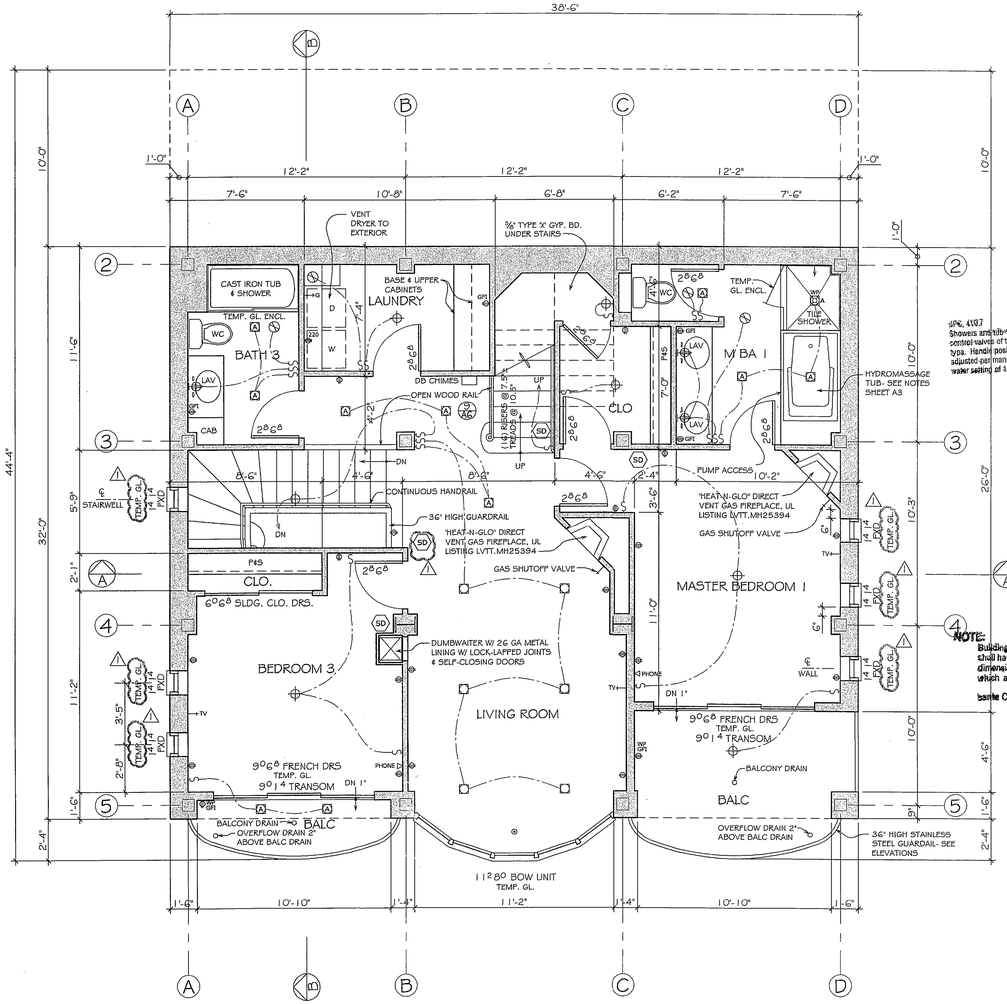


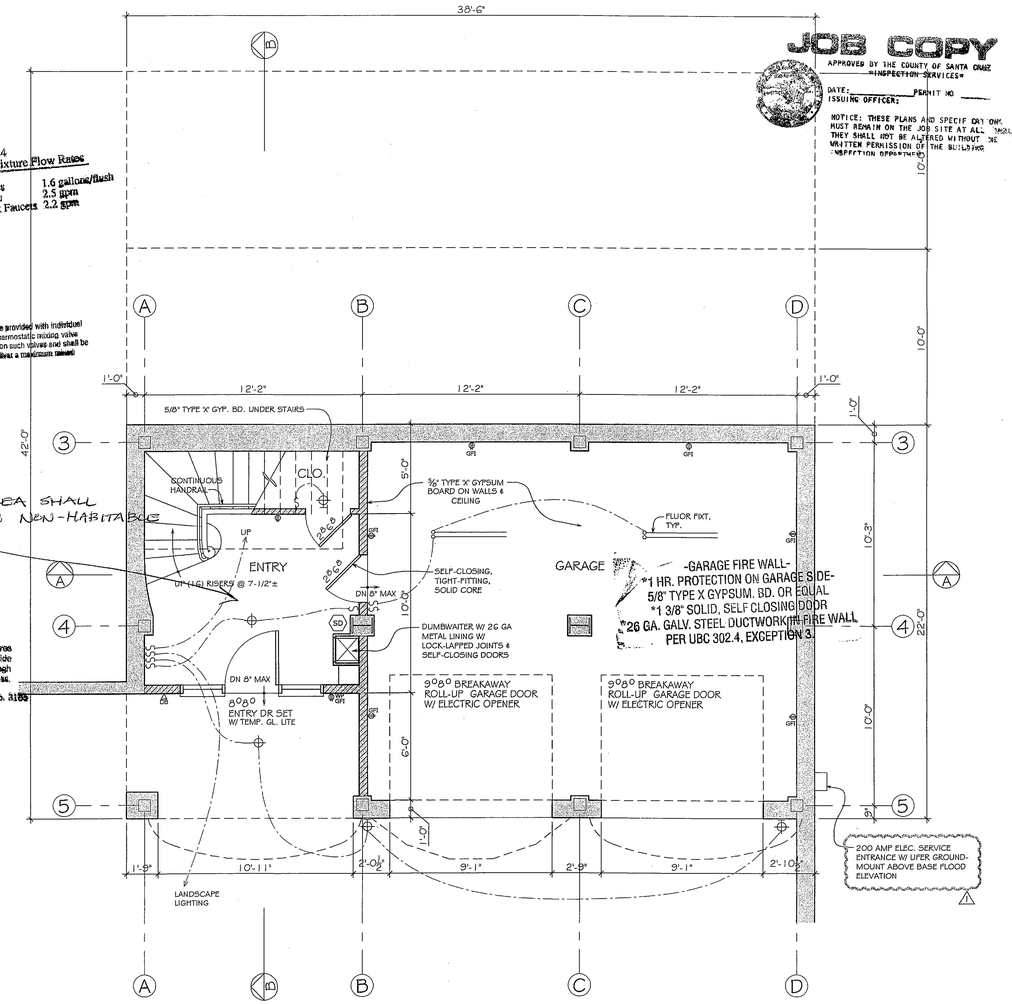
FIRST FLOOR PLAN 1/4"= 1'-0"

CBC, Title 24
Maximum Fixture Flow Rates

Water Closets	1.6 gallons/flush
Showerheads	2.5 gpm
Lavy & Sink Faucets	2.2 gpm

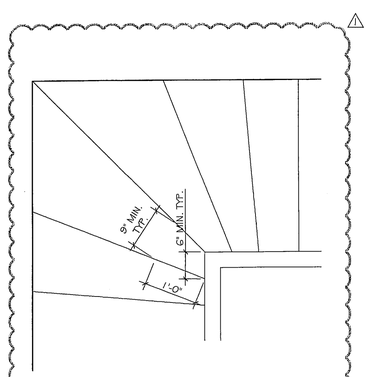
UPC, 410.7
Showers and tub-shower combinations shall be provided with individual control valves of the pressure-balance or the thermostatic mixing valve type. Handle position stops shall be provided on such valves and shall be adjusted per manufacturer's instructions to deliver a maximum mixed water setting of 120 degrees F.

NOTE:
Buildings for residential structures shall have a 30-inch minimum inside dimension for all doorways, through which any user thereof may pass.
Santa Cruz County Ordinance No. 3189

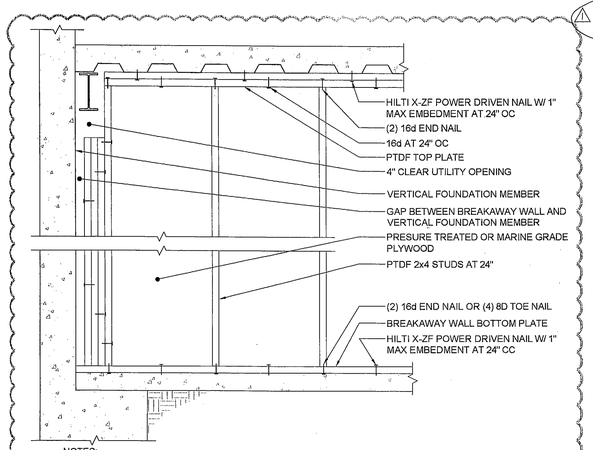


BASEMENT PLAN 1/4"= 1'-0"

JOB COPY
APPROVED BY THE COUNTY OF SANTA CRUZ "INSPECTION SERVICES"
DATE: _____ PERMIT NO _____
ISSUING OFFICER: _____
NOTICE: THESE PLANS AND SPECIFICATIONS MUST REMAIN ON THE JOB SITE AT ALL TIMES. THEY SHALL NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE BUILDING INSPECTION DEPARTMENT



WINDER STAIR DETAIL
3/4"= 1'-0"



NOTES:
1. ALL STRUCTURAL AND NON-STRUCTURAL BUILDING MATERIALS AT OR BELOW THE BFE MUST BE FLOOD RESISTANT IN ACCORDANCE WITH NATIONAL FLOOD INSURANCE PROGRAM.

TYP WOOD BREAKAWAY WALL (1)
SCALE: 3/4" = 1'-0"

INDICATES BREAK-AWAY WALLS

2005 Mandatory Energy Measures
Fluorescent/high efficacy, dimmer & motion sensor lighting requirements. See plans and MF-1R. Recessed lights to be IC rated & air tight.

-ALL BATHROOM LIGHTING TO BE FLUORESCENT OR INCANDESCENT WITH OCCUPANCY SENSOR (SEE LIGHTING NOTE #2, SHEET A3)

-ALL EXTERIOR LIGHTING TO BE FLUORESCENT OR BE MOTION SENSOR AND PHOTO CELL-CONTROLLED

-ALL INCANDESCENT LIGHTING IN BEDROOMS, HALLS, & LIVING ROOMS TO HAVE DIMMERS

-ALL OUTLETS AND OTHER ELEC. COMPONENTS BELOW BASE FLOOD ELEVATION SHALL BE CONSTRUCTED AS FOR WET LOCATIONS

-ALL NON LOAD-BEARING WALLS AT BASEMENT LEVEL TO BE BREAK-AWAY (SEE PLAN & DETAIL (1/A2))

LANDSLIDE RESISTANCE NOTES

- NO OPENINGS ALLOWED ON REAR & ROOF OF BUILDING

-WINDOWS ON SIDES OF BUILDING SHALL NOT BE WIDER THAN 18", BE RESISTANT TO LANDSLIDE FORCES (TEMP. GLASS & FRAME MECHANICALLY FASTENED TO STRUCTURE) AND APPROVED BY THE COUNTY GEOLOGIST

APPROVED by
Building Plan Check
on 10/17/06

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT
801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

LICENSED ARCHITECT
C. SPAULDING
No. C-25047
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

REVISIONS	BY
1 7-6-06	EL

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	✓
CONSTRUCTION SET	

A PROPOSED RESIDENCE FOR
BEACH DRIVE
LOT 4 (APN 043-161-048)
APTOS CALIFORNIA

DATE:	3-30-06
SCALE:	AS NOTED
DRAWN:	EL/CS
JOB:	BEACH 4
SHEET	

A2

OF 21 SHEETS