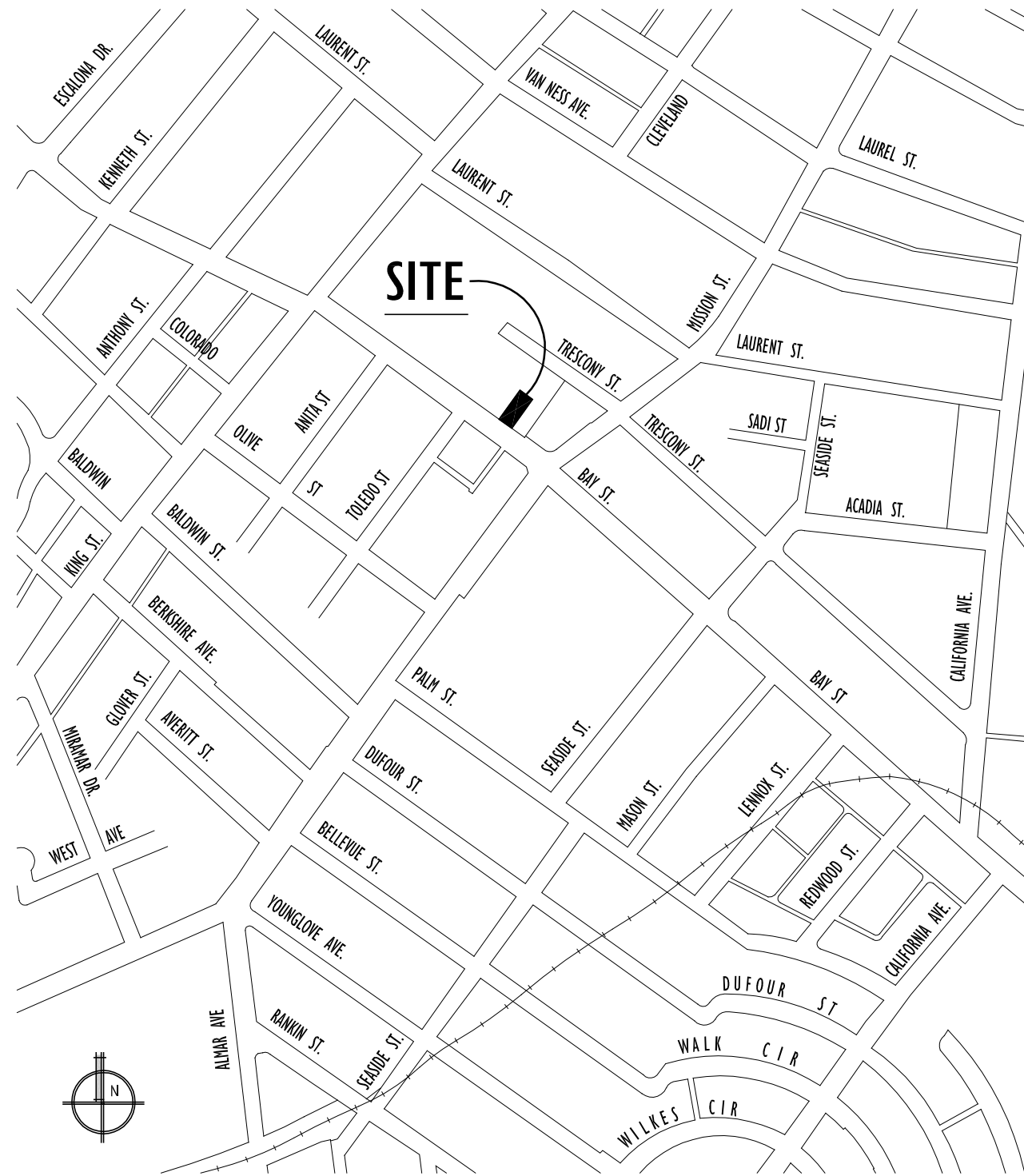


MAYERS RESIDENCE

1316 BAY ST., SANTA CRUZ, CALIFORNIA, 95060

VICINITY MAP



GENERAL NOTES

- NOTE: DRAWINGS WERE DRAFTED AT THE REQUEST OF THE OWNER, & ARE DIAGRAMATIC. PROJECT IS TO BE BUILT AS OWNER/BUILDER & THESE DRAWINGS ARE TO SERVE AS A COMMUNICATION TOOL FOR THE BUILDING PERMIT PROCESS. DESIGN & CONSTRUCTION OF (N) STRUCTURE & BUILDING TECHNIQUES USED TO BE DETERMINED BY OWNER/CONTRACTOR. DRAWINGS PROVIDED AS A DRAFTING SERVICE FOR THE OWNER.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
 - THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE OWNER IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
 - THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORSEEN PRIOR TO CONSTRUCTION, NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
 - THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
 - THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK & PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
 - TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
 - JOB COPIES OF THE BUILDING PLANS & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
 - ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR A WOOD NATURALLY RESISTANT TO DECAY.
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE, MASONRY OR STUD FRAMING UNLESS NOTED OTHERWISE. CL DENOTES A CENTERLINE DIMENSION. EQ = EQUAL DIMENSION.
 - CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY UNUSUAL GEOLOGICAL CONDITIONS.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND SHALL PROVIDE PROTECTION FOR UTILITIES WITHIN THE WORK AREA, WHETHER OR NOT INDICATED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY UTILITY COMPANY IMMEDIATELY OF ANY PROBLEM OR POTENTIAL PROBLEM WITH UTILITIES.
 - GRADE IS TO SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR A MINIMUM OF 5 FEET ALL AROUND THE BUILDING.
 - MECHANICAL, PLUMBING AND ELECTRICAL TO BE DESIGN BUILD, INCLUDED ITEMS ARE SCHEMATIC AND THE INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR, IN THE FIELD.
 - CONTRACTOR IS TO COORDINATE DIMENSIONED PLAN DRAWINGS WITH STRUCTURAL DRAWINGS.
 - R-19 BATT INSULATION AT ALL EXTERIOR WALLS & UNDERFLOOR. BLOWN-IN CELLULOSE INSULATION @ VAULTED ROOF. R-11 SOUND INSULATION IN ALL INTERIOR WALLS AND CEILINGS (FIRST FLOOR) UNLESS OTHERWISE NOTED.
 - INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING OR ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING OF 450 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD 8-1". SEC. 707.3
 - ALL INTERIOR WALLS TO BE 2x4 FRAMING W/ 1/2" G.W.B., UNLESS OTHERWISE NOTED

PROJECT DESCRIPTION

1,209 s.f. SECOND RESIDENCE @ 1316 BAY AVENUE. PROJECT IS A 2-STORY, 2 BEDROOM, 2 BATH HOME WITH ATTACHED 2 CAR GARAGE. ON THE SITE CURRENTLY IS AN EXISTING SINGLE STORY 942 S.F. HOME WITH 2 BEDROOMS, 2 BATHROOMS, & 518 s.f. DETACHED GARAGE (GARAGE TO BE REMOVED)

PROJECT DATA

OWNER	TROY MAYERS 1316 BAY AVENUE SANTA CRUZ, CA 95060 TEL. (831) 429-5464
PROJECT SITE	1316 BAY AVENUE SANTA CRUZ, CA 95060
APN	006-181-39
ZONING	RL (Multiple Density)
LOT AREA	5,750 S.F.
COVERAGE	
EXISTING RESIDENCE	942 s.f.
EXISTING DETACHED GARAGE	518 s.f.
TOTAL COVERAGE	1,460 s.f. (25.4%)
DETACHED GARAGE (TO BE REMOVED)	- 518 s.f.
PROPOSED 2nd RESIDENCE	+ 952 s.f.
TOTAL COVERAGE (BOTH HOUSES)	1,894 s.f. (32.9%)
PAVED IMPERVIOUS	
EXISTING	1,342 s.f. (23.3%)
PROPOSED	2,194 s.f. (38.2%)
LANDSCAPE	
EXISTING	2,948 s.f. (51.3%)
PROPOSED	1,662 s.f. (28.9%)
FLOOR AREA	
UNCONDITIONED SPACE (Garage & Workshop):	568 s.f.
CONDITIONED SPACE	
FIRST FLOOR	379 s.f.
SECOND FLOOR	830 s.f.
TOTAL CONDITIONED SPACE:	1,209 s.f.
PARKING:	
(E) 2-BEDROOM HOME	Req'd (2) Spaces Provided (2) Spaces
PROPOSED 2-BEDROOM HOME	(2) Spaces (2) Spaces
TOTAL PARKING:	(4) Spaces

DRAWING INDEX

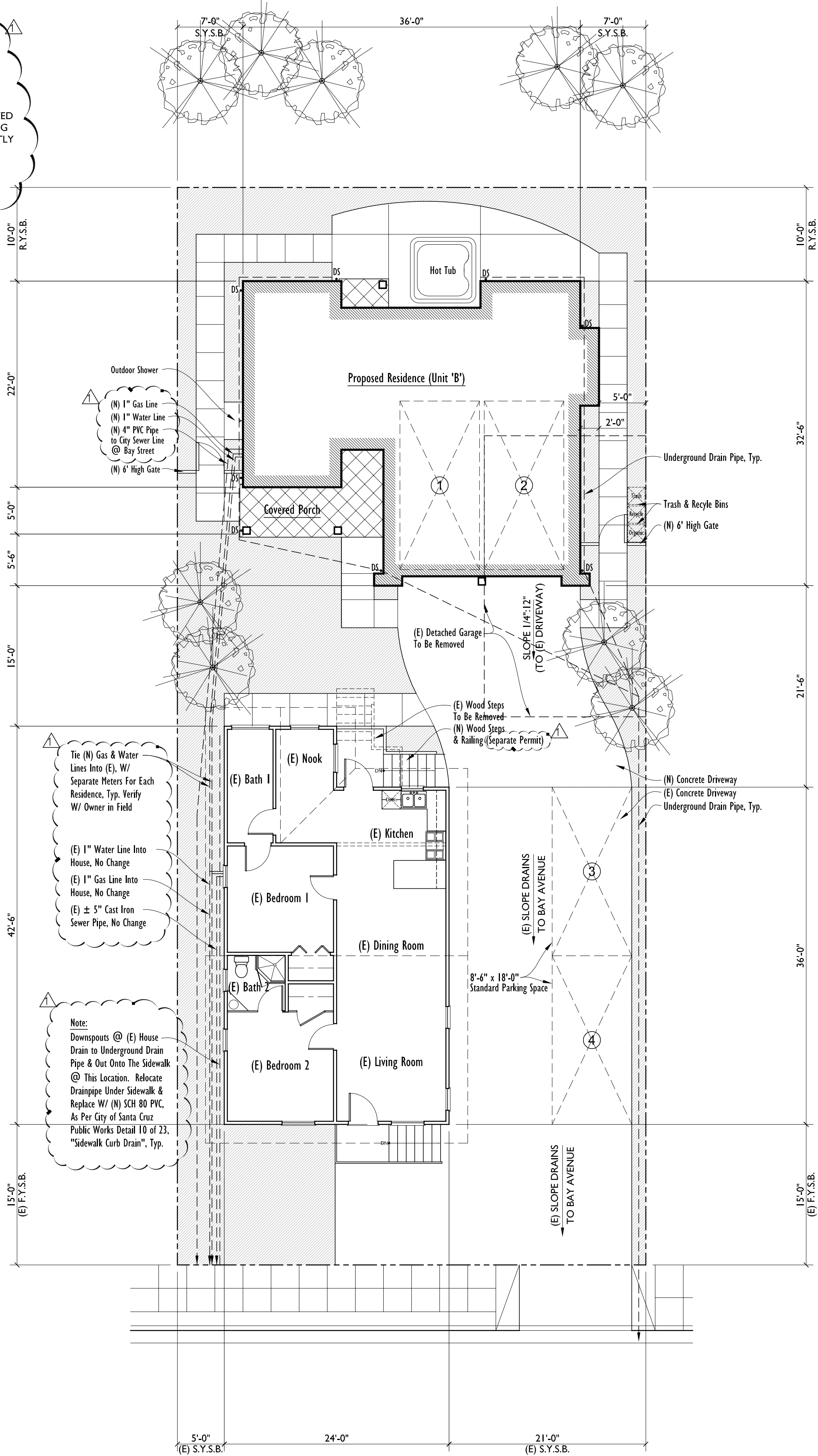
A1.1 SITE PLAN & PROJECT DATA	A8.2 SECOND FLOOR ELECTRICAL PLAN
A1.2 SPECIFICATIONS	T-24 TITLE-24 ENERGY FORMS & CALC'S
A2.1 FIRST FLOOR PLAN	T-24 TITLE-24 ENERGY FORMS & CALC'S
A2.2 SECOND FLOOR PLAN	
A2.3 ROOF PLAN	S1 FOUNDATION PLAN
A3.1 BUILDING SECTIONS	S2 SECOND FLOOR FRAMING PLAN
A3.2 STAIR SECTIONS	S3 ROOF FRAMING PLAN
A4.1 ELEVATIONS	S4 1st & 2nd FLOOR SHEAR PLANS & DETAILS
A5.1 SCHEDULES	S5 DETAILS
A6.1 INTERIOR ELEVATIONS	S6 DETAILS
A7.1 DETAILS	
A7.2 DETAILS	
A7.3 DETAILS	
A8.1 FIRST FLOOR ELECTRICAL PLAN	

Green Building Plan Check Index

CATEGORY	POINT DESCRIPTION	SHEET NUMBER	# OF POINTS
B. SITE	3) PROTECT NATIVE SOIL	A1.1	2
	4) MINIMIZE DISRUPTION (E) PLANTS/TREES	A1.1	1
C. FOUNDATION	2) RE-USE FORM BOARDS	S1	1
D. STRUCTURAL	11) DESIGN 8" HIGH PLATE	A3.1	1
E. EXTERIOR FINISH	3) INSTALL WOUSE WRAP UNDER SIDING	A5.1	2
	4c) ALTERNATE SIDING - PLASTER	A4.1	3
	5) USE LOW/NO VOC EXTERIOR PAINT	A4.1	2
F. PLUMBING	1) INSULATE ALL HOT WATER PIPES	A5.1	2
	2) INSTALL FLOW REDUCERS, 2 FAUCETS, 2 SHOWERS	A5.1	4
	5) INSTALL TANK LESS WATER HEATER	A2.1	2
G. ELECTRICAL	1) INSTALL CFL's - 12 BULBS	A8.1/A8.2	4
	4) INSTALL HIGH EFFICIENCY CEILING FAN	A8.2	4
H. APPLIANCES	1) ENERGY STAR DISHWASHER	A2.2	1
	2) ENERGY STAR REFRIGERATOR	A2.2	1
I. INSULATION	4b) SOY-BASED POLYURETHANE @ VAULTED CEILINGS	A5.1	4
J. WINDOWS	1c) LOW-E GLAZING	A5.1	2
K. HVAC	2) INSTALL DUCTWORK WITHIN CONDITIONED SPACE	A5.1	3
	4) CLEAN ALL DUCTS PRIOR TO OCCUPANCY	A5.1	2
	11) ELIMINATE WOOD BURNING FIREPLACE	A2.1	1
	13) INSTALL HIGH EFFICIENCY AIR FILTER - MERV 6	A5.1	4
L. RENEWABLE ENERGY AND ROOFING	3) PRE-WIRE FOR PHOTOVOLTAICS	A5.1	4
	4) INSTALL PHOTOVOLTAIC PANELS - 2.9KW SYSTEM	A2.3	15
M. NATURAL HEATING AND COOLING	2) OVERHANGS ON SOUTH WALL - 30"	A3.1	3
N. INDOOR AIR QUALITY AND FINISHES	2) USE LOW/NO VOC PAINTS	A5.1	1
	3) USE LOW/NO VOC WOOD FINISHES	A5.1	2
O. FLOORING	NONE		
P. OTHER	1) GREEN POINTS INDEX ON COVER SHEET	A1.1	1
	4) ENERGY RATINGS	T-24 (1)	10
	5) INNOVATION POINTS - 30" OVERHANGS	A3.1	4

BUILDING CODE LEGEND

OCCUPANCY	R-3/UI
TYPE OF CONSTRUCTION	VN
FIRE SPRINKLERS	YES (DEFERRED SUBMITTAL) BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF THE NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CBC.
APPLICABLE CODES	2001 CBC (1997 UBC), CMC (2000 UMC), CPC (2000 UPC), 2001 CFC (2000 UFC), 2004 CEC (2002 NEC), & 2005 CALIFORNIA ENERGY CODE



ARCHITECTURAL SITE PLAN

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

PRELIMINARY NOT FOR CONSTRUCTION

AUGUST 27, 2007

AUGUST 19, 2008 (REVISION DATE)

OCTOBER 31, 2008 (REVISION DATE)

A1.1

MAYERS RESIDENCE - SITE PLAN & PROJECT DATA

1316 BAY ST., SANTA CRUZ, CALIFORNIA, 95060

