

PROJECT INFORMATION

Project Scope: REMODEL OF EXISTING GARAGE WITH ADDITION OF AN ADU ABOVE
 Project Site: 318 PARK AVE, CAPITOLA CA 95010
 APN: 03609413
 Client Information: BRUCE & TAMI CORUM
 318 PARK AVE
 CAPITOLA CA 95010
 TEL: 831-251-7720
 Existing Lot Size: APPROX. 4181 SF
 Existing Total SF: APPROX. 712 SF
 Proposed Total SF: APPROX. 1,153 SF
 Additional SF (ADU): APPROX. 441 SF

(E) LOWER LEVEL - MAIN HOME: 712 SF
 (E) LOWER LEVEL - GARAGE: 306 SF
 (N) UPPER LEVEL - ADU: 441 SF
 (N) LOWER LEVEL - GARAGE: 441 SF
 TOTAL PROPOSED RESIDENCE: 1,153 SF
 TOTAL (N) BALCONY: 125 SF

NUMBER OF STORIES:

(E) MAIN RESIDENCE 1
 (E) DETACHED GARAGE 1
 (P) MAIN RESIDENCE 1
 (P) DETACHED GARAGE - ADU 2

Occupancy Classification: R3 / U / NON-SPRINKLERED
 Zoning Classification: 020 - SINGLE FAMILY RESIDENCE
 Type of Construction: VB
 FEMA Flood Zone: N/A

Applicable Codes: 2019 C.R.C. 2019 C.M.C. 2019 ENERGY CODE
 2019 C.E.C. 2019 C.P.C. 2019 GREEN BUILDING STANDARDS CODE
 2019 C.F.C.

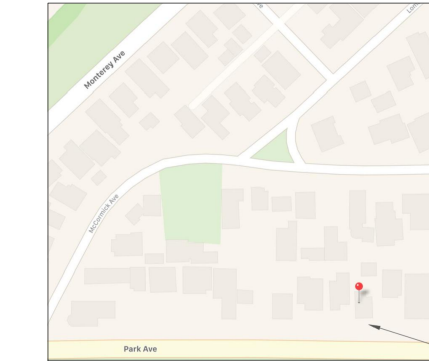
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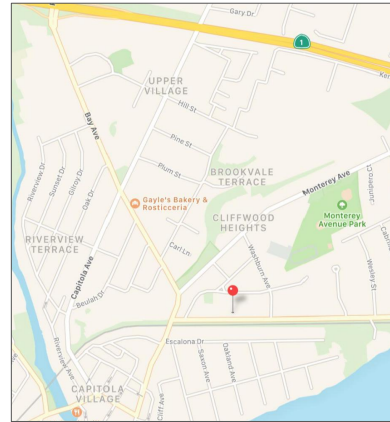
GENERAL NOTES

1. Written dimensions on these drawings shall have precedence over scaled dimensions. Written Dimensions are approximate and must be verified. Contractor is to verify all existing conditions and dimensions prior to and during all phases of work.
2. If subcontractors should find any lack of information, discrepancy in and/or omissions from these drawings or if the subcontractor should be in question as to interpretation of clarification before proceeding with that portion of the work.
3. No changes, modifications or deviations shall be made from these drawings or specifications without first securing written permission from the owner.
4. All work as outlined in these documents shall strictly conform to all applicable codes and ordinances. In the event of a conflict the more stringent requirement shall govern and be met.
5. All materials used shall be equal to, or exceed all applicable state or local codes and /or requirements.
6. Contractor shall remove promptly and legally all accumulated debris, protect all portions of work from elements, avoid over-loading structure, and securely store all items to be used for construction.
7. All existing utilities and city services are to be maintained, kept in service and protected against damage during construction.
8. Contractor shall verify locations of all existing underground utilities prior to any excavation.

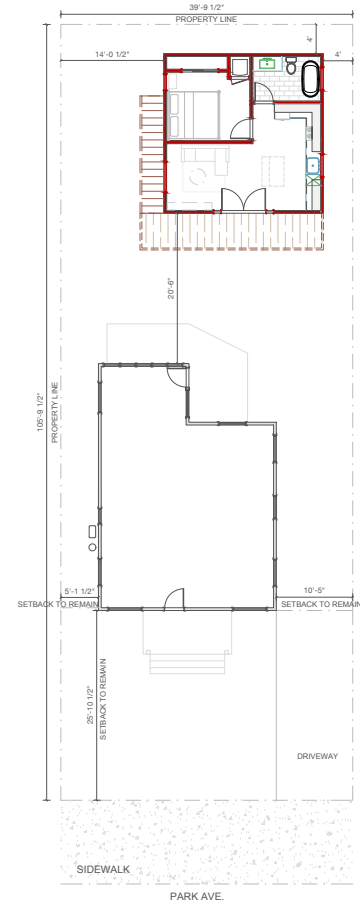
9. All electrical calculations and wire size to be provided by a licensed electrical contractor. Receptacle, fixture and equipment locations to be found on floor plans and site plan. Subcontractor is to verify location, fixture type and equipment with owner prior to purchase and installation.
10. The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
11. All existing utilities to be abandoned shall be properly disconnected, plugged or capped, as required by code or sound construction practices.
12. Provide adequate concealed blocking and anchoring for all ceiling and wall mounted equipment, fixtures, hardware, and /or accessories.
13. Unless otherwise noted, electrical conduits, plumbing line, etc. shall be run concealed and framing shall be adequate size to accomplish results without causing any changes in the all plane.
14. Interior dimensions are shown from finished surface to finished surface.
15. If a fire suppression system is required it shall be designed by a licensed fire suppression contractor and installed as required per NFPA and local regulations. The contractor shall submit shop drawings to the governing jurisdiction for permit.
16. If modification of a bedroom is apart of the scope of work, that bedroom shall have one exterior egress compliant window or door that is operable from the interior without the use of a key, special tools, knowledge,



LOCATION MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS



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

17. All products listed by ICC/NER number shall be installed per the report and manufacturers written instructions. Product substitutions for products listed shall also have ICC approved evaluation report or be approved and listed by other nationally recognized testing agency.
18. New operable windows and exterior doors shall be weather-stripped. All open joints, penetrations and other opening in the building envelope shall be sealed, caulked, gasketed or weather-stripped to limit air leakage.
19. Site upgrades are to preserve and enhance the quality of life in Santa Cruz through the guidance of development activity to achieve an aesthetic and functional community.
20. All lumber in contact with concrete shall be preservative treated. All fastener in contact with preservative treated lumber shall be approved silicon bronze or copper stainless steel or hot-dipped zinc coated steel.
21. Replace any noncompliant plumbing fixtures with water-conserving plumbing fixtures. (see plumbing notes)
22. All existing plants/trees are to be protected and undisturbed during construction.
23. All unused materials are to be donated.

24. Alarms in existing areas where access to the area above the ceiling is not possible without removing finishes may be powered by a D/C battery source. In the areas of new construction, or existing rooms where the area above the ceiling is accessible alarms shall be interconnected and powered by an A/C power source with a battery back-up. (CRC 314, 315)
25. The contractor shall install or verify the existence of smoke alarms and carbon monoxide alarms outside each bedroom as well as one on every level. An additional smoke alarm is required inside each bedroom. Bedrooms that contain fuel-burning appliances shall have a carbon monoxide alarm in the bedroom.
26. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved [CBC 1704.6]

DRAWN BY:



Studio GLDN
 2025 S BROADWAY SUITE 10
 SAN JOSE, CA 95128
 831-234-1517
 General Contractor:
 JAMES CORUM INC
 1000 N. GARDEN ST
 SAN JOSE, CA 95128
 Owner:
 BRUCE & TAMI CORUM
 Owner Rep:
 DANIELLE IRBY
 831-251-7720

CORUM RESIDENCE
 318 PARK AVE
 CAPITOLA CA 95010

THESE PLANS HAVE BEEN PREPARED BY DANIELLE IRBY. SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

APN:	03609413
Drawing Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	
EXPIRATION DATE:	11/20/25
DATE:	1/1/2022
Scale:	NTS
Sheet:	01 of 20
COVER	
CORUM RESIDENCE	



Studio GLDN
805 S. ROCKY GATE RD.
SUNLAND, CA 91769
626-298-0133

General Contractor:
JAMES DOWLING
C/O RBBB

Owner:
Corum & Tam Coym

Design:
DANIELLE IRBY

ARTICLE 1 - FLOOR PLAN NOTES

- A. At raised floor slab, 18" x 24" minimum under the floor assembly as indicated on plan or in a central location as needed and approved by home owner.
B. Provide 22"x30" minimum attic access(s) as indicated on plan or as needed to any attic area >30" high and approved by home owner.
C. New hallways shall be a minimum of 36" wide from finish to finish.
D. New toilets shall be located 15" from centerline of toilet to finish material at each side and there shall be a minimum of 24" clearance in front of toilet.
E. New landings at exterior doors
1. All new landings at exterior doors, shall have a maximum step of less than 7.75"
2. Landings at doors that swing over the landing are not to be greater than 3/4 inch below top of the finished floor.
3. Minimum 58 inches length in the direction of travel of the landing
4. Landings height shall be equal distance from the top of the threshold and exterior surface, unless noted otherwise.
5. Landings shall be sloped 1/4" per foot away from wall with anti-slip surface.
6. Landings with more than one additional step shall be provided with handrail.
7. A landing is not required at door from living area to garage unless noted on plans or required by governing jurisdiction.
F. All installed residential walls shall be provided with 110/0 floor area, minimum 10 sq. ft., natural light and 1/20 floor area, minimum 5sq.ft., natural ventilation per CRC.

ARTICLE 2 - DIMENSION NOTES

- A. Dimensions at hallways & water closets, represent actual distances.
B. All interior dimensions are from finished surface to finished surface.
C. All exterior dimensions are to the edge of wall sheathing.
D. Centerline dimensions are approximate. Use Locations of structures and new surface finishes to maintain true centerline relationship.

ARTICLE 3 - EXTERIOR NOTES

- A. If needed all new roofing shall be composition asphalt shingle - to match existing texture and color, install over 30R building under-liner staggered as per code & manufacturer specification over roof surface, per plan.
B. New gutters shall be continuous at all eaves overhangs where indicated - match existing profile & material.
C. New stucco shall be 7/8" min. or wire lath D 2 layer grade 1D wire paper.
D. New siding half match existing UNO.
E. Dual glass, low-e, windows and doors to be installed with approved building flashing. Glazing in new windows and doors is to have a U factor not exceeding 0.30.
F. If changes are proposed to building exterior verify provide building address numbers clearly visible from street as per city standards.
G. Outdoor lighting fixtures shall be listed for damp or wet installation, as applies to the location of installation and degree of weather protection afforded by adjacent permanent construction. (see CRC 910.10)
H. Exterior Receptacle Outlets
Exterior receptacle outlets located in a "wet" location shall be:
1. listed weather-resistant type
2. tamper-resistant per CRC 406.12
3. GFI protected per CRC 410.13
4. housed in an enclosure that is weatherproof. An outlet box hood is to be installed and shall be listed as identified as "extra duty"
Exterior receptacle outlets located in a "damp" location shall be:
1. listed weather-resistant type
2. tamper-resistant per CRC 406.12
3. GFI protected per CRC 410.13
4. housed in an enclosure that is weatherproof when the attachment plug cap is inserted (attachment plug cap not inserted and receptacle cover closed), per CRC 406.9
I. Provide 3" 26g, 1/4" dropouts as needed. Provide splash blocks and ends that slope away from the building at a minimum of 2% slope.
J. New exterior wood trim shall be pre-primed or painted Redwood or equal. Cut end trim shall be primed prior to installation.
K. Use Non-CCA treated wood
L. Low-VOC Exterior paint is to be used.

ARTICLE 4 - INSULATION NOTES

- A. All new or remodeled exterior walls shall have R-15 fiberglass rolled or batts installed
All new or remodeled floors shall have R-19 fiberglass batts, or equal installed
All new or remodeled ceilings shall have R-30 fiberglass blown or batts insulation installed in attic space.
B. Ceiling insulation shall be installed to maintain 1 inch clearance between insulation and roof sheathing as per CRC (including sprayable polyurethane foam)
C. All exterior openings and openings between heated and unheated areas shall be weather stripped
D. 1. Typical Insulation Provisions:
Floors R - 19
Walls R - 21
Flat Ceiling R - 30
Vaulted Ceiling R - 30
2. Insulation To Be Used For Roof Insulation:
R-30 open cell urethane spray foam.
3. Insulation product specified shall be listed for use in unvented roof cavities listed to provide the required R-factor in the cavity available.
(2x6 rafters = 5.5" cavity)
E. Provide continuous bead of caulking under all new sole plates.
F. Insulation will meet the mandatory feature requirements in the CRC and installed at ceilings, walls, floors, and water pipes, when areas are exposed during remodeling.

ARTICLE 5 - ENERGY NOTES

- A. All plumbing fixtures re to be low flow, low water usage products UNO
B. If a new water heater is to be installed per the scope of work, contractor shall size the heater and mechanical systems as required by Title 24 documentation, (Exceed M4 by 10%, in EF CEnC 150.1(c)(8))
C. Silicon caulking, sealant and weatherstripping is to be used at all openings and penetrations through building envelope.
D. All lighting must meet applicable requirements, IAH high efficacy light sources are to be used and labeled with "IA8-2016 E". All installed luminaires must be high efficacy. See electrical Plan sheet B.
E. Use Low-VOC Paint
F. See Title 24 calculations for additional information.

ARTICLE 6 - DOOR NOTES

- A. See article 1 for Exterior Landing requirements
B. Required exit doorway shall be not less than 3 feet in width and 6 feet 8 inches in height.
C. Swing of door s determined by viewing closed door from the hinge side of the door
D. Tempered glass shall be permanently identified by the manufacturer per CRC.
E. All exterior doors shall have integrated weather stripping.
F. Manufacture glazing in doors shall have a label attached certified by the National Fire Protection Council (NFPA) and show energy standards. Label to remain affixed to glazing unit project has passed the final inspection.
G. Any door that needs to be re-framed. Requires a minimum of 30" net clear opening for all new or re-framed doorways. Excluding doors serving closets that are less than 36" deep.
H. Glazing in exterior doors shall have a maximum U-factor of 0.30

ARTICLE 7 - WINDOW NOTES

- A. Egress compliance per CRC
All escape or rescue windows from sleeping rooms shall be the following minimum requirements:
1. Net Clear Height 24 in.
2. Net Clear Width 20 in.
3. Net Clear Opening 5.7 mft
4. Finished sill height 44 in. max.
B. 'X' Denotes operable panel, 'O' denotes fixed panel operable / fixed panel is determined by viewing window from exterior.
C. Tempered glass shall be permanently identified by the manufacturer per CRC.
D. All interior windows shall have integrated weather stripping
E. Manufacture glazing in windows shall have a label attached certified by the National Fire Protection Council (NFPA) and show energy standards. Label to remain affixed to glazing unit project has passed the governing jurisdictions final inspection.

ARTICLE 8 - FIRE RESISTIVE CONSTRUCTION

- A. All new habitable spaces adjacent to garages shall have one-hour fire-resistive construction at the garage side of framing including all horizontal separations.
B. Firewall shall be constructed with 5/8" Type-X rated system with fire taping continuous to underside of roof sheathing or to ceiling if located under the second floor or garage.
C. All openings thru firewall shall be sealed with approved method of fire caulking.
D. Electrical panels may not be located in firewall.
E. Doors from living area to garage shall be 1-3/8" solid wood doors w/ 20 minuit label, with self-closing devices and weather stripping.
F. HVAC air ducts passing thru firewall shall be a minimum 28 gage in thickness with no openings or an approved fire damper shall be provided.
G. Provide 5/8" gypsum at ceiling / accessible space under stairs.
H. Construction, projections, openings and penetrations of exterior wall / dwellings and accessory building shall comply with table F102. Prescribed under CRC section F102.
I. Provide 1/2" gypsum board separation on the garage side of walls separating the dwelling. All structural elements supporting the floor/ceiling assemblies used as a fire rated separation shall have 1/2" gypsum board protection.

ARTICLE 9 - PLUMBING NOTES

- A. Water Heater:
1. Verify or provide water heater bracing per CRC. Bracing shall be to side walls with approved seismic strap with approved seismic straps at upper and lower 1/3 height body.
B. Hot and Cold Water Lines:
1. New waterlines shall be type MF copper lines to be sized by plumbing contractor. Compression style shut-off valves or equal installed at all wall end points. Provide insulation wrap on all pipes exposed at exterior wall. Pressure test under working pressure (90 p.s.i. min.). Provide insulation at all new hot water lines from water heater.
2. All domestic hot water system piping conditions listed below, whether buried or unburied, must be installed and the insulation thickness shall be based on the conductivity range in table 102.3.A and the insulation level shall be selected from the fluid temperature range based on the thickness requirements in Table 102.3.A.
i. The first 6 feet of hot and cold water pipes from the storage tank.
ii. All piping with a nominal diameter of 3/4 inch or larger.
iii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.
iv. Piping from the heating source to storage tank or between tanks.
v. Piping buried below grade.
vi. All hot water pipes from the heating source to the kitchen fixtures.
3. In addition to insulation requirements, all domestic hot water pipes that are buried below grade must be installed in a water proof and non-curable casing or sleeve.
C. Shower controls shall be equipped with approved water pressure balance valve.
D. Hose bibbs shall be equipped with a backflow prevention device at all new & existing hose bibbs; 3 inch minimum water piping required at water closets.
E. Water closets require a minimum 3- inch trap-rain - pipe (CPC table 702.1)
F. Vent pipes shall e 1-1/2" to 2" A.B.S. exiting girth to a weather sealed using suitable boot style roof jacks. Coat pipe exposed to sunlight with latex paint. Color to match roof line.
G. Center of water closets shall be a minimum of 15" to vertical surface of sides. The clear space in front of a water closet shall not be less than 24" per CPC.
H. Provide an approved backwater valve on drainage piping serving fixtures that have flood level rims less than 12" above the elevation of the next upstream manhole that is installed per CRC.
I. All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb the hammer caused by high pressures resulting from the quick closing of these valves. These devices shall be installed per CRC.
J. If a recirculating system is to be installed, provide hot water line from water heater to each plumbing area with purty, check valves, expansion tank and insulation on copper lines.
K. All under floor clearouts shall be extended to exterior of building, if more than 20 feet from nearest access.
L. Under floor access or foundation stem shall not be used for mechanical or plumbing chases unless designed for this purpose.
M. The effective bath volume of a water closets shall not exceed 1.28 gallons per flush. Shower heads shall have a maximum flow rate of 8 GPM at 80 PSI. Lavatories shall have a maximum flow rate of 1.2 GPM at 80 PSI. Kitchen faucets shall be 8 GPM at 80 PSI.
N. All existing non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures, per CBC 301.1.1.

ARTICLE 10 - EQUIPMENT NOTES

- A. Identification of equipment shall be provided when more than one heating, cooling, venting or refrigeration system is installed on a roof or within a building s hall be permanently identified as to the area or space served by the equipment.
B. Provide UL listing or ICR for gas appliances
C. All fuel burning equipment shall e provided with adequate combustion air supply as per CMC

ARTICLE 11 - GENERAL LIGHTING NOTES

- A. All luminaires installed in residential construction must qualify as "high efficacy luminaires".
B. All permanently installed luminaires with interchangeable lamps must contain lamps that comply with the requirements of AIAA Appendix C L848 and be appropriately marked.
C. Vacancy sensors are to control at least one luminaire in the following room types:
Bathrooms, Living Rooms, Laundry rooms, Garages.
D. See Title 24 for more information.
F. If lights are to be installed in a shower or bath compartment the shall be listed for wet location and are equipped with a gasketed cover, typ.

ARTICLE 12 - ELECTRICAL NOTES

- A. All electrical installed a new and shall comply with the current California Electric Code, CEC
B. If a new electrical service s required it shall be a 200 Amp service - add circuit breakers as required. Label circuits with permanent tag. If sub-panel is to be installed, it shall not be located in the vicinity of easily ignitable materials such as clothes closet, in bathrooms, or behind doors.
C. Two ground rods are required unless a ground resistivity test are used to justify a single rod installation. CEC. Minimal underground water pipe in direct contact with earth for 10 feet or more shall be used as a grounding electrode if present (CEC 250.55(A)(1))
D. All wiring is to be NM type.
E. Provide nail plates at all studs where wire penetration is within 1-1/2" of sheetrock surface.
F. Staple wire 1/2" max at metal B" max at plaster in boxes and spaced 12"-36" U.N.O.
G. Typical Circuits:
Branch Circuits that supply 125-volt, single phase, 15-and20-ampere outlets installed in dwelling unit shall be protected by Arc-fault circuit interrupters listed to provide protection of the entire circuit, except for outlets in bathrooms, kitchen, and dining per CEC. 100V kitchen circuit require AFCI Protection
Dwelling Unit Receptacle Outlets:
Per CEC in the kitchen, pantry, dining room or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by CEC shall serve all receptacle outlets and receptacle outlets and receptacle outlets for fan/lighting equipment.
Laundry Branch Circuit:
Per CEC a dedicated 20-ampere branch circuit shall be provided to supply all laundry receptacle outlets.
Bathroom Outlets:
Per CEC all bathroom receptacles to be supplied by a dedicated 20 Amp. circuit with GFCI protection. The circuit cannot supply any other receptacles, lights, fans, etc.
K. Kitchen Circuit:
1. Provide a minimum of two (2) 20-Amp small space appliance circuits supplying kitchen and dining room.
2. Provide separate circuit for dishwasher
3. Provide separate circuit for disposal
4. Dishwasher receptacles must be accessible and will not be located behind unit.
L. Cooktop:
Cooking unit shall be provided with four conductor wires with an insulated neutral and four-pronged outlet per CEC.
M. Install ground fault circuit interrupter outlets at bathrooms, garage and other locations as indicated. Test GFCI device for proper operation. Light of shower shall come from GFCI outlet at bath vanity.
N. All lighting locations to be switched at walls where indicated. Installed at light fixtures per manufacturers instructions. See lighting plan.
O. Exhaust fan / light combination units shall be 20 to 10 cm installed in bath where indicated and vented directly through the roof. Entry unit to be vented through bath GFCI protected circuit. Exhaust fans in bathrooms shall be capable of providing five air changes per hour.
P. Verify/Provide grade detectors at all bedrooms and adjoining rooms per CRC. New grade detectors at new bedrooms shall be 110v hand wired, interconnected with battery backup and controlled as per sec. CRC.
Q. 120v kitchen circuits require AFCI protection. (CEC 210.13(A))
R. Outdoor lighting fixtures shall be high efficacy type and shall be controlled by a manual on-off that does not override to the automatic actions of a motion sensor, photo-control astronomical time clock device or sensors unless the override automatically reverts to normal operation within 8 hours or the device is automatically programmed to turn the light off during daylight hours. (see 150.063)

ARTICLE 13 - MECHANICAL NOTES

- A. Mechanical system shall be designed and installed by Mechanical contractor as per current CMC.
B. Provide proper clearance to vents from flue burning appliances, from opening into space by CMC
C. All ducting supply or return for heating, cooling shall be conducted through a duct system as er CMC
D. Environmental ducts shall terminate a minimum of 3ft from property line and opening into building system.
E. Under floor access at foundation stem shall not be used for mechanical chases unless designed for this purpose

ARTICLE 14 - INTERIOR WALL FRAMING NOTES

- A. Interior walls shall be constructed from 2x4 D.F studs @16" O.C. with double top plates and a single bottom plate.
B. Walls shall be covered with 1/2" gypsum board on all faces. Wall surfaces in water splash area shall be covered 1/2" water resistant gypsum per C.R.C.
C. Walls shall be framed with crown of all studs on same side of wall.
D. Prior to installation of gypsum wall shall be examined and modified as necessary to eliminate excessive wrapping or transitions which will result in unvented or exposed finish surfaces.
E. Provide 2x blocking as necessary for cabinetry, plumbing fixtures, etc.
F. Provide flat 2x blocking n/a at ceiling if not located at double top plates.
G. All opening from wall cavity under-floor or attic area shall be sealed with expansion foam, or equivalent
H. Walls in shower / tub surrounds:
1. Bathrooms and shower floors and wall above bathtubs with installed shower heads and shower controls shall be finished with a non-absorbent surface.
2. Ceramic tile surfaces shall be installed in accordance with the American National Standard ANSIC A108.1-2013, ANSI A108.2 THROUGH A108.8.
3. Fiber Cement, Fiber-mat reinforced cementitious backer units, glass mat gypsum backer or fiber-reinforced gypsum backers in compliance with ASTM F1958, 1/2" x 1/2" x 1/8" or 1/2" thick and installed in accordance with manufacturer s recommendations shall be used as backer for wall in tub and shower areas and wall panels in shower areas. (CRC R702.4.2)

ARTICLE 15 - DRYER VENT NOTES

- A. Exhaust rough-in is required during new construction.
B. Exhaust duct shall have a smooth metal interior.
C. Male ends of duct must face direction of airflow and shall have sealed joints with No screws protruding into airflow.
D. Exhaust duct shall terminate at exterior of structure and be equipped with a back-draft damper with no screen.
E. Exhaust vent shall terminate not less than 36" over building opening.
F. Dryer vents less than 14" with two 90 degree bends max - minimum diameter of 4" 1/4" maximum length includes two 90 degree bends, each additional bend shall decrease the allowed length by 2 ft.

ARTICLE 16 - GENERAL FRAMING NOTES

- A. All Simpson or equal fasteners and ties shall be installed as per manufacturers specifications, if the specified fastener or tie is unavailable or unable to be installed as per manufacturer specifications, see engineer of record for acceptable alternatives.
B. Any lumber with 8" of soil or in contact with concrete shall be Pressure Treated Douglas Fir or Redwood.
C. Provide solid trim between trimmers and Headers as needed.
D. 2x4 D blocking shall be used when required by codes for the blocking. Cabinet installation and gypsum board nailing. Contractor shall determine all blocking locations prior to installing gypsum board.
E. At cutting notching and bored holes shall comply with CRC.

ARTICLE 17 - SHOWER STALL NOTES

- A. Rough framing showers shall have a min. finished interior area of no less than 1.024 sq.in and also encompass a 30 in. curb. Area and dimensions are measured at the top of the threshold and maintained to 70 in minimum above the drain with no protrusions other than fixture valves, shower head, and safety bars or rails. Provide 1/4" felt 78 min" high on ends of curb for wall of shower enclosure.
B. Shower Valves:
1. Showers shall be provided with individual pressure balance or thermostatic mixing control valve.
2. The maximum mixed water setting shall be 120 degrees Fahrenheit. Water heater thermostat shall not be considered as suitable for meeting this requirement.
C. Shower Walls:
shall be smooth, hard, non-absorbent surface over a moisture resistant underlayment to a height of 78" minimum above the drain inlet.
D. Shower Doors & Panels:
Enclosures shall be fully tempered, laminated safety glass or approved glass per C.R.C.

ARTICLE 18 - EXTERIOR WALL FRAMING NOTES

- A. 2 X D.F. STUDS @ 16" O.C. w/ Dbl top plates and single bottom plates, wall exterior covered by 1/2" gypsum board.
B. Wall exterior covered per siding specifications shown on elevations.
C. Provide continuous 1/4" bead of sub-floor adhesive between sole plate and subfloor.

ARTICLE 19 - ADDITIONAL NOTES

- A. Install insulation after building is weather tight & outside of rainy season
B. At the conclusion of the work included in the permit, the structural cleaner shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural cleaner's knowledge, have not been resolved (CRC 1704.4)

THESE PLANS HAVE BEEN PREPARED BY DANIELLE IRBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

Table with columns: APN, Drawing Log, Date, PERMIT, ADDENDUM, REVISION, REVISION

EXPIRATION DATE: 11/20/25
DATE:

Scale: NTS
Sheet: 02 of 20

NOTES
CORUM RESIDENCE

DRAWN BY: [Signature]

CERTIFICATE OF COMPLIANCE
 Project Name: Corum ADU
 Calculation Date/Time: 2022-02-14T11:05:01-08:00
 Calculation Description: Title 24 Analysis
 Input File Name: 22-071 Corum ADU.rbd19a

CF18-PRF-01E
 (Page 1 of 9)

01	02	03	04	05	06	07	08	09	10	11	12	13	14
01	Project Name	Corum ADU											
02	Zone Name	Entire ADU											
03	Project Location	118 Park Ave											
04	City	Capitola											
05	Zip code	95010											
06	Climate Zone	08											
07	Building Type	Single Family											
08	Project Scope	New Construction											
09	Addition Cond. Floor Area (ft ²)	15											
10	Existing Cond. Floor Area (ft ²)	19											
11	Total Cond. Floor Area (ft ²)	34											
12	ADU Bedroom Count	1											
13	Is Natural Gas Available?	Yes											

COMPLIANCE RESULTS

01 Building Complies with Computer Performance
 02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
 03 This building incorporates one or more Special Features shown below

Registration Number: 222-P010029166-000-000-0000000000
 Registration Date/Time: 2022-02-14 11:06:08
 HERS Provider: CalCERTS, Inc.
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: 19c.20200901
 Report Generated: 2022-02-14 11:01:21

CERTIFICATE OF COMPLIANCE
 Project Name: Corum ADU
 Calculation Date/Time: 2022-02-14T11:05:01-08:00
 Calculation Description: Title 24 Analysis
 Input File Name: 22-071 Corum ADU.rbd19a

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 (Page 3 of 9)

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- UAD Ventilation System Heat Recovery: minimum 66.5% and 66.4% EER
- UAD Ventilation System: supply variable air flow, Ther. and HERSV controls available per RACER Reference Manual
- UAD Ventilation System: fault indicator display
- Variable capacity heat pumps compliance system verification details from VCRP Staff report, Appendix A, 6 and H4.3

HERS RATING SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered C29s and C39s are required to be completed in the HERS Registry

Building Level Verifications:

- Indoor air quality ventilation
- Kitchen range hood
- Cooling System Verifications:
 - Verified EER
 - Verified Refrigerant Charge
 - Airflow in habitable rooms (SC1.1.4.1.7)
- Heating System Verifications:
 - Verified HERSV
 - Verified heat pump rated heating capacity
 - Wall-mounted thermostat in some greater than 200 ft² (SC4.1.5)
 - Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)
- None - No System Verifications

Domestic Hot Water System Verifications:

- None

01	02	03	04	05	06	07
01	Project Name	Corum ADU				
02	Conditioned Floor Area (ft ²)	461				
03	Number of Dwelling Units	1				
04	Number of Bedrooms	1				
05	Number of Zones	1				
06	Number of Ventilation Cooling Systems	0				
07	Number of Water Heating Systems	1				

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Surface	Orientation	Area (ft ²)	U-factor	SHGC	SHGC	SHGC	SHGC	SHGC	SHGC	SHGC	SHGC
3	Window	FWall	Front	173	1	0.79	0.32	NFRC	0.35	NFRC	0.35	None	None
1, 2	Window	UWall	Left	263	1	0.77	0.32	NFRC	0.35	NFRC	0.35	None	None
4, 5	Window	RWall	Right	83	1	21.9	0.32	NFRC	0.35	NFRC	0.35	None	None

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	U-factor	Carpeted Fraction
Slab-on-Grade	Garage	641	none	0	0	0.05	0

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Construction R-value	U-factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.29	Inside Finish: Gypsum Board Cavity Frame: No Insul / 2x6 Exterior Finish: Wood Siding/Sheathing/Cladding
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/Sheathing/Cladding

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ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency (EDR)	Total EDR	Efficiency (EDR)	Total EDR
Standard Design	55.2	26.4		
Proposed Design	53.3	24.4	1.9	2

RESULT: **B COMPLIES**

1. Efficiency EDR includes improvements to the building envelope and more efficient equipment.
 2. Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.
 3. Building complies when efficiency and total compliance margins are greater than or equal to zero.

- Standard Design PV Capacity: 1.89 kWdc
- PV System installed on 5.68 MWh of Area of 4.1 (m²) to achieve Standard Design PV PV scaling

ENERGY USE SUMMARY

Energy Use (BTU/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	23.86	3.0	-4.68	-23
Space Cooling	6.96	1.32	-0.36	-4
IAQ Ventilation	11.41	12.2	0.59	+5.1
Water Heating	43.41	37.66	-5.75	-13.2
Self Utilization/Healthiness Credits	n/a	0	0	n/a
Compliance Energy Total	85.36	76.08	-9.28	-10.9

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CR	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (in in 12)	Inverter EFC (%)	Annual Solar Access (%)
1.69	NA	Standard	Fixed	none	none	150-270	n/a	n/a	<+7:12	96	96

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ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg Ceiling Height	Water Heating System 1	Water Heating System 2
Entire ADU	Conditioned	Ductless HeatPump[1]	461	10.75	DHW Sp 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
FWall	Entire ADU	R-21 Wall	173	Front	250.3	77.9	90
UWall	Entire ADU	R-21 Wall	263	Left	212	39.7	90
RWall	Entire ADU	R-21 Wall	353	Back	174	0	90
FWall	Entire ADU	R-21 Wall	83	Right	212	21.9	90
Partition Floor	Entire ADU	R-19 Floor w/ig Crawlspace	n/a	n/a	n/a	n/a	n/a
FWall	Garage	R-0 Garage Wall	173	Front	184.8	0	90
UWall	Garage	R-0 Garage Wall	263	Left	184.8	0	90
RWall	Garage	R-0 Garage Wall	353	Back	184.8	0	90
RWall	Garage	R-0 Garage Wall	83	Right	184.8	0	90

OPAQUE SURFACES - CATHEDRAL CEILING

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Size (ft in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Entire ADU	R-30 Roof	0	n/a	445.3	0	1	0.1	0.85	No

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Construction R-value	U-factor	Assembly Layers
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Siding/Sheathing/Cladding Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Cladding Cavity / Frame: R-19 in 12 in. @ 16 in. O. C. / 2x6 Ceiling Below: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High-R-value Spray Foam Insulation	Building Envelope Air Leakage	QI50
01	02	03	04
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEM

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (H)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sp 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

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REVISIONS: BY:

MONTEREY ENERGY GROUP
 Consulting Mechanical Engineering
 26465 Camarillo Road • Blvd. Suite 8, Camarillo, CA 93023
 811-372-4328 • VOICE
 811-359-4173 • FAX
 www.montereyenergygroup.com
 cal@meeg.com



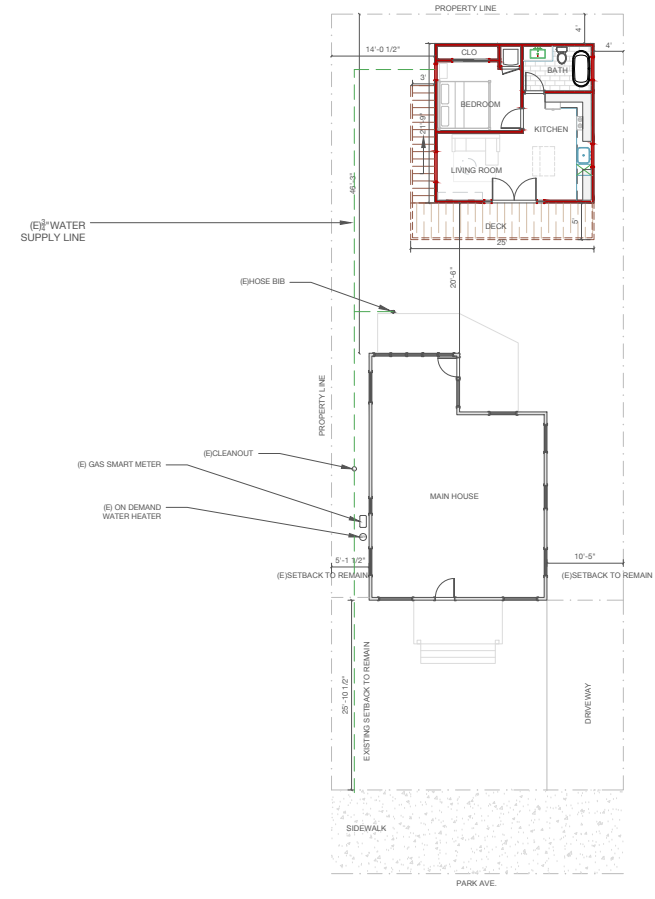
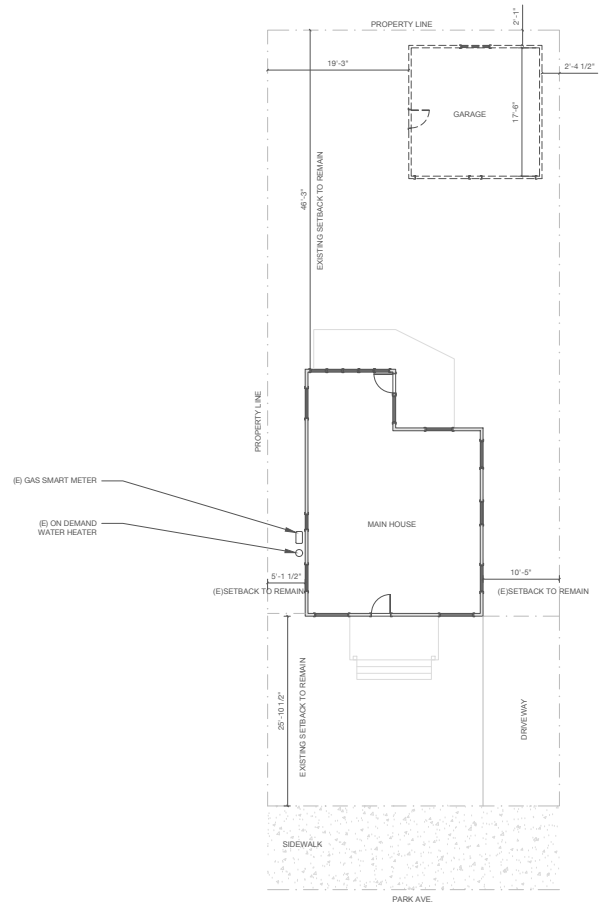
CORUM ADU
 118 PARK AVE
 CAPITOLA, CA, 95010

ENERGY COMPLIANCE

DATE: 02/14/2022
 SCALE: AS NOTED
 DRAWN: MEB
 CHECKED:
 FILE NAME:
 SHEET:
T-1
 SHEET OF SHEETS

LEGEND - PLAN	
EXISTING	
	Walls/Columns
DEMOLITION	
	Walls
	Other
NEW	
	Foundation Footing
	Walls
	Walls/Columns
	Other

NOTES:
1. ADD OVER GARAGE TO REPLACE EXISTING GARAGE.



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CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

APN	03609413
Drawing Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	

EXPIRATION DATE: 11/20/25
DATE: 1/1/2022

Scale: NTS

Sheet: 06 of 20

EXISTING / PROPOSED
CORUM RESIDENCE

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APN 09059413

Drawings Log Date

PERMIT 1/1/2022

ADDENDUM

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EXPIRATION DATE: 11/20/22

DATE: 1/1/2022

Scale: NTS

Sheet: 07 of 20

PROPOSED FLOOR PLAN

CORUM RESIDENCE

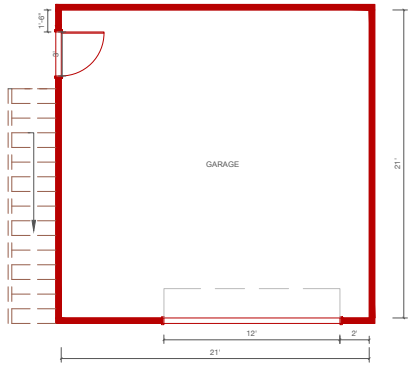
LEGEND - PLAN

EXISTING	
	Existing Wall
DEMOLITION	
	Demolition Wall
	Demolition Window
NEW	
	New Wall
	New Window
	New Door
	New Ceiling
	New Floor

- NOTES:**
1. DOOR & WINDOW SIZES VERIFIED N SITE BY GC
 2. REFER TO STRUCTURALS, ELEVATIONS, AND ELECTRICAL PLAN FOR CEILING DETAILS
 3. EGRESS WINDOWS IN BEDROOMS TO HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE FINISHED FLOOR
 4. KITCHEN AND BATHROOM WINDOWS TO BE TEMPERED AND HAVE SAFETY GLAZING
 5. ENTRY DOOR AND SIDELIGHT TO BE TEMPERED AND HAVE SAFETY GLAZING
 6. SHOWER WALLS TO HAVE A SMOOTH, HARD & NON ABSORBANT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT MINIMUM OF 72" ABOVE FLOOR
 7. LANDING OUTSIDE ALL EXTERIOR DOORS NOT MORE THAN 1 1/2" LOWER THAN THRESHOLD FOR OUT SWINGING DOORS
 8. EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. (CBC R310)
 9. THE BOTTOM EXPOSED EDGE OF GLAZING IN THE WINDOWS IN THE BATHROOM IS LOCATED IN A HAZARDOUS LOCATION PER CBC. THE GLAZING IN BATHROOM WINDOW SHALL BE SPECIFIED TO COMPLY WITH CBC R608.1 AND R608.3.1.
 10. TOP PLATE AT 8'
 11. SEE STRUCTURAL DETAILS SHEET S1-S5
 12. ENLARGED MASTER BATH PLAN ON SHEET 7
 13. SEE SECTIONS ON SHEET 13
 14. TRASH SHALL BE LOCATED IN GARAGE

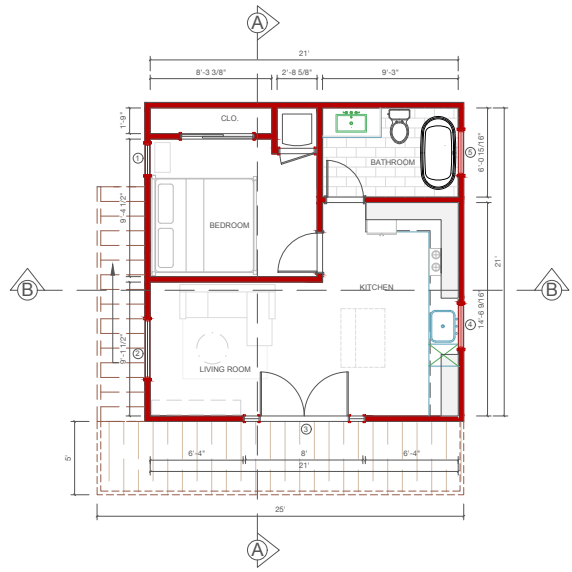
WINDOW SCHEDULE

WINDOW SIZE AND TYPE	SYMBOL	NOTES
24" X 48" DOUBLE HUNG	⊙	EGRESS
48" X 60" DOUBLE HUNG	⊙	TEMPERED
72" X 84" FRENCH DOOR	⊙	TEMPERED
36" X 48" DOUBLE HUNG	⊙	TEMPERED/OPASQUE
36" X 24" HALF VENT	⊙	TEMPERED/OPASQUE



PROPOSED FIRST STORY FLOOR PLAN

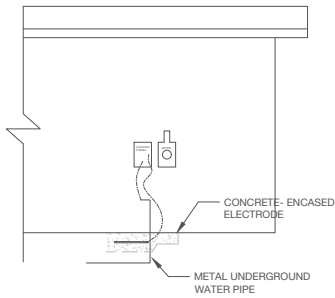
SCALE: 1/4" = 1'-0"



PROPOSED SECOND STORY FLOOR PLAN

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

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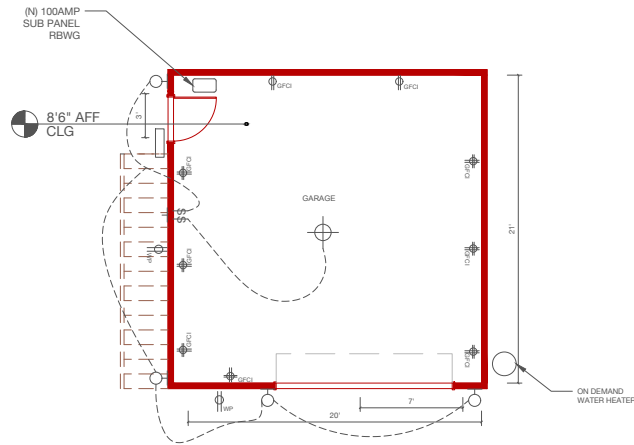


GROUNDING ELECTRODE SYSTEM

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

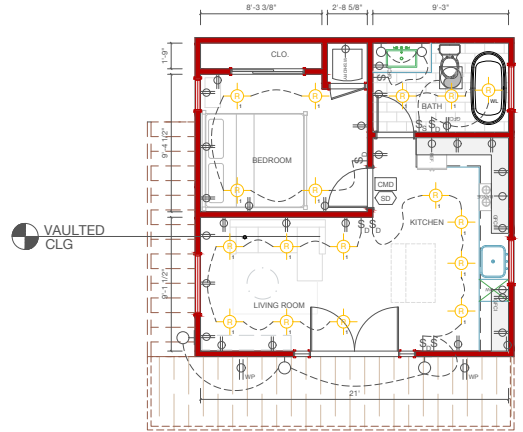
WORK TO BE PERFORMED:

1. UPDATE ALL EXTERIOR LIGHTING TO BE HIGH EFFICACY AND MEET CODE.
2. ALL NEW ELECTRICAL AT ADU
3. NEW SUB PANEL 100AMP AT ADU
4. PIPE TO AMR TO SUB UNIT AT 4AWG COPPER WIRE.
5. GROUNDING ELECTRODE SYSTEM:
A. METAL UNDERGROUND WATER PIPE. (CEC 250.52(A)(2))
B. CONCRETE-ENCASED ELECTRODE (UFER) (CEC 250.52(A)(2))



ELECTRICAL PLAN FIRST STORY

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



ELECTRICAL PLAN SECOND STORY

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

LEGEND - ELECTRICAL

RECESSED LIGHTING TYPE: 4' RECESSED LED W/ 2700K OR 3000K LED MPF, JUMPS OR 100% DIMMABLE TRIM, WHITE BAFFLE TYPE: 4' RECESSED LED W/ MPF, JUMPS OR 100% DIMMABLE TRIM, WHITE BAFFLE APPROVED	
LIGHTING Cabinet LED Lighting (No wall removal or dry wall) Surface Chandelier Surface Pendant Surface Chandelier or Pendant Surface Flushmount Wall Sconce	
OUTLETS Existing (to remain) Standard Switched Exterior Water Proof GFI 220v. OUTLET Quad Junction Box Dedicated Circuit	
SWITCHES Existing Single Pole (to remain) 3 Way 4 Way Dimmer Fan Vacancy / Occupancy Sensor	
COMMUNICATION Telephone Jack CATV Cable / Tv	
MISCELLANEOUS Exhaust Fan Thermostat Existing Thermostat	
SAFETY Smoke Detector <small>SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP</small> Carbon Monoxide Detector	
GENERAL NOTE ALL WORK TO CONFORM TO THE NEC AND ALL LOCAL APPLICABLE CODES. EXACT DEVICE LOCATIONS ARE SUBJECT TO JOB CONDITIONS. FINAL OUTLET AND RECESSED LIGHT FIXTURE LOCATIONS TO BE DETERMINED PER ACTUAL SITE CONDITIONS. METER LOCATION TO BE DETERMINED BY LOCAL UTILITY COMPANY.	

NOTES:

1. LIGHTING LOCATIONS TO BE FIELD VERIFIED WITH ELECTRICAL WALK-THRU WITH DESIGNER AND HOMEOWNER. SOME ELECTRICAL LOCATIONS ARE SUBJECT TO CHANGE.
2. CONFIRM APPLIANCE ELECTRICAL REQUIREMENTS ON APPLICABLE SPEC.
3. SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS ARE TO BE VERIFIED ON SITE - PER CODE.
4. ALL LIGHTING IS TO BE HIGH EFFICACY AND MEET THE REQUIREMENTS OF SECTION 150.0 (K) AND JOINT APPENDIX JAS
5. ALL LIGHTING IS TO BE JAB
6. LUMINAIRES RECESSED IN INSULATED CEILING SHALL COMPLY WITH THE FOLLOWING:
A. SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT
B. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRES HOUSING AND CEILING, AND AT ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
C. SHALL NOT CONTAIN SCREW BASE SOCKETS
7. ALL OUTDOOR LIGHTS TO BE HIGH EFFICACY AND TO BE CONTROLLED BY PHOTOCELL & MOTION SENSOR
8. BATHROOM EXHAUST FANS TO BE INSTALLED IN BATHROOM. FANS WILL BE ENERGY STAR RATED AND SHALL HAVE A HUMIDISTAT CONTROL
9. A MINIMUM OF 50 CFM INTERMITTENT BATHROOM EXHAUST FAN WILL BE INSTALLED IN BATHROOM. FANS WILL BE ENERGY STAR RATED AND SHALL HAVE A HUMIDISTAT CONTROL
10. ALL APPLIANCES ARE TO BE ENERGY STAR RATED AND FOLLOW LOCAL AND STATE CODE.
11. ALL WORK WILL CONFORM TO THE NEC AND ALL LOCAL APPLICABLE CODES. EXACT DEVICE LOCATIONS ARE SUBJECT TO JOB CONDITIONS. FINAL OUTLET AND RECESSED LIGHT FIXTURE LOCATIONS ARE TO BE DETERMINED PER ACTUAL SITE CONDITIONS.
12. METER LOCATION IS TO BE DETERMINED BY LOCAL UTILITY COMPANY
13. EXTERIOR OUTLETS ARE TO BE TAMPER-RESISTANT, GFI PROTECTED, AND SHALL BE HOUSED IN AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. PER CEC.
14. 120V RECEPTACLE OUTLETS 8' TO BE WITHIN 3 FEET OF THE EXTERIOR WATER HEATER THAT IS ACCESSIBLE WITHOUT OBSTRUCTION. OUTLET IS TO BE LISTED WEATHER-RESISTANT TYPE, GFI PROTECTED, TAMPER-RESISTANT, AND HOUSED IN AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY"
15. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CRC R314.1 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS F NFPA 72.
16. SMOKE ALARMS RE O E INSTALLED THE FOLLOWING LOCATIONS (CRC R314)
A. IN EACH SLEEPING ROOM
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
17. ALL BRANCH CIRCUITS SUPPLYING 1500 AMPERE OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DEN, BEDROOM, SUNROOMS, RECREATION ROOM, CLOSET, HALLWAYS, KITCHENS, LAUNDRY ROOM, OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER, (CEC 210.12)
18. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/ WET BAR SINK, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
19. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP. (CRC R314.4 & R315.1.2) (SMOKE ALARMS SHALL HAVE A 10 YEAR SEALED BATTERY)
20. AN RECEPTACLE LOCATED OUTSIDE, IN A BATHROOM OR KITCHEN ARE WITHIN 6' OF SINK EDGE AND SHALL BE GFCI



Studio: GLDN
283 S. BROADWAY, SUITE 200
SAN ANTONIO, TX 78204
817-229-0133

General Contractor:
JAS DOWLING
GCA #00000000

Owner:
Bunk & Tan Coym

Architect:
DANIELLE RBY

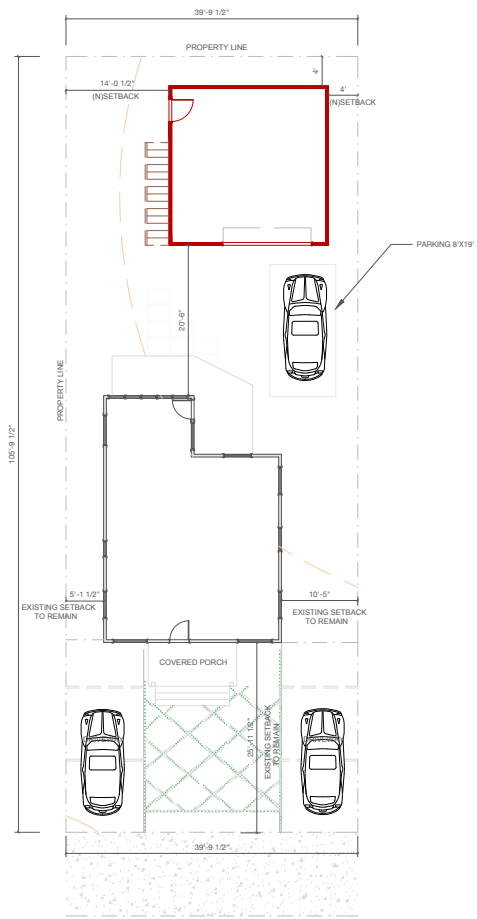
CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

APN	03050413
Drawings Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	
REVISION	
EXPIRATION DATE:	11/20/25
DATE:	1/1/2022
Scale:	1/4" = 1'-0"
Sheet:	08
of	20
ELECTRICAL	
CORUM RESIDENCE	

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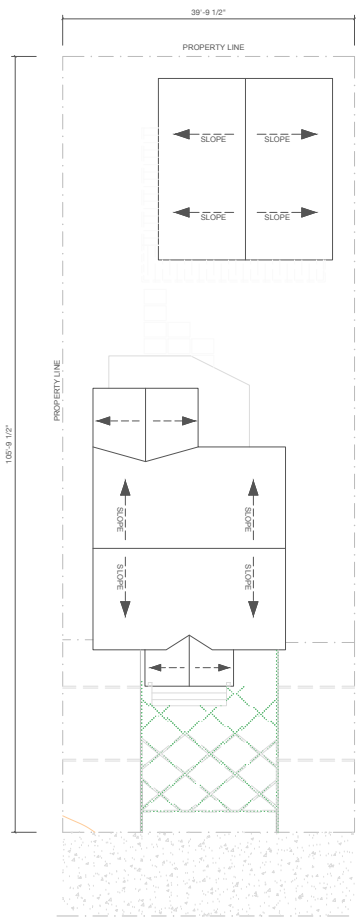
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NOTE:
1. ROOFING SHALL BE A MINIMUM CLASS C ROOFING FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC.



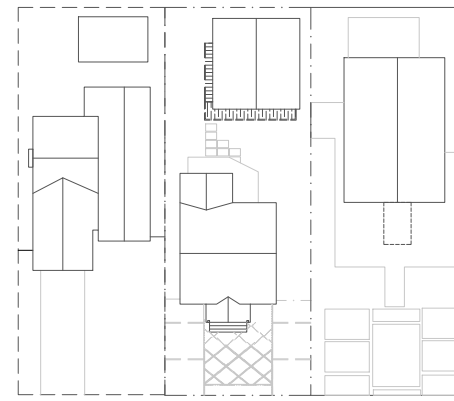
SITE PLAN

SCALE: 3/16" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"



ADJACENT PARCELS

SCALE: 1/16" = 1'-0"

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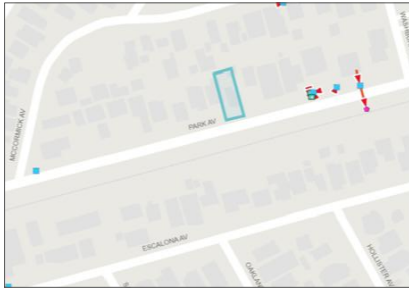
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PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	

EXPIRATION DATE: 11/20/24
DATE: 1/1/2022

Scale: 3/16" = 1'-0"

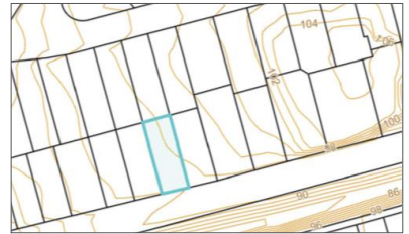
Sheet: 09 of 20

SITE PLAN / ROOF
CORUM RESIDENCE



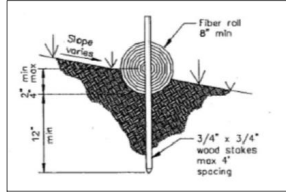
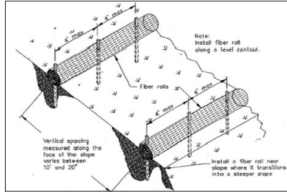
STORM DRAINS

SCALE: NTS



CONTOUR MAP

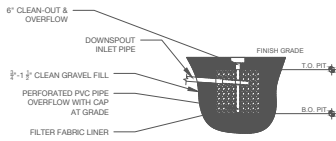
SCALE: NTS



FIBER ROLLS

SCALE: NTS

NOTE:
HOMEOWNERS ARE REQUIRED TO INSPECT DISSIPATION PIT PRIOR TO RAINY SEASON TO ENSURE THE LONG TERM FUNCTIONALITY OF THE SYSTEM. HOMEOWNERS TO INSPECT LINER TO ENSURE THAT SEDIMENT IS NOT CLOGGING DISSIPATION PIT LINER.

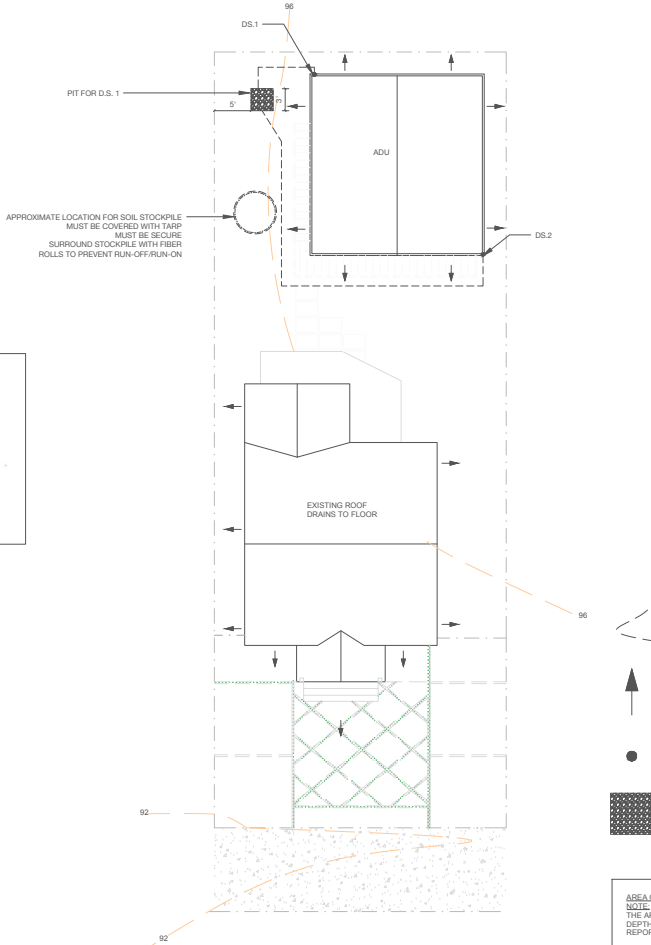


DISSIPATION PIT

SCALE: 1/2" = 1'-0"

EROSION CONTROL NOTES:

- NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- PRIOR TO ANY FORECAST RAIN AND ANY TIME BETWEEN OCTOBER 15TH AND APRIL 15TH, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: SEEDING OF THE AFFECTED AREAS, SAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- ALL AREAS ON AND OFF SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.22.000 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER. PERMANENT PROTECTION IS ESTABLISHED.
- EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AS EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL, SITE EROSION AND PREVENT SEDIMENT TRANSPORT OF SITE ARE IMPLEMENTED.
- ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE SPILL RESPONSE REQUIREMENTS SPECIFIED IN THE SWPPP DOCUMENT AND THE CONTRACTORS O&M STANDARDS.
- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BMP FOR CONSTRUCTION.
- BMPs, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT, AND ANY NEEDED REPAIRS MADE IMMEDIATELY.
- CHECK THE SIDEWALK AND STREET DAILY DURING THE DEMOLITION AND CONSTRUCTION FOR SOIL OR SEDIMENT DRAG OUT AND SWEEP IF NEEDED.
- OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) AND PAINTS SHOULD BE STORED INSIDE IF POSSIBLE. IF THESE ITEMS ARE STORED OUTSIDE, THEY MUST BE KEPT COVERED/CLOSED AND DURING THE RAINY SEASON, ALSO KEPT WITHIN SECONDARY CONTAINMENT.
- DUMPSTERS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
- SOIL STOCKPILES, EXCAVATED AND OR NEW SOIL STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN ON BY BMPs APPROPRIATE FOR THE PILE SIZE, LOCATION AND SITE CONDITIONS, AND MUST BE COVERED WITH PLASTIC SHEETING OR TARP'S WHEN NOT IN USE AND SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES TO PREVENT RUN ON AND RUN OFF. WHEN EXCAVATED SOIL IS MOVED OFF SITE, CHECK THE SIDEWALK AND STREET FOR DIRT, DRAG OUT AND SWEEP IF NEEDED.
- STORM DRAIN INLET/CATCH BASIN PROTECTION (IF AN ADJACENT STREET CATCH BASIN): FILTER FABRIC IS USED. PLEASE USE 1/2" TREN 8 SOX WITH MIRA# 140N FABRIC UNDERNEATH THE GRATE APPROPRIATELY SIZED AND SECURED. DURING CONSTRUCTION ENSURE FABRIC EXTENDS A MINIMUM OF 6" INCHES BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE. CONTRACTOR SHALL REMOVE FILTER FABRIC UPON COMPLETION OF PROJECT.



AREA OF DISTURBANCE (LIMITS OF GRADING)
NOTE:
THE AREA IS GENERALLY FLAT. ALL AREA DISTURBANCE WILL BE RECOMPACTED. DEPTH OF SOIL REMOVAL & RECOMPACTION TO BE DETERMINED BY THE SOIL REPORT. THERE WILL BE NO NEW CONTOURS AFTER GRADING. UNO

SHEET NOTES:

- ALL MEASURES TO CONTROL SEDIMENT AND STORM WATER SHALL COMPLY WITH THE CITY OF SANTA CRUZ BEST MANAGEMENT PRACTICES FOR CONSTRUCTION STORM WATER POLLUTION CONTROL MANUAL.
- THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST (4) FOUR WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING, SO THAT THE WORK IN THE FIELD CAN BE COORDINATED WITH THE GRADING CONTRACTOR AND ARRANGEMENTS FOR TESTING AND OBSERVATION SERVICES CAN BE MADE. THE RECOMMENDATIONS OF THE SOILS REPORT ARE BASED ON THE ASSUMPTION THAT THE GEOTECHNICAL ENGINEER WILL PERFORM THE REQUIRED TESTING AND OBSERVATION SERVICES DURING GRADING AND CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO MAKE THE NECESSARY ARRANGEMENTS FOR THESE REQUIRED SERVICES.
- WHERE REFERENCED IN THE SOILS REPORT, PERCENT RELATIVE COMPACTION AND OPTIMUM MOISTURE CONTENT SHALL BE BASED ON ASTM TEST DESIGNATION D1557.
- AREAS TO BE GRADED SHOULD BE CLEARED OF ALL OBSTRUCTIONS INCLUDING LOOSE FILL, TREES NOT DESIGNATED TO REMAIN, AND OTHER UNSUITABLE MATERIAL (E. COBBLES GREATER THAN 6 INCHES IN DIAMETER). EXISTING DEPRESSIONS OR VOIDS CREATED DURING SITE CLEARING SHOULD BE BACKFILLED WITH ENGINEERING FILL.
- CLEARED AREAS SHOULD THEN BE STRIPPED OF ORGANIC-LADEN TOPSOIL. STRIPPING DEPTH IS TYPICALLY FROM 2-6 INCHES. ACTUAL DEPTH OF STRIPPING SHOULD BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER. STRIPPINGS SHOULD BE WASTED OFF-SITE OR STOCKPILED FOR USE IN THE LANDSCAPED AREAS IF DESIRED.
- THE CLAYEY SOILS ENCOUNTERED IN THE NEAR SURFACE SOILS, FROM APPROXIMATELY 1' TO 2.5 FEET BELOW EXISTING GRADE, EXHIBITED MODERATELY EXPANSIVE PROPERTIES IN ONE OF THE THREE TEST BORINGS. PLEASE NOTE THAT ANY HIGHLY EXPANSIVE SOILS ENCOUNTERED AT THE BOTTOM OF THE FOUNDATION EXCAVATIONS FOR THE NEW ADDITION SHOULD BE REMOVED AND REPLACED WITH NON-EXPANSIVE ENGINEERED FILL PER THE DISCRETION OF THE PROJECT GEOTECHNICAL ENGINEER.
- THE SURFACE SOILS ARE CLASSIFIED AS HAVING A LOW TO MODERATE POTENTIAL FOR EROSION. FINISHED GROUND SURFACE SHOULD BE PLANTED WITH GRASS COVER AND CONTINUALLY MAINTAINED TO MINIMIZE SURFACE EROSION.
- IMPORT MATERIALS TO BE USED AS ENGINEERED FILL SHOULD BE GRANULAR, FREE OF ORGANIC MATERIALS, AND CONTAIN NO ROCKS IN EXCESS OF 2 INCHES IN SIZE OR OTHER DELETERIOUS MATERIALS.
- IF GRADING IS PERFORMED DURING OR SHORTLY AFTER THE RAINY SEASON, THE ON-SITE SOILS AND OTHER MATERIALS MAY BE TOO WET IN THEIR EXISTING CONDITION TO BE USED AS ENGINEERED FILL. THESE MATERIALS MAY REQUIRE A DILIGENT AND ACTIVE DRYING AND/OR MIXING OPERATION TO REDUCE THE MOISTURE CONTENT TO THE LEVELS REQUIRED TO OBTAIN ADEQUATE COMPACTION AS AN ENGINEERED FILL.

SEDIMENT CONTROL NOTES:

- FIBER ROLLS ("WATTLES")**
- FIBER ROLLS ARE TO BE PLACED AT THE DOWN SLOPE PERMITSIDE OF THE DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLLS SHALL BE PLACED AT THE BACK OF A SIDEWALK OR CURB TO LIMIT SEDIMENT FROM ENTERING THE STREET.
 - FIBER ROLLS OR WATTLES ARE GENERALLY PREFERRED OVER SILT FENCES. FIBER ROLLS ARE BEST USED IN LOW-EXPOSURE/LOW-SEDIMENT LOAD AREAS. FIBER ROLLS AT THE TOE OF SLOPES GREATER THAN 6:1 (H:V) MAY REQUIRE THE USE OF 20 INCH DIAMETER ROLLS OR INSTALLATIONS ACHIEVING THE SAME PROTECTION (E.G., STACKED SMALLER DIAMETER FIBER ROLLS, ETC.). FIBER ROLLS MUST BE ADEQUATELY TRENCHED TO BE EFFECTIVE.
- STORM DRAIN INLET PROTECTION**
- PROJECTS THAT INCLUDE STORM DRAIN INLETS OR PROJECTS THAT DRAIN INTO STORM DRAINS SHALL INCLUDE MEASURES ON THE STORMWATER POLLUTION CONTROL PLAN TO PROTECT THE INLETS SO SILT AND OTHER POLLUTANTS DO NOT ENTER THE STORM DRAIN SYSTEM. STORM DRAIN INLET PROTECTION CONSISTS OF A SEDIMENT FILTER OR AN IMPOUNDING AREA AROUND OR UPSTREAM OF A STORM DRAIN, DROP INLET, OR CURB INLET. STORM DRAIN INLET PROTECTION MEASURES TEMPORARILY POND RUNOFF BEFORE IT ENTERS THE STORM DRAIN, ALLOWING SEDIMENT TO SETTLE. SOME FILTER CONFIGURATIONS ALSO REMOVE SEDIMENT BY FILTERING, BUT USUALLY THE PONDING ACTION RESULTS IN THE GREATEST SEDIMENT REDUCTION.



Studio GLDN
1615 S. DEAN AV. SUITE 100
SANTA CRUZ, CA 95062
TEL: 520.298.1232

Client:
JAMES CORUM
CORUM RESIDENCE

Design:
Burt & Tam Corum

Drawn By:
DANIELLE RBY

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

THESE PLANS HAVE BEEN PREPARED BY DANIELLE RBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

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Drawn By:	Date:
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ADDENDUM:	
REVISION:	
REVISION:	
EXPIRATION DATE:	11/20/24
DATE:	1/1/2022
Scale:	1/8" = 1'-0"
Sheet:	10 of 20
STORM WATER MANAGEMENT PLAN	
CORUM RESIDENCE	

DRAWN BY:



Studio GLDN
2405 S. PULVER CANYON RD
SUNNYVALE, CA 94089
925.228.0133

General Contractor:
JAG DOWLING
C/O RBBB

Design:
RBBB & Tom Coyne

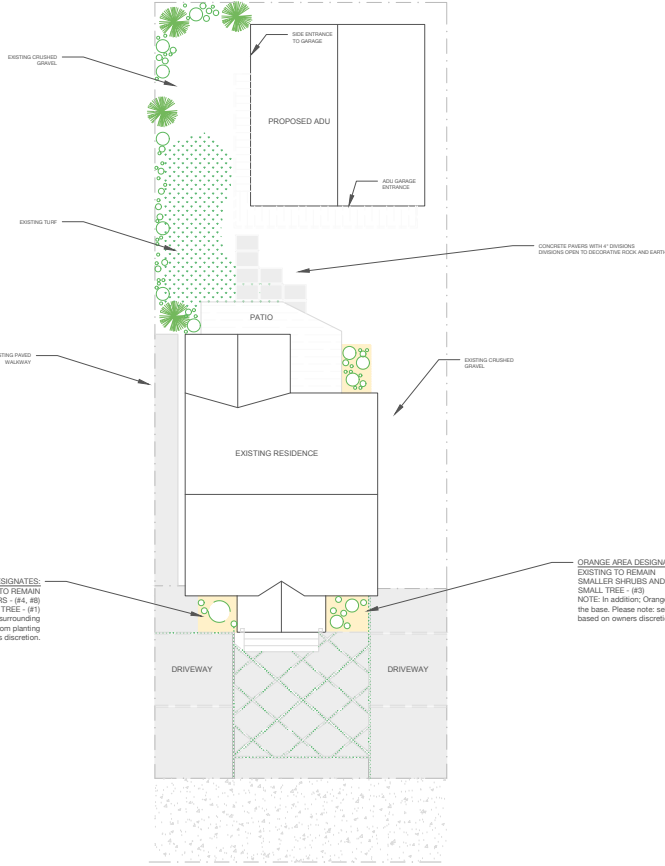
Client:
CORUM RESIDENCE

- PLANT LEGEND:**
1. LEMON TREE - MEDIUM FRUIT TREE, PERENNIAL
 2. BANANA TREE - LARGE HERBACEOUS, PERENNIAL
 3. MAJESTY PALM TREE - MEDIUM TREE
 4. CALLA LILY - MEDIUM BULB, PERENNIAL
 5. GANNIA LILY - LARGE SUBTROPICAL HERBACEOUS PERENNIAL
 6. PHILODENDRON SELLOUM - MEDIUM TREE, PERENNIAL
 7. BOUGAINVILLEA - LARGE SHRUB, PERENNIAL
 8. ECHERVERIA - SUCCULENT

GREEN AREA DESIGNATES:
EXISTING TO REMAIN
MEDIUM SHRUBS AND FLOWERS - (#7, #8)
MEDIUM TREES - (#1, #3, #6)
LARGE TREES - (#2)
NOTE: In addition, Green area may have smaller plants surrounding the base. Please note: select plants may be omitted from planting based on owners discretion.

ORANGE AREA DESIGNATES:
EXISTING TO REMAIN
SMALLER SHRUBS AND FLOWERS - (#4, #8)
MEDIUM TREE - (#1)
NOTE: In addition, Orange area may have smaller plants surrounding the base. Please note: select plants may be omitted from planting based on owners discretion.

ORANGE AREA DESIGNATES:
EXISTING TO REMAIN
SMALLER SHRUBS AND FLOWERS - (#4, #8)
SMALL TREE - (#3)
NOTE: In addition, Orange area may have smaller plants surrounding the base. Please note: select plants may be omitted from planting based on owners discretion.



LANDSCAPE PLAN

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

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CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

APN:	02609413
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REVISION	
REVISION	

EXPIRATION DATE: 11/20/24
DATE: 1/1/2022

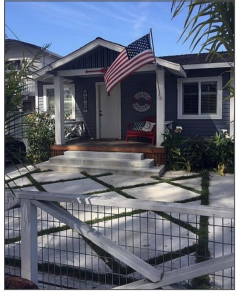
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Sheet: 11 of 20

SITE PLAN / ROOF

CORUM RESIDENCE

DRAWN BY:



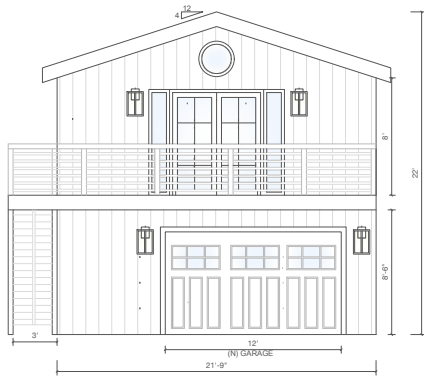
EXISTING MAIN RESIDENCE

MATERIALS

MATERIALS ARE TO MATCH EXISTING MAIN RESIDENCE
 SIDING: HARDPLANK
 ROOFING: COMPOSITION
 WINDOWS: WINDOWS ARE TO MATCH EXISTING / VINYL AND GLASS
 ADU DOOR: NANO-ACCORDION DOOR
 GARAGE SIDE DOOR: CEDAR

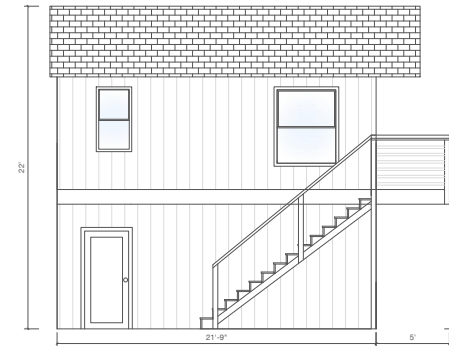


HOUSE: CLOUD SKY - BENJAMIN MOORE TRIM: PAPER WHITE - BENJAMIN MOORE DOOR: CHANTILLY LACE - BENJAMIN MOORE



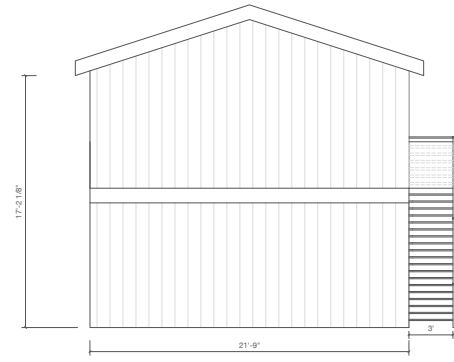
PROPOSED EXTERIOR ELEVATION | SOUTH

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



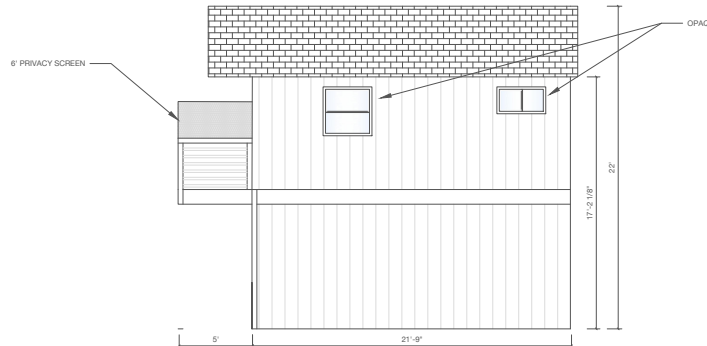
PROPOSED EXTERIOR ELEVATION | WEST

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



PROPOSED EXTERIOR ELEVATION | NORTH

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



PROPOSED EXTERIOR ELEVATION | EAST

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

NOTES:

- SIDING, ROOF AND APPLICABLE MATERIALS TO BLEND WITH EXISTING.
- EXTERIOR SCONCE HEIGHT TO BE FIELD VERIFIED

DECK NOTES:

ARTICLE 1 - DECK FOUNDATION

- Footings shall bear on solid ground and shall be placed at least 12" below the undisturbed ground surface.

ARTICLE 2 - DECK FRAMING

- Deck framing shall be of approved naturally durable or pressure-preservative-treated wood.

ARTICLE 2 - STARWAY

- Stairways shall not be less than 36" in clear width above the handrails. Handrail projections are limited to not more than 4-8" on either side of the stairway.
- Headroom shall not be less than 6'8" measured vertically from the sloped line adjoining the tread nosings.
- Riser height shall not exceed 7.75"; the greatest riser height with any flight of stairs shall not exceed the smallest by more than 3/8".
- Tread depth shall be at least 10". The largest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".
- Nosings not less than 0.75" but not more than 1.25" shall be provided on the stairways and shall meet the tread depth in less than 11". The radius of curvature at the nosing shall be no greater than 9/16".

ARTICLE 3 - HANDRAIL

- Handrails shall be provided on at least one side of each continuous flight of stair with four or more treads. CBC 91311.7.8.
- The top of handrails shall be 34 to 38 inches above the tread nosings.
- Handrails ends shall be returned or shall terminate in newel post or safety terminals. Handrails adjacent to a wall shall have a spaced foot less than 1/12" between the wall and the handrails.

ARTICLE 4 - GUARDRAIL

- Guards shall be located open sided walking surfaces, including stairs, porches, balconies, or landings, that are located more than 30" at any point within 36" horizontally to the edge of the open side.
- Guards shall be not less than 42" high measured vertically above the walking surface or the line connecting the leading edges of the treads.
- Guards shall not have openings from the walking surface to the required guard height which allows passage of a sphere 4" in diameter.
- Guards and handrails shall be capable to withstand a single concentrated load of 200 lbs applied in any direction at any point along the top of the rail.

ARTICLE 5 - LANDINGS

- Exterior doors onto decks/porches shall be provided with landings. The width of each landing shall be not less than the door served. Every landing shall have a minimum dimension of 36" measured in the direction of travel. Exterior landings are permitted to have a slope not exceeding 1/4 inch vertical in 12 units horizontal.
- Exterior landings are the required egress door shall not be more than 1.5' lower than the top of the threshold for the door-swinging door and not more than 7.75" below the top of the threshold for the in-swinging door.
- Doors other than the required egress door shall be provided with landings not more than 7.75" below the top of the threshold.
- Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Lighting shall be controlled from inside the dwelling unit.

ARTICLE 6 - ADDITIONAL NOTES

- If needed all new timber floor joist shall be located more than 18" clear of crawl space ground or wood grades when closer than 12". Or shall be from preservative-treated wood.
- Fasteners, including nuts and washers in contact with preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connectors manufacturer's recommendations, a minimum of an m 603 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
- See structural plans for guardrail details.
- DECK IS TO HAVE 4 - 6" RISERS.



Studio GLDN
 385 S. FLORENCE AVE. 2ND FLR
 PASADENA, CA 91105
 818-258-9333

General Contractor:

JAG CONCRETE

318 PARK AVE

Capitola, CA 95010

Decking:

Bunk & Tan Coym

Decking:

Decking

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CORUM RESIDENCE
 318 PARK AVE
 CAPITOLA CA 95010

APN: 03609413

Drawings Log

PERMIT 1/1/2022

ADDENDUM

REVISION

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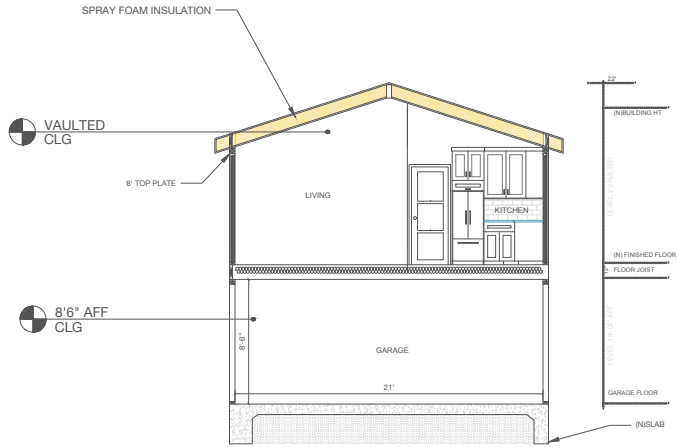
EXTERIOR ELEVATION

CORUM RESIDENCE

12

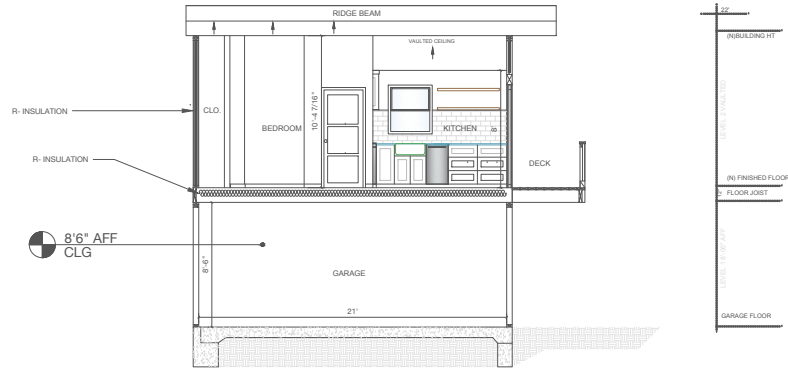
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NOTES:
1. SEE STRUCTURAL SHEETS FOR STRUCTURAL DETAILS
2. SEE ENERGY CALC FOR INSULATION DETAILS



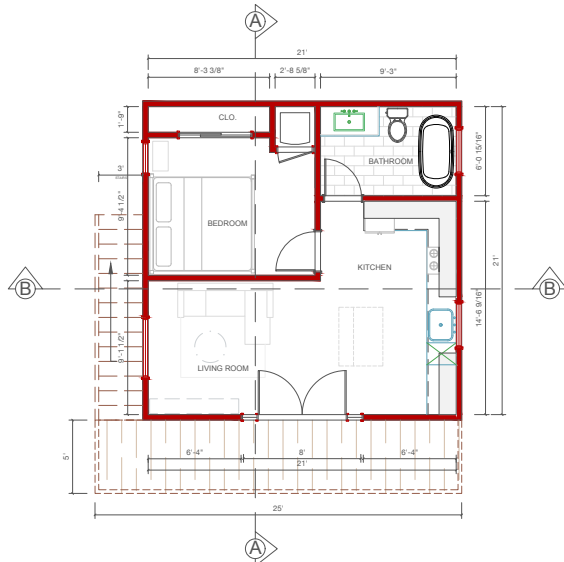
PROPOSED SECTION | A

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



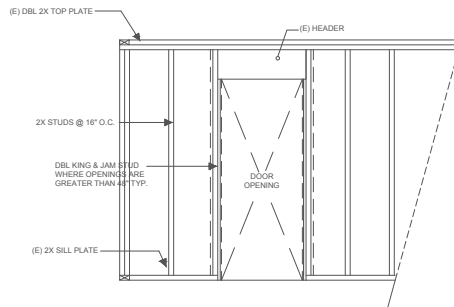
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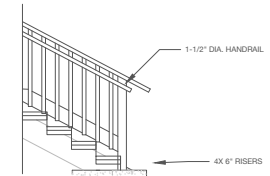
PROPOSED SECOND STORY FLOOR PLAN

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



TYPICAL EXTERIOR WALL FRAMING DETAIL

SCALE: NTS



DECK STAIR DETAIL

SCALE: NTS = 1'-0"

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CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

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EXPIRATION DATE: 11/20/24
DATE: 1/1/2022

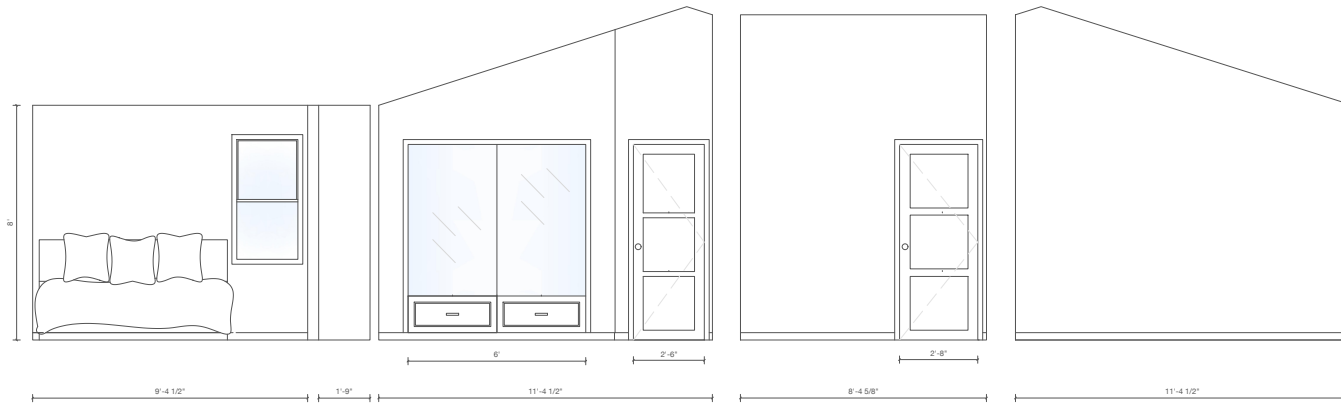
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Sheet: 13 of 20

SECTIONS

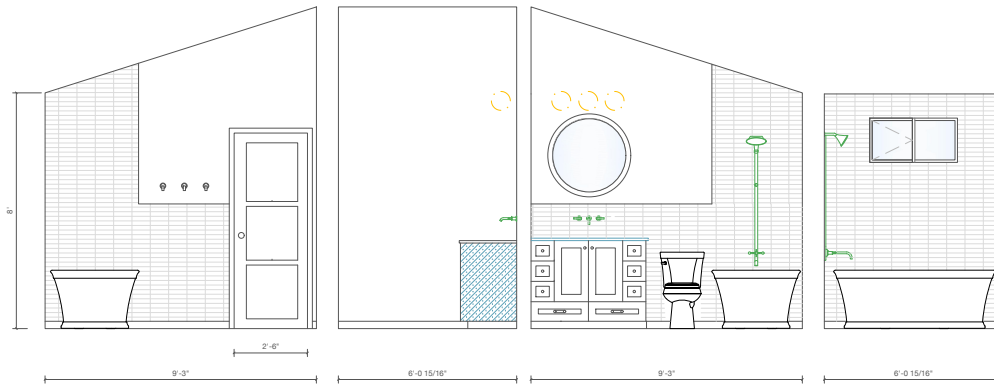
CORUM RESIDENCE

DRAWN BY:



MASTER BEDROOM ELEVATION

SCALE: 1/2" = 1'-0"



MASTER BATHROOM ELEVATION

SCALE: 1/2" = 1'-0"



Studio GLDN
3835 SHERWOOD ROAD #100
DUBLIN, CA 94568
925-224-5133

General Contractor:
JAG BUILDING
C/O RBBB

Client:
Burt & Tam Corum

Drawn By:
DANIELLE IRBY

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

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APN: 03609413

Drawing Log

PERMIT 1/1/2022

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REVISION

REVISION

EXPIRATION DATE: 11/2024

DATE: 1/1/2022

Scale: 1/2" = 1'-0"

Sheet: 14 of 20

INTERIOR ELEVATION

CORUM RESIDENCE

DRAWN BY:



Studio GLDN
240 S RODEO BLVD RD
SUNOL CA 95071
831-204-5131

General Contractor:

JAMES DOMALING
C/O RBBBY

Client:

Burke & Tam Corum

Drawn By:

DANIELLE IRBY

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

THESE PLANS HAVE BEEN PREPARED BY DANIELLE IRBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

APN: 03605413

Drawing Log

PERMIT 1/1/2022

ADDENDUM

REVISION

REVISION

EXPIRATION DATE: 11/20/24

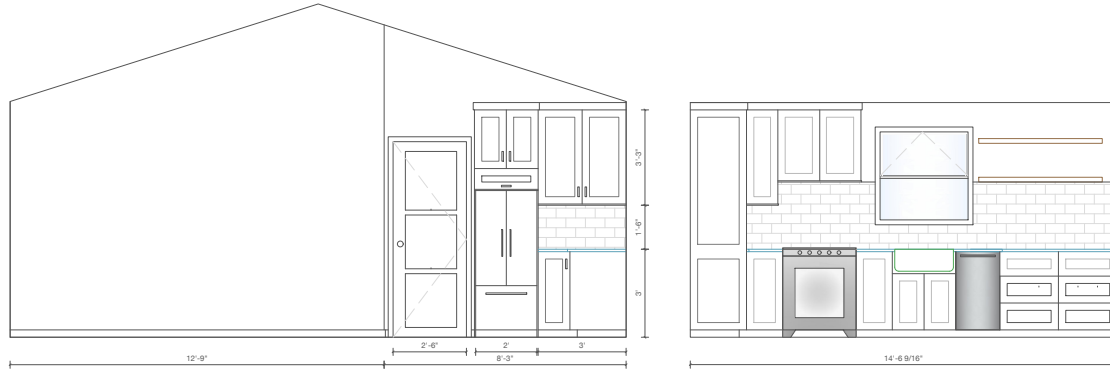
DATE: 1/1/2022

Scale: 1/2" = 1'-0"

Sheet: 15 of 20

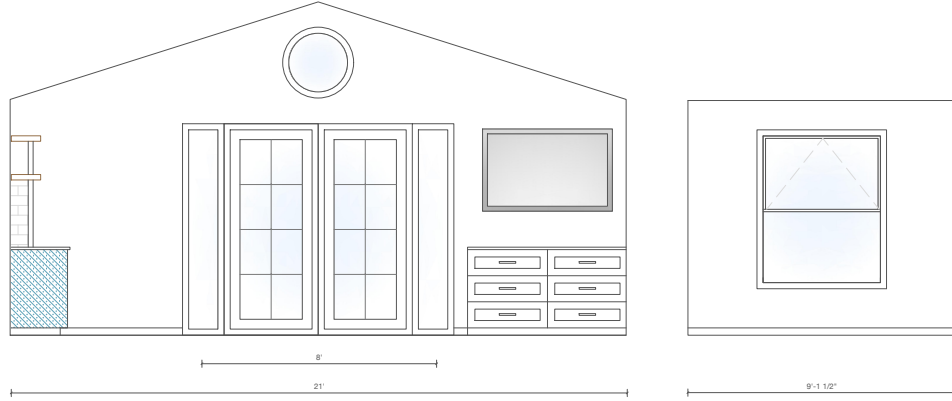
INTERIOR ELEVATION

CORUM RESIDENCE



LIVING ROOM / KITCHEN ELEVATION

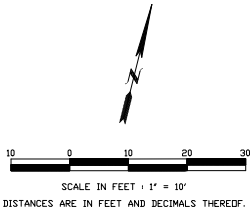
SCALE: 1/2" = 1'-0"



LIVING ROOM ELEVATION

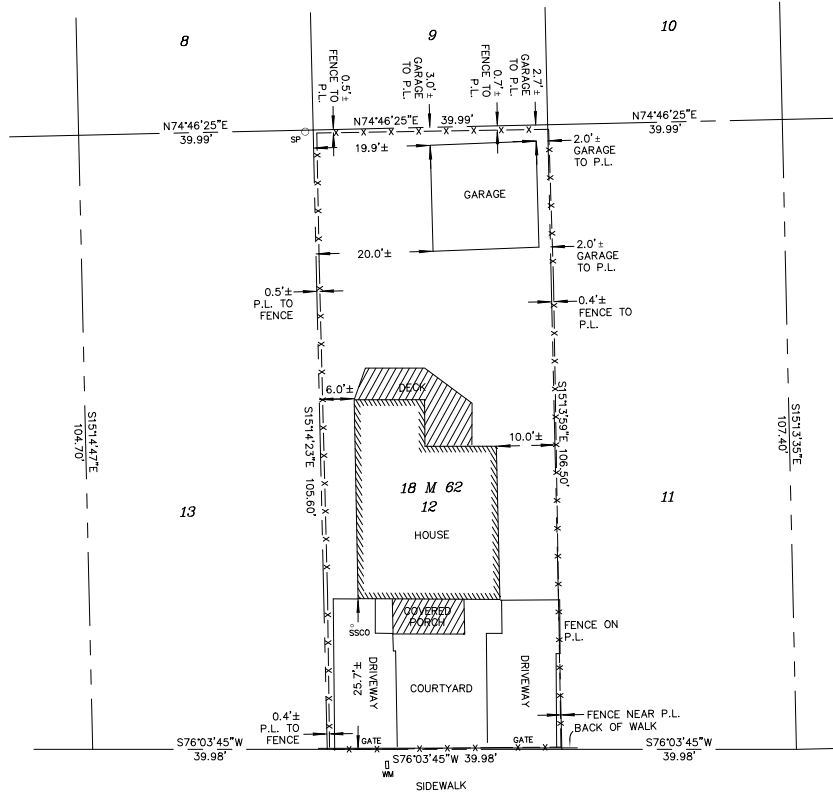
SCALE: 1/2" = 1'-0"

DRAWN BY:



BASIS OF BEARINGS
 FOR THIS SURVEY IS NAD83 (2022) CCS ZONE 3 ESTABLISHED USING
 RTK GPS TECHNIQUES AND ACCESSED USING SMARTNET NORTH AMERICA.

- LEGEND**
- SUBJECT BOUNDARY
 - - - ADJOINER BOUNDARY
 - x-x-x-x-x- FENCE CENTERLINE
 - P.L. PROPERTY LINE
 - SP SERVICE POLE
 - SSCO SANITARY SEWER CLEAN OUT
 - WM WATER METER



PARK AVENUE 50' WIDE



MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 70 PENNY LANE, SUITE A, WATSONVILLE, CA 95076 - (831) 724-2580



PLOT PLAN
 LOT 12, MCCORMICK'S ADDITION TO CAPITOLA, VOLUME 18 OF
 MAPS, PAGE 62, SANTA CRUZ COUNTY RECORDS
 318 PARK AVENUE, CAPITOLA
 SANTA CRUZ COUNTY
 CALIFORNIA

SCALE	1" = 10'
DATE	04/29/2022
REVISED	
JOB NO.	2204423
SHEET	