptos CA 95003

Project Description: Proposal to replace an existing deck in kind, changing from a cantilever deck to a deck supported by a retaining wall, replace the existing railing with a new metal-and-glass safety rail system, and to modify the rear window and door configuration. Requires a Coastal Development Permit.

Person or Agency Proposing Project: DeMattei Construction

Contact Phone Number: (408) 639-0897

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

E. X Categorical Exemption

Specify type: Class 2 - Replacement or Reconstruction (Section 15302)
Class 3 – New Construction or Conversion of Small Structures (15303)

F. Reasons why the project is exempt:

Replacement of an existing deck with no increase in size and serving the same purpose; construction of an accessory structure (retaining wall) on site with an existing single-family dwelling.

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

_____ Date:_____
Michael Lam, Project Planner

EXHIBIT A

Coastal Development Permit Findings

(A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-6-SBE (Single-Family Residential, 6,000 square-foot minimum, Seascape Beach Estates Combining District), a designation which allows residential uses. The proposed deck replacement, retaining wall, and exterior modifications are a principally permitted uses within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

(B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style and the site is surrounded by lots developed to an urban density. The proposed deck replacement and modifications to the safety railing, windows, and doors would remain visually compatible with surrounding development. The surrounding dwellings in the Seascape Beach Estates contain similarly sized decks with metal, wood, or glass safety railings looking out towards the ocean. The colors and materials of the proposed improvements are consistent with the surrounding pattern of development. Although the project site is located on top of a coastal bluff, the proposed modifications to the dwelling will not alter the existing silhouette or include any changes to the existing structure’s dimensions. Additionally, the proposed improvements will not adversely impact public or private views of the coastal scenic resources.

The retaining wall design was reviewed and approved by the County’s Environmental Planning division following acceptance of the supporting technical reviews. The alternative analysis confirmed that the proposed retaining wall design is the superior alternative to other means of mitigating the hazards identified by the Geologic Assessment. The proposed design also requires less site disturbance than the alternative designs evaluated in the analysis.

(D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at the end of Via Concha (Hidden Beach) and Via Gaviota (Sumner Beach).

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

This finding can be made, in that the structure is sited and designed to be visually compatible and

integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6-SBE (Single-Family Residential, 6,000 square-foot minimum, Seascape Beach Estates Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood. The proposed modifications will not add any additional square footage to the existing dwelling. Furthermore, the proposed deck is an in-kind replacement of an existing deck and would not substantially alter the design aspects of existing and proposed development in the neighborhood.

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

This finding can be made, in that the project site is located between the shoreline and the first public road; however, the deck will not interfere with public access to the beach, ocean, or any nearby body of water as public access to the beach is available 650 feet northwest at the end of Via Concha. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

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

Discretionary Permit Findings

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

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

The proposed retaining wall required a Geologic Assessment (Easton Geology, January 12, 2026), Geotechnical Investigation (Haro, Kasunich & Associates Inc., March 18, 2026), and Alternatives Analysis (Haro, Kasunich & Associates Inc., (July 29, 2026) that were prepared for the project and submitted to the County for review. County staff accepted the technical reports, which concluded that the existing deck and seaward portion of the residence are at risk of collapse during a strong regional earthquake or series of intense winter storms. The alternative analysis confirmed that the proposed retaining wall design is a feasible solution to mitigate the hazards identified by the Geologic Assessment. The project has been conditioned to comply with all recommendations of the approved Geotechnical report.

(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 retaining wall/deck and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6-SBE (Single-Family Residential, 6,000 square-foot minimum, Seascape Beach Estates Combining District) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. The proposed deck replacement will comply with the rear yard setback of the Seascape Beach Estates combining district. Pursuant to County Code 13.10.323(F)(1), the deck area along the side yards can be constructed to the property lines because the deck is less than 18 inches in height.

The retaining wall design was reviewed and approved by the County's Environmental Planning division following acceptance of the supporting technical reviews. The alternative analysis confirmed that the proposed retaining wall design is a feasible solution to mitigate the hazards identified by the Geologic Assessment. The proposed design also requires less site disturbance than the alternative designs evaluated in the analysis.

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

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

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

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

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

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

This finding can be made, in that the proposed retaining wall/deck and exterior improvements to the existing dwelling will not add any additional residential units on the existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase beyond the existing 1 peak trip per day (1 peak trip per dwelling unit). The project will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

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

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

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

Site Development Permit Findings

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

and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed deck is an in-kind replacement of an existing deck and would not substantially alter the physical design aspects of existing and proposed development in the neighborhood.

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

This finding can be made, in that the proposed deck is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by DeMattei Construction, dated 07/30/2026.

I. This permit authorizes the construction of a retaining wall, deck, safety railing, windows and doors, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

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

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

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

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

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

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

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2” x 11” format for Santa Cruz County Planning review and approval.

3. Grading, drainage, and erosion control plans.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. The discretionary application has not been reviewed for compliance with

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

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

3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.

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

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

E. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to Santa Cruz County Planning.

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.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____
Deputy Zoning Administrator
Nathan MacBeth

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

ABBREVIATIONS:

A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AL.	ALUMINUM
BD.	BOARD
BLK.	BLOCK'
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.B.	CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN
CEM.	CEMENT
C.J.	CEILING JOIST OR CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.O.	CLEANOUT OR CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DED.	DEDICATED
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
(E)	EXISTING
EXP.	EXPOSED OR EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN.	FINISH
FIXT.	FIXTURE
FLSH.	FLASHING
FLR.	FLOOR(ING)
FLUOR.	FLUORESCENT
F.O.F.	FACE OF FINISH
F.O.H.C.	FREE OF HEART CENTER
F.O.S.	FACE OF STUD
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL.	GLASS
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYPSUM BOARD
HB	HOSE BIB
HD.	HEAD
HDWR.	HARDWARE
HE	HIGH EFFICACY
I.D.	INSIDE DIAMETER (DIM.)
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KD.	KILN-DRIED
LAM.	LAMINATE(D)
LOCS.	LOCATIONS
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MIN.	MINIMUM
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.OR#	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
OA.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
O.L.	OUTDOOR LIGHT
OPNG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWOOD.	PLYWOOD
PR.	PAIR
PT.	POINT
R.	RADIUS OR RISER
REF.	REFERENCE
REINF.	REINFORCE
REQ'D	REQUIRED
RESIL.	RESILIENT
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
SCD.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SECT.	SECTION
SEL.	SELECT
SH.	SHELF OR SHELVING
SHT.	SHEET
SIM.	SIMILAR
SL.	SKYLIGHT
SLD.	SEE LANDSCAPE DRAWINGS
SPEC.	SPECIFICATION(S)
S.Q.	SQUARE
SSD.	SEE STRUCTURAL DRAWINGS
SST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
SURF.	SURFACE
SUSP.	SUSPEND
SYM.	SYMBOL OR SYMMETRICAL
T.	TREAD
TEMP.	TEMPERED
TOC.	TOP OF CURB
TOP.	TOP OF PAVEMENT
TOW.	TOP OF WALL
T.P.	TOP PLATE
TYP.	TYPICAL
UON.	UNLESS OTHERWISE NOTED
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VIF.	VERIFY IN FIELD
W/	WITH
WD.	WOOD
WH	WATER HEATER
WP.	WATERPROOF

SYMBOLS:

- TRUE NORTH
- CENTER LINE
- FENCE
- SECTION. #/SHEET
- KEY NOTE
- DOOR SYMBOL
- WINDOW SYMBOL

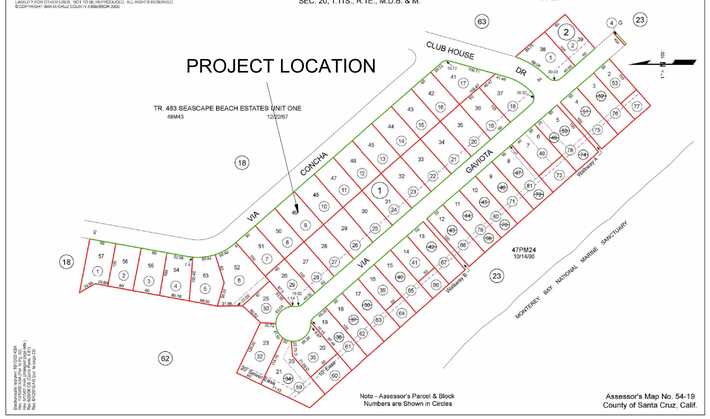
PARCEL MAP

FOR TAX PURPOSES ONLY

POR. APTOS RANCHO
SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-267

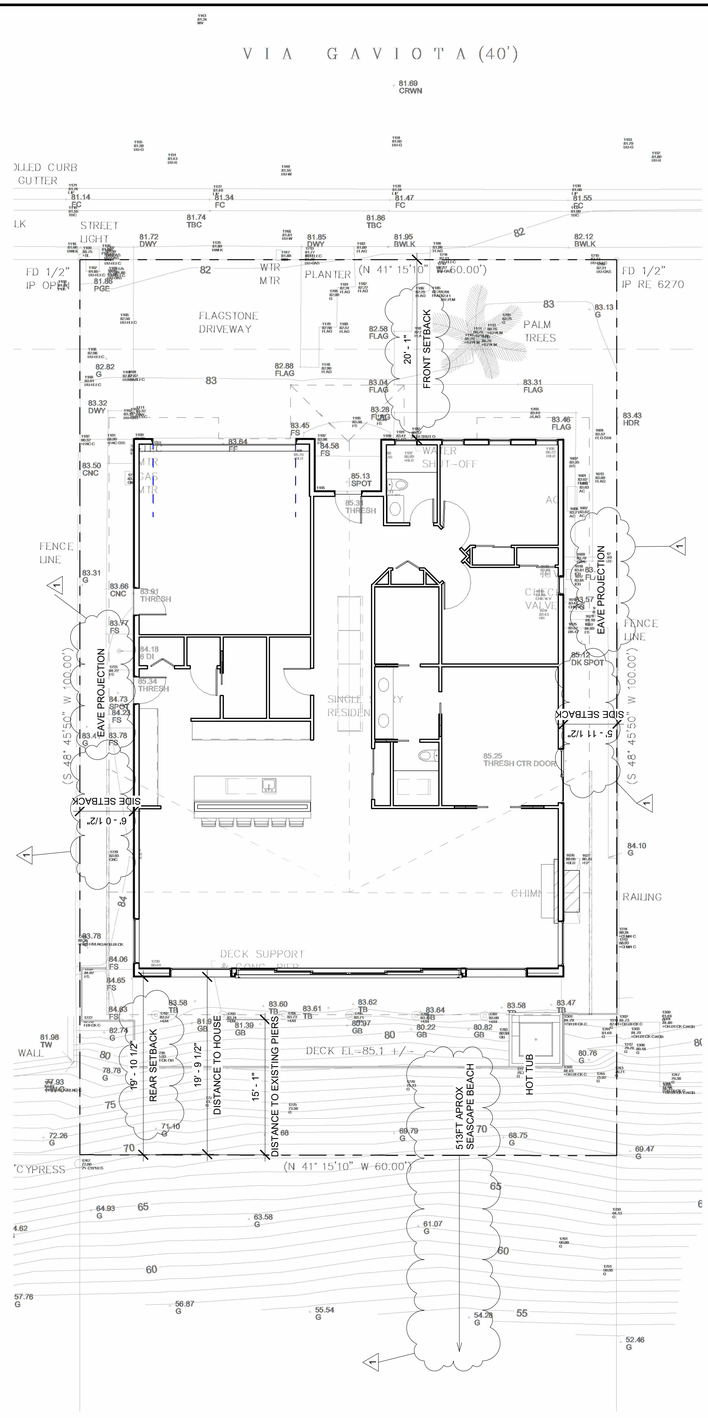
54-19



LOCATION MAP



DE SILVA RESIDENCE



PROPOSED SITE PLAN

SCOPE OF WORK

DECK REPLACEMENT, EXTERIOR GLASS DOOR CHANGE & CONSTRUCTION OF SEA WALL

PROJECT DATA

ZONING	R1-6-SBE
OCCUPANCY TYPE	R3/U
BUILDING TYPE	V-B(NON-SPRINKLERED)
APN	05419109
LOT AREA	6,054.84 Sq.Ft.
FLOOR AREA	
(E) RESIDENCE	2,895 SF < 3,027.42 SF
(E) FAR	47.30 % < 50%
(N) FAR	2,895 SF (NO CHANGE)
(N) FAR	47.30%<50%

PROJECT DIRECTORY

PROPERTY OWNER
MICHAEL & KATHRYN DESILVA
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SHEET INDEX

SHEET INDEX

-	SURVEY
A1.1	COVER SHEET
A1.2	GENERAL NOTES
A1.3	LOT COVERAGE
A2.1	SITE PLAN
A2.2	EXISTING vS. PROPOSED FLOOR PLAN
A2.3	EXISTING vS. PROPOSED FLOOR PLAN
A2.4	ROOF PLAN & REFLEC. CEILING PLAN
A4.1	DEMOLITION PLAN AND ELEVATION
A4.2	EXISTING vs. PROPOSED ELEVATION
A4.3	EXISTING vs. PROPOSED ELEVATION
A4.4	EXISTING vs. PROPOSED ELEVATION
A5.1	PROPOSED SECTION
C-1	GRADING & DRAINAGE PLAN
C-2	DETAILS
C-3	STORMWATER POLLUTION CONTROL PLAN
S-1	GENERAL NOTES
S-2	FIRST FLOOR FRAMING PLAN
S-3	2ND FLOOR FRAMING PLAN
S-4	DETAILS
S-5	SPECIAL INSPECTION FORMS
SU-1	TOPOGRAPHICAL SURVEY

CONSTRUCTION SHALL CONFORM TO:
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRIC CODE
2025 ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA REFERENCE STANDARDS CODE

NORTH

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Revision Schedule

Revision Number	Revision Description	Revision Date
1	Revision 1	7-30-26

SHEET TITLE: COVER SHEET

PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

DRAWINGS PROVIDED BY:
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DATE: 03/13/2026

SCALE: -

DRAWN BY: CM

SHEET: **A1.1**

EXHIBIT D

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

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

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

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

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

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

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

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

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

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

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

BOTTOM OF DOORS.

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

ROOF VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE OR 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

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

STAIR HANDRAILS: EVERY STAIRWAY OF 4 OR MORE RISERS SHALL

SHALL HAVE A GUARDRAIL. HANDRAILS MOUNTED ON A WALL SHALL HAVE A MIN. 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL. THE HANDGRIP PORTION OF HANDRAILS SHALL BE BETWEEN 1-1/4" AND 2" CROSS SECTION DIMENSION AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ALL HANDRAILS ARE TO BE PLACED 34" AND 38" ABOVE TREAD NOSING AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

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

ARCHITECTURAL (CONT.)
SKYLIGHTS: ALL SKYLIGHTS ARE TO BE PRE-MANUFACTURED PLASTIC DOME TYPES WITH ANODIZED ALUMINUM FRAMES MOUNTED ON WOOD CURBS OR DIRECTLY TO ROOF DECK. FRAME COLOR IS TO MATCH OR BE SIMILAR TO THE ROOF COLOR. CURB HEIGHT ABOVE THE ADJACENT ROOF SURFACE IS TO BE 4" MINIMUM. THE DOME HEIGHT IS TO BE MINIMUM 5" OR 10% OF THE MAXIMUM SPAN OF THE DOME. SKYLIGHT UNITS SHALL MEET TITLE 24 REQUIREMENTS. SKYLIGHTS WITH INSTALLED GLAZING 12' ABOVE THE WALKING SURFACE SHALL BE CONSTRUCTED OF LAMINATED GLASS WITH A POLYVINYL BUTYRAL INTERLAYER AND A MINIMUM THICKNESS OF 0.030 INCHES (.76 mm)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TUB/SHOWER LIGHTS: LIGHT FIXTURES MOUNTED WITHIN 5' OF A SPA/ TUB SHALL BE MOUNTED AT LEAST 7'6" ABOVE THE MAXIMUM WATER LEVEL OF THE SPA/TUB AND SHALL BE GFCI PROTECTED.

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

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

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

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

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS: ALL NEW NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES THAT ARE WITHIN 5 1/2' ABOVE FINISH FLOOR SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

ARC-FAULT AND GROUND FAULT OUTLETS: ARC-FAULT (AFCI) REQUIRED IN FAMILY ROOMS , DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.

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

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

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

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

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

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

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

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

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

TANKLESS WATER HEATERS: TANKLESS WATER HEATER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. PROVIDE A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE WITH 120 VOLT, 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT WITHIN 3' OF THE APPLIANCE WITH NOT OBSTRUCTIONS. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED AS "SPARE" AND BE ELECTRICALLY ISOLOATED. A SINGLE POLE CIRCUIT BREAKER SHALL BE PROVIDED AT THE PANEL AND BE LABELED "FUTURE 240V USE".

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

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

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

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

FORCED AIR UNIT CLEARANCES: LISTED FURNACES SHALL BE INSTALLED IN CONFORMANCE WITH THE CONDITIONS OF THEIR LISTING. THE FURNACE INSTALLER SHALL LEAVE THE MANUFACTURER'S INSTALLATION AND OPERATING INSTRUCTIONS ATTACHED TO THE APPLIANCE. CLEARANCES OF LISTED FURNACES FROM COMBUSTIBLES SHALL BE AS SPECIFIED IN THE LISTING OR ON THE FURNACE RATING PLATE. UNLISTED FURNACES SHALL HAVE THE FOLLOWING CLEARANCES FROM COMBUSTIBLES:
ABOVE TOP OF CASING OR FURNACE 6"
FROM TOP AND SIDES OF WARM-AIR BONNET OR PLENUM 6"
FROM FRONT (UNLESS ACCESS REQUIREMENTS GREATER 18"
FROM BACK OF FURNACE 6"
FROM SIDES OF FURNACE 6"

DISHWASHERS: DISHWASHING MACHINES CONNECTED DIRECTLY TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSAL SHALL HAVE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK/DRAIN BOARD, WHICH EVER IS HIGHER.

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

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

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

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

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

A MINIMUM OF 75% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPARTMENT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NORTH

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Revision Schedule

Revision Number	Revision Description	Revision Date

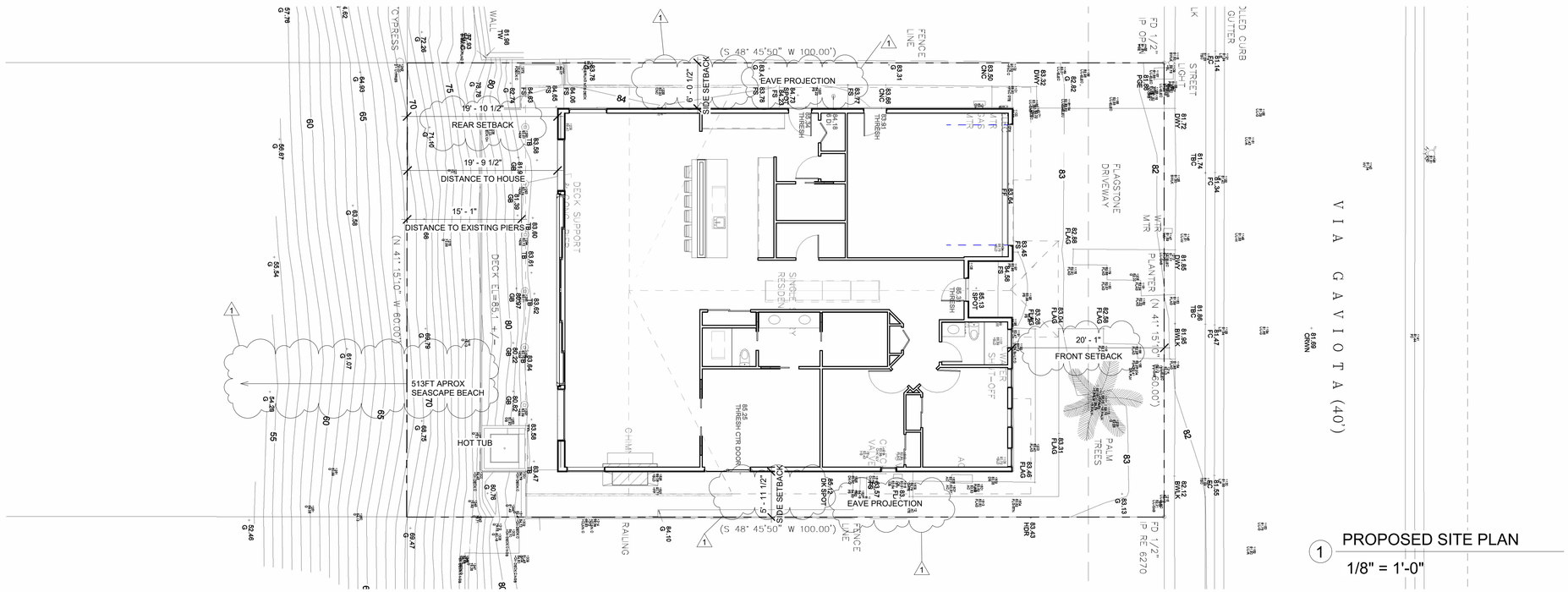
SHEET TITLE: GENERAL NOTES

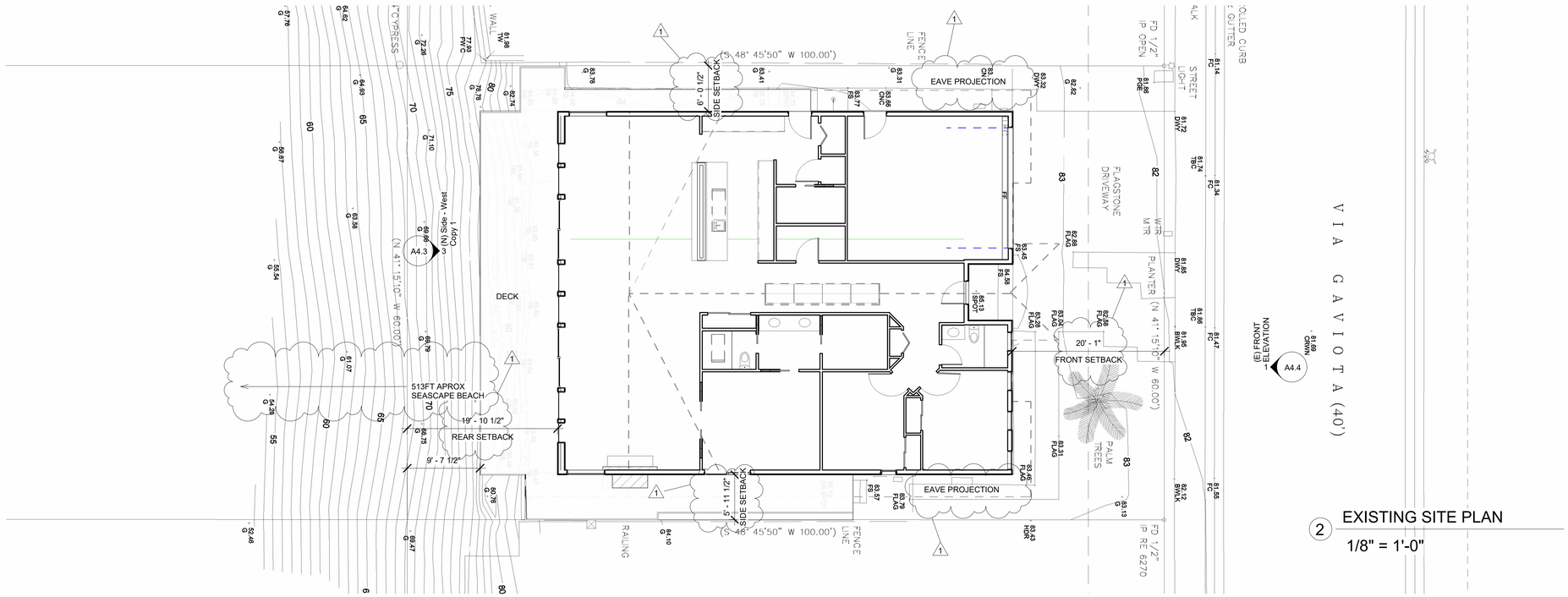
PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 03/13/2026
SCALE: -
DRAWN BY: CM
SHEET: A1.2

EXHIBIT D





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Revision Schedule

Revision Number	Revision Description	Revision Date
1	Revision 1	7-30-26

SHEET TITLE:
EXISTING vs.
PROPOSED SITE PLAN

PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

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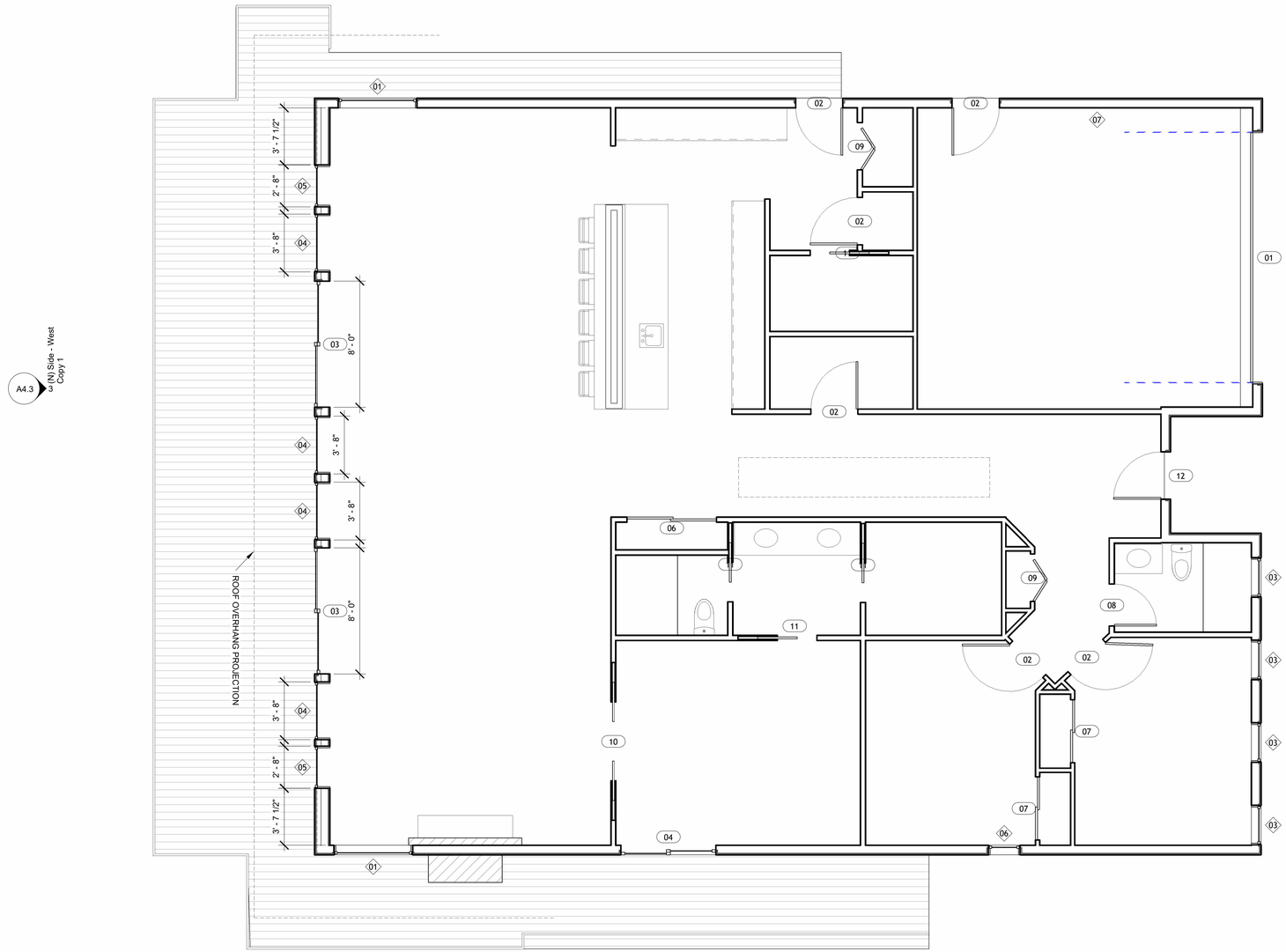
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SCALE:
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SHEET:
A2.1

EXHIBIT D



1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

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Revision Schedule

Revision Number	Revision Description	Revision Date

SHEET TITLE:

EXISTING vs.
PROPOSED SITE PLAN

PROJECT DESCRIPTION:

DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P.: (408) 295-7516
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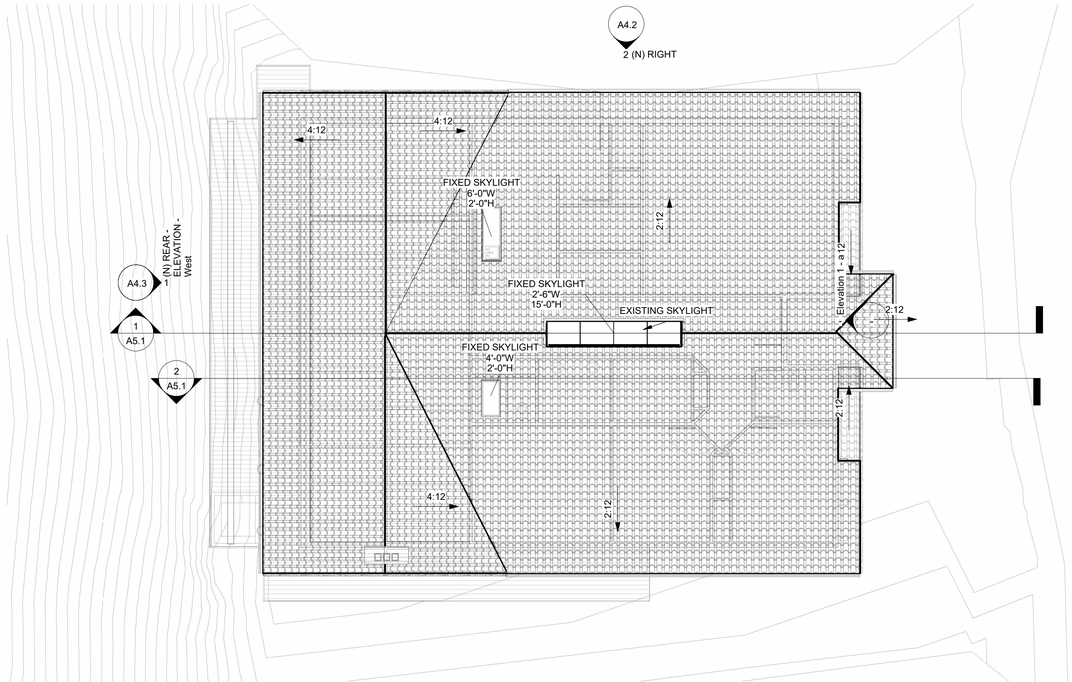
DATE:
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SCALE:
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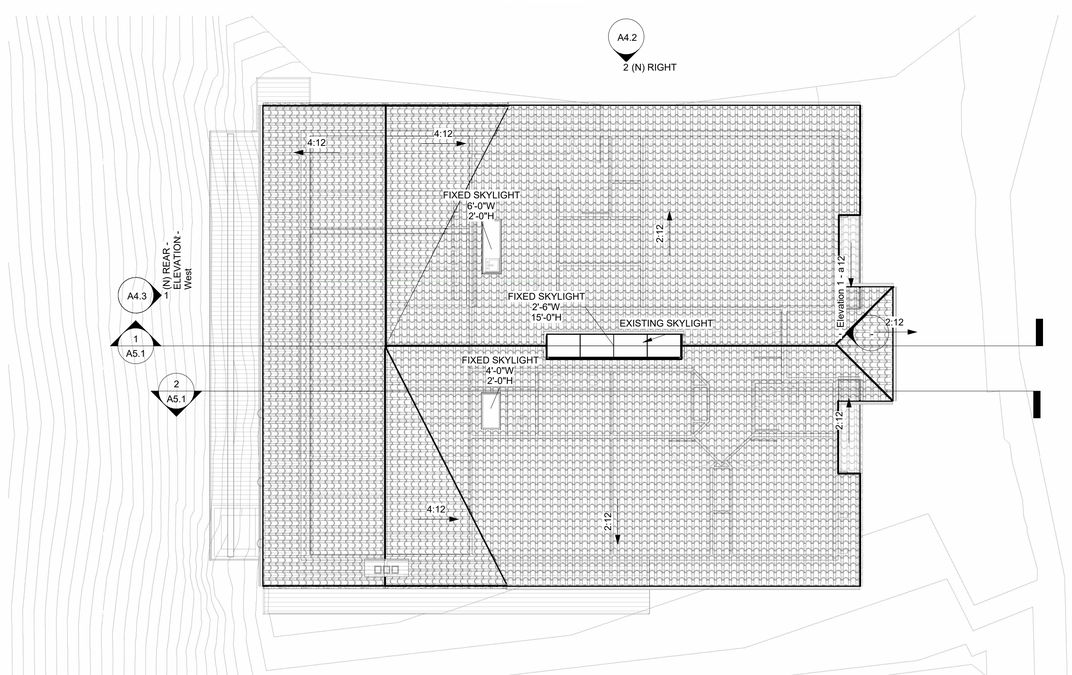
SHEET:
A2.2

EXHIBIT D



2 EXISTING ROOF PLAN

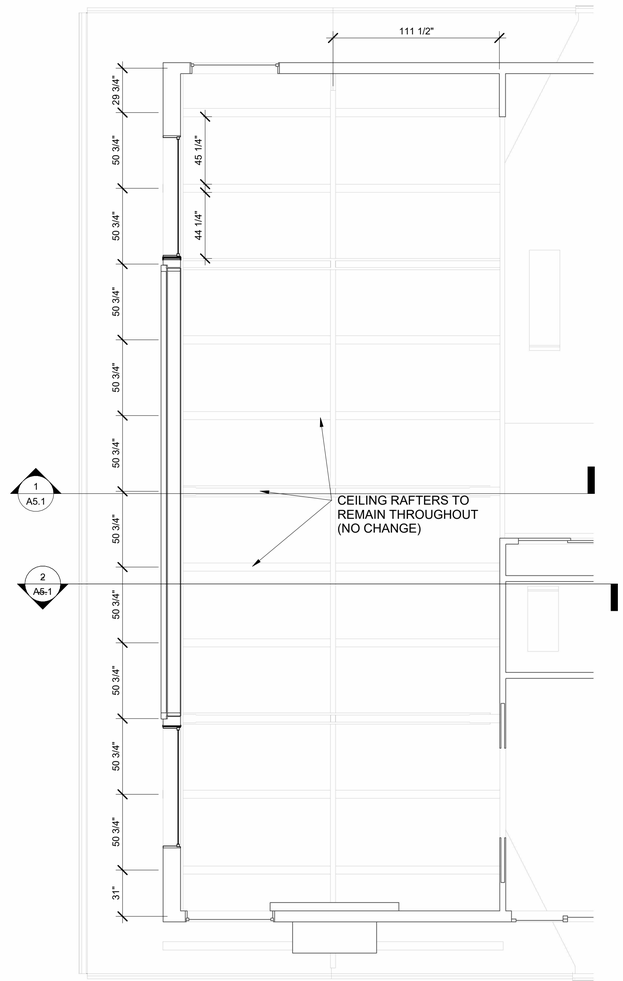
1/8" = 1'-0"



1 PROPOSED ROOF PLAN (NO CHANGE)

1/8" = 1'-0"

1/8"=1'-0"
0' 1' 2' 4' 8' 16' 24'



3 REFLECTED CEILING PLAN

1/4" = 1'-0"

1/4"=1'-0"
0' 1' 2' 3' 4' 8' 12'

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Revision Schedule

Revision Number	Revision Description	Revision Date

SHEET TITLE:
ROOF PLAN & REF.CEILING PLAN

PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

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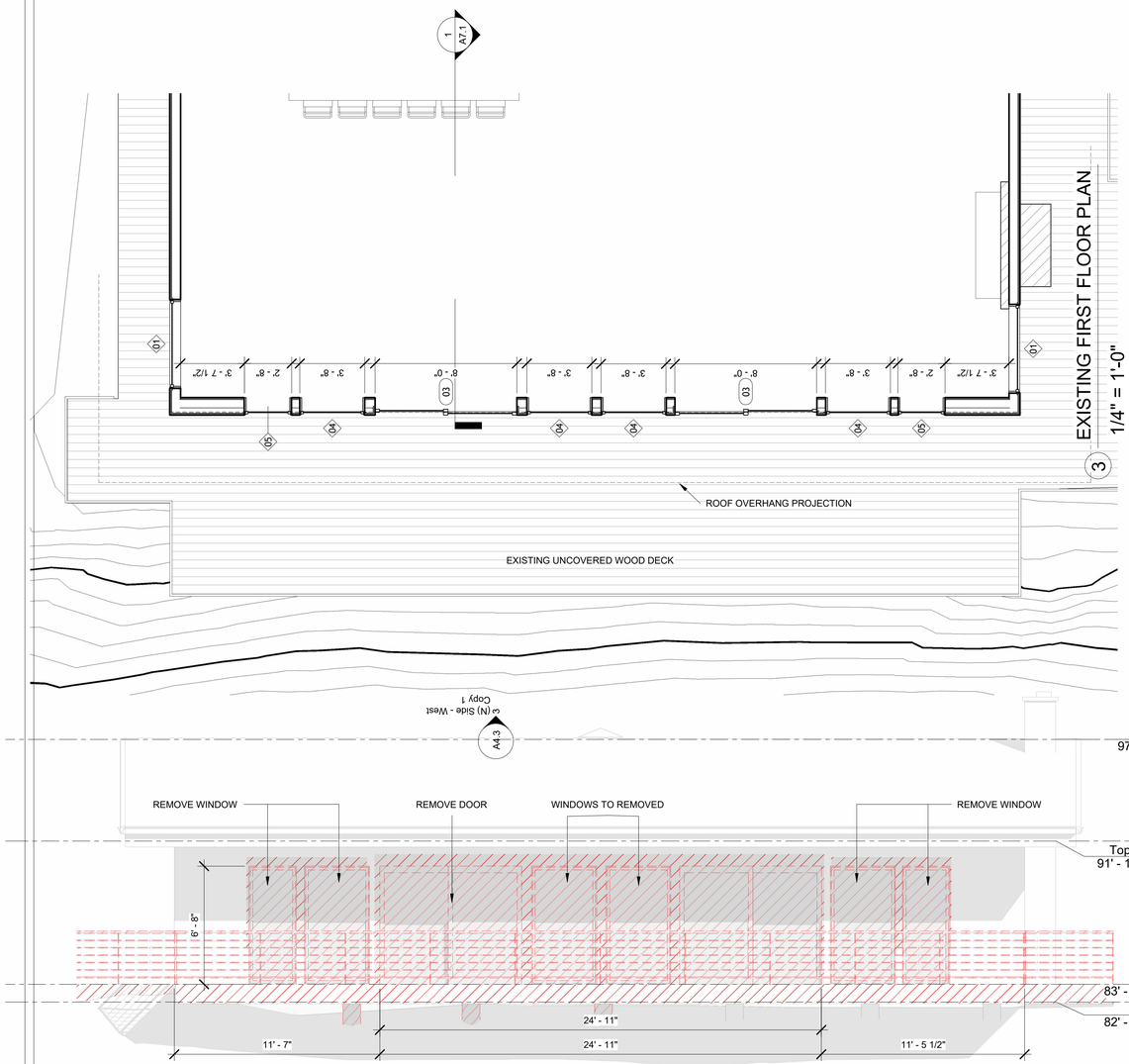
EXHIBIT D

EXTERIOR DOOR SCHEDULE

Type Mark	Type	Level	Style	Manufacturer	Door Size		Rough Opening		Details			Notes	Function	Count
					Width	Height	Width	Height	Threshold	Jamb	Head			
Existing														
01		Garage			15' - 10"	7' - 0"						EXISTING	Exterior	1
02		1st Floor			3' - 0"	6' - 8"						EXISTING	Exterior	6
03		1st Floor			8' - 0"	6' - 8"						EXISTING	Exterior	2
04		1st Floor			6' - 0"	6' - 8"						EXISTING	Exterior	1
New Construction														
05	LaCantina Aluminum Wood Series Sliding Door System as Specified	1st Floor		LaCantina Doors, Inc.	25' - 0"	7' - 2"						NEW CONSTRUCTION	Exterior	1
Existing														
06		1st Floor			5' - 8"	6' - 8"							Interior	1
07		1st Floor			4' - 0"	6' - 8"							Interior	2
08		1st Floor			2' - 8"	6' - 8"							Interior	1
09		1st Floor			3' - 0"	6' - 8"							Interior	2
10		1st Floor			5' - 0"	6' - 8"							Interior	1
11		1st Floor			2' - 6"	7' - 0 "							Interior	4
12		1st Floor			3' - 0"	8' - 0"							Interior	1

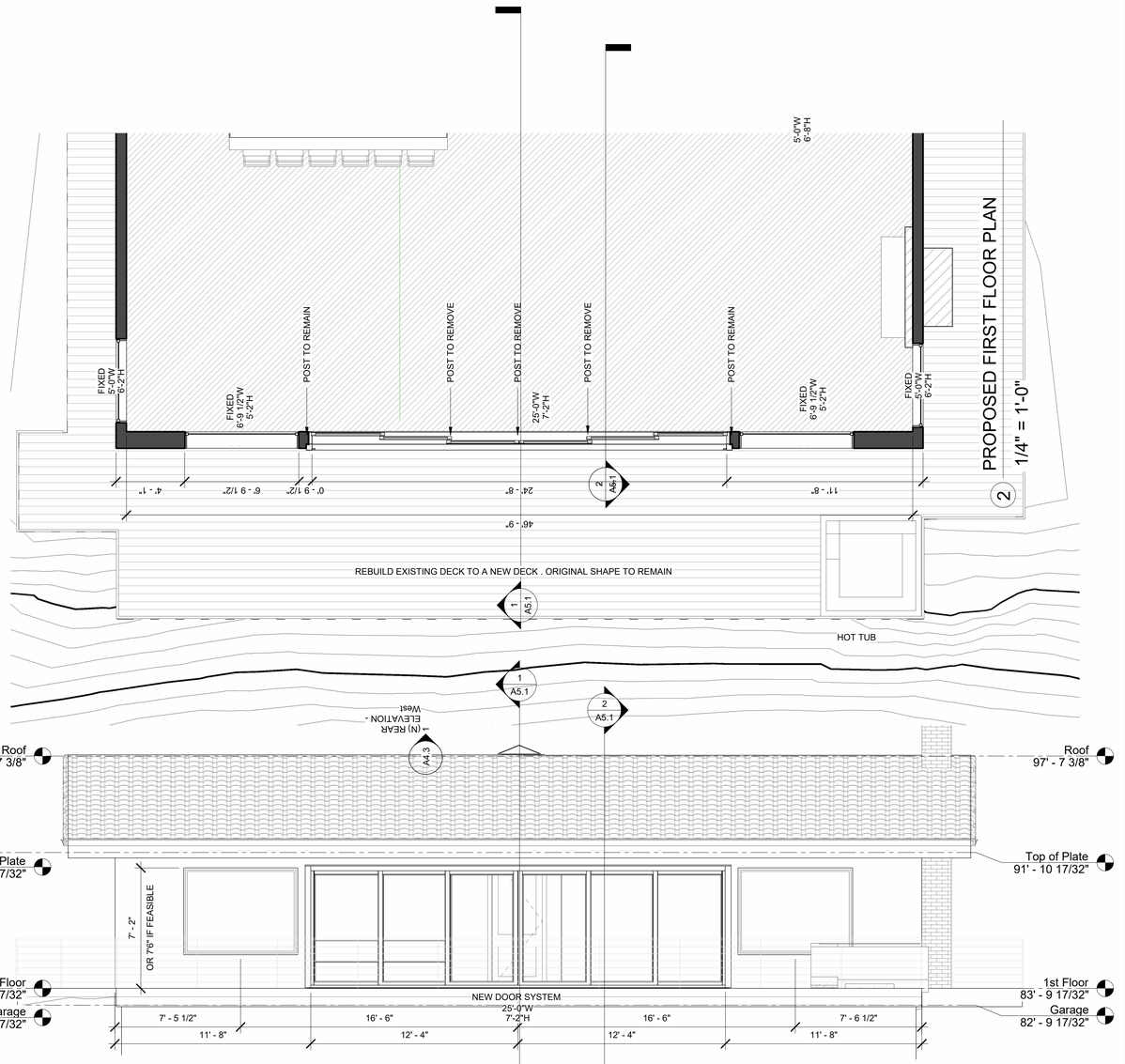
WINDOW & SKYLIGHT SCHEDULE

Type Mark	Assembly Code	Type	Level	Style	Window Size		Sill Height	Notes	Phase Created	U-FACTOR	SHGC	Assembly Description	Count
					Width	Height							
01	B2020100	FIXED	1st Floor		5' - 0"	6' - 2"	1' - 0"		Existing			Windows	2
02	B2020100	ARCHED TRANSOM	1st Floor		3' - 6"	1' - 9"	8' - 3 15/32"		Existing			Windows	1
03	B2020100	CASEMENT	1st Floor		2' - 6"	5' - 0"	1' - 8"		Existing			Windows	4
04	B2020100	FIXED	1st Floor		3' - 8"	6' - 8"	0' - 0"		Existing			Windows	4
05	B2020100	FIXED	1st Floor		2' - 8"	6' - 8"	0' - 0"		Existing			Windows	2
06	B2020100	FIXED	1st Floor		2' - 0"	4' - 0"	2' - 8"		Existing			Windows	1
07	B2020100	SLIDER	1st Floor		6' - 0"	2' - 6"	4' - 6 1/2"		Existing			Windows	1
08	B2020100	FIXED SKYLIGHT	Roof		2' - 6"	15' - 0"			Existing			Windows	1
09	B3020110	FIXED SKYLIGHT	Top of Plate		4' - 0"	2' - 0"			Existing			Skylights	1
10	B3020110	FIXED SKYLIGHT	Top of Plate		6' - 0"	2' - 0"			Existing			Skylights	1
11	B2020100	FIXED	1st Floor		6' - 9 1/2"	5' - 2"	2' - 0"		New Construction			Windows	2



3 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

4 DEMOLITION REAR ELEVATION (WEST)
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION (WEST)
1/4" = 1'-0"

1/4"=1'-0"
0' 1' 2' 3' 4' 8' 12'

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Revision Schedule

Revision Number	Revision Description	Revision Date

SHEET TITLE:
DEMOLITION PLAN AND ELEVATION

PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

DRAWINGS PROVIDED BY:

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LIC.# B-478455

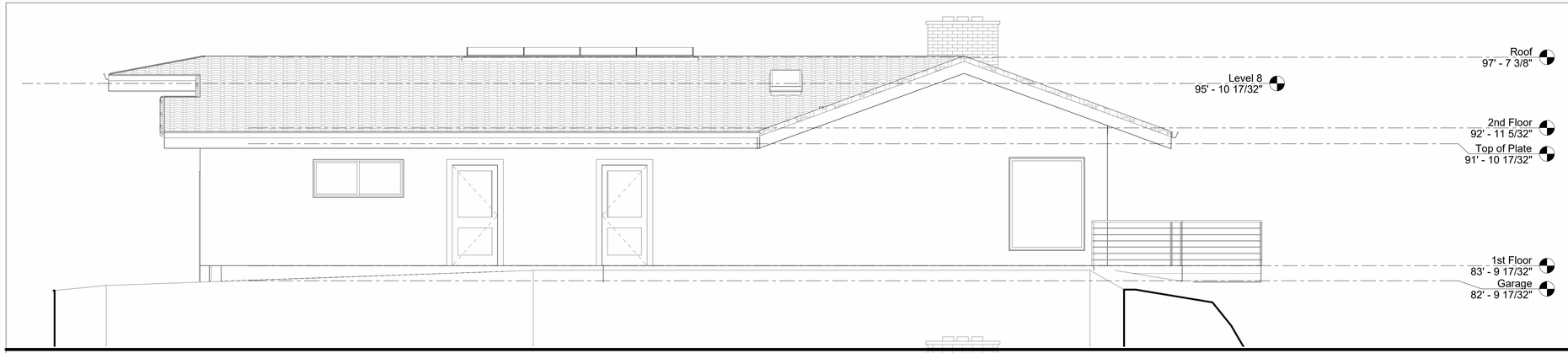
DATE:
03/13/2026

SCALE:
-

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CM

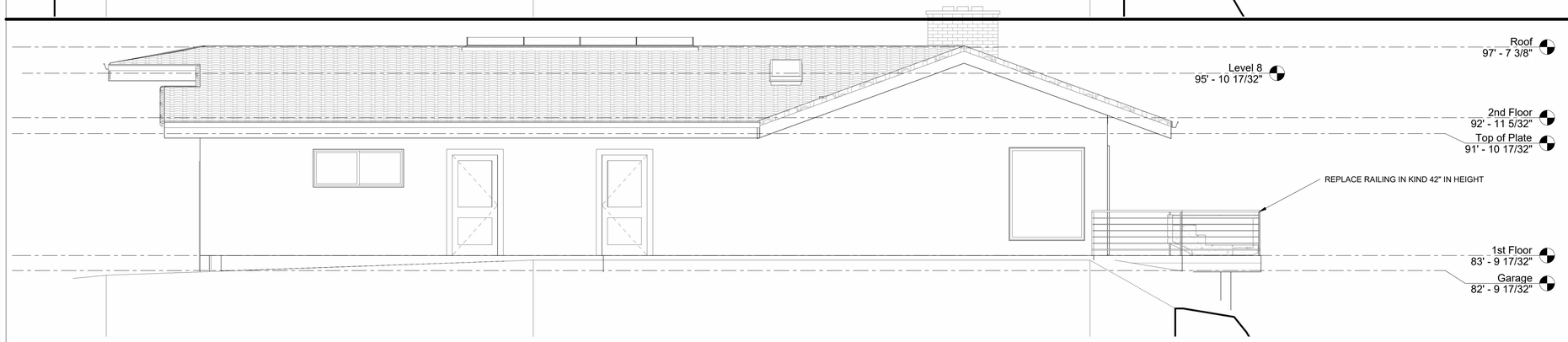
SHEET:
A4.1

EXHIBIT D



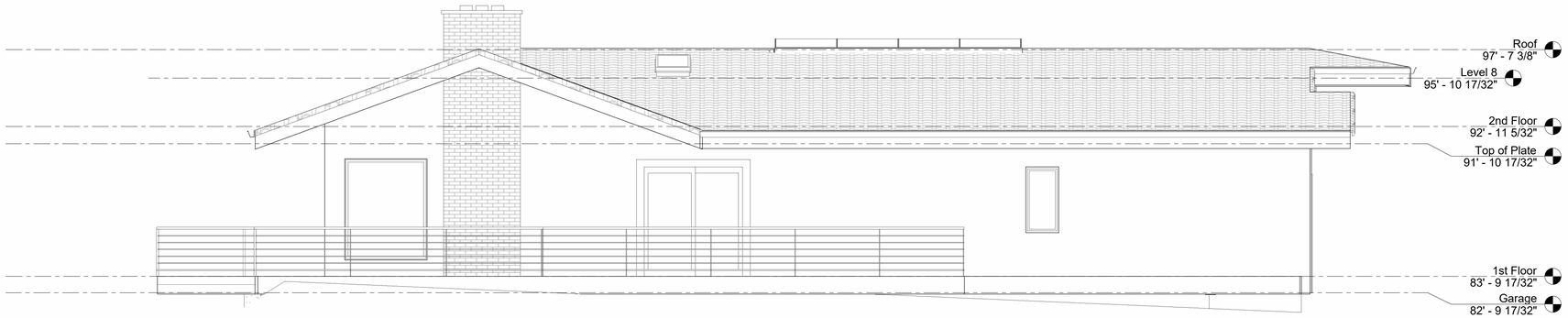
1 EXISTING RIGHT ELEVATION

1/4" = 1'-0"



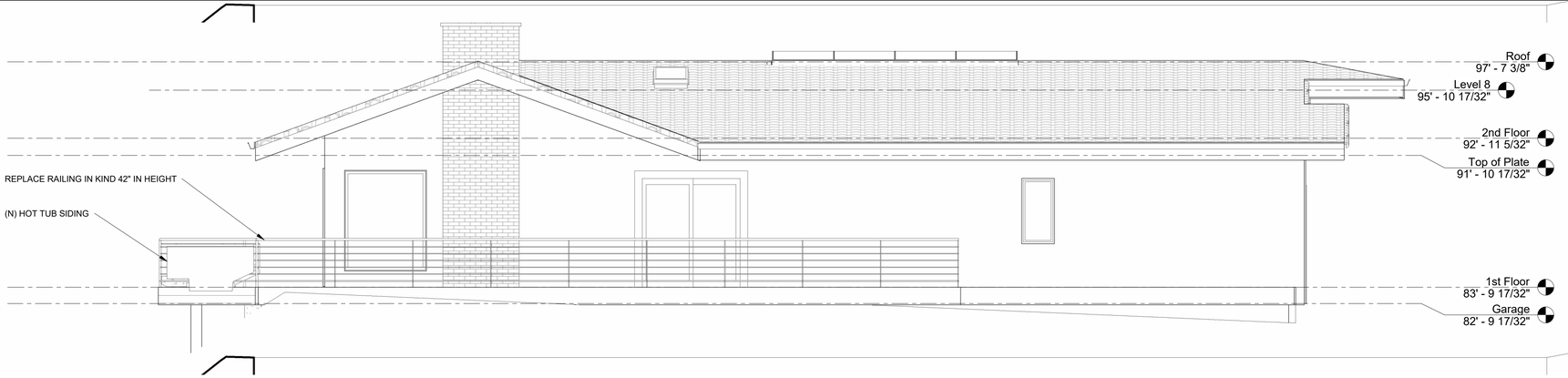
2 PROPOSED RIGHT ELEVATION

1/4" = 1'-0"



4 EXISTING LEFT ELEVATION

1/4" = 1'-0"



3 PROPOSED LEFT ELEVATION

1/4" = 1'-0"

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Revision Schedule

Revision Number	Revision Description	Revision Date

SHEET TITLE:

EXISTING vs. PROPOSED ELEVATIONS

PROJECT DESCRIPTION:

DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

DRAWINGS PROVIDED BY:
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1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

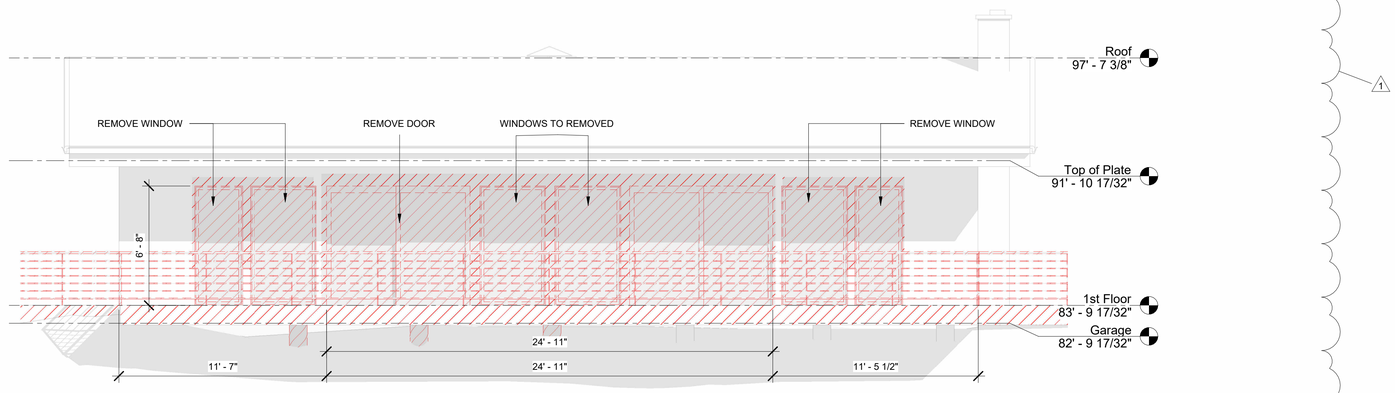
DATE:
03/13/2026

SCALE:
-

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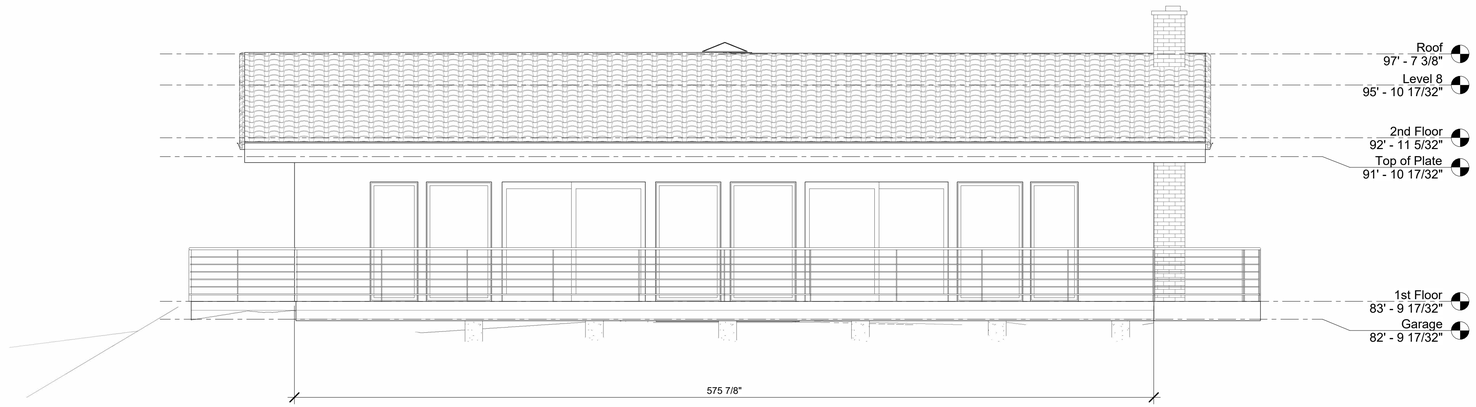
SHEET:
A4.2

EXHIBIT D



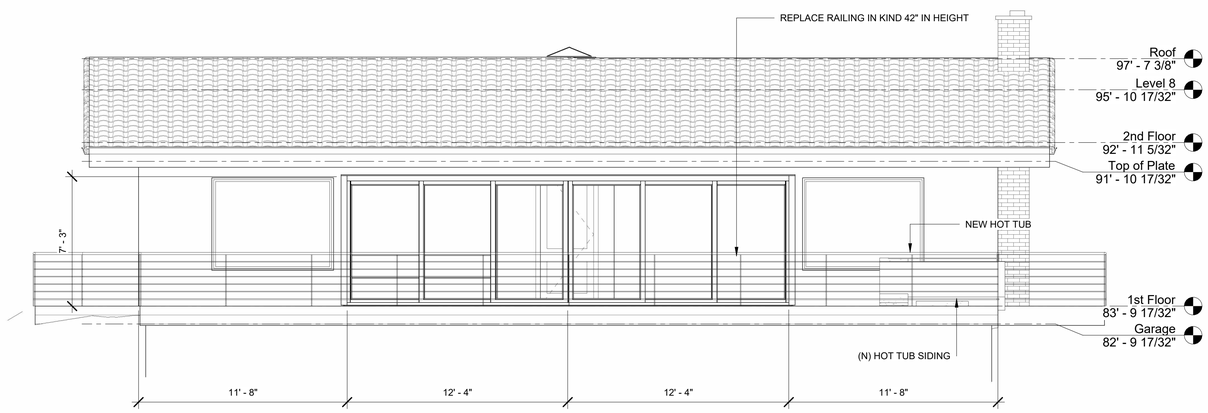
2 DEMOLITION REAR ELEVATION (WEST)

1/4" = 1'-0"



3 EXISTING SIDE ELEVATION (WEST)

1/4" = 1'-0"



1 PROPOSED REAR ELEVATION (WEST)

1/4" = 1'-0"

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Revision Schedule

Revision Number	Revision Description	Revision Date
1	Revision 1	7-30-26

SHEET TITLE:
EXISTING vs. PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

DRAWINGS PROVIDED BY:
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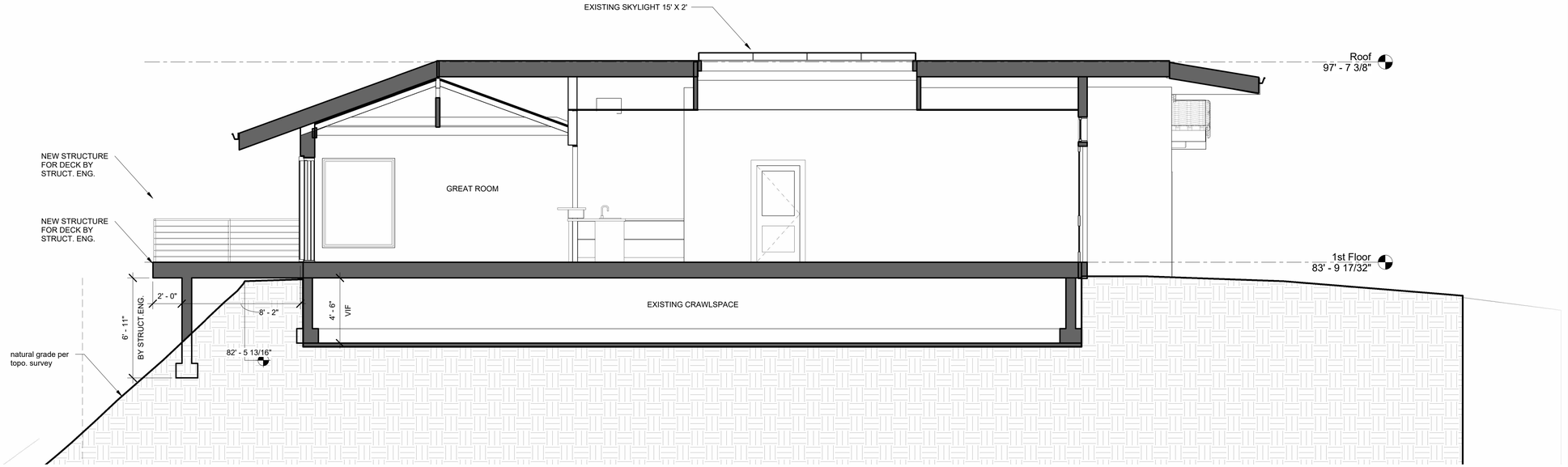
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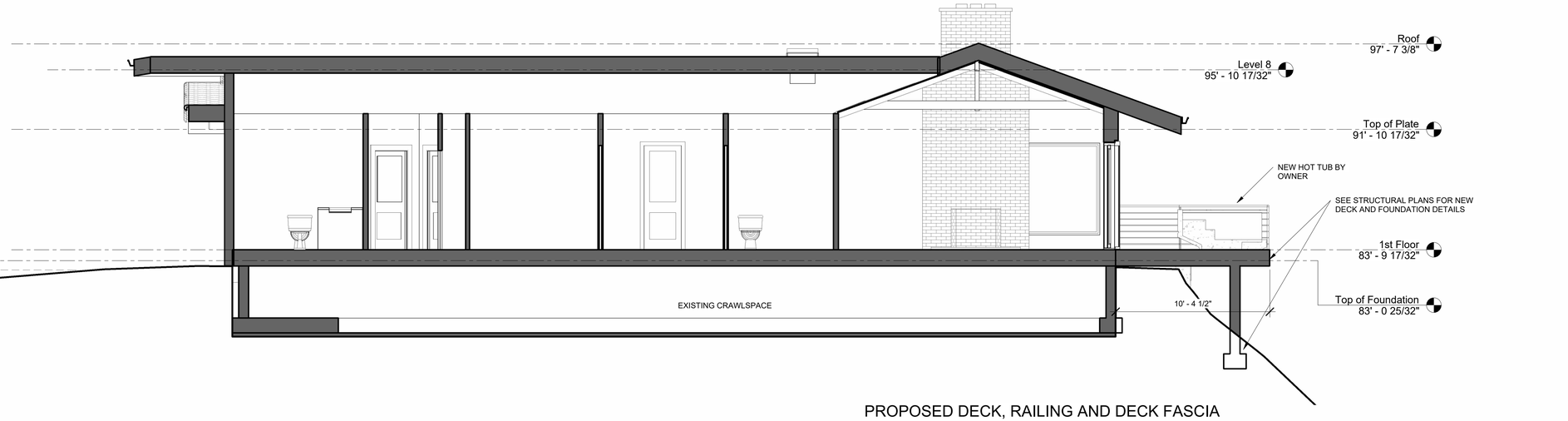
SHEET:
A4.3

EXHIBIT D



1 PROPOSED SECTION 3

1/4" = 1'-0"



2 PROPOSED SECTION 5

1/4" = 1'-0"

EXISTING DECK





PROPOSED DECK, RAILING AND DECK FASCIA



Trex® Fascia









EXHIBIT D

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Revision Schedule

Revision Number	Revision Description	Revision Date

SHEET TITLE: PROPOSED SECTION

PROJECT DESCRIPTION:
DE SILVA RESIDENCE
195 VIA CONCHA
APTOS, CA

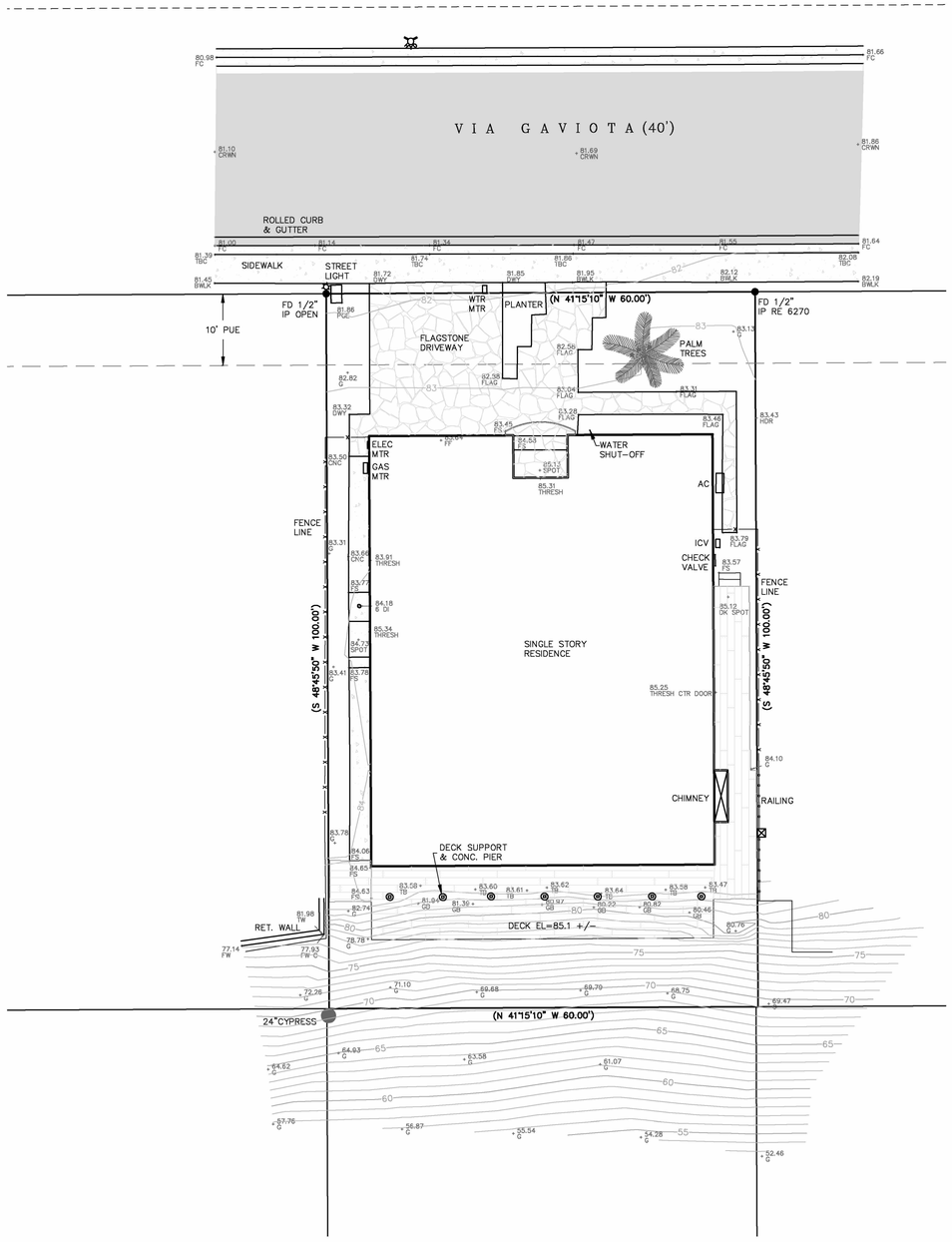
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 03/13/2026

SCALE: -

DRAWN BY: CM

SHEET: A5.1



ELEVATION DATUM

ELEVATIONS ARE DERIVED THE COUNTY OF SANTA CRUZ BENCHMARK # 238, CONCRETE MONUMENT WITH BRASS TAG IN SOUTHEAST CORNER OF CONCRETE PLANTER BOX 12 FEET WEST OF CENTER LINE OF NORTHBOUND LANE OF CLUB HOUSE DRIVE & 9 FEET NORTH OF CENTER LINE OF SPRR TRACKS

EL = 124.26' (NAVD 1988)

REFERENCES

(A) 48-M-43

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTHWEST LINE OF VIA GAVIOTA AS SHOWN ON THAT CERTAIN MAP RECORDED IN VOL 48 OF MAPS AT PAGE 43, SANTA CRUZ COUNTY RECORDS

SOUTH 41° 15' 10" EAST

NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

STAIRS AND LANDINGS FOR THE DECK ABOVE THE SECOND LEVEL LANDING ARE NOT SHOWN.

SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LICENSED LAND SURVEYOR
JEAN-PAUL HAPPEE
8807
STATE OF CALIFORNIA

JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.				
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453		P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	MAP OF 195 VIA CONCHA UNINCORPORATED APTOS SANTA CRUZ COUNTY	SHEET 1 OF ONE
1" = 10'	DATE: 8/13/25	JOB#: 2025-176		

EXHIBIT D

GENERAL NOTES

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

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

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

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

5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE 2025 CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA BUILDING CODE, AND ASCE STANDARD 7.22 2025 EDITION AND AS OTHERWISE NOTED HEREIN.

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

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

8. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

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

SPECIFICATIONS

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

2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.

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

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

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

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

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

8. SHEATHING SHALL BE STRUCTURAL I OR EQUAL.

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

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

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

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

GEOTECHNICAL ENGINEER

1. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY HARO, KASUNICH & ASSOCIATES, INC., ENTITLED "GEOTECHNICAL INVESTIGATION FOR HILLSIDE RETAINING WALL AT 195 VIA CONCHA, APTOS, CA," DATED JANUARY 2026 AND REVISED MARCH 18, 2026, PROJECT No SC12606. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT HARO, KASUNICH & ASSOCIATES, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

STRUCTURAL FORCES

SOILS:
ALLOWABLE FOUNDATION PRESSURE: 1,500 psf*
*PER 2025 CBC TABLE 1806.2

FLOOR LIVE LOADS: 2025 CBC Table 1607.1

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

ROOF LIVE LOAD: 2025 CBC SECTION 1607

WIND PROVISIONS: 2025 CBC SECTION 1609 & ASCE 7.22, CHAPTER 28

SEISMIC PROVISIONS: 2025 CBC SECTION 1613 & ASCE 7.22, CHAPTER 12

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

FASTENERS

1. REFER TO 2025 CBC TABLE 2304.10.1

STEEL

1. STRUCTURAL STEEL AND BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL (14TH EDITION), THE 2025 CALIFORNIA BUILDING CODE, AND THESE SPECIFICATIONS.

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

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

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

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

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

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

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

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

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

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

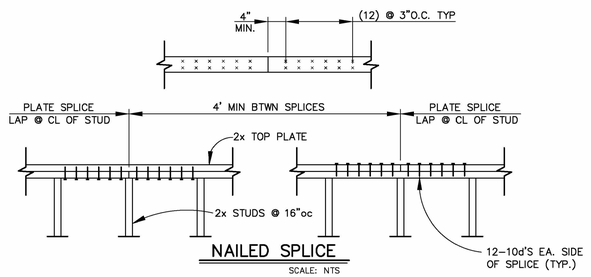
12. AN APPROVED FABRICATOR SHALL PROVIDE ALL STRUCTURAL STEEL. APPROVAL SHALL BE THROUGH THE INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), OR THE AMERICAN WELDING SOCIETY (AWS).

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

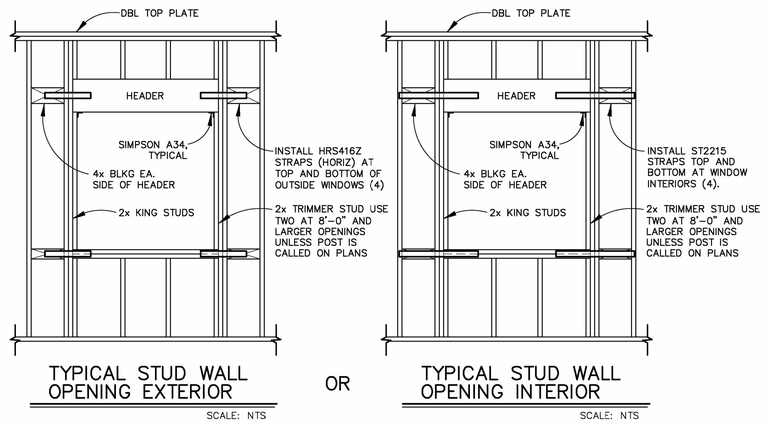
14. WELDED CONNECTIONS SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL AND THE 2025 CALIFORNIA BUILDING CODE CHAPTER 22, "STEEL."

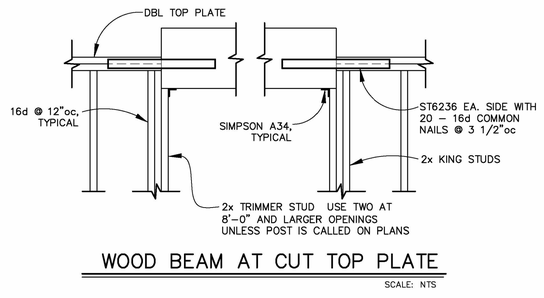
15. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

TYPICAL WALL TOP PLATE SPLICE DETAILS



TYPICAL OPENING FRAMING DETAILS





ABBREVIATIONS

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

BUIDLING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JOHNETTE BROSELING
No. 84817
Exp. 9-30-28
CIVIL
STATE OF CALIFORNIA
4/24/2026

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RESIDENTIAL REMODEL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

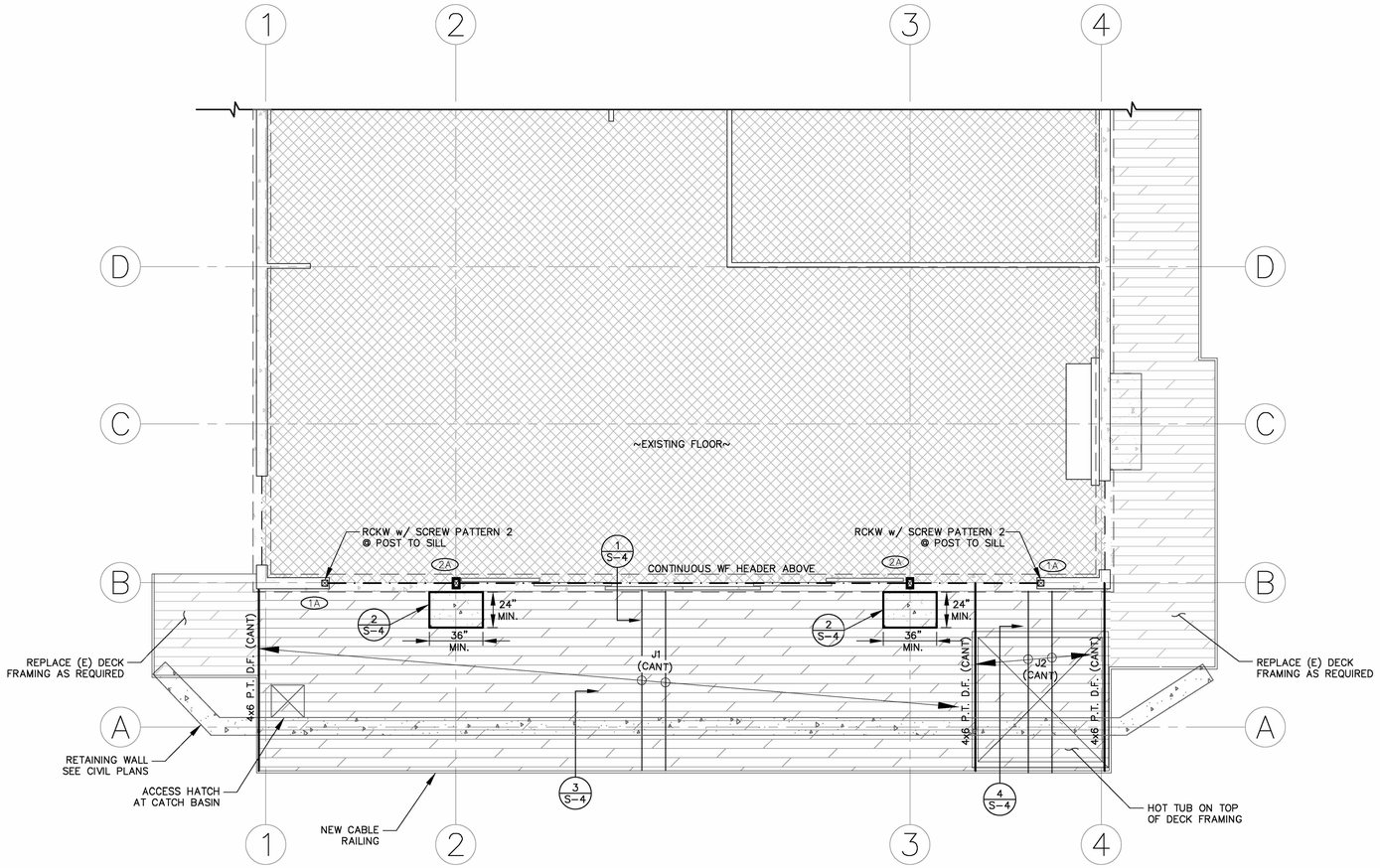
GENERAL NOTES

project no.
26-002-1
date
JANUARY 2026
scale
AS SHOWN
dwg name
STRUC1.DWG

S-1

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EXHIBIT D



FOUNDATION & FIRST FLOOR FRAMING PLAN

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

FOUNDATION AND FRAMING NOTES

1. BOTTOM OF ALL FOOTINGS SHALL BE EMBEDDED MIN. 18" BELOW ADJACENT GRADE. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOIL.

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

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

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

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

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

7. SEE SHEET S-1 FOR ADDITIONAL STRUCTURAL NOTES.

8. ALL NEW EXTERIOR WALLS TO BE SHEATHED W/ 7/16" STRUCT I W/ 8D NAILS @ 6"/12"OC, U.O.N. @ SHEAR WALLS. SEE SHEET S1 FOR SW SCHEDULE.

9. ALL NEW INTERIOR WALLS TO BE MIN. 1/2" GYPSUM BOARD U.O.N. W/ 5D COOLER NAILS @ 7"OC, U.O.N.

10. ALL NEW FLOOR SHEATHING TO BE 3/4" C.D.X. PLYWOOD W/ 10D NAILS (GLUED) @ 6"/10"OC U.O.N.

11. ALL HEADERS 4X12 TYPICAL, U.O.N.

12. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED DOUGLAS FIR, REDWOOD, OR APPROVED EQUAL.

13. ALL FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER U.N.O.

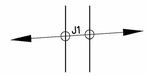
14. ALL LVL BEAMS TO BE 2.0E MICROLLAM LVL BEAMS.

15. ALL PSL BEAMS TO BE 2.0E PARALLAM PSL BEAMS.

16. EXTERIOR PSL BEAMS TO BE TO BE SERVICE LEVEL 2 PARALLAM PSL PLUS BEAMS.

17. ALL WATERPROOFING SPECIFICATIONS TO BE PROVIDED BY OTHERS.

FOUNDATION AND FRAMING LEGEND



FLOOR FRAMING NOTE

J1 2x6 P.T. D.F. @ 12" O.C.
J2 4x6 P.T. D.F. @ 12" O.C.

FOUNDATION ABBREVIATIONS:

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

(E) WALL

(E) CONCRETE FTG

PROPOSED FOOTING

(E) DECK

NEW DECK

(E) FLOOR FRAMING TO REMAIN

℄ BEAM

℄ HEADER

℄ (E) HEADER

1A COLUMN, SEE COLUMN SCHEDULE

COLUMN NOTE

COLUMN ID — 1B

A=ABOVE 1A
B=BELOW 1B
T=THROUGH 1T

COLUMN SCHEDULE

1	4x4 D.F.
2	3.5x2x3/8 H.S.S.
KP	4x4 KING POST

ABBREVIATIONS

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

BUIDLING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JOHNNITE BOESLING
No. 24810
Exp. 3-31-28
CIVIL
STATE OF CALIFORNIA

4/24/2026

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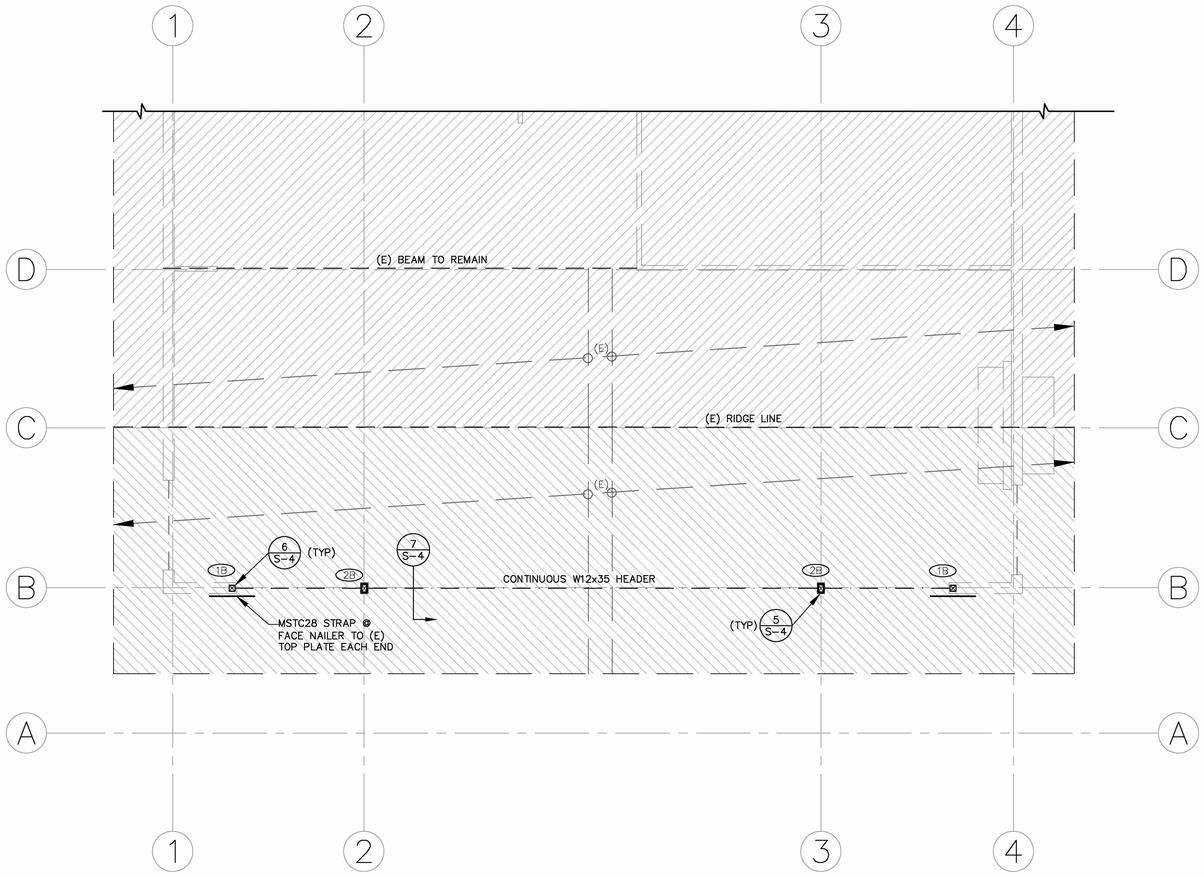
RESIDENTIAL REMODEL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

FIRST FLOOR FRAMING PLAN

project no.
26-002-1
date
JANUARY 2026
scale
AS SHOWN
dwg name
STRUC1.DWG

S-2

EXHIBIT D



ROOF FRAMING PLAN

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

FRAMING NOTES

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

ROOF FRAMING LEGEND

FRAMING ABBREVIATIONS:

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

WALL BELOW

℄ HEADER BELOW

℄ (E) HEADER BELOW

℄ BEAM

PARAPET WALL

AREA OF CALIFORNIA FRAMING

1A COLUMN, SEE COLUMN SCHEDULE

DIRECTION OF DOWNWARD SLOPE

(E) ROOF FRAMING TO REMAIN

COLUMN NOTE

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

COLUMN SCHEDULE

1	4x4 D.F.
2	3.5x2x3/8 H.S.S.
KP	4x4 KING POST

BUIDLING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER — JOHNETTE BESSLING — No. 84810 — Exp. 6-31-28 — CIVIL — STATE OF CALIFORNIA

4/24/2026

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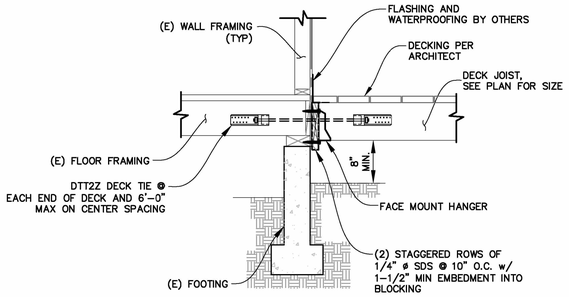
RESIDENTIAL REMODEL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

SECOND FLOOR FRAMING PLAN

project no. 26-002-1
date JANUARY 2026
scale AS SHOWN
dwg name STRUC1.DWG

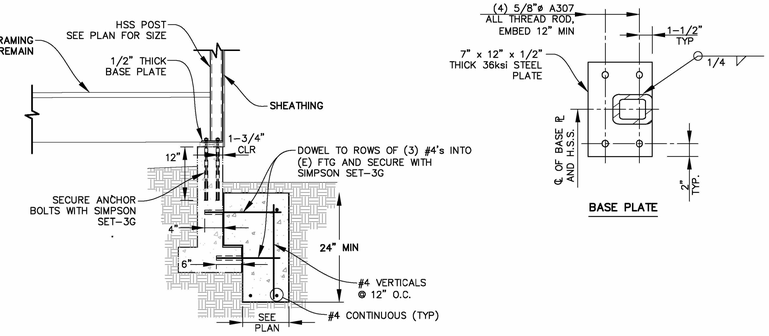
S-3

EXHIBIT D



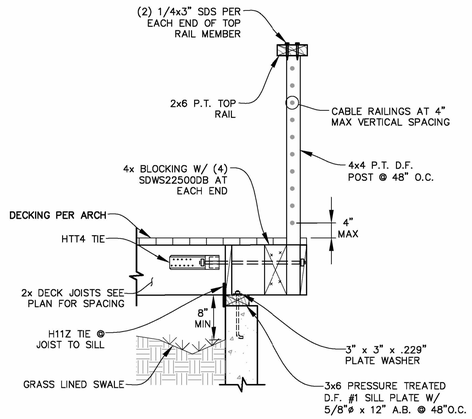
1 S-4 DECK TO RESIDENCE

SCALE: NTS



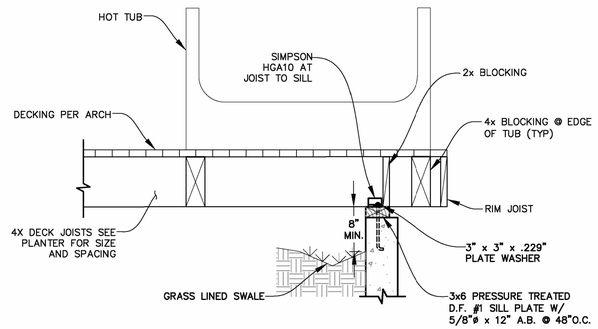
2 S-4 NEW FOOTING AT STEEL POST

SCALE: NTS



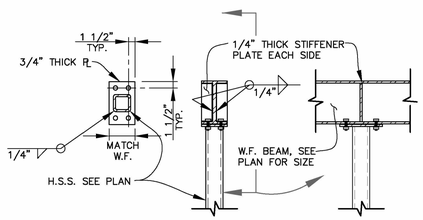
3 S-4 EDGE OF DECK AT RETAINING WALL

SCALE: NTS



4 S-4 EDGE OF DECK AT HOTTUB

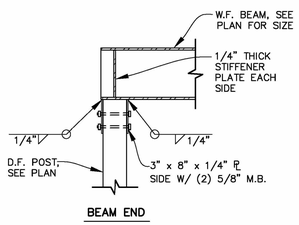
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MID BEAM

5 S-4 WF BEAM TO HSS COLUMN

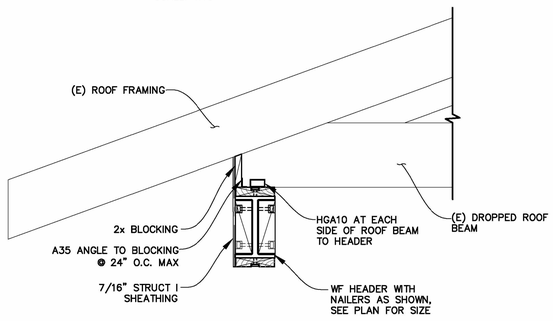
SCALE: NTS



BEAM END

6 S-4 WF BEAM TO DF POST

SCALE: NTS



7 S-4 (E) ROOF TO WF HEADER

SCALE: NTS

STEEL PLATE NOTE

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

BUIDLING PERMIT SUBMITTAL

JONNETTE DESSELING
No. 84810
Exp. 3-31-28
CIVIL
STATE OF CALIFORNIA
4/24/2026

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

RESIDENTIAL REMODEL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

DETAILS

project no. 26-002-1
date JANUARY 2026
scale AS SHOWN
dwg name STRUC1.DWG

S-4

EXHIBIT D

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

A. Statement of Special Inspections

Permit No.
APN: 054-191-09
Project Address: 195 Via Concha, Aptos, CA 95003

Reserved for County Stamp

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

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

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

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

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

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

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

Acknowledgements Provide name, signature, & date

Registered Design Professional in Responsible Charge
Name: Johnette Besseling Signature: Date: 4/24/2026

Owners' Authorization
Name: Signature: Date:

Contractor
Name: Signature: Date:

B. Special Inspection Agency, Material Testing Lab, Geotechnical

Firm Name: Haro, Kasunich and Associates — Responsibility:
Person Name: Moses Cuprill, PE — Soils and Foundations
Phone: 831-722-4175
Email: mcuprill@harokasunich.com

Firm Name: — Responsibility:
Person Name:
Phone:
Email:

Firm Name: — Responsibility:
Person Name:
Phone:
Email:

C. Contractor's Statement of Responsibility – CBC 1704.4

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

Acknowledgement

Contractor License No.
Name: Signature: Date:

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

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

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

n/a

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

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

n/a

D. Summary Of Special Inspections & Tests

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

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Special Cases 1705.1.1		☐	☐
Structural Steel 1705.2.1	Identification Markings to conform to ASTM standards specified in the approved construction documents. Manufacturer's mill test reports.	☐	☒
	Inspection of welding: Single-pass fillet welds ≤ 5/16"	☐	☒
Cold-Formed Steel Deck 1705.2.2		☐	☐
Open-Web Steel Joists & Joist Girders 1705.2.3		☐	☐
Cold-Formed Steel Trusses Span ≥ 60 feet 1705.2.4		☐	☐
Concrete 1705.3	Inspection of reinforcing steel, including prestressing tendons and placement. Verifying use of required design mix.	☐	☒
	Inspect formwork for shape, location, and dimensions of the concrete member being formed.	☐	☒
	Prior to concrete placement, fabricate specimens for strength tests, perform slumpand air content tests, and determine the temperature of the concrete.	☒	☐
Masonry 1705 Level 1 TMS 602 Table 3, Level 2 or 3 TMS 602 Tables 3, 4		☐	☐

D. Summary Of Special Inspections & Tests

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

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Wood 1705.5		☐	☐
		☐	☐
		☐	☐
Soils 1705.6		☐	☐
		☐	☐
Driven Deep Foundation Elements 1705.7		☐	☐
Cast-in-Place Deep Foundation Elements 1705.8	Inspect drilling operations and maintain complete and accurate records for each element. Verify placement locations and plumbness, confirm element diameters, lengths, embedment into bedrock, and adequate end-bearing strata capacity.	☒	☐
Helical Pile Foundations 1705.9		☐	☐
		☐	☐
Wind Resistance 1705.12		☐	☐
		☐	☐

D. Summary Of Special Inspections & Tests

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

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Seismic Resistance 1705.13		☐	☐
		☐	☐
Testing for Seismic Resistance 1705.14		☐	☐
Sprayed Fire-Resistant Materials 1705.15		☐	☐
Mastic & Intumescent Coatings 1705.16		☐	☐
Exterior Insulation & Finish Systems (EIFS) 1705.17		☐	☐
Fire-Resistant Penetrations & Joints 1705.18		☐	☐
Smoke Control Systems 1705.19		☐	☐
Sealing of Mass Timber 1705.20		☐	☐
Other tests, inspections, or special instructions		☐	☐

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

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

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

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

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

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

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

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

REGISTERED PROFESSIONAL ENGINEER — JOHNETTE BESSELING — No. 84810 — Exp. 3-31-28 — CIVIL — STATE OF CALIFORNIA

4/24/2026

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

RESIDENTIAL REMODEL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

SPECIAL INSPECTION FORMS

project no. 26-002-1
date JANUARY 2026
scale AS SHOWN
dwg name STRUC1.DWG

S-5

BUIDLING PERMIT SUBMITTAL

EXHIBIT D

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED. THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS. OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

18. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

EARTHWORK AND GRADING

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

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

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY HARO, KASUNICH AND ASSOCIATES, INC., ENTITLED "GEOTECHNICAL INVESTIGATION FOR HILLSIDE RETAINING WALL AT 195 VIA CONCHA, APTOS, CALIFORNIA," DATED JANUARY 2026 AND REVISED MARCH 18, 2026. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT HARO, KASUNICH AND ASSOCIATES. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

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

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

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

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

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY HARO, KASUNICH AND ASSOCIATES.

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

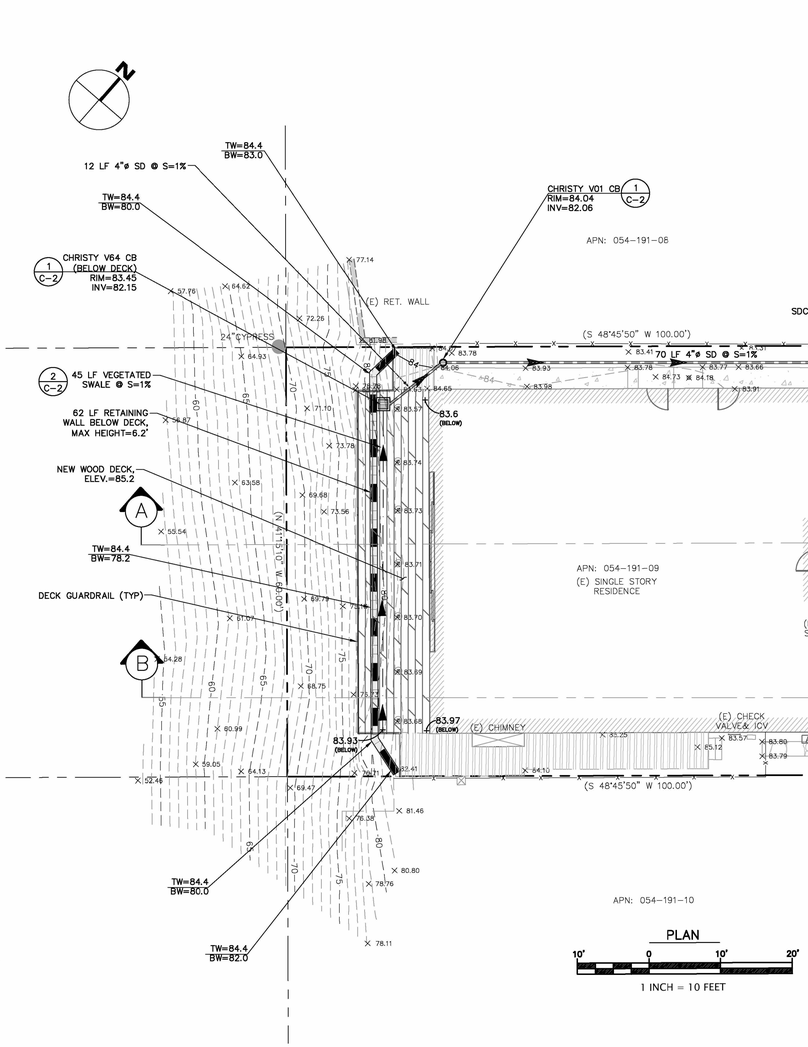
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

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

APPROXIMATE EARTHWORK QUANTITIES

	CUBIC YARDS			
	CUT	FILL	NET	
SITE GRADING	0	30	30	FILL

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



STORM DRAIN SYSTEM MAINTENANCE

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

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS & AREA DRAINS	ANNUAL & STORMS	1. INSPECT INLET & REMOVE GRATE (IF REQUIRED) 1.1. INSPECT FOR BUILDUP OF TRASH, DEBRIS, SEDIMENT, LEAVES AND GRASSES 1.2. INSPECT PIPE INLET AND OUTLET CONDITIONS 2. IF REQUIRED, HOSE FILL CATCH BASIN WITH WATER AND CONFIRM POSITIVE FLOW TO DOWNSTREAM OUTLET	1. REMOVE SEDIMENT, TRASH, DEBRIS, ETC. 2. REPLACE BROKEN/DAMAGED GRATES AND REQUIRED 3. SNAKE/UNCLOG PIPES AS REQUIRED.
DRAINAGE SWALES	ANNUAL & STORMS	1. INSPECT FOR WASHOUTS & EROSION OF SWALE SURFACE OR LINER 1.1. RILLS/EROSION OF SOIL 1.2. DISPLACEMENT OF RIPRAP 1.3. DAMAGED LINER 1.4. WASHOUT OF SWALE SIDESLOPES 2. ACCUMULATION OF TRASH & DEBRIS	1. REPAIR SWALE WASHOUTS AS NEEDED 1.1. ADD RIPRAP OR REPLACE WITH LARGER RIPRAP ROCK AS REQUIRED 1.2. REPAIR/REPLACE LINER OR EROSION CONTROL MATTING 2. REPAIR & REVEGETATE LINING 3. REMOVE TRASH & DEBRIS
STORMDRAINS AND CULVERTS	ANNUAL	1. CHECK STORMDRAINS ARE FLOWING DURING STORM EVENTS 2.1. IF REQUIRED, HOSE FILL CATCH BASIN WITH WATER AND CONFIRM POSITIVE FLOW TO DOWNSTREAM OUTLET 3. CHECK VISIBLE PORTIONS OF PIPE FOR DETERIORATION OR RUST IF METAL 4. CHECK FOR BROKEN OR CRUSHED PIPES (DEPRESSIONS IN SOIL/PAVEMENT ABOVE PIPE RUN) 5. INLETS AND OUTLETS FREE OF DEBRIS AND SEDIMENT	1. REMOVE SEDIMENT AND DEBRIS FROM PIPE INLETS 2. SNAKE/UNCLOG PIPES AS REQUIRED 3. REPLACE SEVERELY DAMAGED PIPES AS REQUIRED 4. RELINE PIPES THAT HAVE CORRODED OR RUSTED OUT

STORM DRAINAGE NOTES

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

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

APPENDIX A

PROJECT & CONTACT INFORMATION

Project Site Address: 195 Via Concha, Aptos, CA 95003	*Property Owner, Applicant, or Representative Name:* Kathryn & Michael DeSilva
Assessor's Parcel Number (APN): 054-191-09	*Contact Phone Number:* 541-621-0337
Building Permit No. / Discretionary Application:	*Flood Control District (additional permit fees for lot coverage may be assessed, refer to Unified Fee Schedule)* Zone 6

PROJECT DESCRIPTION

Lot Coverage

	Actual		Adjusted	
A. Total lot size:	5,997	sq.ft.		
B. Existing Permitted Impervious Area:	3,676	sq.ft.		
C. Replaced Permitted Impervious Area:	0	sq.ft.		
D. Replaced Permitted Semi-Impervious* Area:	0	sq.ft.	0	sq.ft.
E. Total proposed Self-mitigating Area:	0	sq.ft.		
F. Proposed Impervious Area:	0	sq.ft.		
G. Proposed Semi-Impervious* Area:	0	sq.ft.	0	sq.ft.

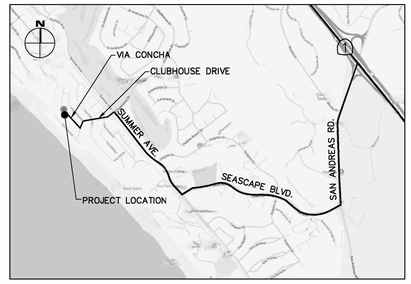
Values in these tables are automatically calculated, user does not need to enter information here if filled out electronically.

Total **REPLACED** impervious & semi- impervious area (C + D): 0 sq.ft.

Total **NEW** impervious & semi-impervious area (F + (0.5*G)): 0 sq.ft.

Project Threshold Classification (*Value will auto-sum if filled out electronically, otherwise add* **REPLACED** *and* **NEW** *to obtain total for determining project size below*): 0 sq.ft.

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



VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- (E) FLAGSTONE
- PROPOSED CONCRETE
- (E) RAISED WOOD DECK
- NEW RAISED WOOD DECK
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED CB
- PROPOSED SDCO

ABBREVIATIONS

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

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

PER ALPHA SURVEYING: BEARINGS ARE BASED UPON THE SOUTHWEST LINE OF VIA GAVIOTA AS SHOWN ON THAT CERTAIN MAP RECORDED IN VOL 48 OF MAPS AT PAGE 43, SANTA CRUZ COUNTY RECORDS.

SOUTH 41° 15" EAST

BASIS OF ELEVATION

PER ALPHA SURVEYING: ELEVATIONS ARE DERIVED FROM THE COUNTY OF SANTA CRUZ BENCHMARK #238, CONCRETE MONUMENT WITH BRASS TAG IN SOUTHEAST CORNER OF CONCRETE PLANTER BOX 12 FEET WEST OF CENTER LINE OF NORTHBOUND LANE OF CLUB HOUSE DRIVE & 9 FEE NORTH OF CENTER LINE OF SPRR TRACKS.

EL=124.26' (NAVD 1988)

REGISTERED PROFESSIONAL ENGINEER JOHNETTE BRUSELIUS No. 84810 Exp. 3-31-25 CIVIL STATE OF CALIFORNIA

4/24/2026

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

NEW DECK & RETAINING WALL FOR KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

GRADING & DRAINAGE PLAN

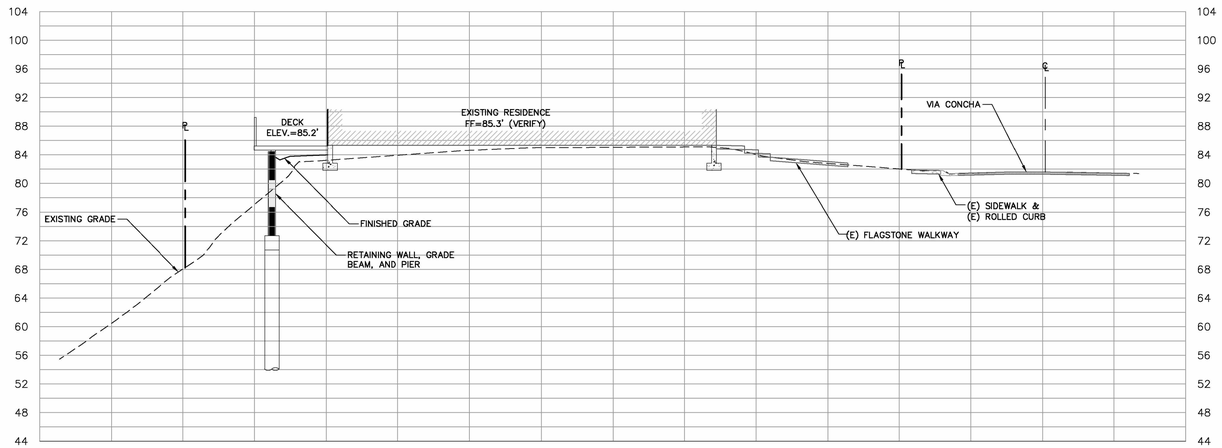
project no. 26-002-1
date FEBRUARY 2026
scale AS SHOWN
dwg name CIVIL1.DWG

C-1

BUILDING PERMIT SUBMITTAL

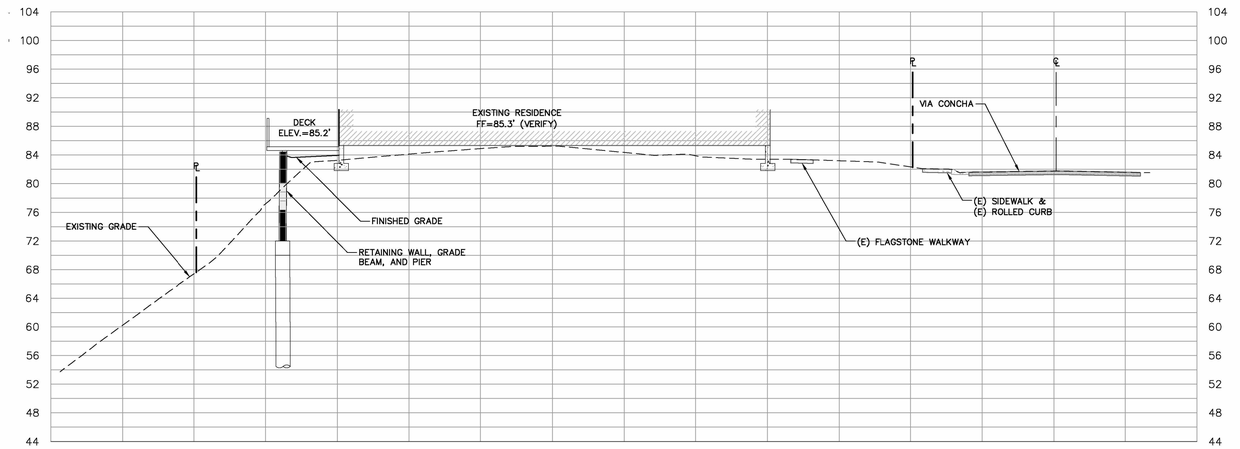
EXHIBIT D

THESE PLANS AND SPECIFICATIONS, AND COPIES THEREOF, AS INSTRUMENTS OF SERVICE, SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND SHALL NOT BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PERSON OR ENTITY WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT AND THE ASSOCIATED PROFESSIONAL CONSULTANTS. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



SECTION A–A

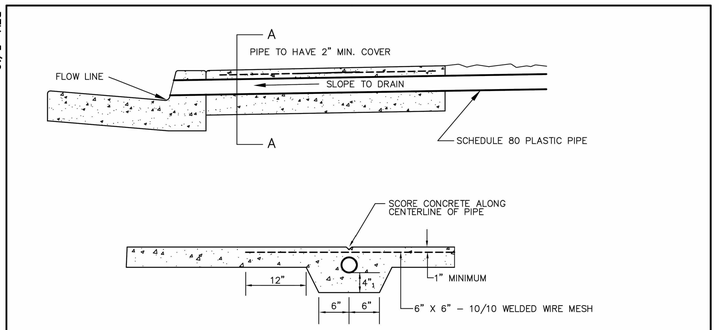
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION B–B

SCALE: 1"=10' HORIZONTAL, VERTICAL

REV 5/19



SECTION A–A

NOTE:
AS A GENERAL RULE, 3" I.D. SMOOTH SOLID WALL SCH. 80 PLASTIC PIPE SHALL BE USED FOR UNDER SIDEWALK DRAINS. HOWEVER, WHEN HYDRAULIC REQUIREMENTS DICTATE THE USE OF A LARGER PIPE AND/OR MULTIPLE PIPES, 4" I.D. PLASTIC PIPE MAY BE USED AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS. WHEN USING MULTIPLE PIPES, THE MINIMUM SPACING BETWEEN THE OUTSIDE WALLS OF THE PIPES SHALL BE 2".

UNDER SIDEWALK DRAIN

FIG. ST-4b

28 | Page

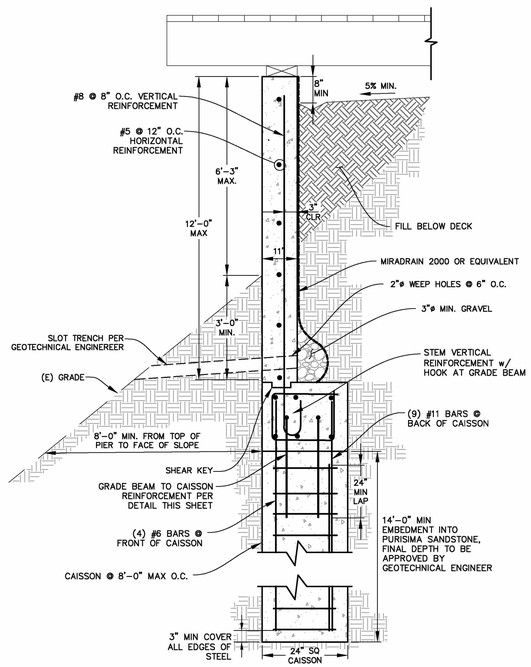
RETAINING WALL SPECIFICATIONS

1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CBC SECTION 1905 AND ACI 301.

2. CONCRETE SHALL BE TYPE HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.

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

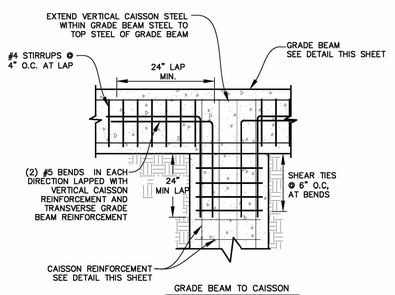
4. PLACEMENT AND HANDLING OF STEEL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 52, "REINFORCEMENT OF THE CALTRANS STANDARD SPECIFICATIONS.



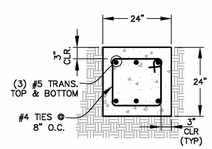
CANTILEVER PIER AND GRADE BEAM SITE WALL

3 / C-2

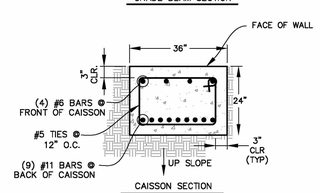
NTS



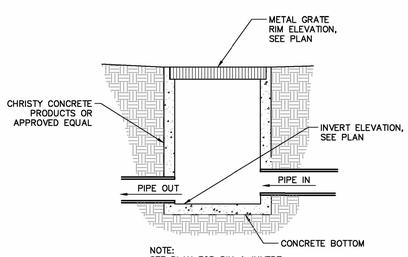
GRADE BEAM TO CAISSON



GRADE BEAM SECTION



CAISSON SECTION

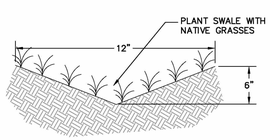


NOTE:
SEE PLAN FOR RIM & INVERT
ELEVATIONS AND PIPE DIAMETERS

TYPICAL CATCH BASIN DETAIL

1 / C-2

NTS



VEGETATED SWALE DETAIL

2 / C-2

NTS

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

JOHNETTE DESSELINGS
No. 84810
Exp. 3-31-28
CIVIL
STATE OF CALIFORNIA
PROFESSIONAL ENGINEER
REGISTERED

4/24/2026

NEW DECK & RETAINING WALL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

DETAILS

project no.
26-002-1

date
FEBRUARY 2026

scale
AS SHOWN

dwg name
CIVIL1.DWG

C-2

BUILDING PERMIT SUBMITTAL

EXHIBIT D

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TOTAL AREA OF DISTURBANCE = 0.03 ACRES
= 1,500 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

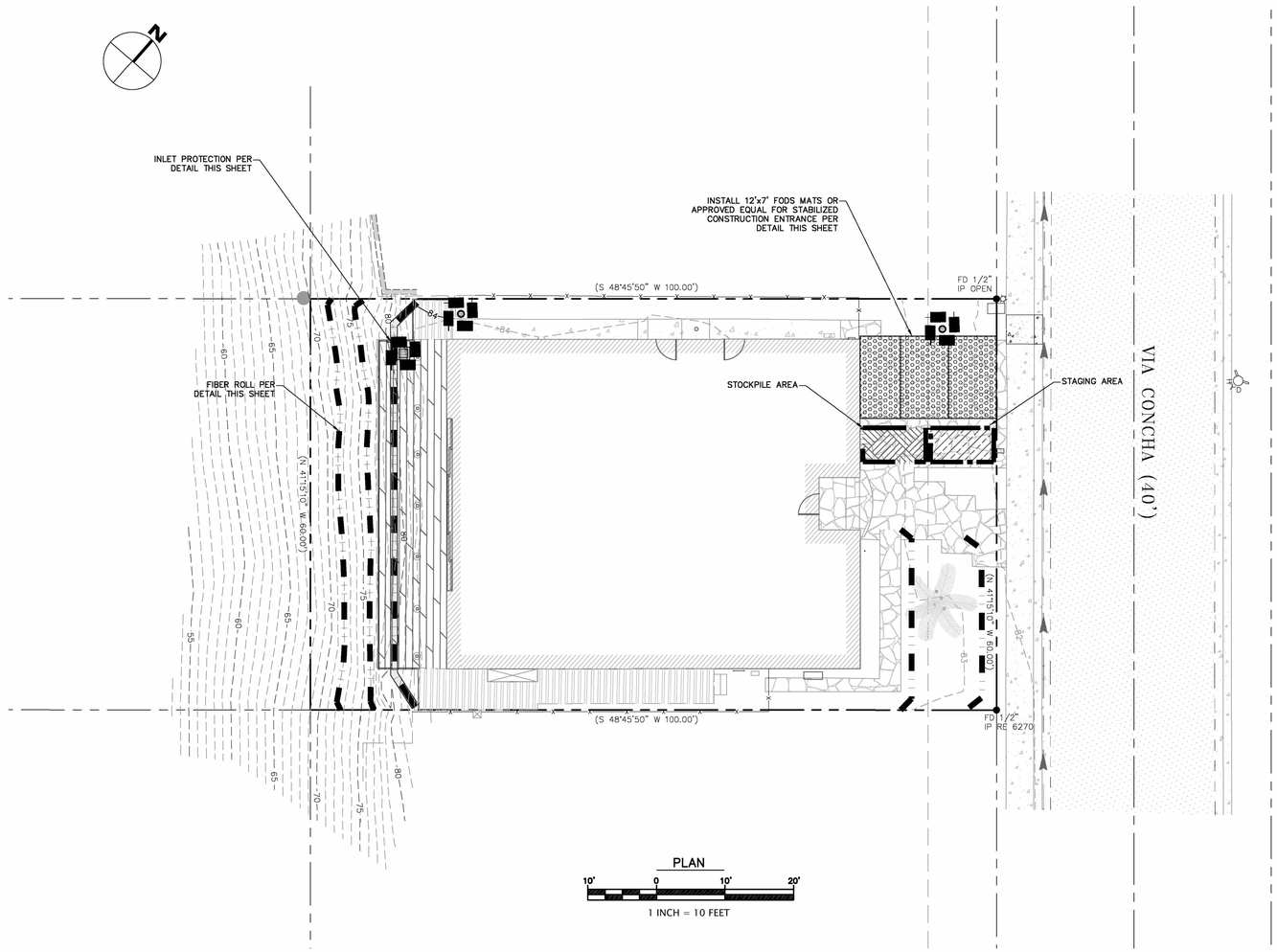
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET. STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

   WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

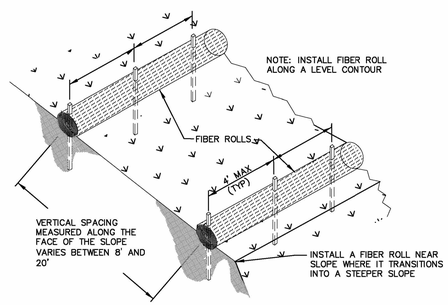
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

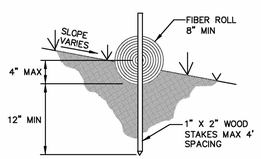
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%

EROSION CONTROL LEGEND

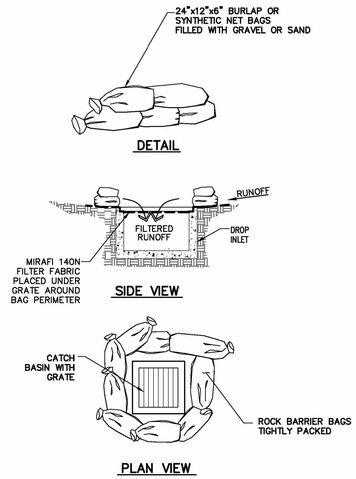
- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA
- PROPOSED STAGING AREA



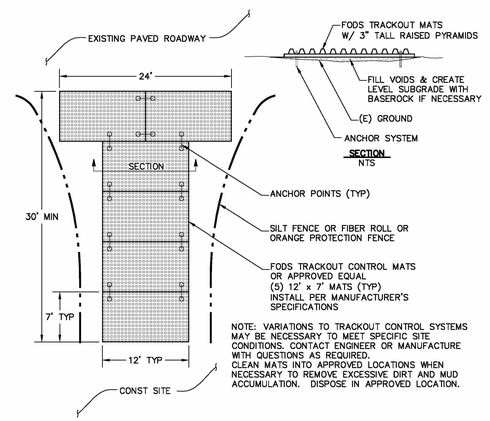
TYPICAL FIBER ROLL INSTALLATION
NTS



FIBER ROLL DETAIL IN SLOPE AREA
NTS



GRAVEL BAG CATCH BASIN PROTECTION
NTS



CONSTRUCTION ENTRANCE DETAIL W/ FODS TRACKOUT CONTROL MATS (OR APPROVED EQUAL)
NTS

REGISTERED PROFESSIONAL ENGINEER
JOHNETTE BISSELING
No. 84618
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA
4/24/2026

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

NEW DECK & RETAINING WALL
FOR
KATHRYN & MICHAEL DESILVA
195 VIA CONCHA, APTOS
SANTA CRUZ COUNTY
APN: 054-191-09

STORMWATER POLLUTION CONTROL PLAN

project no. 26-002-1
date FEBRUARY 2026
scale AS SHOWN
dwg name CIVIL1.DWG

C-3

BUILDING PERMIT SUBMITTAL

EXHIBIT D

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. APTOS RANCHO

SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-267

54-19

TR. 483 SEASCAPE BEACH ESTATES UNIT ONE
48M43 12/22/67

47PM24
10/14/86

1" = 100'

CONCHA VIA
CLUB HOUSE DR
GAVIOTA VIA
Walkway A
Walkway B
20' Sewer Ease
10' Ease
MONTEREY BAY NATIONAL MARINE SANCTUARY

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

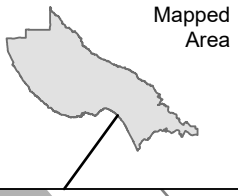
Assessor's Map No. 54-19
County of Santa Cruz, Calif.

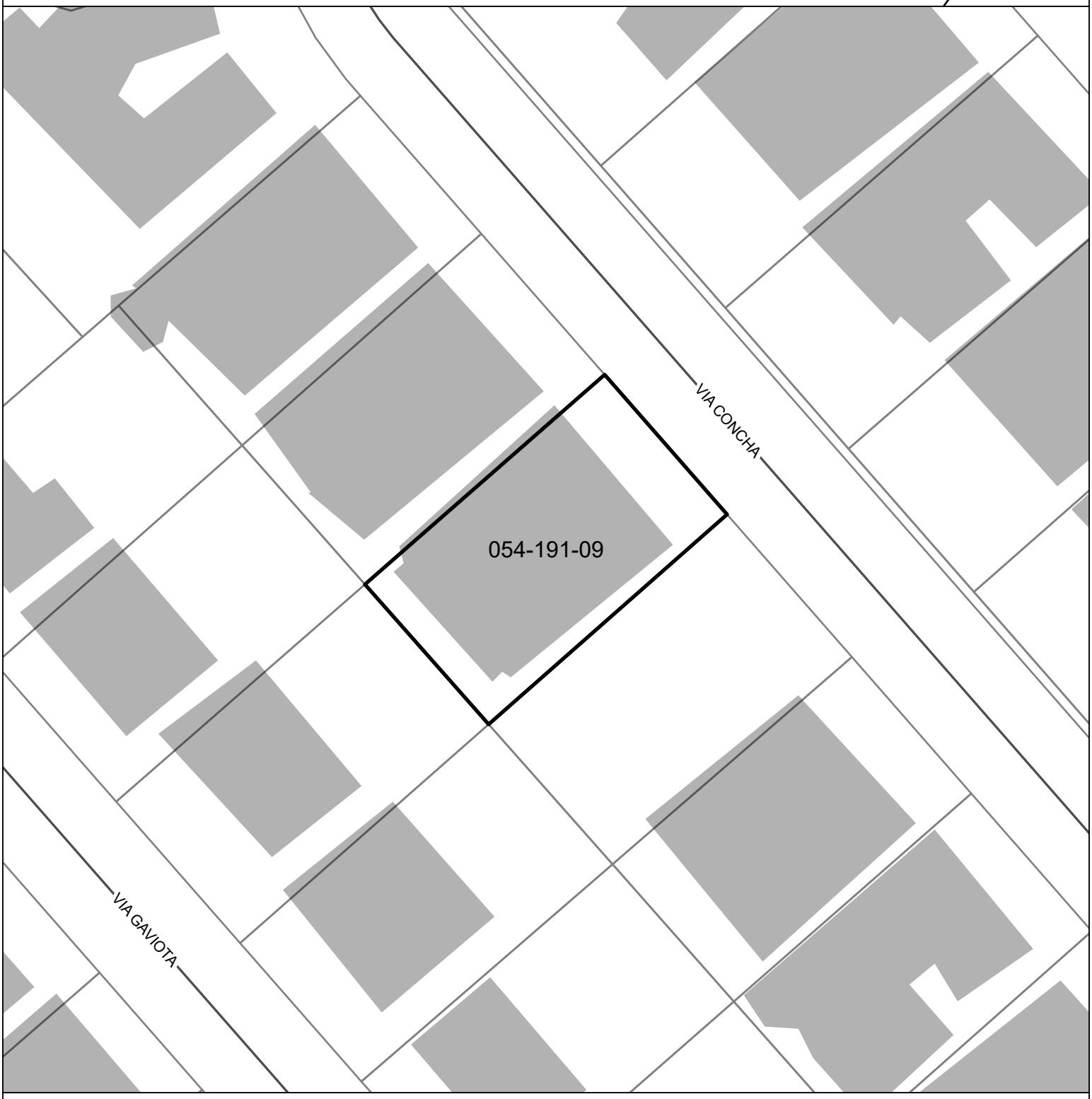
Electronically redrawn 10/10/00 KSA
Rev. 10/10/00 KSA (Por. to Pg. 62)
Rev. 6/15/01 mvm (changed page refs.)
Rev 6/29/06 CB (Comb Form, 1-81)
Rev. 6/4/2019 AN (por. to page 23)

EXHIBIT E

Santa Cruz County Planning Department

Parcel Location Map





Parcel: 05419109

☐ Subject Parcel



0 25 50

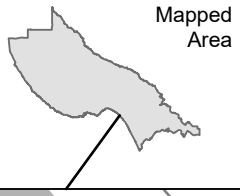
Feet

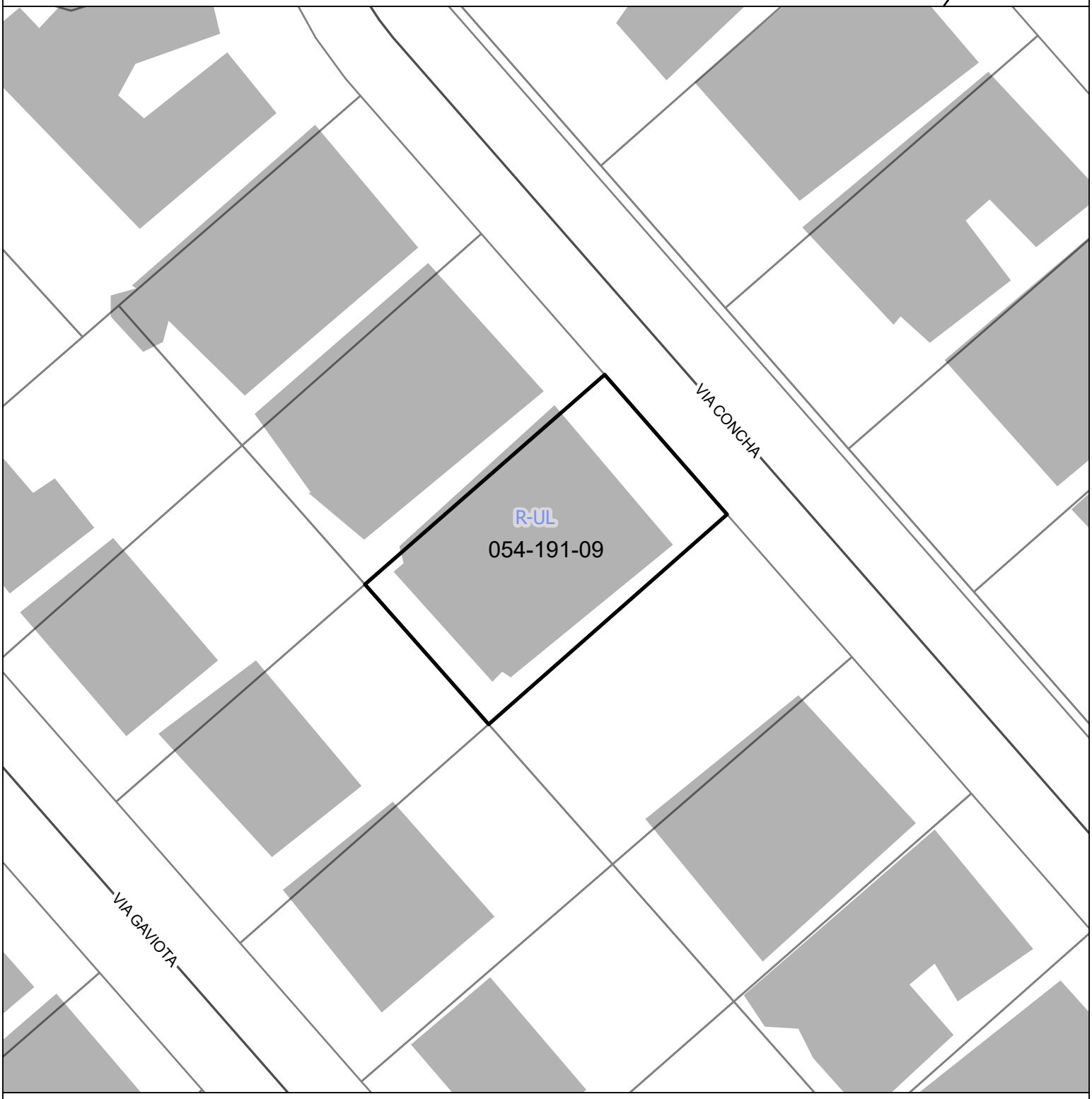
Map printed: 5 Nov. 2026

EXHIBIT E

Santa Cruz County Planning Department

Parcel General Plan Map





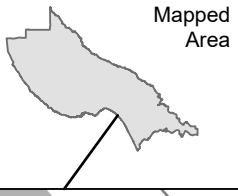
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EXHIBIT E

Santa Cruz County Planning Department

Parcel Zoning Map



VIA CONCHA

R-1-6-SBE

054-191-09

VIA GAVIOTA

RB-SBE

Subject Parcel

0 25 50

Feet

EXHIBIT E

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	6,000 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Via Concha
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6-SBE (Single-Family Residential, 6,000 square-foot minimum, Seascape Beach Estates Combining District)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: REV261067 - Geologic Assessment (Easton Geology, January 12, 2026), Geotechnical Investigation (Haro, Kasunich & Associates Inc., March 18, 2026), and Alternatives Analysis (Haro, Kasunich & Associates Inc., July 29, 2026).

Environmental Information

Geologic Hazards:	Coastal Bluff
Fire Hazard:	Not a mapped constraint
Slopes:	0 – 30%; 50+%
Env. Sen. Habitat:	Not mapped
Grading:	Foundation only
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped resource
Archeology:	Not mapped

Project Information	
Address: 195 Via Concha	*Reserved for County Stamp*
APN: 054-191-09	
Applicant/Owner: Michael Ryan and Kathryn DeSilva	
REV 261067 Review #: 2	
Related Applications: 261138	

Project Description

Retaining wall along Coastal Bluff

Reports Reviewed ☐ Geologic ☐ Geotechnical ☑ Combined Geologic & Geotechnical

Title: Focused Geologic Assessment

Firm / Preparer: Easton Geology, Inc., Date: 12 January 2026

Supplemental Documents Dates:

Title: Geotechnical Investigation

Firm / Preparer: Haro, Kasunich and Associates, Inc., Date: 13 January 2026

Supplemental Documents Dates: report above is revised 18 March 2026; Alt. Analysis dated 29 July 2026

The Planning Division has accepted the subject reports in conformance with SCCC 16.10.060 (c).
Please submit a copy of this acceptance form as a part of the supplemental (SUP) file in future discretionary and building permit applications associated with this project.

Any updates to report recommendations necessary to address conflicts between the reports and subsequent plans or revisions must be provided via a separate addendum to the subject reports and may be subject to additional technical review.

All project design and construction shall comply with the recommendations of the reports. [SCCC 16.10.070]

Final plans shall reference the subject reports by titles, authors, and dates. Final plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]

After plans are prepared that are acceptable to all reviewing agencies, please request that your project ☑ geologist and/or ☑ geotechnical engineer submit a completed, signed and stamped, *Consultant Plan Review Form* (PLG-300), to be included within the supplemental (SUP) file. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]

After issuance of the building permit, the County requires your geologist and/or geotechnical engineer to be involved during construction. Please refer to relevant holds on the building permit for minimum requirements, including pre-pour inspections that must be completed prior to foundation installation.

EXHIBIT G

At the completion of construction, a ☑ *Geotechnical (Soils) Engineer Final Inspection Form (PLG-305)* and/or ☑ *Geologist Final Inspection Form (PLG-305)* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the accepted reports.

If the *Final Inspection Form (PLG-305)* identifies portions of the permitted project that were not observed by the geotechnical engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist must complete and sign an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website:
https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx

The following items, if selected, shall also be required as a condition of report acceptance:

☑ A Declaration of Geologic Hazards shall be recorded prior to ☑ issuance / ☐ final of building permit(s) for the proposed project. The declaration form will be prepared and provided along with instructions for recording upon building permit submittal. Contact the reviewer below for a copy of the declaration and steps for recording. [SCCC 16.10.070]

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☐ See attached page for additional conditions of acceptance.

Reviewed by: Craig Stewart CEG Position: County Geologist
Date: 10/15/2026 Email: craig.stewart@santacruzcountyca.gov

Reviewed by: Position:
Date: Email:

Copied:
Environmental Planning, Attn: Jessica deGrassi
Easton Geology, Attn: Greg Easton CEG
Haro, Kasunich and Associates, Attn: Moses Cuprill PE

EXHIBIT G