

NEW AFFORDABLE HOUSING PROJECT

415 NATURAL BRIDGES

SANTA CRUZ, CALIFORNIA



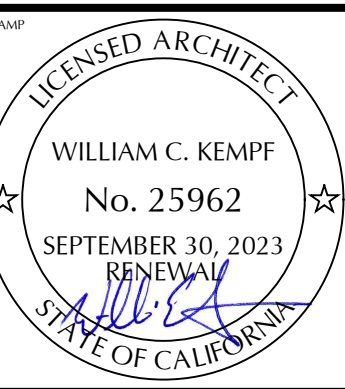
WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

VICINITY MAP, DRAWINGS INDEX, CONSULTANTS

DRAWING DATE:	AUGUST 1, 2022
A.P.N.	003-011-06 & 003-011-10
CLIENT NAME:	SCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
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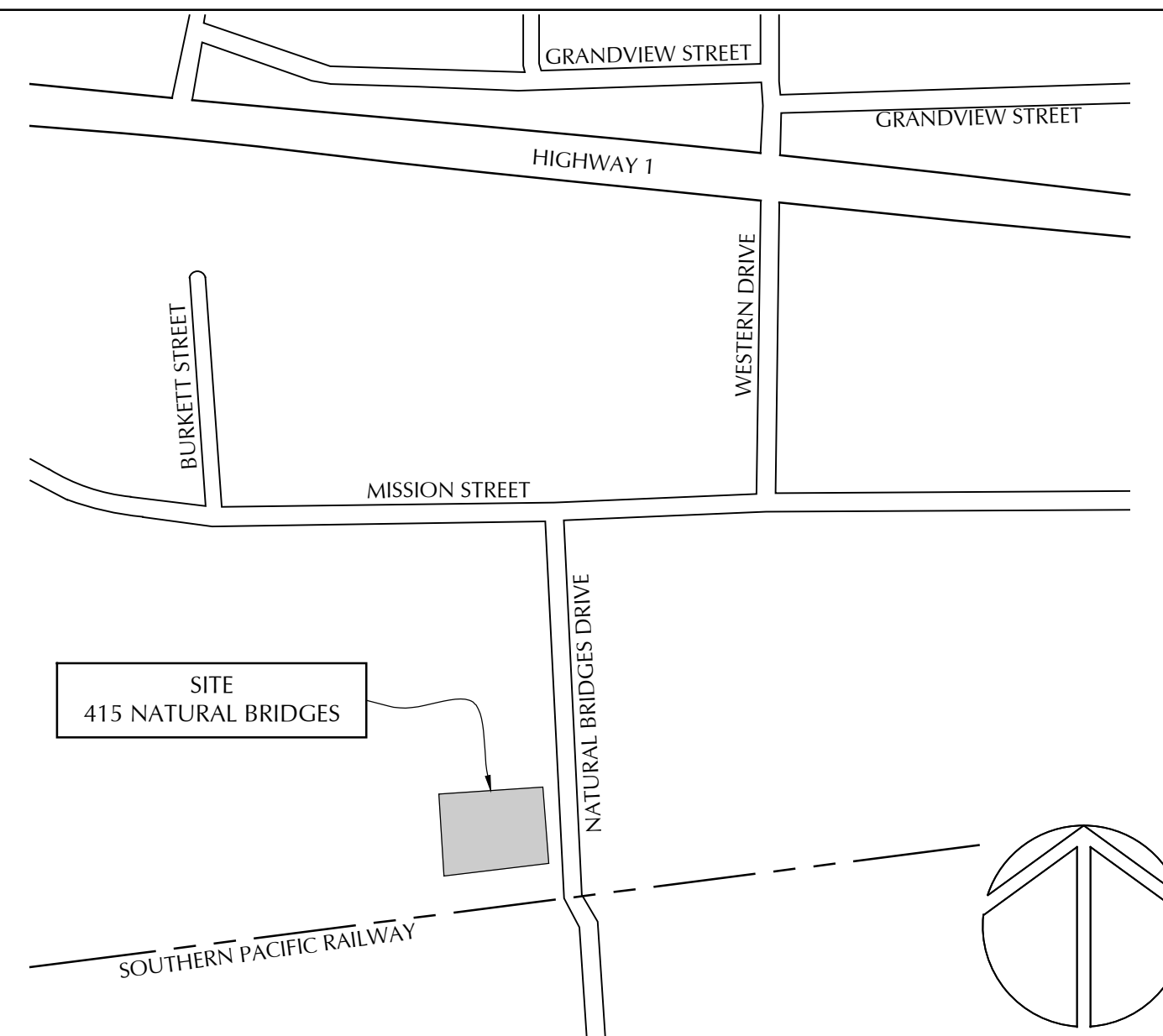
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CONSULTANTS

- ARCHITECT: WILLIAM C. KEMPF, ARCHITECTS
105 LOCUST STREET, SUITE B
SANTA CRUZ, CA 95060
BILL KEMPF: 831 459-0951
- DESIGNER: THATCHER & THOMPSON
215 OREGON STREET
SANTA CRUZ, CA 95060
TOM THATCHER: 931 566-3079
- STRUCTURAL ENGINEER: DONALD C. URFER & ASSOC., INC.
2715 PORTER STREET
SOQUEL, CA 95073
KAREN WIINIKKA: 831 476-3681
- MECHANICAL ENGINEER: MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD., #8
CARMEL, CA 93923
RYAN KNIGHT: 831 250-9095
- ELECTRICAL ENGINEER: CENTRAL PACIFIC ENGINEERING, INC.
PO BOX 1727
CAPITOLA, CA 95010
DAVID SMITH: 831 476-1525
- CASp REVIEWER: WILLIAM HOLL
110 BAJA SOL COURT
SCOTTS VALLEY, CA 95066
PHONE: (831) 438-3762
- CIVIL ENGINEER: IFLAND ENGINEERS
5300 SOQUEL AVENUE, SUITE 101
SANTA CRUZ, CA 95062
JIM IFLAND: (831) 426-5313
- INTERIOR DESIGNER: STRIPE DESIGN SERVICES
105 LOCUST STREET, SUITE C
SANTA CRUZ, CA 95060
SUNA LOCK: 831 431-6182
- LANDSCAPE ARCHITECT: MEGAN BISHOP
P.O. BOX 328
APTOS, CA 95001
PHONE: (831) 818-9227
- GEOTECHNICAL ENGINEER: ROCK SOLID ENGINEERING, INC.
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076
YVETTE WILSON: 831 724-5868

VICINITY MAP



NOTE: NATURAL GAS-FREE DESIGN AS REQUIRED BY SCMC 6.100

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3} GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD

TABLE 4.504.1 ADHESIVE VOC LIMIT ^{1,2} LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

INDOOR WATER USE TABLE PER 4.303.1

FIXTURE TYPE	MAXIMUM FLOW RATE	MINIMUM FLOW RATE
WATER CLOSETS	1.28 GALLONS/FLUSH ¹	NA
URINALS	0.5 GALLON/FLUSH	NA
SHOWERHEADS	1.8 GPM @ 80 PSI ^{2,3}	NA
RESIDENTIAL LAVATORY FAUCETS	1.2 GPM @ 60 PSI	0.8 GPM @ 20 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI ³	NA

1.

- TANK -TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

- THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

2.

- SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

3.

- KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

REQUIRED STANDARDS	
WATER CLOSETS (TOILETS)—FLUSHOMETER VALVE-TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 – 1.28 GAL (4.8 L)
WATER CLOSETS (TOILETS)—FLUSHOMETER VALVE-TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.14 AND U.S. EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY. TOILET SPECIFICATION – 1.28 GAL (4.8 L).
WATER CLOSETS (TOILETS)—TANK TYPE	U.S. EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION
URINALS, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 – 0.5 GAL (1.9 L)
URINALS, NONWATER URINALS	ASME A 112.19.19 (VITREOUS CHINA) ANSI Z124.9-2004 OR IAPMO Z124.9 (PLASTIC)
PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE – 0.5 GPM (1.9 L/MIN)	ASME A 112.18.1/CSA B125.1
PUBLIC METERING SELF-CLOSING FAUCETS: MAX. WATER USE – 0.25 GAL (1.0 L) PER METERING CYCLE	ASME A 112.18.1/CSA B125.1
RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE – 1.2 GPM (5.7 L/MIN)	ASME A 112.18.1/CSA B125.1

SOUND RATINGS FOR FANS - FROM ASHRAE 62.2-2007

(SECTION 7.2 SOUND RATINGS FOR FANS)
VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY THIS STANDARD, AS NOTED BELOW.

(SECTION 7.2.1 CONTINUOUS VENTILATION FANS)
THESE FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE.

(SECTION 7.2.2 INTERMITTENT FANS)
THESE FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 3 SONE, UNLESS THEIR MAXIMUM RATED AIRFLOW EXCEEDS 400 CFM (200 L/S).

EXCEPTION TO SECTION 7.2:
HVAC AIR HANDLERS AND REMOTE-MOUNTED FANS NEED NOT MEET SOUND REQUIREMENTS. TO BE CONSIDERED FOR THIS EXCEPTION, A REMOTE-MOUNTED FAN MUST BE MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS, AND THERE MUST BE A LEAST 4 FT. (1M) OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILLE.

TABLE 7.1 PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)

DUCT TYPE	FLEX DUCT				SMOOTH DUCT			
FAN RATING (CFM AT 0.25 IN. W.G.)	50	80	100	125	50	80	100	125
MAXIMUM ALLOWABLE DUCT LENGTH (FT)								
DIAMETER (IN.)	FLEX DUCT				SMOOTH DUCT			
3	X	X	X	X	5	X	X	
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	X
6	NL	NL	125	95	NL	NL	NL	55
7 AND ABOVE	NL	NL	NL	NL	NL	NL	NL	145

-THIS TABLE ASSUMES NO ELBOWS. DEDUCT 15 FT OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW, OR FITTING. INTERPOLATION AND EXTRAPOLATION IN TABLE 7.1 IS NOT ALLOWED. FOR FAN RATING VALUES NOT LISTED USE THE NEXT HIGHER VALUE. THIS TABLE IS NOT APPLICABLE FOR FAN RATINGS 125 > CFM
-NL= NO LIMIT ON DUCT LENGTH OF THIS SIZE
-X= NOT ALLOWED, ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND -FITTINGS WILL EXCEED THE RATED PRESSURE DROP (0.25 IN W.G.).
NOTE: WATER GAUGE (W.G.) IS THE SAME AS WATER COLUMN (W.C.)

TABLE 5.504.4.5 FORMALDEHYDE LIMITS ¹ MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333-96 (2002). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF EIGHT MILLIMETERS

TABLE 4.504.2 SEALANT VOC LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL - NONPOROUS	250
ARCHITECTURAL - POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

BUILDING AREAS

TOTAL LOT AREA:	15,332 S.F.
AREA CALCULATIONS:	
FIRST FLOOR AREA:	3,757 S.F.
SECOND FLOOR AREA:	3,462 S.F.
THIRD FLOOR AREA:	3,330 S.F.
GROSS BUILDING AREA:	10,519 S.F.

PARKING:	12 SPACES (.6/UNIT)
BICYCLE PARKING:	20 SPACES @ STORAGE LOCKERS 5 CLASS 2 SPACES

PAVED IMPERVIOUS AREA:	8,252 S.F.
LANDSCAPING AREA:	3,332 S.F.

FLOOR AREA BY USE:	
UNIT 101	379 S.F.
UNIT 102	379 S.F.
UNIT 103	380 S.F.
UNIT 201	339 S.F.
UNIT 202	332 S.F.
UNIT 203	332 S.F.
UNIT 204	332 S.F.
UNIT 205	251 S.F.
UNIT 206	320 S.F.
UNIT 207	332 S.F.
UNIT 208	332 S.F.
UNIT 209	380 S.F.
UNIT 301	339 S.F.
UNIT 302	332 S.F.
UNIT 303	332 S.F.
UNIT 304	332 S.F.
UNIT 305	369 S.F.
UNIT 306	332 S.F.
UNIT 307	332 S.F.
UNIT 308	367 S.F.
TOTAL AREA OF ALL UNITS:	6,823 S.F.

AVERAGE UNIT SIZE:	341.2 S.F.
COMMON AREAS:	
LOBBY	110 S.F.
OFFICE	122 S.F.
LAUNDRY	120 S.F.
COMMON ROOM	337 S.F.
3RD FLOOR DECK	153 S.F.
PRIVATE STORAGE	750 S.F.
TOTAL AREA OF ALL COMMON AREAS:	1,692 S.F.

FIRE PROTECTION NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES AS AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.
3. THE PROPOSED STRUCTURE SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 AND CHAPTER 35 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
4. SPRINKLER SYSTEM SUBMITTAL SHALL BE A DEFERRED SUBMITTAL PRIOR TO SYSTEM INSTALLATION. FIRE SPRINKLER SYSTEM DRAWING MUST BE PREPARED BY A CA STATE LICENSED CONTRACTOR (CLASS A, OR C-16). 3 SETS SHALL BE SUBMITTED TO THE APTOS/LA SELVA FIRE PROTECTION DISTRICT FOR APPROVAL. PLANS SHALL INCLUDE THE WATER STORAGE, SUPPLY PIPING, PUMP, PRESSURE TANK AND THE RELATED EQUIPMENT INSTALLATION SHALL FOLLOW THE CDF GUIDE SHEET.
5. PLANS FOR THE UNDERGROUND FIRE PROTECTION SYSTEM SHALL BE A DEFERRED SUBMITTAL PRIOR TO SYSTEM INSTALLATION. DRAWING MUST BE PREPARED BY A CA STATE LICENSED CONTRACTOR (CLASS A, OR C-16). 3 SETS SHALL BE SUBMITTED TO THE APTOS/LA SELVA FIRE PROTECTION DISTRICT FOR APPROVAL. THE PLANS SHALL COMPLY WITH NFPA 24 " STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
6. WHEN SERVICING MORE THAN 20 SPRINKLERS, AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION.
7. THE DESIGNER/INSTALLER SHALL SUBMIT 3 SETS OF PLANS AND CALCULATIONS FOR THE FIRE ALARM SYSTEM TO THE APTOS/LA SELVA FIRE PROTECTION DISTRICT FOR APPROVAL PRIOR TO BEGINNING WORK.
7. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER CBC 2019 AND CRC 2019.
8. AN APPROVED SPARK ARRESTOR SHALL BE INSTALLED AT THE TOP OF ANY CHIMNEY, THE WIRE MESH SHALL HAVE NO OPENINGS LARGER THAN 1/2".
9. THE ROOF SHINGLES OR COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
10. PROVIDE 6" MIN. HIGH STREET ADDRESS NUMBERS ON A CONTRASTING BACKGROUND THAT ARE CLEARLY VISIBLE FROM THE STREET.
11. A 100' CLEARANCE SHALL BE MAINTAINED WITH NON COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS A SHORTER DISTANCE, WITH THE EXCEPTION OF SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
12. A MINIMUM OF 48 HOURS NOTICE SHALL BE PROVIDED TO THE FIRE DEPARTMENT SHALL BE PROVIDED PRIOR TO INSPECTION.
13. ALL CONSTRUCTION SHALL COMPLY WITH THE WILD LAND URBAN INTERFACE CODE AS DESCRIBED IN 2019 CBC CHAPTER 7A AND CHAPTER 15.
14. PROVIDE KNOX BOX ENTRY SYSTEM COMPATIBLE WITH "SANTA CRUZ FIRE DEPT AT 230 WALNUT AVE" IN VISIBLE LOCATION NEAR MAIN BUILDING ENTRY. COORDINATE FINAL LOCATION IN FIELD WITH FIRE DEPARTMENT.

TO BE SUBMITTED AS SEPARATE PERMITS:

- NFP-13R FIRE SPRINKLER DRAWINGS
- UNDERGROUND FIRE PROTECTION DRAWINGS
- FIRE ALARM SYSTEM DRAWINGS

*SEE NOTES ABOVE FOR REQUIREMENTS

PROJECT DATA

OWNER:	HOUSING AUTHORITY OF SANTA CRUZ 21640 41ST AVENUE CAPITOLA, CA 95010 JENNY PANETTA: (831) 454-9455
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ASSESSORS PARCEL NUMBER:	003-011-06 & 003-011-10
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REFERENCE CODE:	2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA GREEN BLDG. STDS. CODE, 2019 CMC, 2019 CPC, 2019 CFC, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE
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CONSTRUCTION TYPE:	V-B, SPRINKLERED
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OCCUPANCY:	R-2, B
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PROJECT DESCRIPTION:	A NEW MULTI-FAMILY BUILDING CONSISTING OF 20 AFFORDABLE RESIDENTIAL UNITS ON A VACANT LOT IN THE R-L/CZ-O/SP-O ZONE DISTRICT WITH VARIATIONS TO DEVELOPMENT STANDARDS FOR BUILDING HEIGHT, SIDE YARD SETBACK AND NUMBER OF PARKING SPACES. PROJECT INCLUDES A LOT LINE ADJUSTMENT WITH 003-011-10 AND PLANNED UNIT DEVELOPMENT PERMIT, DESIGN PERMIT AND COASTAL PERMIT.
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ZONING:	R-L, COASTAL (PLANNED DEVELOPMENT)
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GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.L.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
5. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
6. 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.
7. 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.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. JOB COPIES OF THE BUILDING & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
10. ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
11. THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT, THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK.
12. ALL GRADING AND FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY ROCK SOLID ENGINEERING, INC., DATED FEBRUARY 2022
13. THE CONTRACTOR SHALL FOLLOW ALL 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIREMENTS AS SET FORTH ON SHEETS A1.2 & M0.6.
14. SEAL ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS.
15. PROTECT DUCT OPENINGS DURING CONSTRUCTION
16. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS
17. 19% MOISTURE CONTENT OF BUILDING FRAMING MATERIALS SHALL BE TESTED WITH MOISTURE METER PRIOR TO ENCLOSURE.
18. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER REFER TO CAL GREEN SECTION 4.410.1 FOR EQUIPMENT & FIXTURES MANUAL INFORMATION
19. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. AREAS LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES SHALL HAVE STENCILING LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 1" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING. WALLS IN GROUP R-2 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE ARE EXEMPT FROM THIS REQUIREMENT.
20. ALL PRELIMINARY SITE WORK, INCLUDING TREE REMOVAL MUST BE PERFORMED BETWEEN AUGUST AND FEBRUARY.

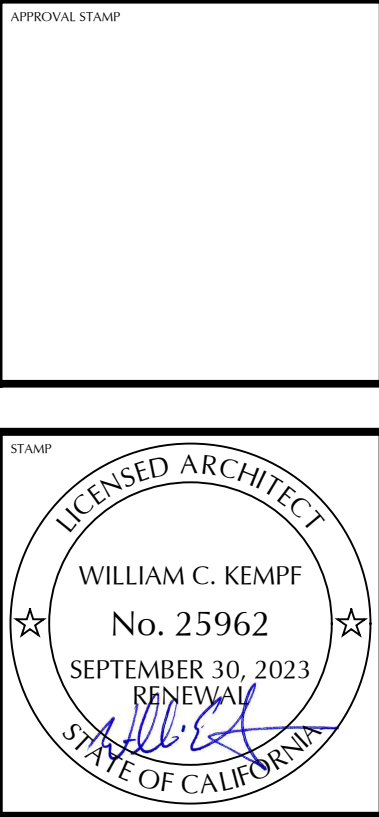


WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
PROJECT DATA, GENERAL NOTES, AREAS

DRAWING DATE: AUGUST 1, 2022		
A.P.N. 003-011-06 & 003-011-10		
CLIENT NAME: SCC HOUSING AUTHORITY		
PROJECT NAME: NATURAL BRIDGES		

REVISIONS		
No.	DESCRIPTION	DATE
Δ	PLAN CHECK 1	10/21/22



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SHEET

A1.2

ARCHEOLOGICAL NOTE

ANY PERSON EXERCISING A DEVELOPMENT PERMIT OR BUILDING PERMIT WHO, AT ANY TIME IN THE PREPARATION FOR OR PROCESS OF EXCAVATING OR OTHERWISE DISTURBING EARTH, DISCOVERS ANY HUMAN REMAINS OF ANY AGE OR ANY ARTIFACT OR ANY OTHER OBJECT WHICH REASONABLY APPEARS TO BE EVIDENCE OF AN ARCHAEOLOGICAL / CULTURAL RESOURCE OR PALEONTOLOGICAL RESOURCE, SHALL:
A. IMMEDIATELY CEASE ALL FURTHER EXCAVATION, DISTURBANCE, AND WORK ON THE PROJECT SITE;
B. CAUSE STAKING TO BE PLACED COMPLETELY AROUND THE AREA OF DISCOVERY BY VISIBLE STAKES NOT MORE THAN TEN FEET APART FORMING A CIRCLE HAVING A RADIUS OF NOT LESS THAN ONE HUNDRED FEET FROM THE POINT OF DISCOVERY; PROVIDED, THAT SUCH STAKING NEED NOT TAKE PLACE ON ADJOINING PROPERTY UNLESS OF THE OWNER OF THE ADJOINING PROPERTY AUTHORIZES SUCH STAKING;
C. NOTIFY THE SANTA CRUZ COUNTY SHERIFF-CORONER AND THE CITY OF SANTA CRUZ PLANNING DIRECTOR OF THE DISCOVERY UNLESS NO HUMAN REMAINS HAVE BEEN DISCOVERED, IN WHICH CASE THE PROPERTY OWNER SHALL NOTIFY ONLY THE PLANNING DIRECTOR;
D. GRANT PERMISSION TO ALL DULY AUTHORIZED REPRESENTATIVES OF THE SHERIFF-CORONER AND THE PLANNING DIRECTOR TO ENTER ONTO THE PROPERTY AND TO TAKE ALL ACTIONS CONSISTENT WITH THIS SECTION.

ABBREVIATIONS & SYMBOLS

& @ Ø A.B. ALUM. APPROX. BD. BLKG. BM. BOT. CAB. C.J. CLG. CLR. C.M.U. COL. CONC. CONC. DBL. DTL. DIM. DN. D.F. DR. D.W. EA. EL. EQ. EQUIP. EXIST. EX. EXT. FDN. F.O... F.O.B. F.O.C. F.O.S. FT. FTG. GA. CALV. G.I. G.L.B. H.C. HDR. H.M. HORIZ. HT. I.D. IN.	AND AT DIAMETER ANCHOR BOLT ALUMINUM APPROXIMATE BOARD BLOCKING BEAM BOTTOM CABINET CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS DETAIL DIMENSION DOWN DOUGLAS FIR DOOR DISHWASHER EACH ELEVATION EQUAL EQUIPMENT EXISTING EXISTING EXTERIOR FOUNDATION FACE OF FACE OF BLOCK FACE OF CONCRETE FACE OF STUD FOOT OR FEET FOOTING GAUGE GALVANIZED GALVANIZED IRON GLUE LAM BEAM HOLLOW CORE HEADER HOLLOW METAL HORIZONTAL HEIGHT INSIDE DIAMETER INCHES	INSUL. INT. JT. K.D. LAM. LAV. MAX. M.B. MAT. MECH. MFR. MIN. M.O. MTL. (NI) N.I.C. N.T.S. O/ O.C. O.D. OPNG. P.A.F. PL. PLYWD. (P) P.T. P.V.C. QTR. REF. REINF. REQ'D. RM. RND. R.O. RWD. S.B. S.C. SIM. SPEC. SQ. S.S. STD. STL. STRUC. T.E.N. T&G THK. T.O... T.O.C. T.O.P.	INSULATION INTERIOR JOINT KILN DRIED PLASTIC LAMINATE LAVATORY MACHINE BOLT MATERIAL MECHANICAL MANUFACTURER MINIMUM MASONRY OPENING METAL NEW N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE OVER ON CENTER OUTSIDE DIAMETER OPENING POWDER ACTUATED FASTENER PLATE PLYWOOD PROPOSED PRESSURE TREATED POLY VINYL CHLORIDE QUARTER REFRIGERATOR REINFORCING REQUIRED ROOM ROUND ROUGH OPENING REDWOOD SOLID BLOCKING SOLID CORE SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL TYPICAL EDGE NAILING TONGUE & GROOVE THICK TOP OF TOP OF CONCRETE TOP OF PLATE	T.O.S. T.O.W. T.S.F. TYP. U.O.N. VERT. WITH W.C. WD. W.H. W/O WT. W.W.M.	TOP OF SLAB TOP OF WALL TOP OF SUB-FLOOR TYPICAL UNLESS OTHERWISE NOTED VERTICAL WITH WATERCLOSET WOOD WATER HEATER WITHOUT WEIGHT WELDED WIRE MESH	WOOD TRIM DIMENSIONAL LUMBER WOOD BLOCKING PLYWOOD GYPSUM WALL BOARD CONCRETE CONCRETE BLOCK BRICK METAL WALL WALL TO BE REMOVED	ROOM NUMBER DOOR REFERENCE WINDOW REFERENCE DETAIL REFERENCE
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CODE ANALYSIS

CORRIDORS (CBC 1020)

CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS

PER TABLE 1020.1 CORRIDORS IN OCCUPANCY R-2 WITH AN OCCUPANT LOAD GREATER THAN 10 SHALL HAVE A 1 HR RATING AND A SPRINKLER SYSTEM

SECTION 1021 EGRESS BALCONIES

1021.1 GENERAL
BALCONIES USED FOR EGRESS PURPOSES SHALL CONFORM TO THE SAME REQUIREMENTS AS CORRIDORS FOR MINIMUM WIDTH, REQUIRED CAPACITY, HEADROOM, DEAD ENDS AND PROJECTIONS.
1021.2 WALL SEPARATION

1021.2 WALL SEPARATION
EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS.

EXCEPTION: SEPARATION IS NOT REQUIRED WHERE THE EXTERIOR EGRESS BALCONY IS SERVED BY NOT LESS THAN TWO STAIRWAYS AND A DEAD-END TRAVEL CONDITION DOES NOT REQUIRE TRAVEL PAST AN UNPROTECTED OPENING TO REACH A STAIRWAY.
1021.3 OPENNESS

1021.3 OPENNESS
THE LONG SIDE OF AN EGRESS BALCONY SHALL BE AT LEAST 50 PERCENT OPEN, AND THE OPEN AREA ABOVE THE GUARDS SHALL BE SO DISTRIBUTED AS TO MINIMIZE THE ACCUMULATION OF SMOKE OR TOXIC GASES.
1021.4 LOCATION

1021.4 LOCATION
EXTERIOR EGRESS BALCONIES SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET (3048 MM) MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE EGRESS BALCONY TO THE FOLLOWING:

1. ADJACENT LOT LINES.

2. OTHER PORTIONS OF THE BUILDING.

3. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE.

FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS.

INTERIOR EXIT STAIRWAYS AND RAMPS (CBC 1023)

ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH
INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE INTERIOR EXIT STAIRWAYS OR RAMPS SHALL INCLUDE ANY BASEMENTS, BUT NOT ANY MEZZANINES.
INTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.

PORTABLE FIRE EXTINGUISHERS (CBC 906.3)

THE SIZE AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1 THROUGH 906.3.4

CODE ANALYSIS

REQUIREMENTS FOR GROUP R-2 (CBC 420)

420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 HORIZONTAL SEPARATION
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711

SHAFT ENCLOSURES (SECTION 713)

SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH.

SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.

SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, AND SHALL HAVE CONTINUITY IN ACCORDANCE WITH SECTION 707.5 FOR FIRE BARRIERS OR SECTION 711.4 FOR HORIZONTAL ASSEMBLIES AS APPLICABLE.

WHERE EXTERIOR WALLS SERVE AS A PART OF A REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE-RESISTANCE-RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY.

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (CBC 1006)

EXITS OR EXIT ACCESS DOORWAYS FROM SPACES. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE THE OCCUPANT LOAD OF THE SPACE EXCEEDS ONE OF THE VALUES IN TABLE 1006.2.1.

EXCEPTIONS:
1. IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION (CBC 1007)

WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

EXCEPTIONS:
1. WHERE INTERIOR EXIT STAIRWAYS ARE INTERCONNECTED BY A 1-HOUR FIRE-RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED

STAIRWAYS (CBC 1009 &1011)

IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48 INCHES (1219 MM) MINIMUM BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITHIN AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM EITHER AN AREA OF REFUGE COMPLYING WITH SECTION 1007.6 OR A HORIZONTAL EXIT. EXIT ACCESS STAIRWAYS THAT CONNECT LEVELS IN THE SAME STORY ARE NOT PERMITTED AS PART OF AN ACCESSIBLE MEANS OF EGRESS. [DSA-AC & HCD 1-AC] IN ADDITION, EXIT STAIRWAYS SHALL COMPLY WITH CHAPTER 11A, SECTIONS 1115A AND 1123A, OR CHAPTER 11B, SECTIONS 11B-210 AND 11B-504, AS APPLICABLE.

EXCEPTIONS:
1. THE CLEAR WIDTH OF 48" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2. AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
6. THE AREAS OF REFUGE ARE NOT REQUIRED IN GROUP R-2 OCCUPANCIES

THE WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 44 INCHES.

EXCEPTIONS:
1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36"

CODE ANALYSIS

BUILDING DESCRIPTION:

BUILDING IS A FULLY SPRINKLERED, 3-STORY STRUCTURE OF TYPE V-B CONSTRUCTION.

ALLOWABLE AREA PER CBC TABLE 504.3, 504.4, & 506.2

ALLOWABLE AREA FOR:
GROUP R-2, CONSTRUCTION TYPE V-B & FULLY SPRINKLERED

MAX HEIGHT: 60 FT.
MAX STORIES ABOVE GRADE: 3 STORIES
MAX AREA (WITHOUT HEIGHT INCREASE): 21,000 S.F.

FIRE RESISTANCE RATING PER CBC TABLE 601

BUILDING ELEMENT	REQUIRED RATING FOR V-B
PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALL	0-HOUR
EXTERIOR BEARING & NON-BEARING WALLS	1-HOUR (WHEN <10 FT. FROM THE PROPERTY LINE) [CBC TABLE 602]
INTERIOR NON-BEARING WALLS	0-HOUR
FLOOR CONSTRUCTION	0-HOUR
ROOF CONSTRUCTION	0-HOUR

THE BUILDING ELEMENTS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 601 AND EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 602. WHERE REQUIRED TO HAVE A FIRE RESISTANCE RATING BY TABLE 601, BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 703.2. THE PROTECTION OF OPENINGS, DUCTS AND AIR TRANSFER OPENINGS IN BUILDING ELEMENTS SHALL NOT BE REQUIRED UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE.

ENERGY REQUIREMENTS

1. HERS VERIFICATION REQUIRED AS SPECIFIED UNDER 'HERS VERIFICATION SUMMARY' ON PAGE 3 OF 10 OF THE CF1R-PRF-01E ON SHEET M0.2:

BUILDING-LEVEL VERIFICATIONS:
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATIONS:
- NONE

HVAC DISTRIBUTION SYSTEMS VERIFICATIONS:
- NONE

HVAC DISTRIBUTION SYSTEMS VERIFICATIONS:
- NONE

DOMESTIC HOT WATER SYSTEM VERIFICATION:
- NONE

W

C

K

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

CODE ANALYSIS

DRAWING DATE:
AUGUST 1, 2022

A.P.N.
003-011-06 & 003-011-10

CLIENT NAME:
SCC HOUSING AUTHORITY

PROJECT NAME:
NATURAL BRIDGES

REVISIONS

No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

APPROVAL STAMP

STAMP
LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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SHEET
A1.3

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT

415 Natural Bridges Dr. – CP21-0059
Lot Line Adjustment, Planned Development Permit, Design Permit, and Coastal Permit to transfer 4,054 square feet of land to/ from APN 003-011-10 and construct a 100% affordable, 20 unit SRO (Single Room Occupancy) project with a variation to allowed uses to allow an SRO use and variations to development standards for building height, side yard setback, and number of required parking spaces on a vacant lot in the R-L/CZ-O/SP-O (Multiple Residence - Low-Density/Coastal Zone Overlay/Shoreline Protection Overlay) zone district. This project involves the removal of four Heritage trees.

- If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
- All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval.
- This permit shall be exercised within three (3) years of the date of final approval or it shall become null and void.
- The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation of any approval or permits issued in connection therewith.
- All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans. All approved exterior finishes and materials shall be clearly notated on the building permit plans.
- The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Design Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor Date

P:_Public\PACKETS\2022\PC\3-17-22\415 Natural Bridges\Natural Bridges 415 CP21-0059 COA.docx

CONDITIONS OF APPROVAL
For **415 Natural Bridges Dr. – CP21-0059**

- The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
- All refuse and recycling activities during construction shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.
- All requirements of the Building, Fire, Public Works and Water Departments shall be completed prior to occupancy and continuously maintained thereafter.
- Adequate provisions shall be made to supply water to each of the premises covered by this application. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.
- Plans submitted for building permit issuance shall include electric vehicle charging stations as required per Section 24.12.241 of the Zoning Ordinance.
- Plans submitted for building permit issuance shall show all exterior site lighting locations and fixture details. All exterior building lighting shall be shielded and contained in a downward direction. No exterior lighting shall produce off-site glare.
- Landscape and irrigation plans shall be submitted at the time of the building permit application and will be reviewed by both the Planning Department and Water Department. The landscape and irrigation plans shall demonstrate compliance with all requirements of the City's Water-Efficient Landscaping Ordinance in Chapter 16.16 of the Santa Cruz Municipal Code prior to issuance of the building permit.
- All landscaping shall be installed prior to final utility release or issuance of occupancy permits.
- All trees shall be a minimum 15-gallon size.
- Bicycle parking shall be provided in accordance with Section 24.12.250-252 of the City's Zoning Ordinance.
- All utilities and transformer boxes shall be placed underground in accordance with the provisions of Section 24.12.700 through 24.12.740 of the Zoning Ordinance.
- A drainage plan shall be submitted in conjunction with application for building permits.

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CONDITIONS OF APPROVAL
For **415 Natural Bridges Dr. – CP21-0059**

- The following text shall be included on the building permit plans and followed during any site work:
 - Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:
 - Immediately cease all further excavation, disturbance, and work on the project site;
 - Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;
 - Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;
 - Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.
- The plan for erosion control approved as part of this application shall be submitted and all work installed by November 1.
- Grading shall be done during periods of dry weather and protective measures shall be incorporated during grading to prevent siltation from any grading project halted due to rain.
- Prior to site grading or any disturbance all trees and/or tree stands indicated for preservation or approved plans shall be protected through fencing or other approved barricade. Such fencing shall protect vegetation during construction and shall be installed to the satisfaction of the Director of Planning and Community Development.
- All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator.
- Applicant shall comply with the inclusionary housing requirements set forth at SCMC Chapter 24.16 Part 1, and shall enter into and record an affordable housing development agreement prior to issuance of a building permit for any structure in the residential development. The affordable housing development agreement shall run with the land and bind all future owners and successors in interest.
- Prior to issuance of a building permit, the applicant shall enter into an affordable housing agreement with the City to memorialize the affordability level of all units in the development at the very low income level in perpetuity.

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CONDITIONS OF APPROVAL
For **415 Natural Bridges Dr. – CP21-0059**

- The property owner and/or project applicant agree(s) as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the City of Santa Cruz or its agents, officials, officers and employees from any claim, action or proceeding against the City or its agents, officials, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner and/or project applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the property owner and/or project applicant of these obligations under this condition. An agreement to this effect shall be recorded upon demand of the City Attorney or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The City shall promptly notify the property owner and/or project applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. If the City fails to promptly notify the property owner and/or project applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner and/or project applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.
- Prior to the issuance of a building permit, the applicant shall pay the Park and Recreation Facility Tax pursuant to Chapter 5.72 of the City of Santa Cruz Municipal Code based on the final building permit plans.
- Building permit plans shall show screening for all rooftop mechanical equipment with a color to match the exterior building stucco color.
- Building permit plans shall show the area north of the four westernmost parking spaces to be fully landscaped with low-growing plants.
- Applicant shall submit a finalized SRO management plan, which shall be subject to approval by the Planning Director prior to building permit issuance.
- Applicant shall follow all recommendations from the arborist report prepared by Maureen Hamb dated June 2021 as well as any additional direction provided by the project arborist and approved by the City Arborist. Final building permit plans shall include a note stating that the project shall follow all recommendations from the arborist report prepared by Maureen Hamb dated June 2021 2021 as well as any additional direction provided by the project arborist and approved by the City Arborist.
- Applicant shall submit evidence of a contract with a consulting arborist. The new project arborist shall be approved by the City Arborist.
- The four trees approved for removal shall be replaced at a ratio of either two 24-inch box trees or six 15 gallon trees per tree removed, or by payment of a comparable in-lieu fee as approved

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CONDITIONS OF APPROVAL
For **415 Natural Bridges Dr. – CP21-0059**

- by the City Arborist. The species, size, and location of all replacement trees shall be shown on final building permit plans and are subject to approval of the City Arborist.
- If work is scheduled between March and late July, a pre-project nesting survey shall be conducted by a qualified wildlife biologist to determine if nesting raptors or other nesting species protected under the Migratory Bird Treaty Act are within the vicinity of the project site. If no nesting birds are observed, no further action is required during project work. If nesting birds are observed, the biologist shall establish a buffer zone around the nest where construction work shall be postponed until the biologist has confirmed that the nest is no longer in use. Said survey, including any follow-up work by the project biologist, shall be reviewed and approved by City Planning staff prior to commencement of tree removal.
 - Final building permit plans shall show the type of paving used for driveway and parking areas. Paving shall be consistent with the surfacing standard under Zoning Ordinance section 24.12.280.6.

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WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
CONDITIONS OF APPROVAL

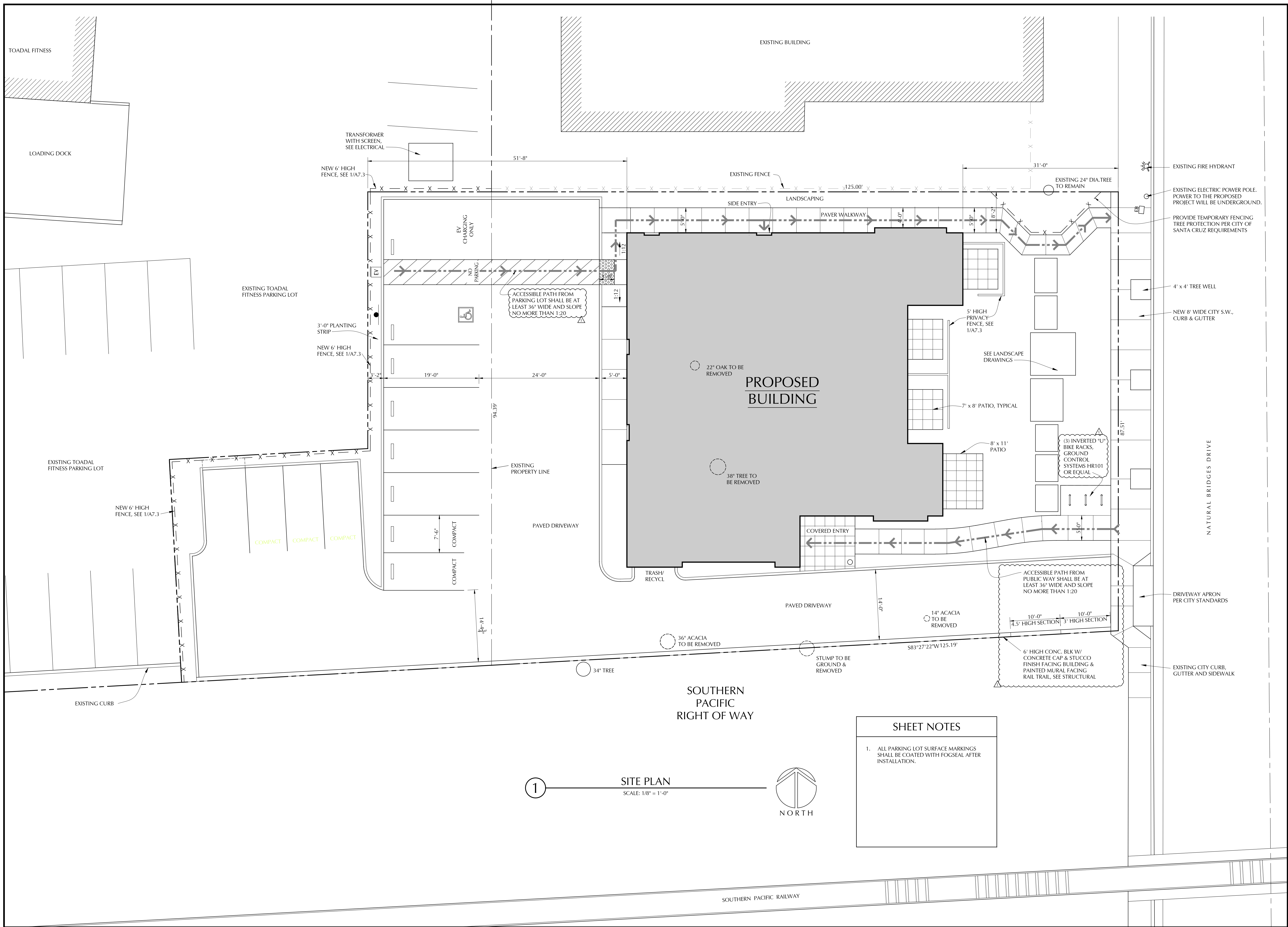
DRAWING DATE:
AUGUST 1, 2022
A.P.N.
003-011-06 & 003-011-10
CLIENT NAME:
SCC HOUSING AUTHORITY
PROJECT NAME:
NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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SHEET
A1.5



W

C

K

WILLIAM C. KEMPF

ARCHITECTS

105 Locust Street, Suite B

Santa Cruz, CA 95060

831 459-0951

www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR

THE HOUSING AUTHORITY

OF THE COUNTY OF SANTA CRUZ

415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

SITE PLAN

DRAWING DATE:		
AUGUST 1, 2022		
A.P.N.		
003-011-06 & 003-011-10		
CLIENT NAME:		
SCC HOUSING AUTHORITY		
PROJECT NAME:		
NATURAL BRIDGES		

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

APPROVAL STAMP

STAMP

LICENSED ARCHITECT

WILLIAM C. KEMPF

No. 25962

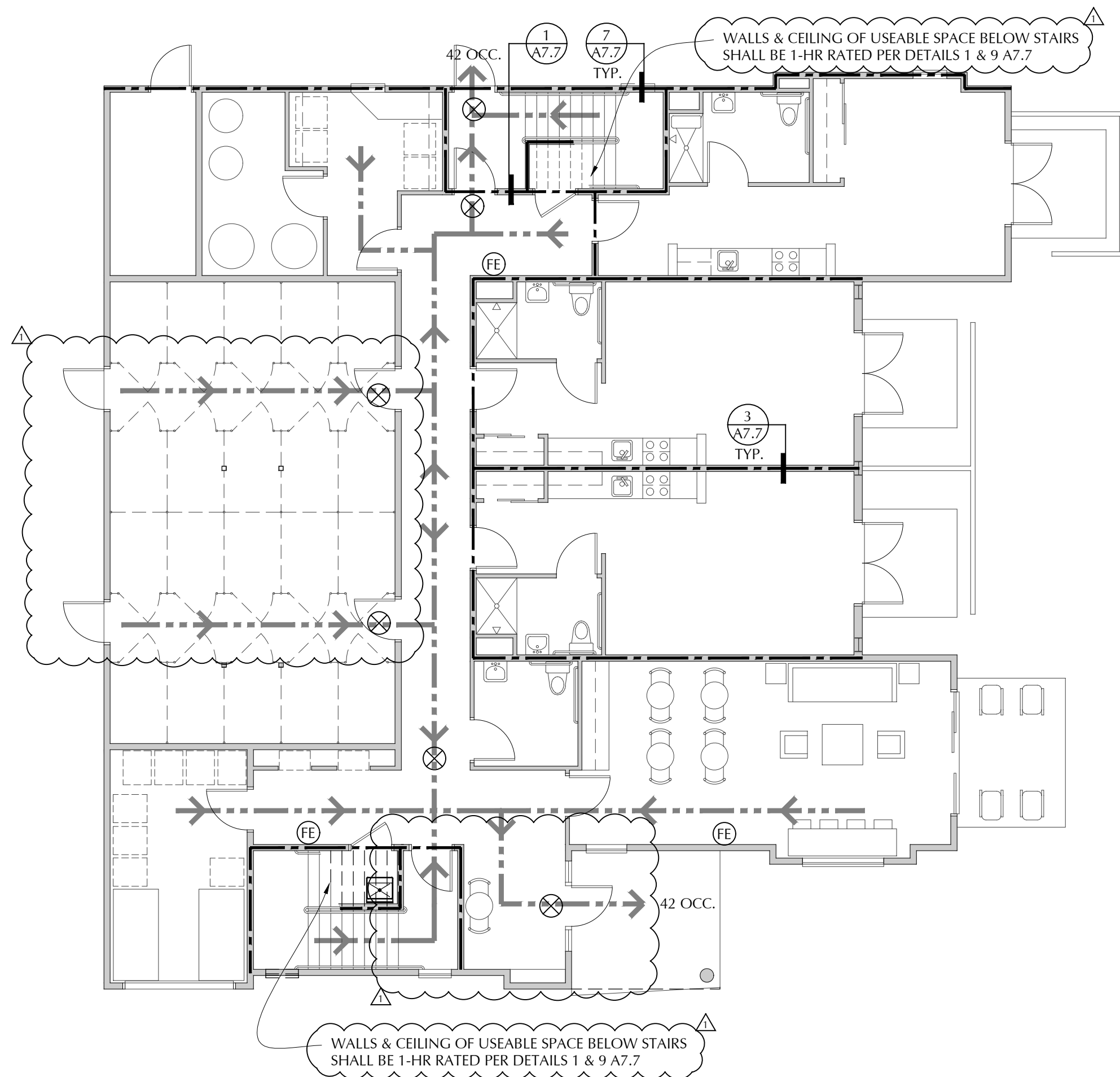
SEPTEMBER 30, 2023

RENEWAL

STATE OF CALIFORNIA

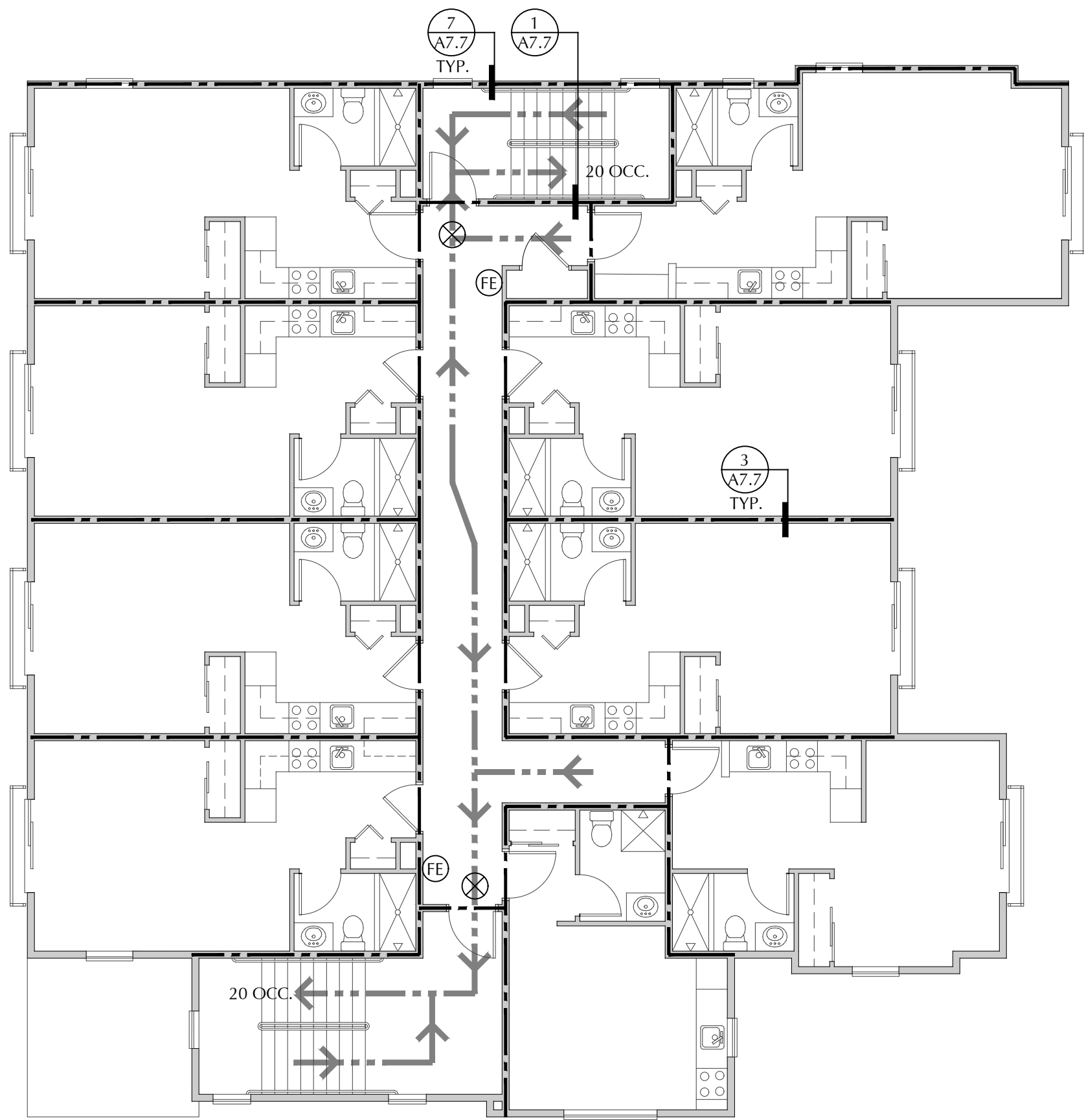
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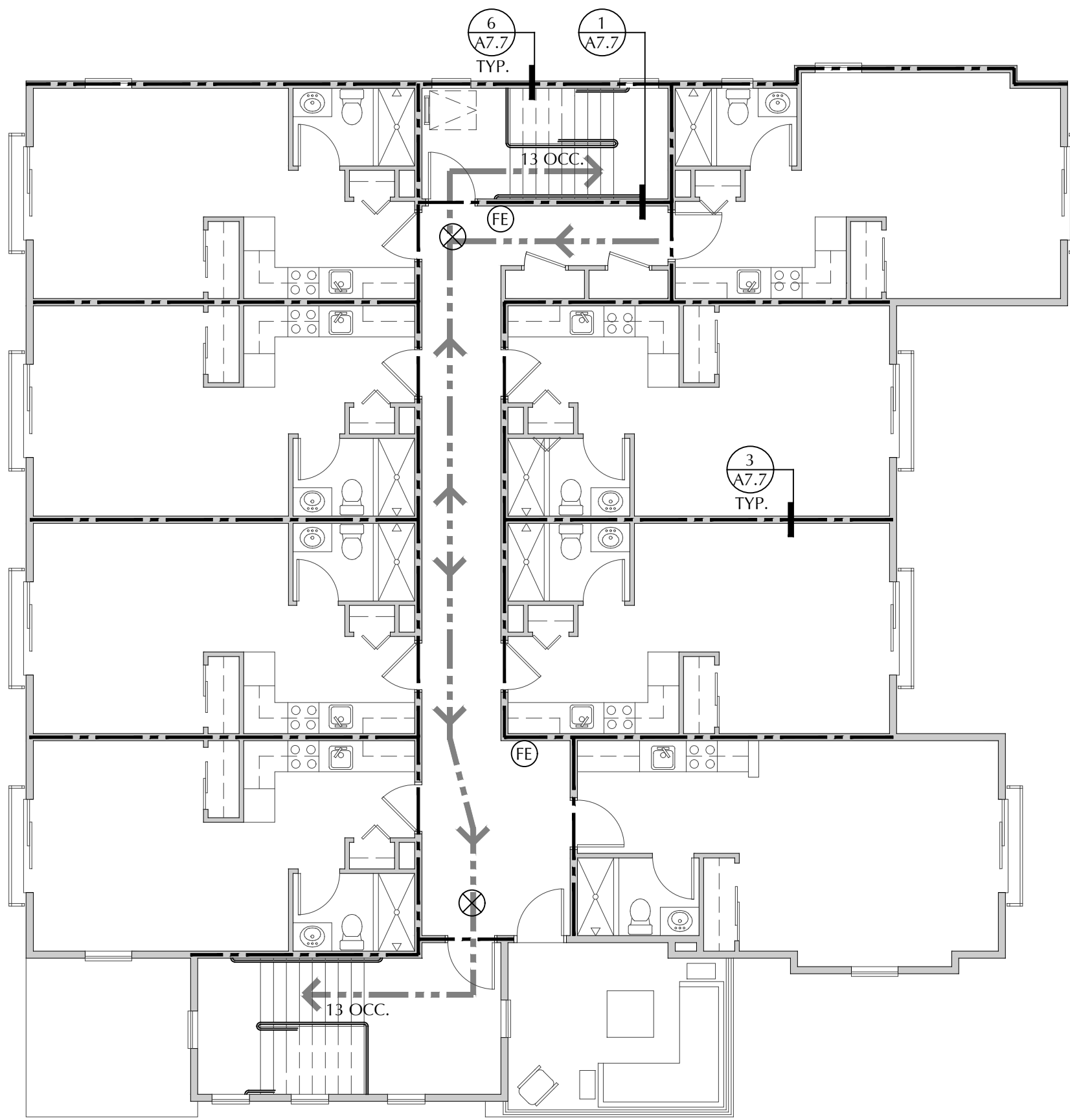
1 FIRST FLOOR EXITING PLAN

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



2 SECOND FLOOR EXITING PLAN

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



3 THIRD FLOOR EXITING PLAN

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

PLUMBING CALCULATION

BATHROOM FIXTURE CALCULATION PER 2016 CALIFORNIA PLUMBING CODE, TABLE 4-1			
OCCUPANCY GROUP	AREA	O.L. FACTOR	# OF OCCUPANTS
BUSINESS	682 S.F.	15	45
TOTAL:	682 S.F.		45

ONE TOILET FACILITY PROVIDED PER CPC 422.2 SEPARATE FACILITIES:

SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX, EXCEPT IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

LEGEND

- ILLUMINATED EXIT SIGN
- MIN. 36" WIDE PATH OF ACCESSIBLE TRAVEL
- FIRE EXTINGUISHER CABINET
- 1-HOUR MINIMUM FIRE RATED WALL PARTITION, SEE FLOOR PLANS FOR ADDITIONAL INFORMATION

OCCUPANT LOAD CALCULATION

ROOM NAME	OCC. USE	AREA	O.L. FACTOR	# OF OCC.	EXITS REQ'D	EXITS PROVIDED	NOTES
FIRST FLOOR DWELLING							
DWELLING UNITS	R-2	1,705 SF	200	6	1	2	
COMMON ROOM	B	407 S.F.	15	28	1	1	
LOBBY	B	122 S.F.	15	9	1	2	
LAUNDRY	R-2	120 S.F.	200	1	1	1	

SECOND FLOOR							
DWELLING UNITS	R-2	2,950 SF	200	15	1	2	

THIRD FLOOR							
DWELLING UNITS	R-2	2,735 S.F.	200	14	1	2	
DECK	B	153 S.F.	15	11	1	1	

TOTALS							
TOTAL AREA:	7,390	-	84	2	2		

OCCUPANT LOAD CALCULATION NOTES:
1. ABOVE OCCUPANT LOAD FACTORS PER 2019 CBC TABLE 1004.1.2
2. THE TOTAL WIDTH OF MEANS OF EGRESS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY .2 INCHES. EGRESS WIDTHS COMPLY PER OCCUPANT LOAD ALONG EGRESS PATH, TYPICAL THROUGHOUT



WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
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OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

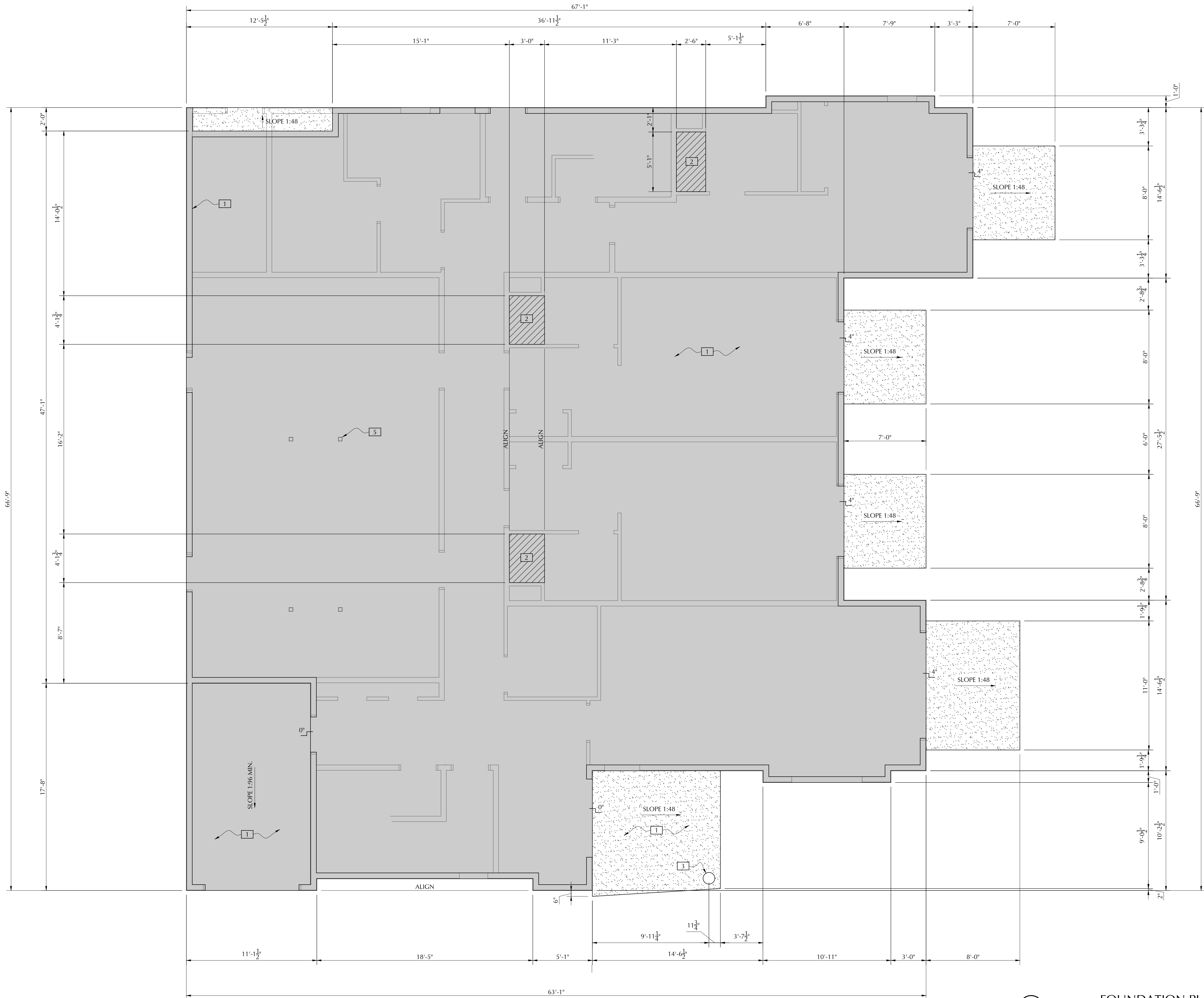
EXITING PLANS

DRAWING DATE:		
AUGUST 1, 2022		
A.P.N.		
003-011-06 & 003-011-10		
CLIENT NAME:		
SCC HOUSING AUTHORITY		
PROJECT NAME:		
NATURAL BRIDGES		

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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SHEET NOTES

1. CONTRACTOR TO COORDINATE FOUNDATION WITH ALL FRAMING DIMENSIONS SHOWN ON SHEET A3.1.

KEYED NOTES

- 1 CONCRETE SLAB ON GRADE, SEE STRUCTURAL DRAWINGS
- 2 3" SLAB RECESS FOR SHOWER DRAIN
- 3 CONCRETE COLUMN, COORDINATE WITH FLOOR PLAN SHEET A3.1
- 4 6" CONCRETE CURB, TYPICAL
- 5 4x4 STEEL POST, TYPICAL, SEE STRUCTURAL



WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

FOUNDATION PLAN

DRAWING DATE:

AUGUST 1, 2022

A.P.N.:

003-011-06 & 003-011-10

CLIENT NAME:

SCC HOUSING AUTHORITY

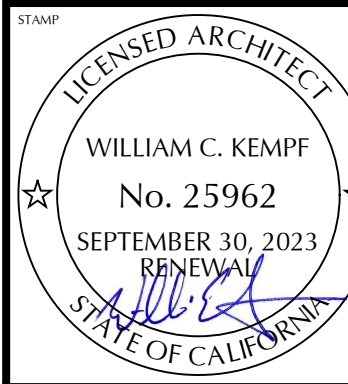
PROJECT NAME:

NATURAL BRIDGES

REVISIONS

No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

APPROVAL STAMP



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SHEET

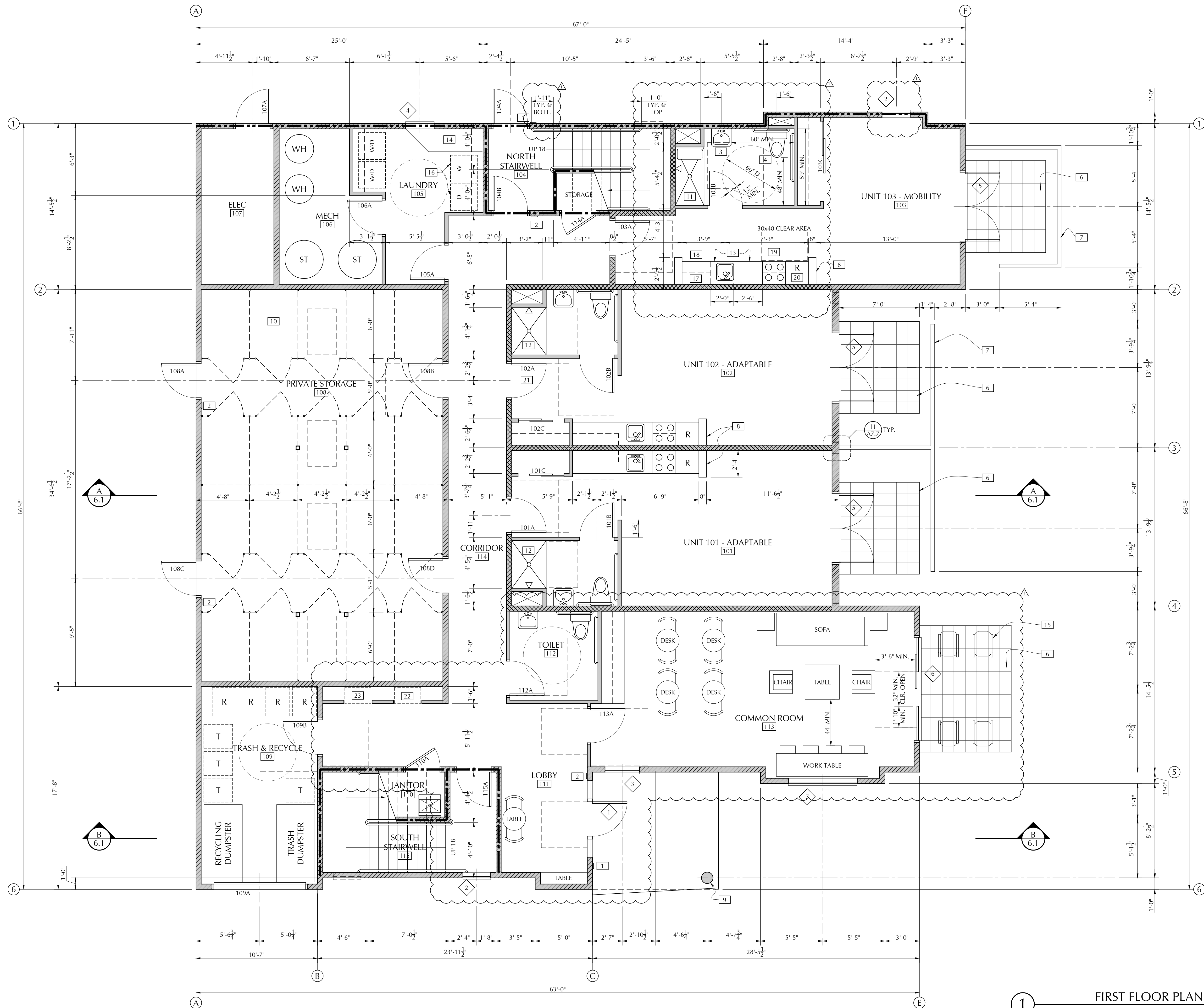
A3.0

1

FOUNDATION PLAN

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





LEGEND

NEW 2x4 WOOD STUD WALL

NEW 2x6 WOOD STUD WALL

NEW 1-HR 2x6 WOOD STUD WALL WITH SOUND ATTENUATION BATT INSULATION, SEE DETAIL 3/A7.7

NEW 2x8 WOOD STUD WALL

NEW 1-HR 2x6 PARTITION WALL PER DETAIL 1/A7.1, DOORS ALONG THIS LINE SHALL BE RATED FOR 20 MINUTES OR MORE

NEW 1-HR 2x6 STUD WALL PER DETAIL 7/A7.1, DOORS ALONG THIS LINE SHALL BE RATED FOR 20 MINUTES OR MORE

SEE WINDOW SCHEDULE ON SHEET A4.1

SHEET NOTES

1.

CLOTHES DRYER DUCT SHALL TERMINATE OUTSIDE OF BUILDING AND BE A MINIMUM OF 3' AWAY FROM ANY OPENING INTO THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER PER CMC SEC. 504.5, DRYER EXHAUST DUCT LENGTH SHALL NOT EXCEED 14 LF.

2.

ALL DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION SHALL EXTEND 1/2" TO THE EXTERIOR IN ORDER TO ALIGN WITH EXTERIOR PLYWOOD, AS SHOWN ON FOUNDATION PLAN A3.0

3.

ACCESSIBLE DOOR CLEARANCES SHALL COMPLY WITH DETAIL 10/A7.1

KEYED NOTES

1

ACCESSIBLE ENTRANCE SIGN PER DETAIL 9B/A7.1

2

TACTILE EXIT SIGN PER DETAIL 9A/A7.1

3

ACCESSIBLE LAVATORY PER DETAIL 8/A7.1

4

ACCESSIBLE TOILET PER DETAIL 7/A7.1

5

COMMON RESIDENTIAL STAIRS WITH AVM FOREVERCOAT, SEE 1, 7 & 9 ON SHEET A7.4

6

PATIO WITH RAISED FLOOR TO ALIGN WITH INTERIOR FINISH FLOOR AND MAXIMUM 1/2" HIGH DOOR THRESHOLD.

7

5' HIGH PRIVACY FENCE

8

42" HIGH PARTIAL WALL

9

12" DIAMETER CONCRETE COLUMN

10

6'x4'x9' (MINIMUM 200 CUBIC FEET) STORAGE UNIT WITH CHAIN-LINK FENCING AND LOCKABLE GATE, TYPICAL

11

ACCESSIBLE SHOWER PER DETAIL 8/A7.2

12

ADAPTABLE SHOWER PER DETAIL 1/A7.2

13

32" HIGH SINK WITH KNEE AND TOE CLEARANCE PER DETAIL 1/A7.2 AND ADJACENT 32" HIGH 30" WIDE COUNTERTOP WORK SURFACE WITH REMOVABLE BASE CABINETS

14

FIXED COUNTER FOR LAUNDRY FOLDING, SEE 11/A7.1 FOR ALLOWABLE REACH

15

FURNITURE SHOWN FOR COORDINATION

16

REACH RANGE OF ACCESSIBLE WASHER & DRYER CONTROLS SHALL COMPLY WITH DETAIL 11/A7.1

17

AT LEAST 50% OF KITCHEN SHELF SPACE IN THE MOBILITY UNIT SHALL COMPLY WITH THE REACH RANGES PER DETAIL 11/A7.1

18

KITCHEN APPLIANCE CONTROLS IN THE MOBILITY UNIT SHALL COMPLY WITH THE REACH RANGES PER DETAIL 11/A7.1

19

OVEN IN MOBILITY UNIT SHALL HAVE FRONT PANEL CONTROLS WITH A SIDE-HINGED OR BOTTOM-HINGED DOOR

20

COMBINATION REFRIGERATOR-FREEZER IN MOBILITY UNIT SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54-INCHES MAXIMUM ABOVE FINISH FLOOR.

21

UNIT 102 SHALL BE PROVIDED WITH COMMUNICATION COMPLYING WITH CBC 11B-809.5 WHICH SHALL INCLUDE VISUAL AND AUDIBLE FIRE ALARM, CO2 & CO DETECTORS, AND DOORBELL

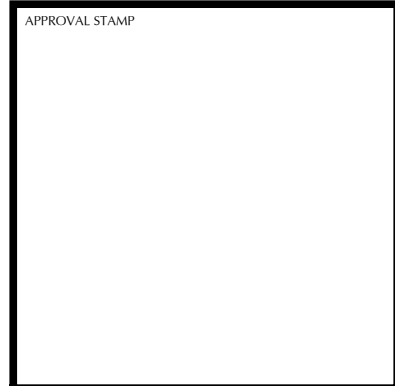
22

FLORENCE 140073A 20-DOOR RECESSED MAILBOX, OR OWNER APPROVED EQUAL. SEE 5/A7.1 FOR MOUNTING HEIGHTS

23

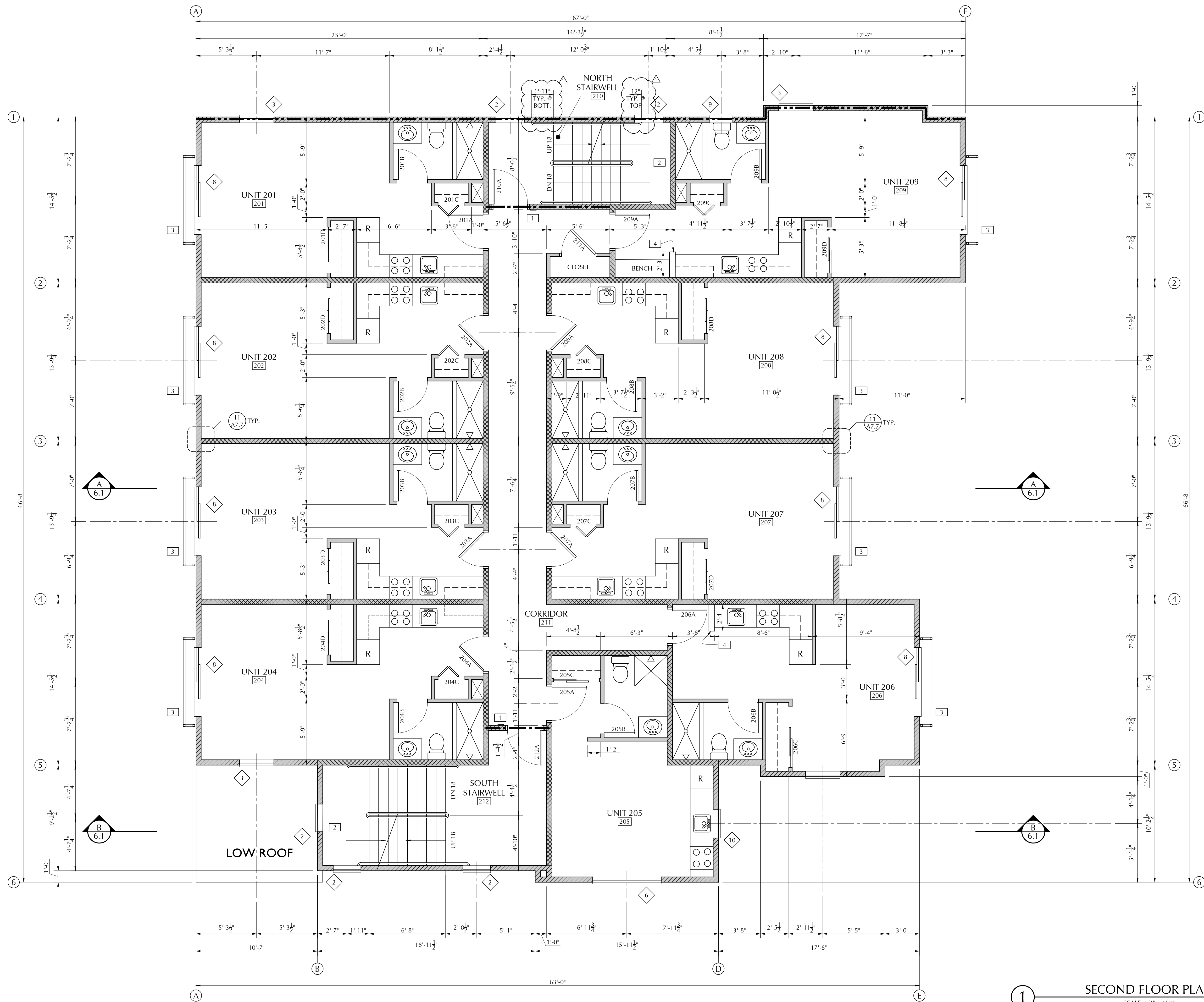
FLORENCE 4C16D-6P RECESSED PARCEL LOCKER, OR OWNER APPROVED EQUAL. SEE 5/A7.1 FOR MOUNTING HEIGHTS

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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LEGEND

NEW 2x4 WOOD STUD WALL

NEW 2x6 WOOD STUD WALL

NEW 1-HR 2x6 WOOD STUD WALL WITH SOUND ATTENUATION BATT INSULATION, SEE DETAIL 3/A7.7

NEW 1-HR 2x6 PARTITION WALL PER DETAIL 7/A7.1, DOORS ALONG THIS LINE SHALL BE RATED FOR 20 MINUTES OR MORE

NEW 1-HR 2x6 STUD WALL PER DETAIL 7/A7.1, DOORS ALONG THIS LINE SHALL BE RATED FOR 20 MINUTES OR MORE

#

SEE WINDOW SCHEDULE ON SHEET A4.1

SHEET NOTES

1.

CLOTHES DRYER DUCT SHALL TERMINATE OUTSIDE OF BUILDING AND BE A MINIMUM OF 3' AWAY FROM ANY OPENING INTO THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER PER CMC SEC. 504.5, DRYER EXHAUST DUCT LENGTH SHALL NOT EXCEED 14 LF.

2.

ALL DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION SHALL EXTEND 1/2" TO THE EXTERIOR IN ORDER TO ALIGN WITH EXTERIOR PLYWOOD, AS SHOWN ON FOUNDATION PLAN A3.0

3.

ACCESSIBLE DOOR CLEARANCES SHALL COMPLY WITH DETAIL 10/A7.1

KEYED NOTES

1

TACTILE EXIT SIGN PER DETAIL 9A/A7.1

2

COMMON RESIDENTIAL STAIRS WITH AVM FOREVERCOAT, SEE 1, 7 & 9 ON SHEET A7.4

3

MINIMUM 42" HIGH PAINTED ALUMINUM RAILING WITH DESIGN ELEMENTS SPACED SUCH AS TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE

4

42" HIGH PARTIAL WALL

W

C

K

WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempr.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
SECOND FLOOR PLAN

DRAWING DATE:
AUGUST 1, 2022

A.P.N.
003-011-06 & 003-011-10

CLIENT NAME:
SCC HOUSING AUTHORITY

PROJECT NAME:
NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

APPROVAL STAMP

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPf
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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SHEET

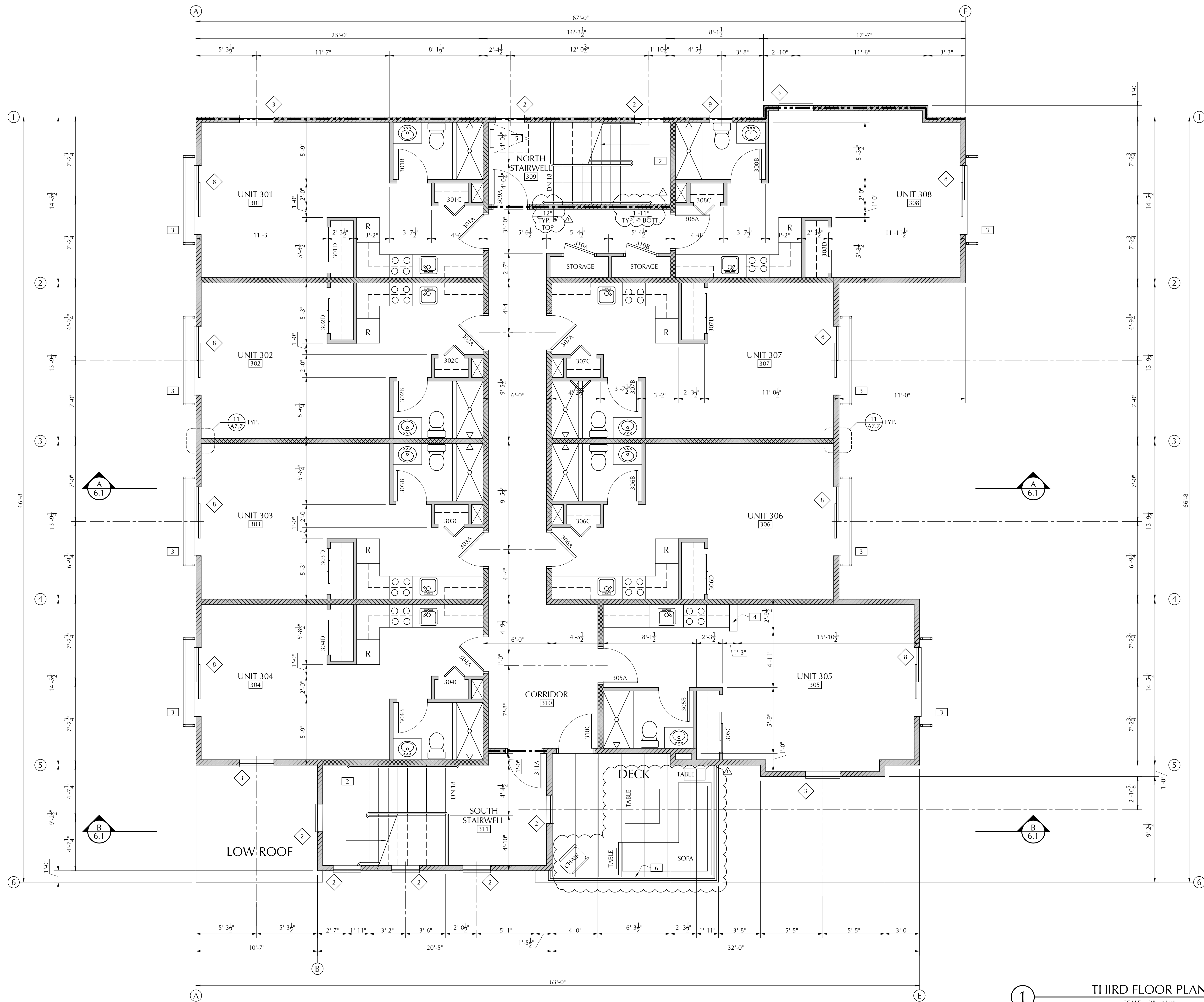
A3.2

1 SECOND FLOOR PLAN

SHEET

NORTH

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



LEGEND

NEW 2x4 WOOD STUD WALL

NEW 2x6 WOOD STUD WALL

NEW 1-HR 2x6 WOOD STUD WALL WITH SOUND ATTENUATION BATT INSULATION, SEE DETAIL 3/A7.7

NEW 1-HR 2x6 PARTITION WALL PER DETAIL 1/A7.1, DOORS ALONG THIS LINE SHALL BE RATED FOR 20 MINUTES OR MORE

NEW 1-HR 2x6 STUD WALL PER DETAIL 7/A7.1, DOORS ALONG THIS LINE SHALL BE RATED FOR 20 MINUTES OR MORE

#

SEE WINDOW SCHEDULE ON SHEET A4.1

SHEET NOTES

1.

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2.

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3.

ACCESSIBLE DOOR CLEARANCES SHALL COMPLY WITH DETAIL 10/A7.1

KEYED NOTES

1

TACTILE EXIT SIGN PER DETAIL 9B/A7.1

2

COMMON RESIDENTIAL STAIRS WITH AVM FOREVERCOAT, SEE 1, 7 & 9 ON SHEET A7.4

3

MINIMUM 42" HIGH PAINTED ALUMINUM RAILING WITH DESIGN ELEMENTS SPACED SUCH AS TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE

4

42" HIGH PARTIAL WALL

5

36x30 ALUMINUM LOCKABLE ROOF HATCH ABOVE WITH WALL-MOUNTED PERMANENT FIXED LADDER

6

42" HIGH RAILING, SEE DETAIL 7/A7.4

W

C

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WILLIAM C. KEMPf ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

THIRD FLOOR PLAN

DRAWING DATE:
AUGUST 1, 2022

A.P.N.
003-011-06 & 003-011-10

CLIENT NAME:
SCC HOUSING AUTHORITY

PROJECT NAME:
NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

APPROVAL STAMP

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPf
No. 25962
SEPTEMBER 30, 2023
RENEWAL
[Signature]

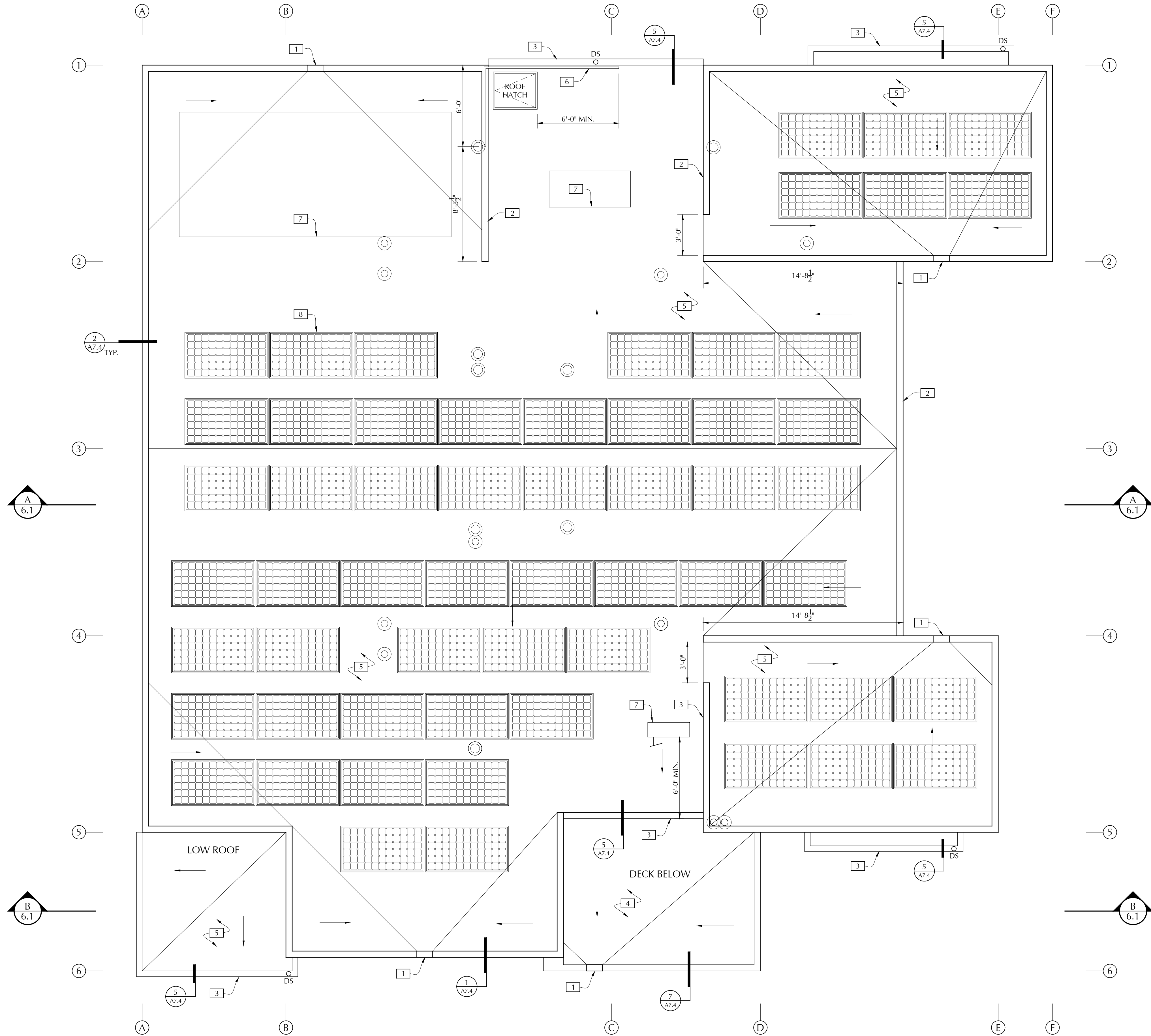
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SHEET

A3.3





GENERAL SHEET NOTES

1. ALL GUTTERS SHALL BE PROVIDED WITH GUTTER GUARDS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS.
2. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN NO.26 GAUGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 LB MINERAL SURFACED NON PERFORATED CAP SHEET, AT LEAST 36IN. WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. ALL SHEET METAL TO BE USED ON THE ROOF IS TO BE MIN. 26 GAUGE.
4. SOLAR PANEL EQUIPMENT AND LAYOUT TO BE DETERMINED.
5. ALL ELEMENTS OF IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED

KEYED NOTES

- 1 PAINTED NON-COMBUSTIBLE SCUPPER AND 3"Ø PAINTED DOWNSPOUT
- 2 PARAPET WALL WITH PAINTED METAL COPING
- 3 5" PAINTED NON-COMBUSTIBLE GUTTERS SHAPED TO MATCH PARAPET COPING WITH 3"Ø PAINTED DOWNSPOUTS
- 4 AVM FOREVERCOAT DECK SLOPED TO DRAIN
- 5 IB ROOF MEMBRANE SLOPED TO DRAIN AT 1/4" PER 1'-0"
- 6 PROVIDE 2" SQUARE GALVANIZED TUBE STEEL GUARDRAIL WITH BOTTOM RAIL AT 4" AND TOP RAIL AT 42" ABOVE THE WALKING SURFACE, WHERE ROOF ACCESS OR ROOFTOP EQUIPMENT IS WITHIN 6 FEET OF ROOF EDGE, PAINT TO MATCH ADJACENT EXTERIOR SIDING
- 7 HVAC EQUIPMENT, SEE MEP SHEETS
- 8 SOLAR PANELS, TYPICAL. SEE PV SHEETS

DECK VENT CALCULATION

PER 2019 CRC SECTION R806.2, EXCEPTION 2: THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE BEING VENTILATED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE RAFTER SPACE, UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE

ROOF VENTING PROVIDED
TOTAL AREA 160 S.F.
VENT AREA REQUIRED: 160 / 150 = 1.1 S.F.
VENTS PROVIDED: 16 L.F. x 0.10 = 1.6 S.F.

ROOF VENTILATION NOTES:
1. PROVIDE TWO 2" Ø VENT HOLES IN EACH FREEZE BLOCK AT EACH RAFTER BAY

NET FREE VENT AREA CALC:
- TYP. FREEZE BLOCK WITH (2) 2"Ø HOLES: 0.10 S.F. / LINEAR FOOT

WCK

WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

ROOF PLAN

DRAWING DATE:	AUGUST 1, 2022
A.P.N.	003-011-06 & 003-011-10
CLIENT NAME:	SCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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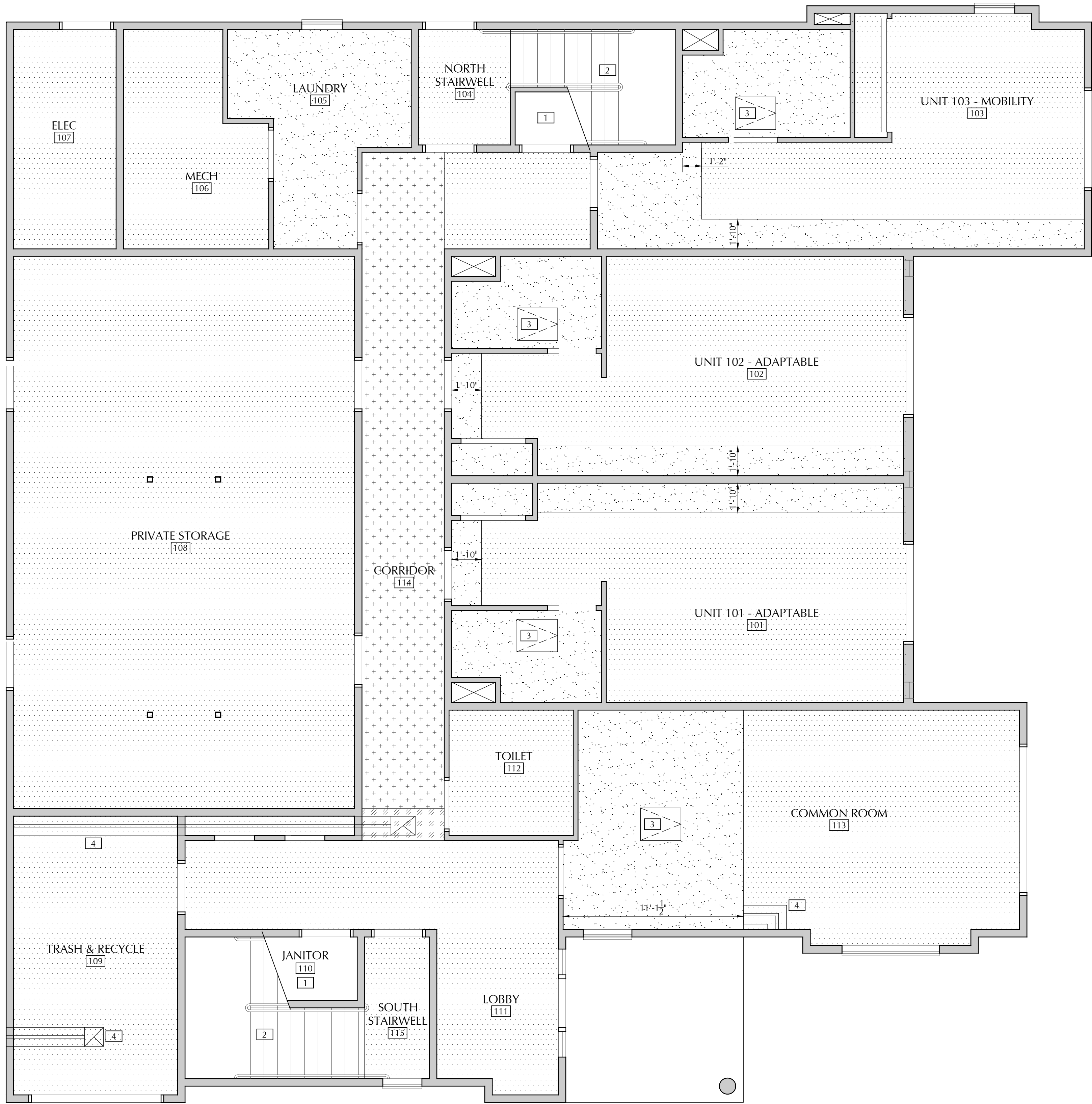
SHEET

A3.4

ROOF PLAN

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





SHEET NOTES

1. VERIFY ALL CEILING FINISHES WITH INTERIOR DESIGNER PLANS PRIOR TO INSTALLATION
2. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION

LEGEND

- 9'-6" A.F.F. FLAT GWB CEILING OCCURS AT BOTTOM OF JOISTS
- 9'-0" A.F.F. FLAT GWB CEILING OCCURS AT BOTTOM OF JOISTS
- 8'-6" A.F.F. FLAT GWB CEILING
- 8'-0" A.F.F. FLAT GWB CEILING

KEYED NOTES

- 1 1-HR CEILING OCCURS AT STEP STRINGER ABOVE
- 2 OPEN TO FLOOR ABOVE
- 3 24x30 ERV ACCESS PANEL
- 4 EXPOSED DUCTWORK/MECHANICAL EQUIPMENT HELD TIGHT TO DECK AND PAINTED TO MATCH CEILING

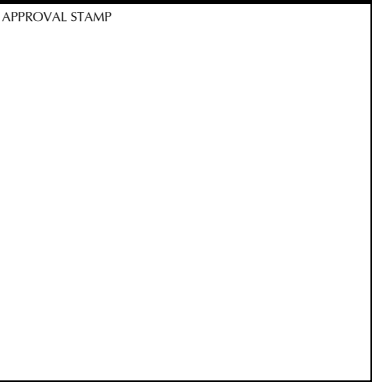


WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempl.com

AFFORDABLE HOUSING PROJECT FOR
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OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
FIRST FLOOR REFLECTED CEILING PLAN

DRAWING DATE:	
AUGUST 1, 2022	
A.P.N.	
003-011-06 & 003-011-10	
CLIENT NAME:	
SCC HOUSING AUTHORITY	
PROJECT NAME:	
NATURAL BRIDGES	

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



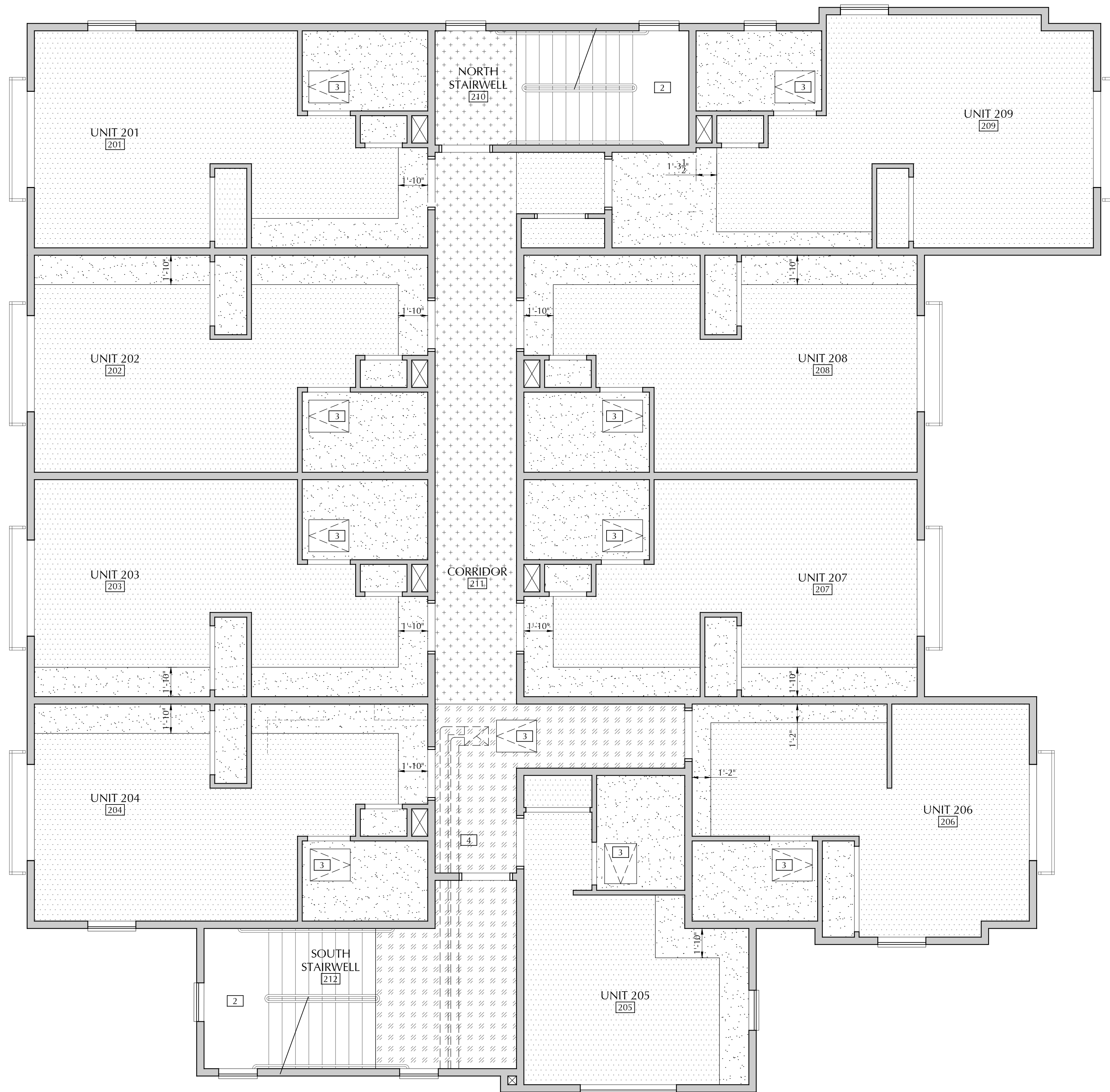
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SHEET
A3.5

1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"





SHEET NOTES

1. VERIFY ALL CEILING FINISHES WITH INTERIOR DESIGNER PLANS PRIOR TO INSTALLATION
2. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION

LEGEND

- 9'-6" A.F.F. FLAT GWB CEILING OCCURS AT BOTTOM OF JOISTS
- 9'-0" A.F.F. FLAT GWB CEILING OCCURS AT BOTTOM OF JOISTS
- 8'-6" A.F.F. FLAT GWB CEILING
- 8'-0" A.F.F. FLAT GWB CEILING

KEYED NOTES

- 1 CEILING OCCURS AT STEPS ABOVE
- 2 OPEN TO FLOOR ABOVE
- 3 24x30 ERV ACCESS PANEL
- 4 DUCTWORK IN SOFFIT SHOWN FOR COORDINATION ONLY, SEE MECHANICAL

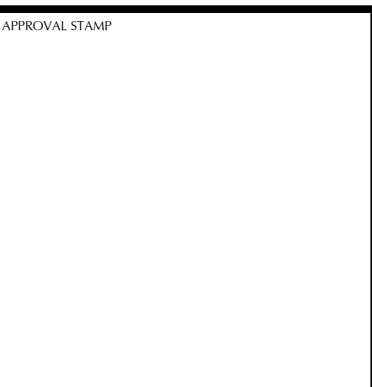


WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
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OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
SECOND FLOOR REFLECTED CEILING PLAN

DRAWING DATE:	
AUGUST 1, 2022	
A.P.N.	
003-011-06 & 003-011-10	
CLIENT NAME:	
SCC HOUSING AUTHORITY	
PROJECT NAME:	
NATURAL BRIDGES	

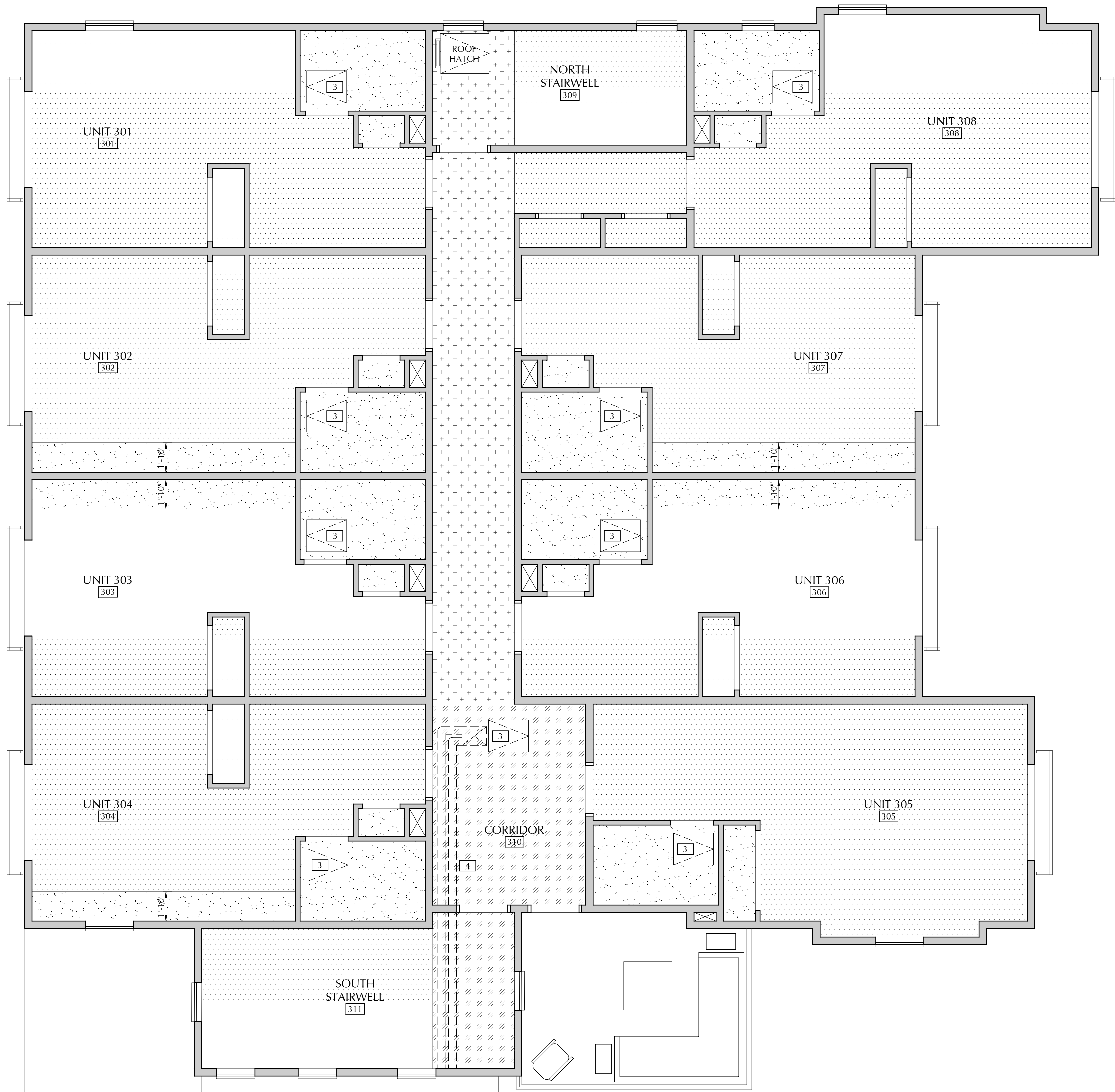
REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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SHEET
A3.6





SHEET NOTES

1. VERIFY ALL CEILING FINISHES WITH INTERIOR DESIGNER PLANS PRIOR TO INSTALLATION
2. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION

LEGEND

- 9'-6" A.F.F. FLAT G.W.B. CEILING OCCURS AT BOTTOM OF JOISTS
- 9'-0" A.F.F. FLAT G.W.B. CEILING OCCURS AT BOTTOM OF JOISTS
- 8'-6" A.F.F. FLAT G.W.B. CEILING
- 8'-0" A.F.F. FLAT G.W.B. CEILING

KEYED NOTES

- CEILING OCCURS AT STEPS ABOVE
- OPEN TO FLOOR ABOVE
- 24x30 ERV ACCESS PANEL
- DUCTWORK IN SOFFIT SHOWN FOR COORDINATION ONLY, SEE MECHANICAL

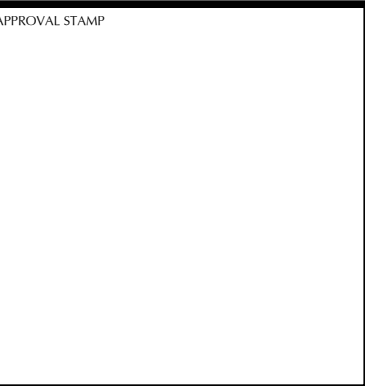


WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
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OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
THIRD FLOOR REFLECTED CEILING PLAN

DRAWING DATE:	AUGUST 1, 2022
A.P.N.	003-011-06 & 003-011-10
CLIENT NAME:	SCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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SHEET
A3.7





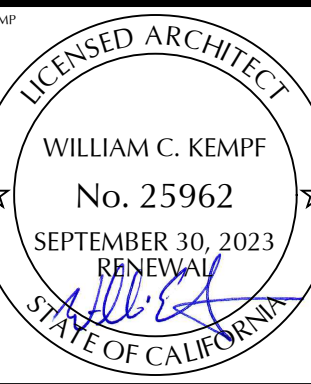
WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE:
AUGUST 1, 2022
A.P.N.
003-011-06 & 003-011-10
CLIENT NAME:
SCC HOUSING AUTHORITY
PROJECT NAME:
NATURAL BRIDGES

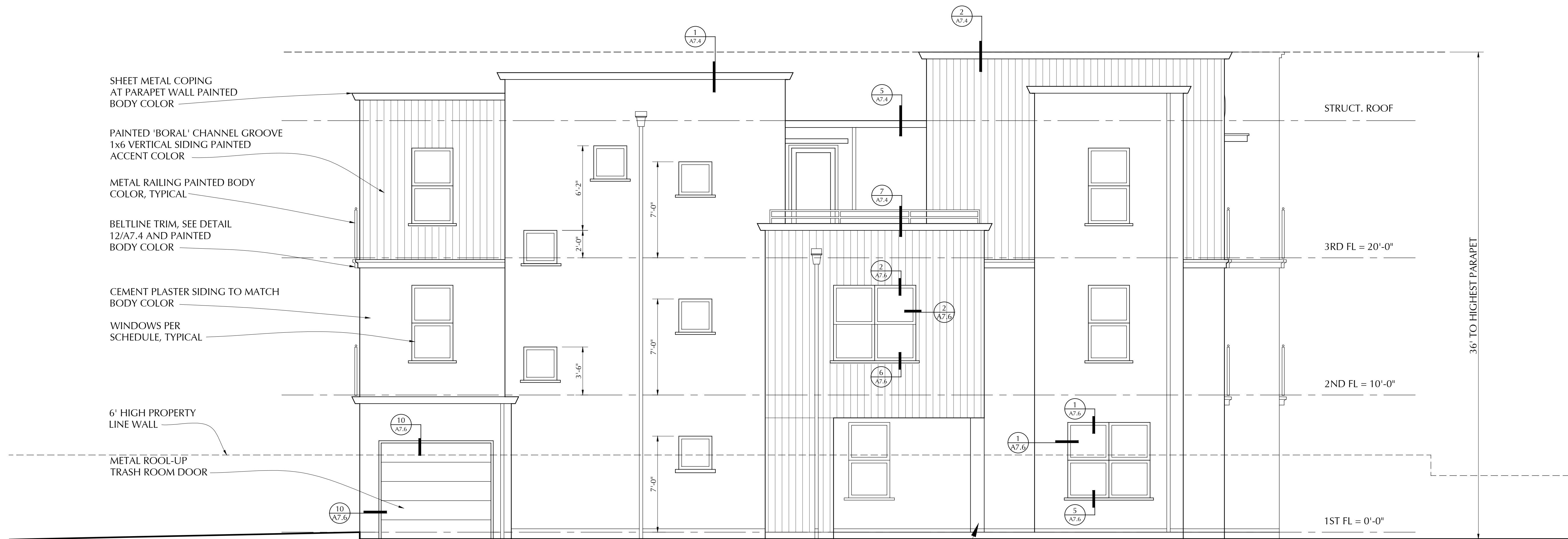
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No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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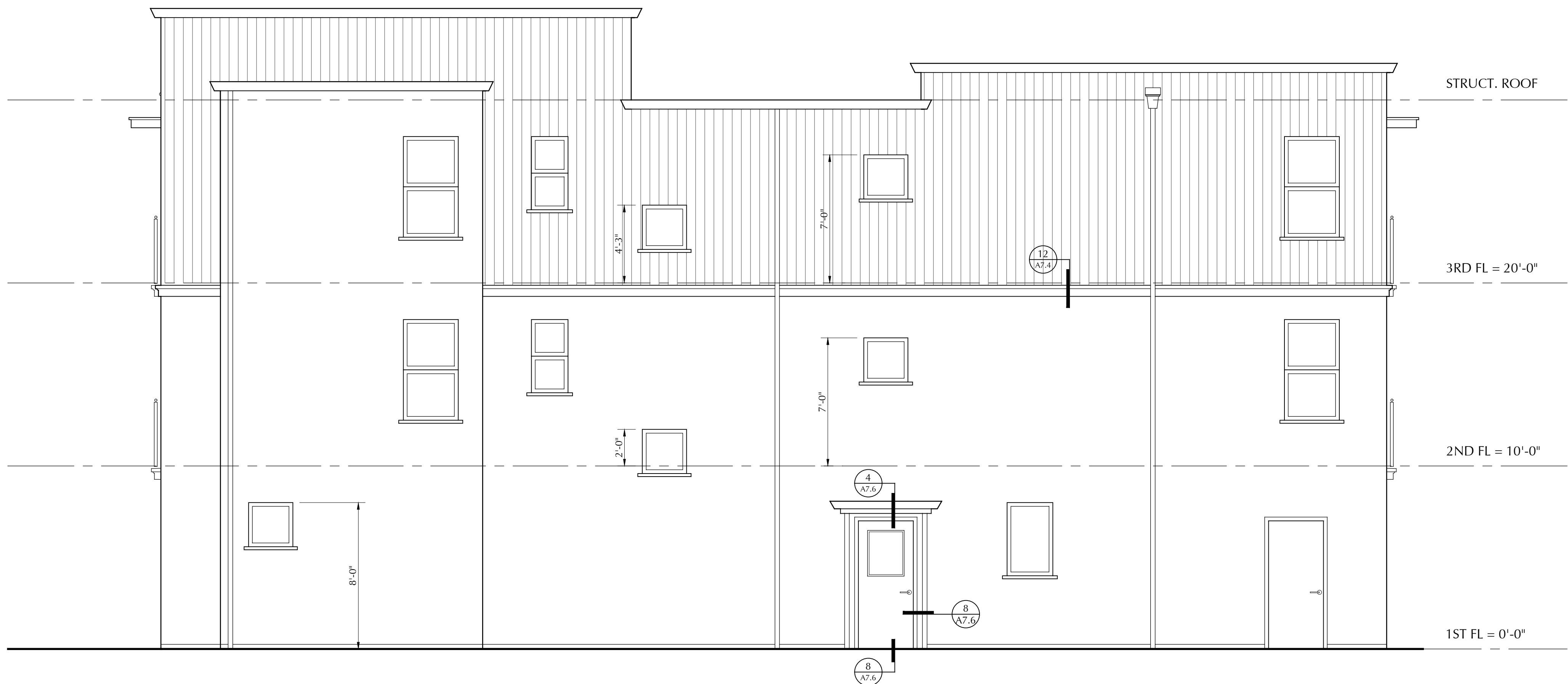
A5.1



2 SOUTH ELEVATION

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

FINISH MATERIAL LEGEND:
BODY COLOR - BENJAMIN MOORE, CHELSEA GRAY HC-168
ACCENT COLOR - BENJAMIN MOORE, CLOUD COVER OC-25



1 NORTH ELEVATION

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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

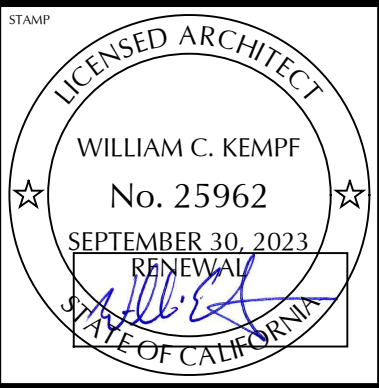
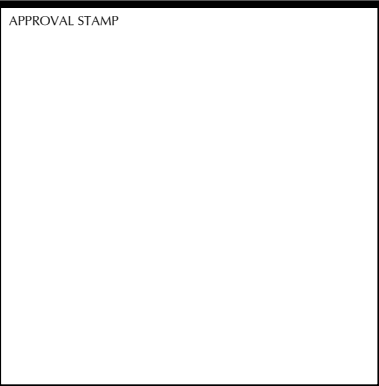
FINISH MATERIAL LEGEND:
BODY COLOR - BENJAMIN MOORE, CHELSEA GRAY HC-168
ACCENT COLOR - BENJAMIN MOORE, CLOUD COVER OC-25



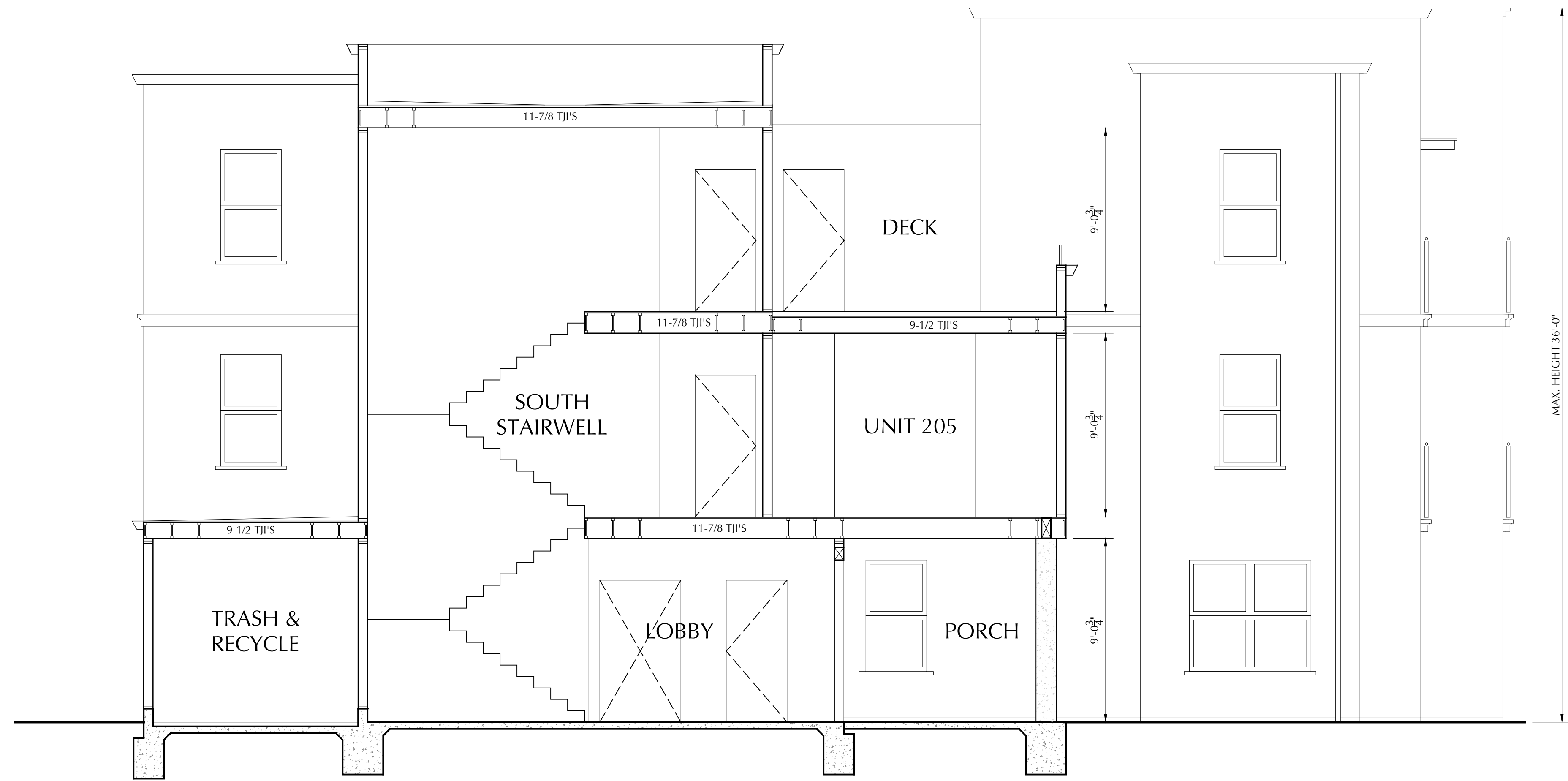
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

DRAWING DATE:	AUGUST 1, 2022
A.P.N.:	003-011-06 & 003-011-10
CLIENT NAME:	SCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

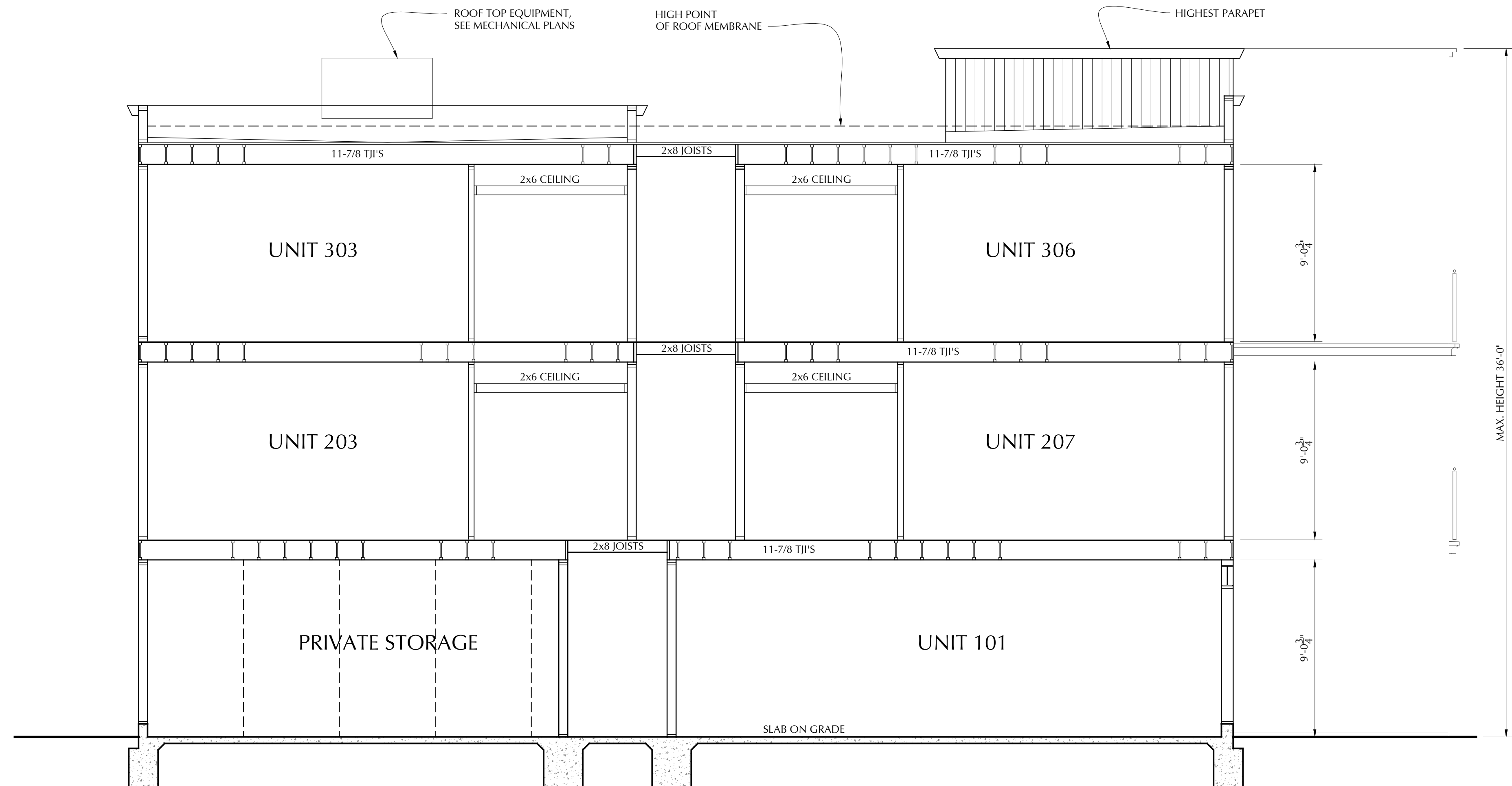
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B BUILDING SECTION
SCALE: 1/4" = 1'-0"



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

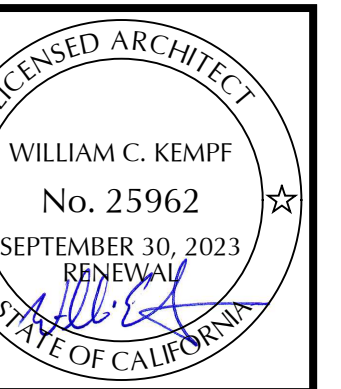
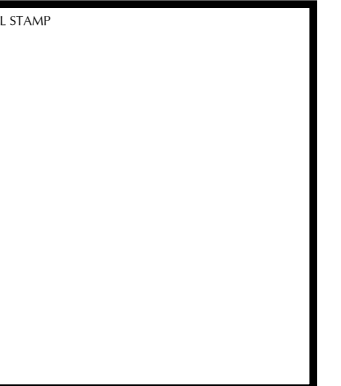


WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempl.com

AFFORDABLE HOUSING PROJECT FOR
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OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
BUILDING SECTIONS

DRAWING DATE:	AUGUST 1, 2022
A.P.N.	003-011-06 & 003-011-10
CLIENT NAME:	SCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

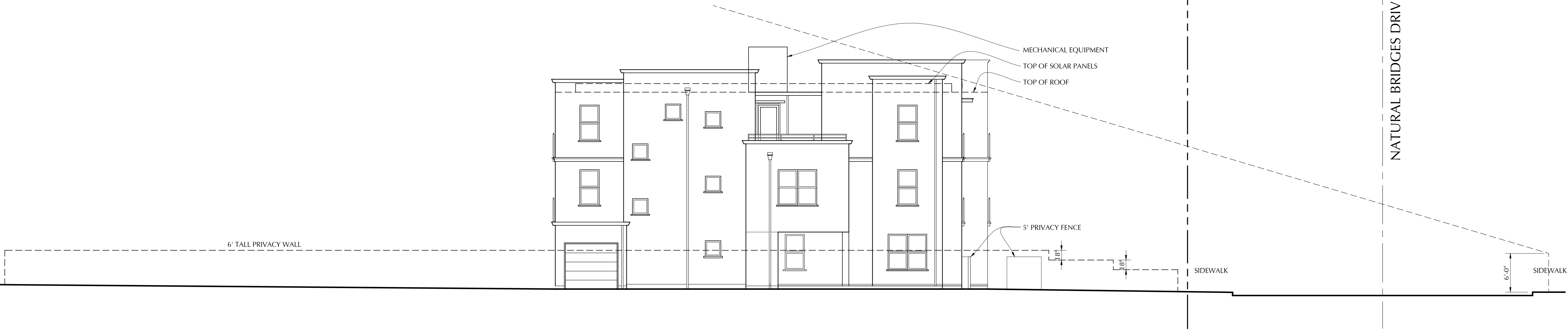


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WEST PROPERTY LINE

EAST PROPERTY LINE

NATURAL BRIDGES DRIVE (CENTERLINE)

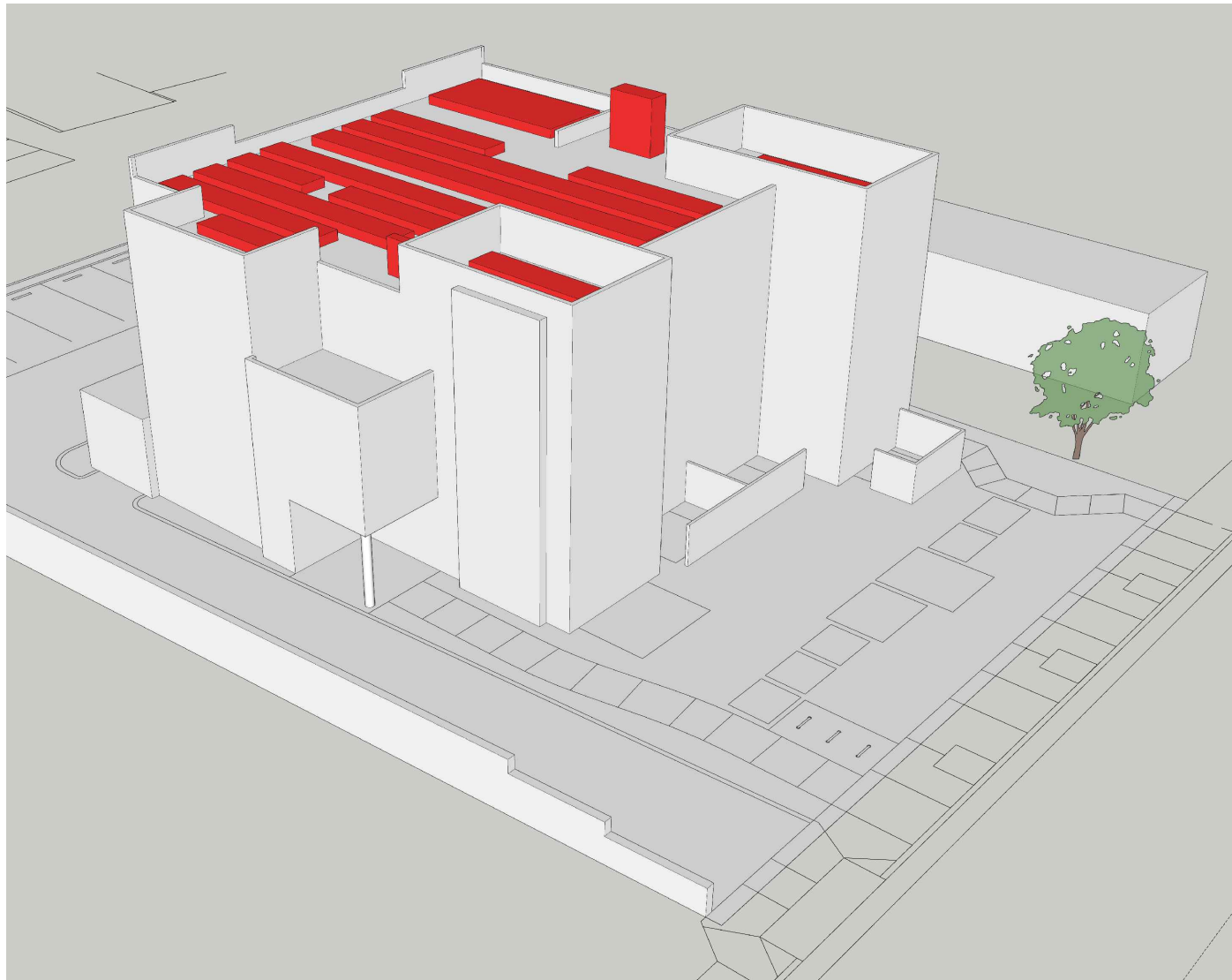


1 SITE LINE STUDY
SCALE: 1/8" = 1'-0"



*AS VIEWED 10' FROM SOUTH PROPERTY LINE AT 6' ABOVE SIDEWALK

3 SOUTH VIEW
SCALE: N.T.S.



*ROOFTOP EQUIPMENT INDICATED IN RED FOR CONTRAST

2 AERIAL VIEW
SCALE: N.T.S.



*AS VIEWED 10' FROM NORTH PROPERTY LINE AT 6' ABOVE SIDEWALK

4 NORTH VIEW
SCALE: N.T.S.



WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
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415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

SITE LINE STUDY

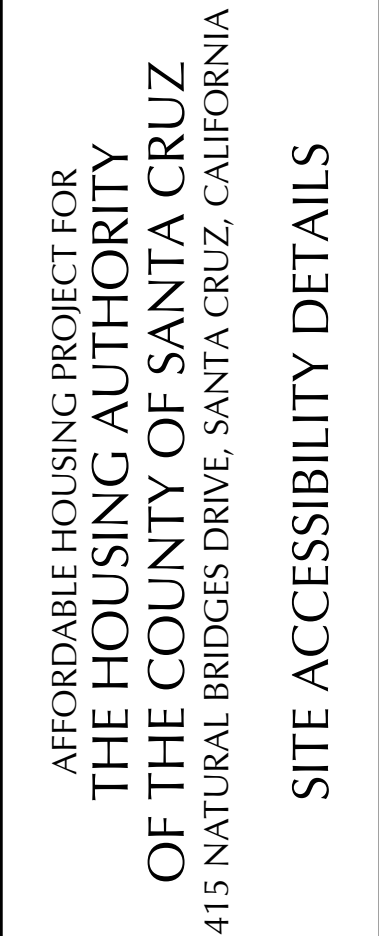
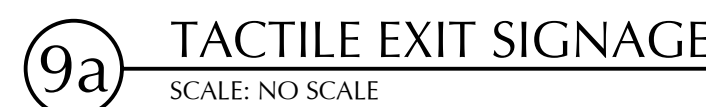
DRAWING DATE:	AUGUST 1, 2022
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CLIENT NAME:	SCC HOUSING AUTHORITY
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REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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A6.2



DRAWING DATE:	AUGUST 1, 2022
A.P.N.	003-011-06 & 003-011-10
CLIENT NAME:	SCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
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A7.1

4 NOT USED

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

SHOWER SHALL HAVE 1/2" MAXIMUM HIGH THRESHOLD.

30"x60" MIN. COMPARTMENT SIZE WITH 36"x60" MIN. CLEAR FLOOR SPACE.

SLOPING SURFACE SHALL NOT EXCEED 2% IN ANY DIRECTION. THRESHOLDS ARE NOT PERMITTED.

FLOOR SURFACE SHALL BE CARBORUNDUM OR GRIT-FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.

CONTINUOUS GRAB BARS SHALL BE PROVIDED ALONG THE WALLS OPPOSITE FROM AND ADJACENT TO THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT.

SHOWER SEAT IS FOLDING TYPE, AND IS LOCATED ON THE WALL ADJACENT TO THE CONTROLS.

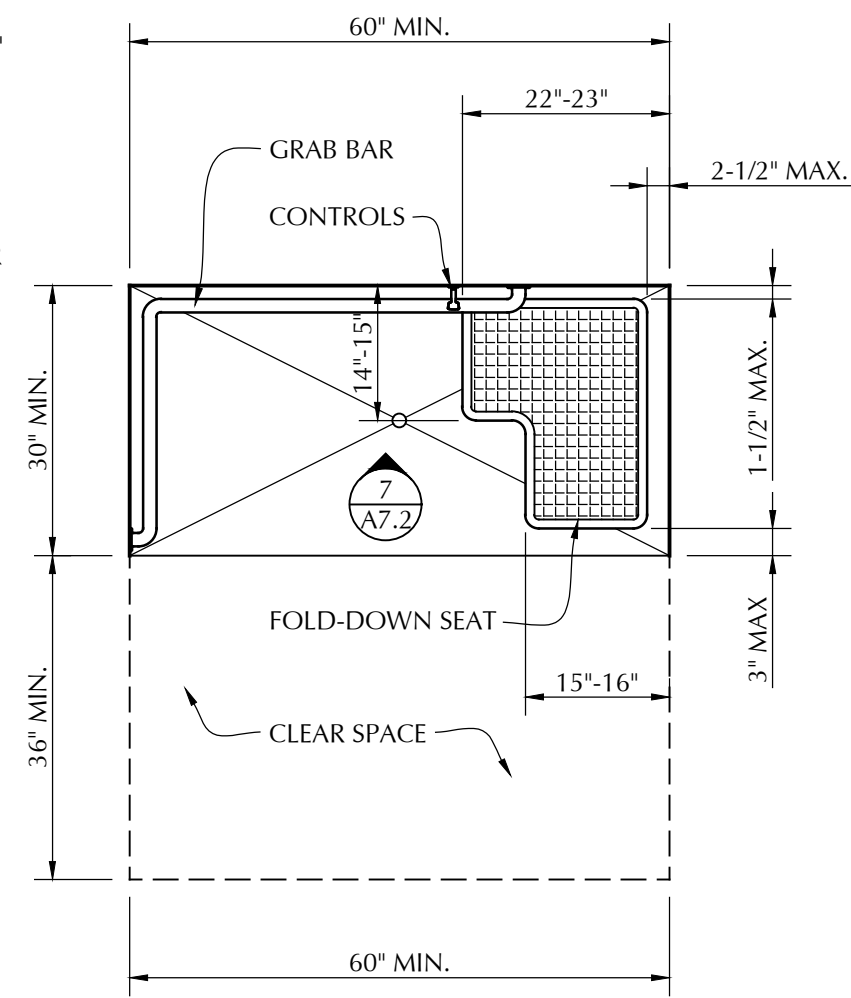
CLEARANCE FROM THE SEAT TO ADJACENT WALL SURFACE IS A MAXIMUM OF 1'-1/2"

SEAT EXTENDS THE FULL REQUIRED WIDTH OF THE COMPARTMENT.

WIDE PORTION OF SEAT EXTENDS A MAXIMUM OF 15" FROM THE MOUNTING WALL.

NARROW PORTION OF SEAT EXTENDS A MAXIMUM OF 16" FROM THE MOUNTING WALL.

SEAT SHALL PROVIDE A MINIMUM STRUCTURAL STRENGTH TO SUPPORT A 250 LB. POINT LOAD.



8 ACCESSIBLE SHOWER - PLAN VIEW

SCALE: NO SCALE

CBC 11B-608

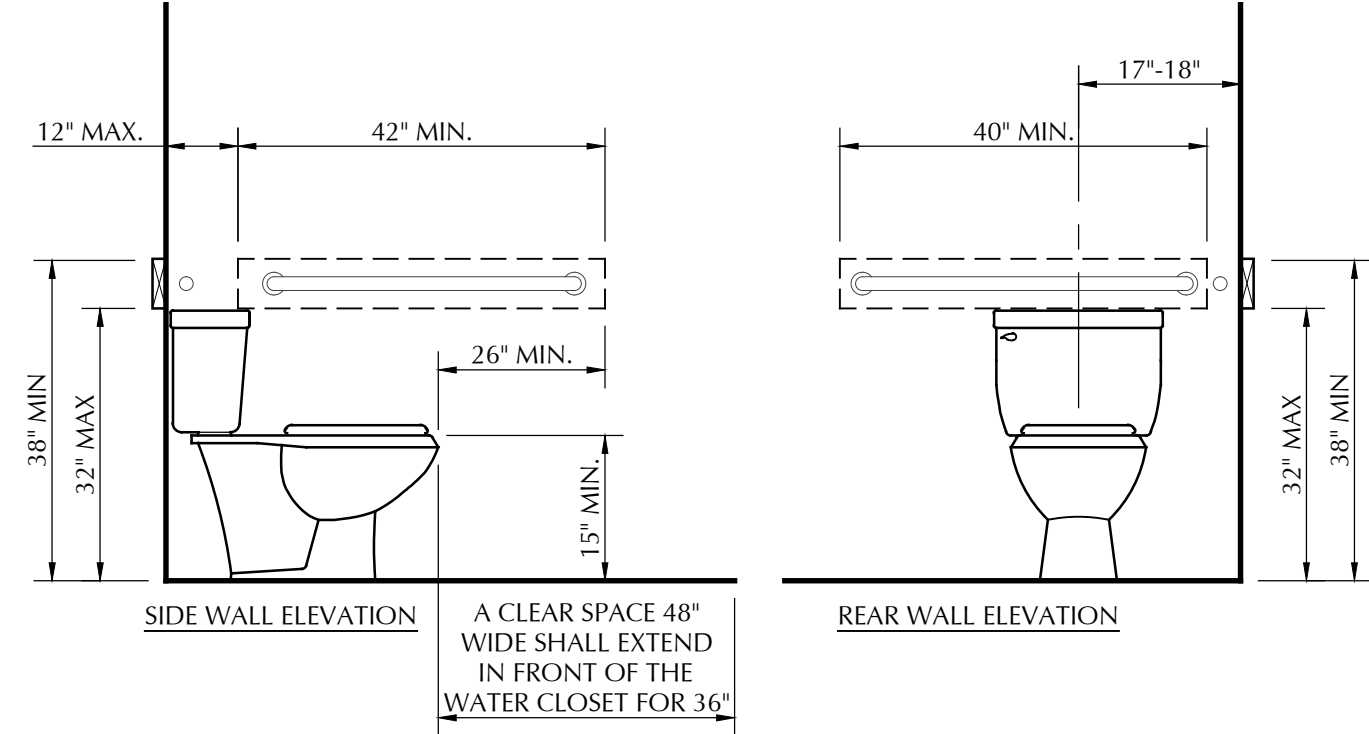
3 ADAPTABLE WATER CLOSET

SCALE: NO SCALE

CBC 1134A.7

NOTE:
CLEARANCE AROUND A TOILET SHALL BE 48" MIN. CLEAR WIDE AND EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET FOR 36" MIN.

ALL BLOCKING SHOWN FOR GRAB BARS SHALL BE MIN. 2x6 BLOCKING MOUNTED BETWEEN 32" AND 38" ABOVE FINISHED FLOOR.



WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44" A.F.F. AND A FORCE NO GREATER THAN 5 POUNDS SHALL BE REQUIRED TO OPERATE THEM.

THE INSTALLATION OF GRAB BARS IS NOT REQUIRED. BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS SHALL COMPLY AS DESCRIBED IN THIS DETAIL.

2 ADAPTABLE WATER CLOSET

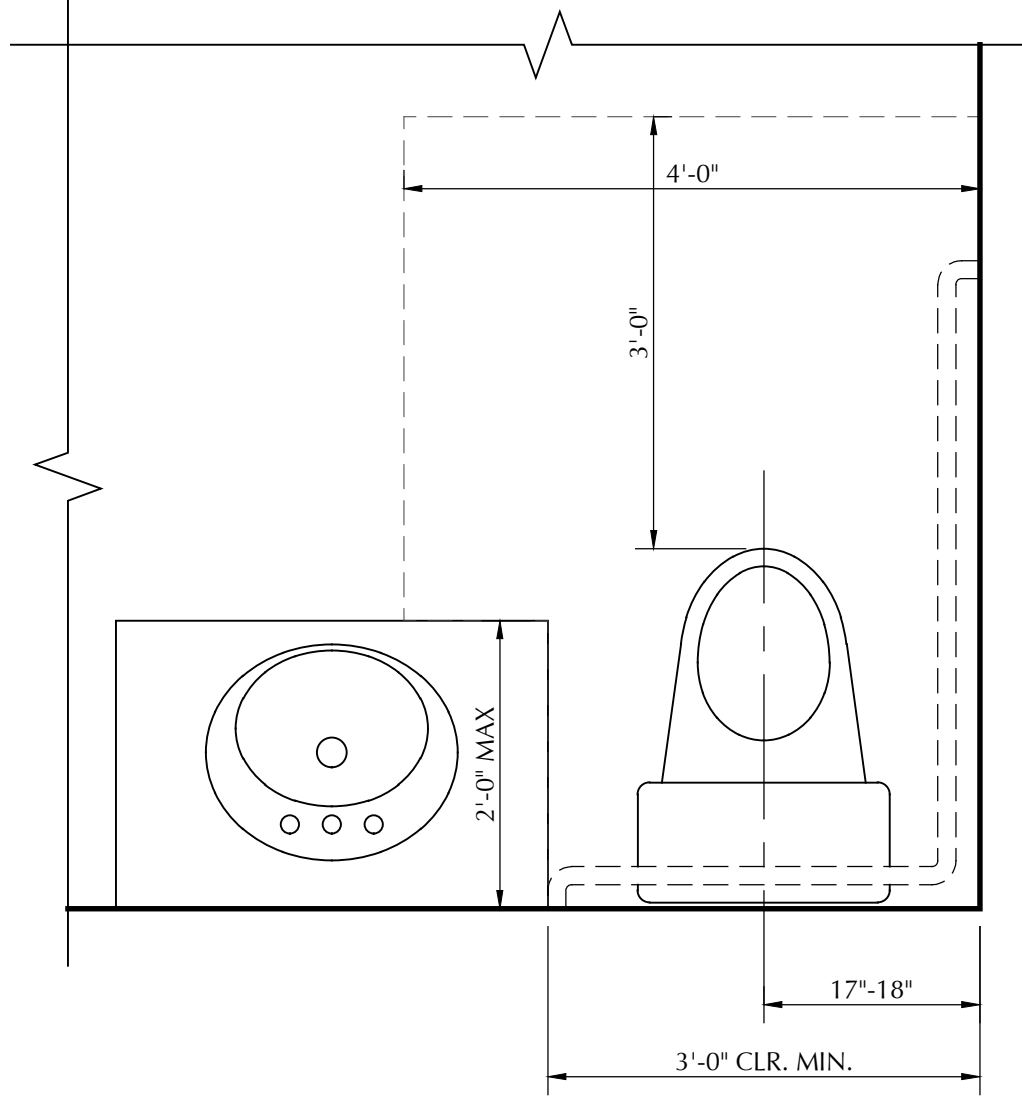
SCALE: NO SCALE

CBC 1134A.7

WATER CLOSET SHALL BE PROVIDED WITH A CLEAR FLOOR SPACES 48" IN CLEAR WIDTH EXTENDING 36" PAST THE FRONT EDGE OF THE WATER CLOSET

LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET EXTENDING NO MORE THAN 24 INCHES IN DEPTH MAY REDUCE THE CLEAR FLOOR SPACE TO 36" IN WIDTH

NOTE: DIMENSIONS SHOWN ARE TO THE FINISHED FACE OF WALLS



1 KNEE & TOE SPACE CLEARANCE @ KITCHEN SINK

SCALE: NO SCALE

CBC 1133A.7 & CBC 1138A.2.2.3

KNEE CLEARANCE UNDER FRONT LIP MIN. 27" HIGH, 30" WIDE, AND EXTENDS A MINIMUM OF 8" IN DEPTH FROM THE FRONT OF THE LAVATORY

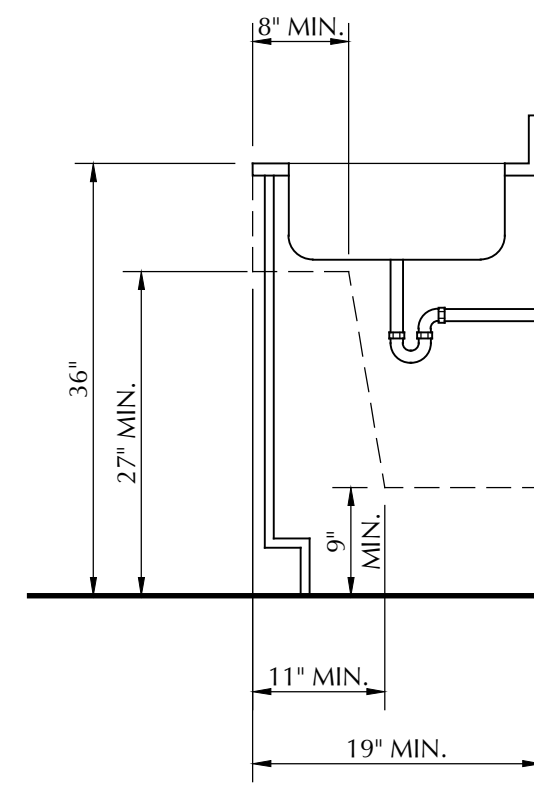
TOE CLEARANCE UNDER LAVATORY IS A MIN. 9" HIGH, 30" WIDE, AND EXTENDS A MIN. 19" IN DEPTH FROM THE FRONT OF THE LAVATORY

DRAIN AND HOT WATER PIPING IS INSULATED OR CONFIGURED TO PREVENT CONTACT UNDER THE SINK

THERE ARE NO SHARP OR ABRASIVE ELEMENTS

FAUCETS ARE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 5 LBS MAX. FORCE TO ACTIVATE CONTROLS

SEE REMOVABLE BASE CABINET DETAIL 6/A7.1 FOR MORE INFO.



LAVATORIES ADJACENT TO SIDE WALL SHALL BE LOCATED 18" TO CENTER OF FIXTURE FOR A FORWARD APPROACH AND 24" TO CENTER OF FIXTURE FOR A PARALLEL APPROACH

KNEE CLEARANCE UNDER FRONT LIP MIN. 27" HIGH, 30" WIDE, AND EXTENDS A MINIMUM OF 8" IN DEPTH FROM THE FRONT OF THE LAVATORY

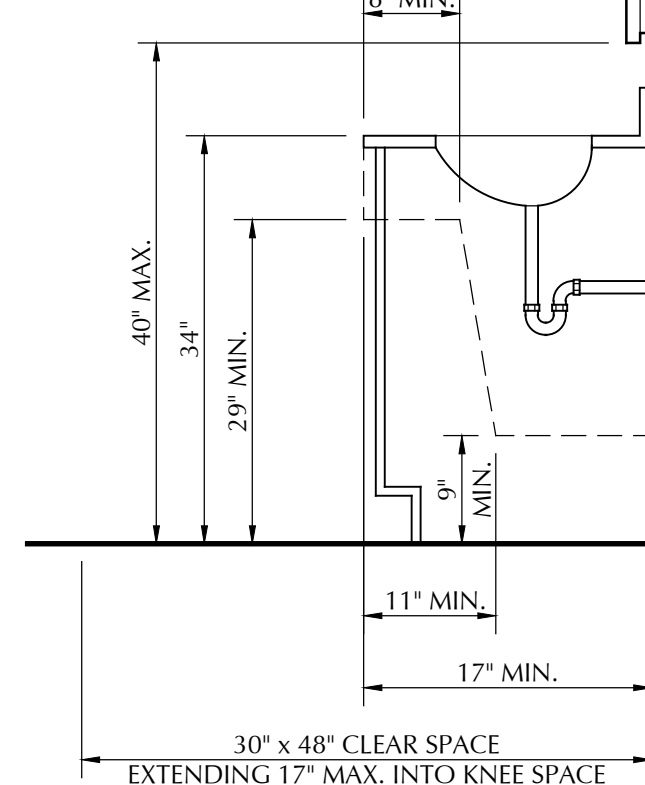
TOE CLEARANCE UNDER LAVATORY IS A MIN. 9" HIGH, 30" WIDE, AND EXTENDS A MIN. 17" IN DEPTH FROM THE FRONT OF THE LAVATORY

DRAIN AND HOT WATER PIPING IS INSULATED OR CONFIGURED TO PREVENT CONTACT UNDER THE LAVATORY

THERE ARE NO SHARP OR ABRASIVE ELEMENTS

FAUCETS ARE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 5 LBS MAX. FORCE TO ACTIVATE CONTROLS

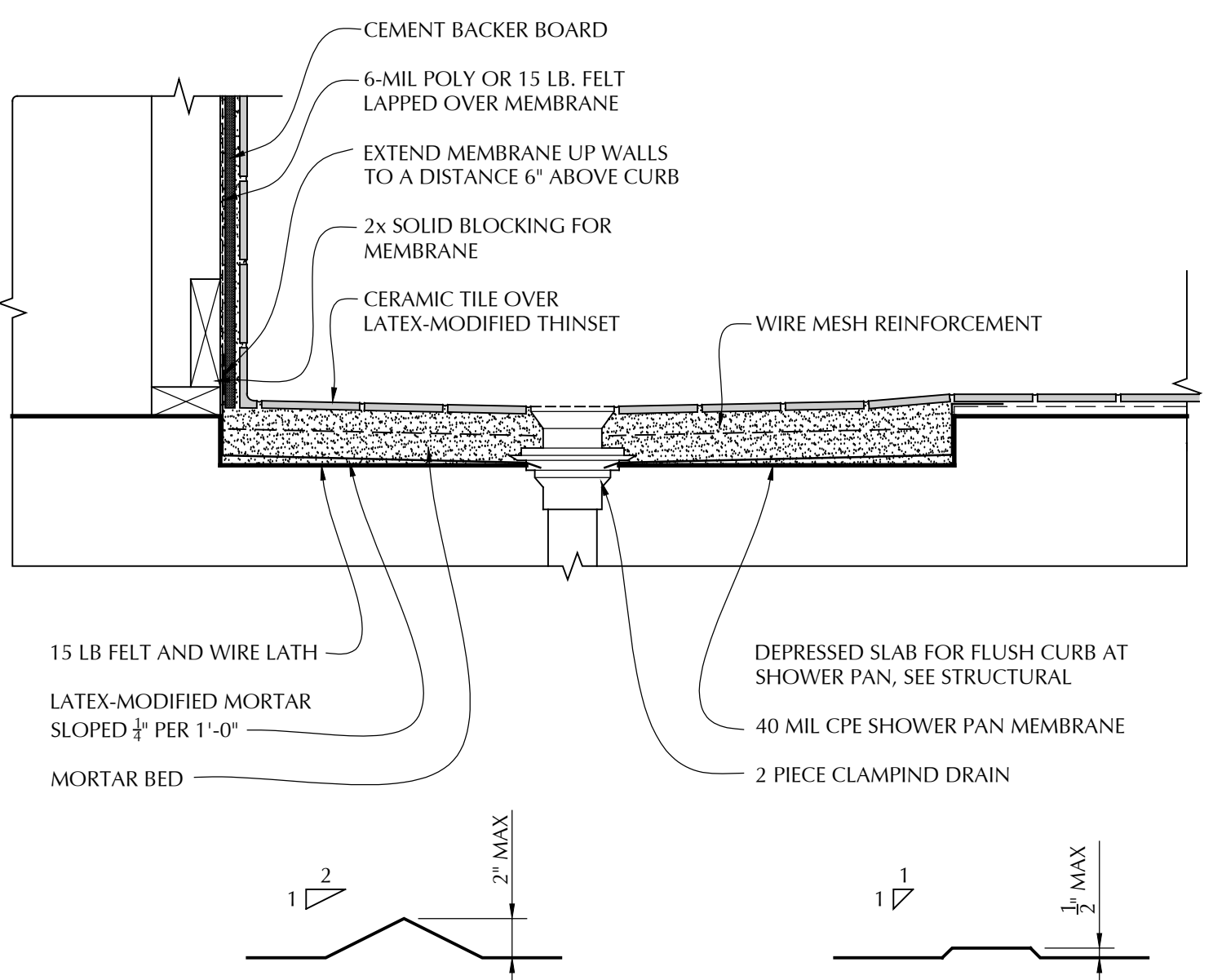
IF MIRROR OR TOWEL FIXTURES ARE PROVIDED THEIR BOTTOM EDGE SHALL BE NO GREATER THAN 40" A.F.F.



5 KNEE & TOE SPACE CLEARANCE @ LAVATORY

SCALE: NO SCALE

CBC 1134A.8 & CBC 1138A



12 ADAPTABLE SHOWER THRESHOLD DETAIL

SCALE: NO SCALE

CBC 1134A.6 - 5

7 ACCESSIBLE SHOWER - ELEVATION

SCALE: NO SCALE

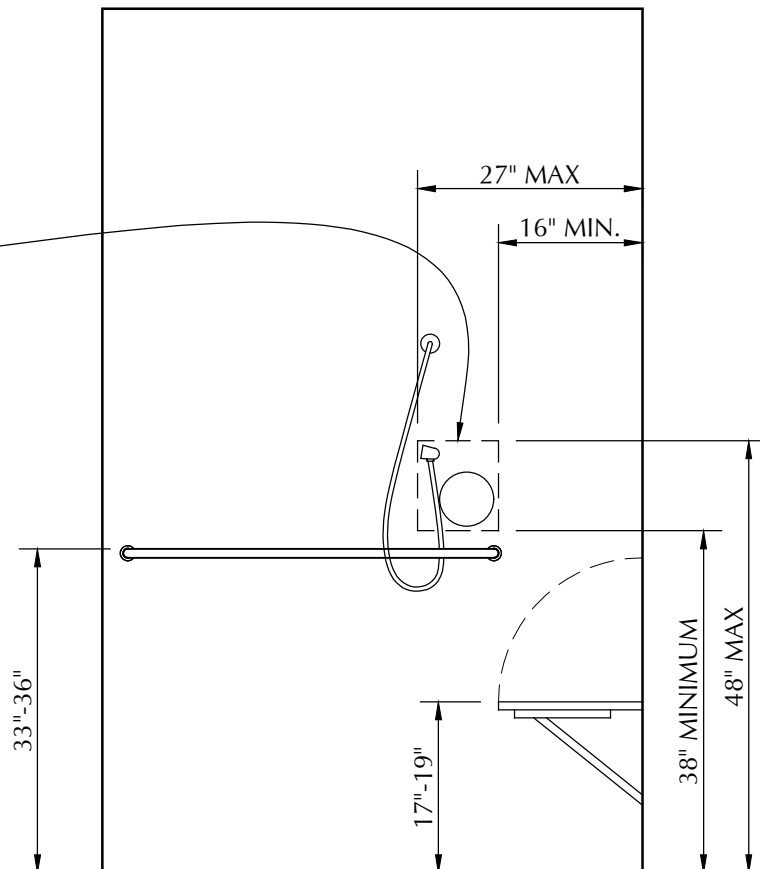
CBC 11B-608

A SHOWER SPRAY UNIT WITH A HOSE 59" LONG MIN. THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF.

SHOWER CONTROLS, FAUCETS AND SPRAYER SHALL BE LOCATED ADJACENT TO THE SEAT WALL 16" MINIMUM AND 27" MAXIMUM FROM THE SEAT WALL AND LOCATED ABOVE THE GRAB BAR BUT NO HIGHER THAN 48" ABOVE THE SHOWER FLOOR.

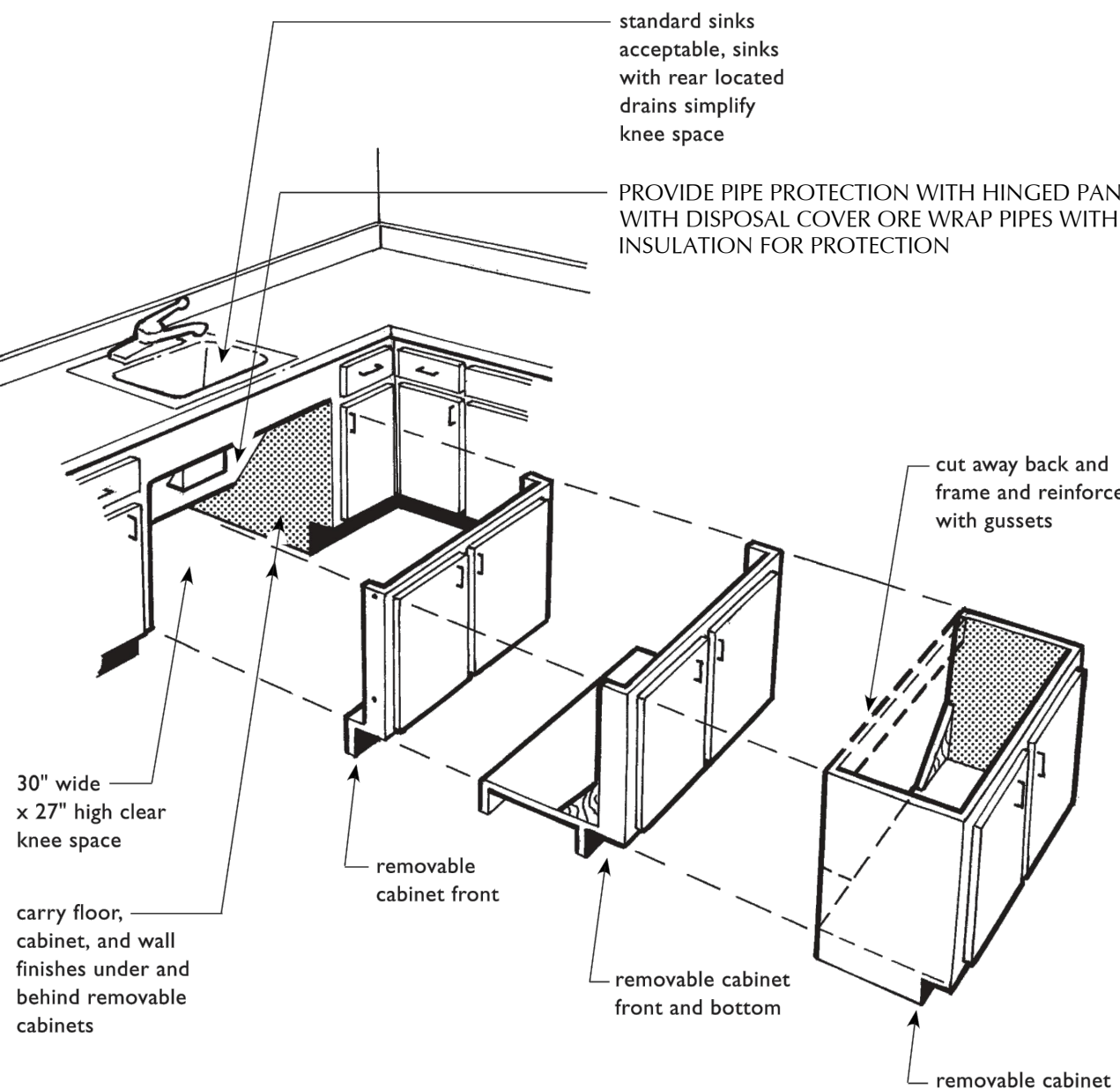
IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.



6 REMOVABLE BASE CABINET DETAIL

SCALE: NO SCALE



1. SIZE, WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING UNITS, AT LEAST ONE SHOWER STALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS.
 - 1.1. THE SHOWER STALL SHALL MEASURE AT LEAST 42" WIDE BY 48" DEEP WITH AN ENTRANCE OPENING OF AT LEAST 36"; OR
 - 1.2. THE SHOWER STALL SHALL MEASURE AT LEAST 30" DEEP BY 60" WIDE WITH AN ENTRANCE OPENING OF AT LEAST 60". A WATER CLOSET MAY PROJECT A MAXIMUM OF 12" INTO THE OPENING, PROVIDED THAT A MINIMUM OF 36" CLEAR SPACE IS MAINTAINED BETWEEN THE WATER CLOSET AND THE SHOWER WALL; OR
 - 1.3. OTHER SHOWER STALL CONFIGURATIONS SHALL MEASURE AT LEAST 36" DEEP BY 60" WIDE WITH AN ENTRANCE OPENING OF AT LEAST 36" WHEN A WALL IS INSTALLED ON THE OPENING SIDE.
2. SLOPE, THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 1/2" PER FOOT IN ANY DIRECTION AND SHALL SLOPE TO A DRAIN. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.
3. FLOOR SPACE, A CLEAR MANEUVERING SPACE AT LEAST 30" IN WIDTH BY 48" IN LENGTH SHALL BE LOCATED OUTSIDE THE SHOWER, FLUSH AND PARALLEL TO THE CONTROL WALL.
4. REINFORCED WALLS FOR GRAB BARS, GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32" TO 38" ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6" NOMINAL IN HEIGHT.

GLASS-WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS.
5. THRESHOLDS, WHEN A THRESHOLD IS USED, IT SHALL BE A MAXIMUM OF 2" IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (26.6 DEGREES FROM THE HORIZONTAL). THRESHOLDS 1/2" OR LESS IN HEIGHT MAY HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 1 UNIT HORIZONTAL (45 DEGREES FROM THE HORIZONTAL).
6. SHOWER CONTROLS, FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N), LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
7. SHOWER ENCLOSURES, DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER-RESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED, OR 1/4" WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.

10 ADAPTABLE SHOWER NOTES

SCALE: NO SCALE

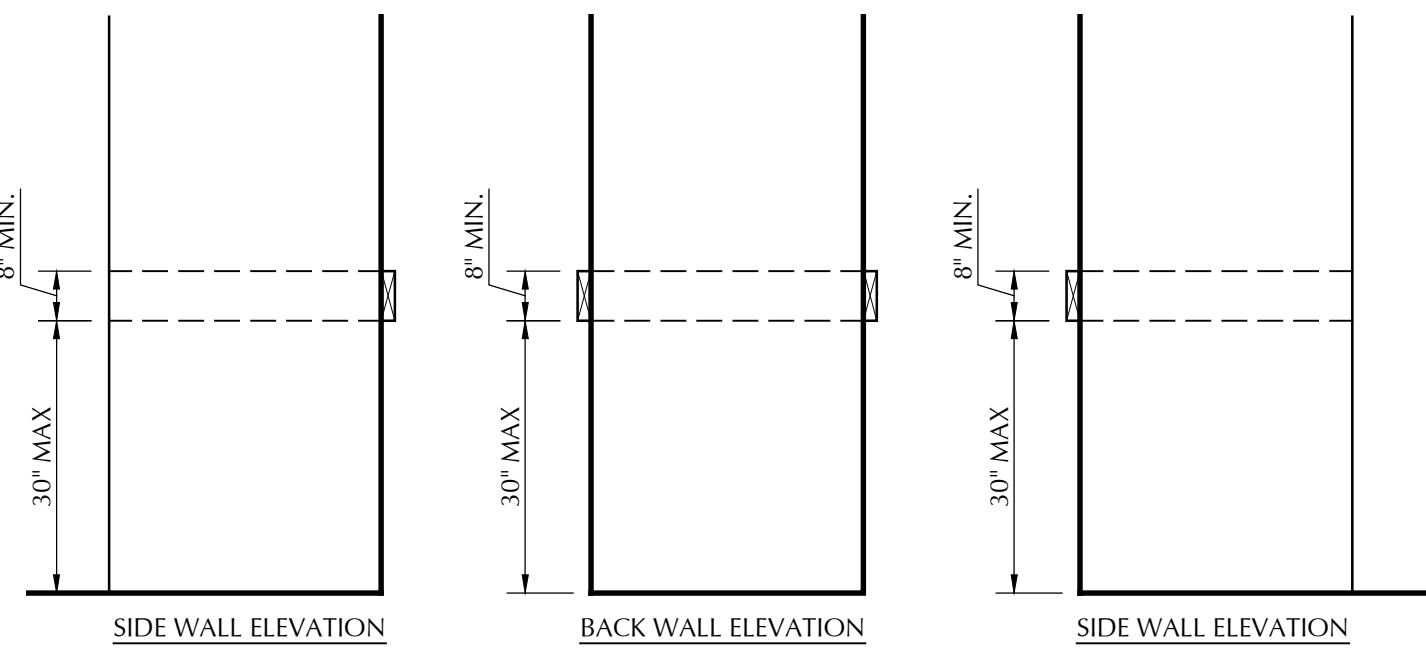
CBC 1134A.6 - 5

9 ADAPTABLE SHOWER REINFORCEMENT DETAIL

SCALE: NO SCALE

CBC 11B809.10.6.4

NOTE:
PROVIDE CONTINUOUS IN-WALL 2x10 BLOCKING AS SHOWN BELOW IN ALL ADAPTABLE SHOWERS FOR FUTURE GRAB-BAR INSTALLATION. GLASS WALL SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR FLOOR OR CEILING MOUNTED GRAB BARS.

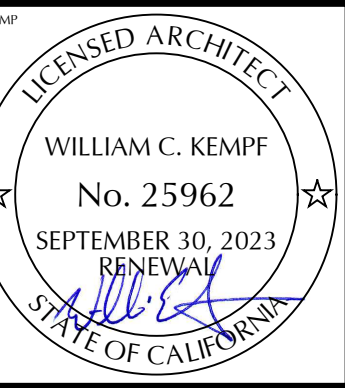
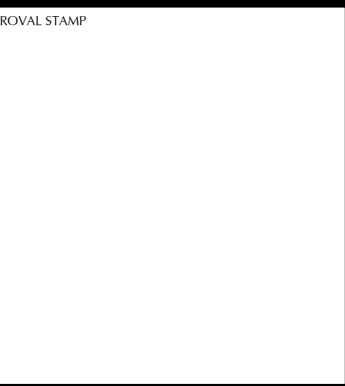


WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
UNIT ACCESSIBILITY DETAILS

DRAWING DATE:		
AUGUST 1, 2022		
A.P.N.		
003-011-06 & 003-011-10		
CLIENT NAME:		
SCC HOUSING AUTHORITY		
PROJECT NAME:		
NATURAL BRIDGES		

REVISIONS		
No.	DESCRIPTION	DATE
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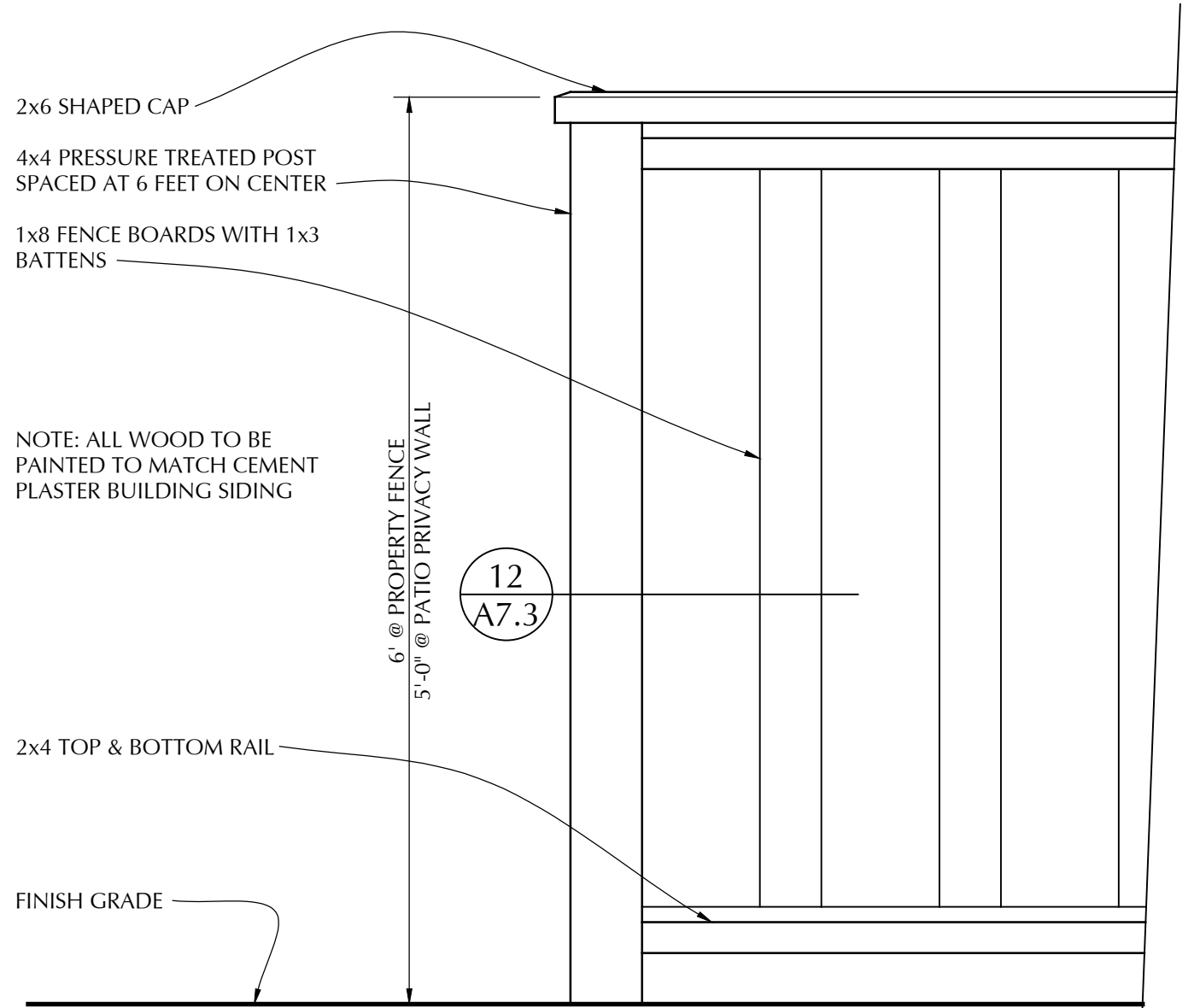
A7.2

4 NOT USED
SCALE: 1 1/2"=1'-0"

3 NOT USED
SCALE: 1 1/2"=1'-0"

2 NOT USED
SCALE: 1 1/2"=1'-0"

1 FENCE / PRIVACY WALL
SCALE: N.T.S.

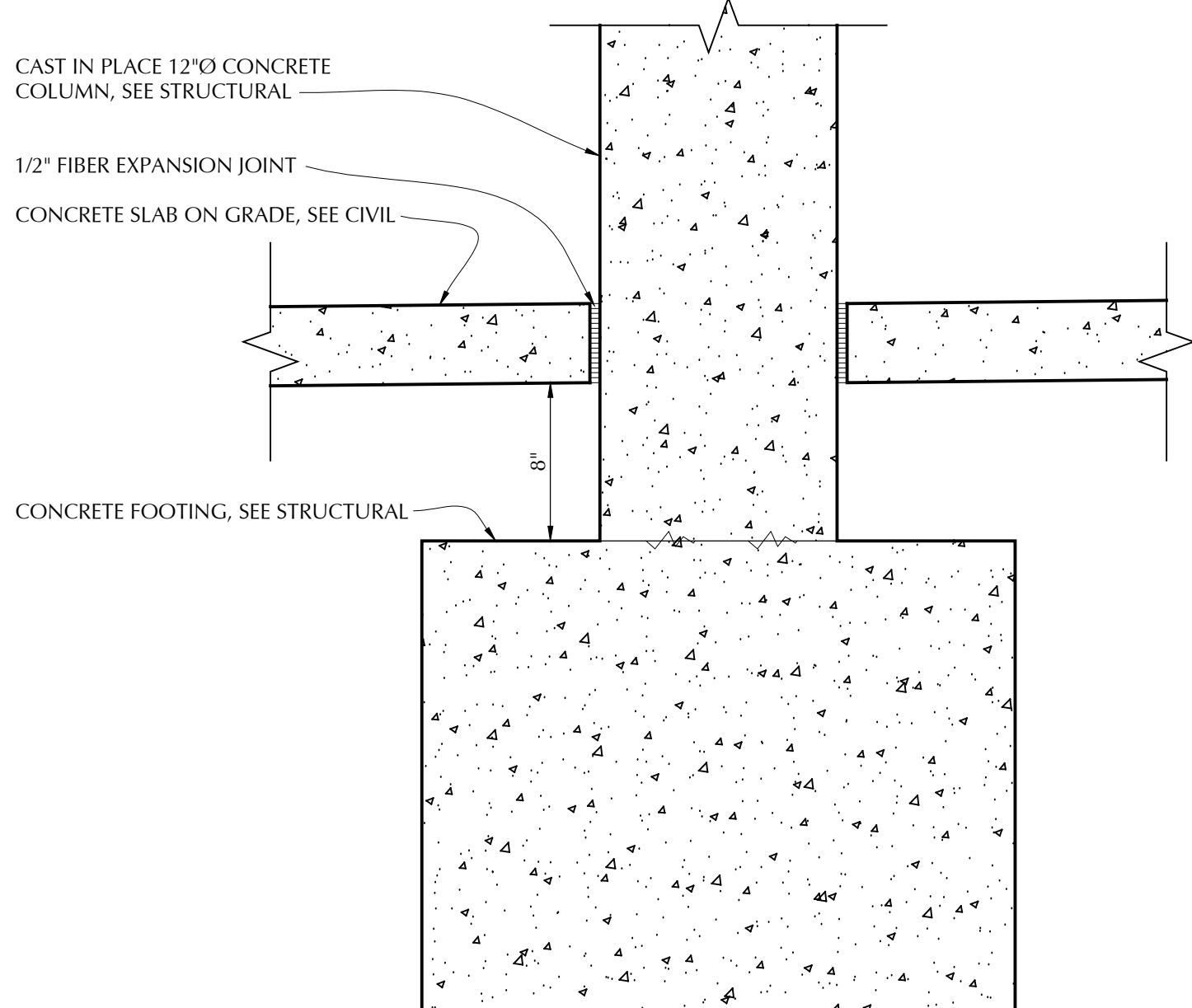
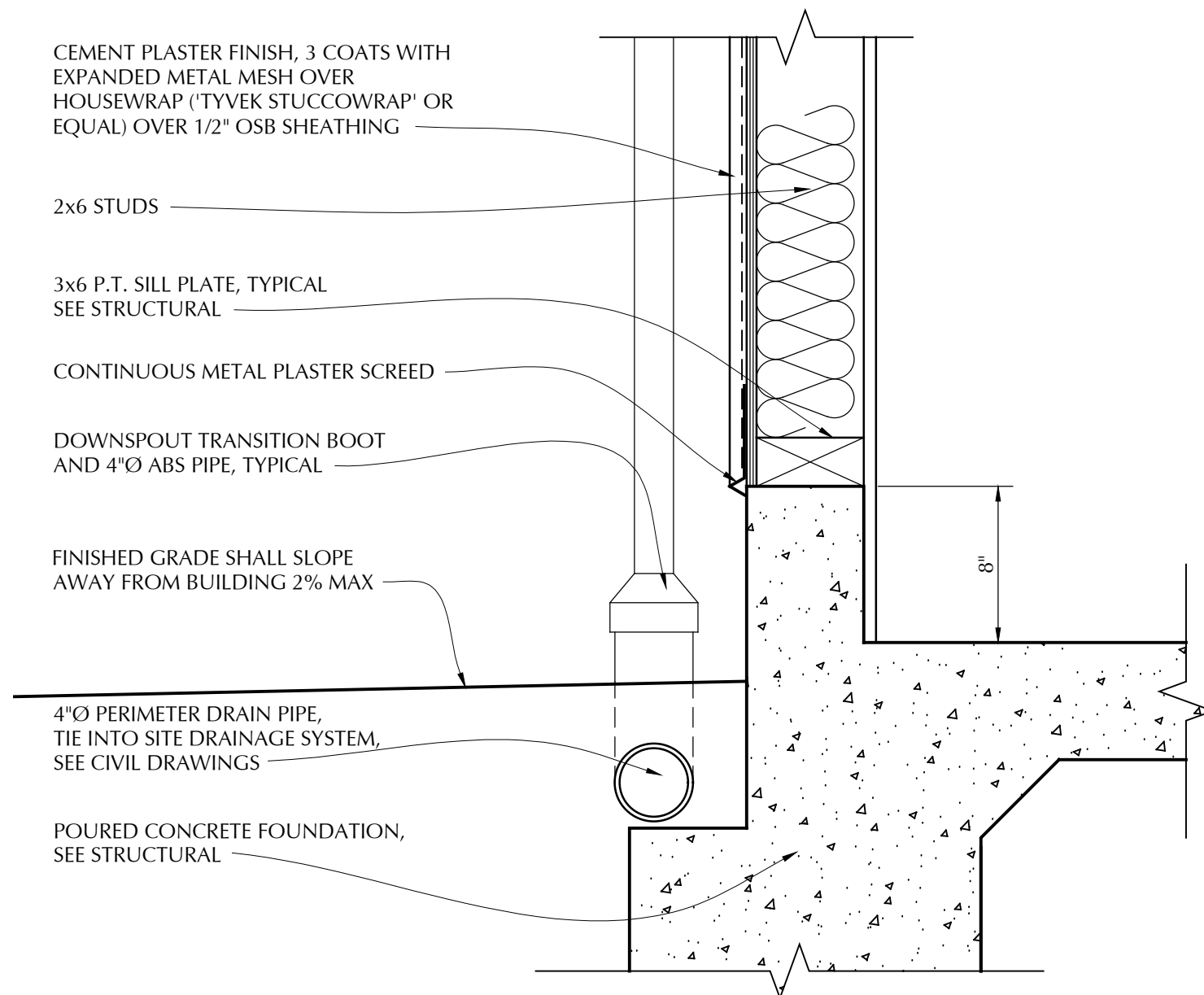
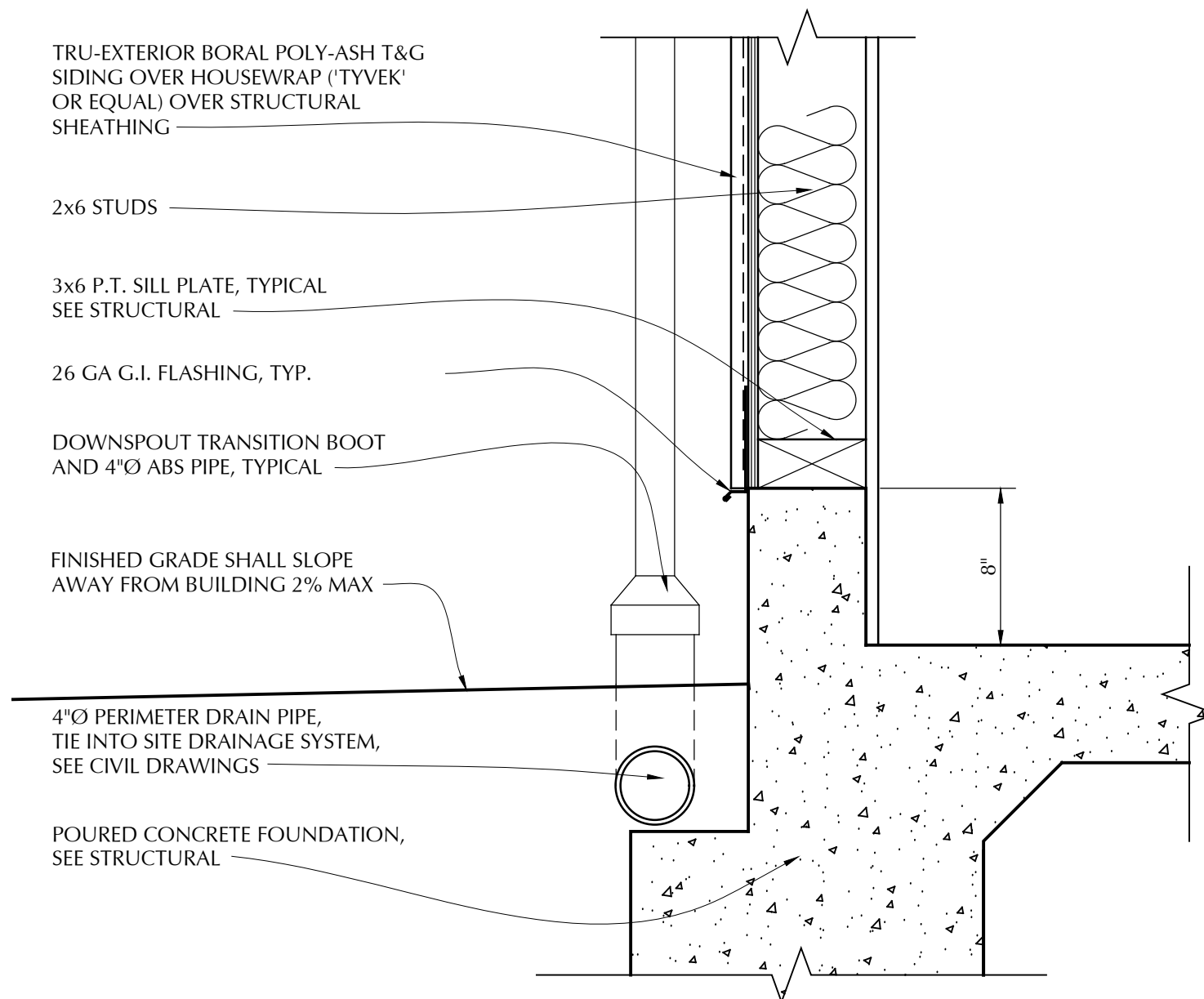
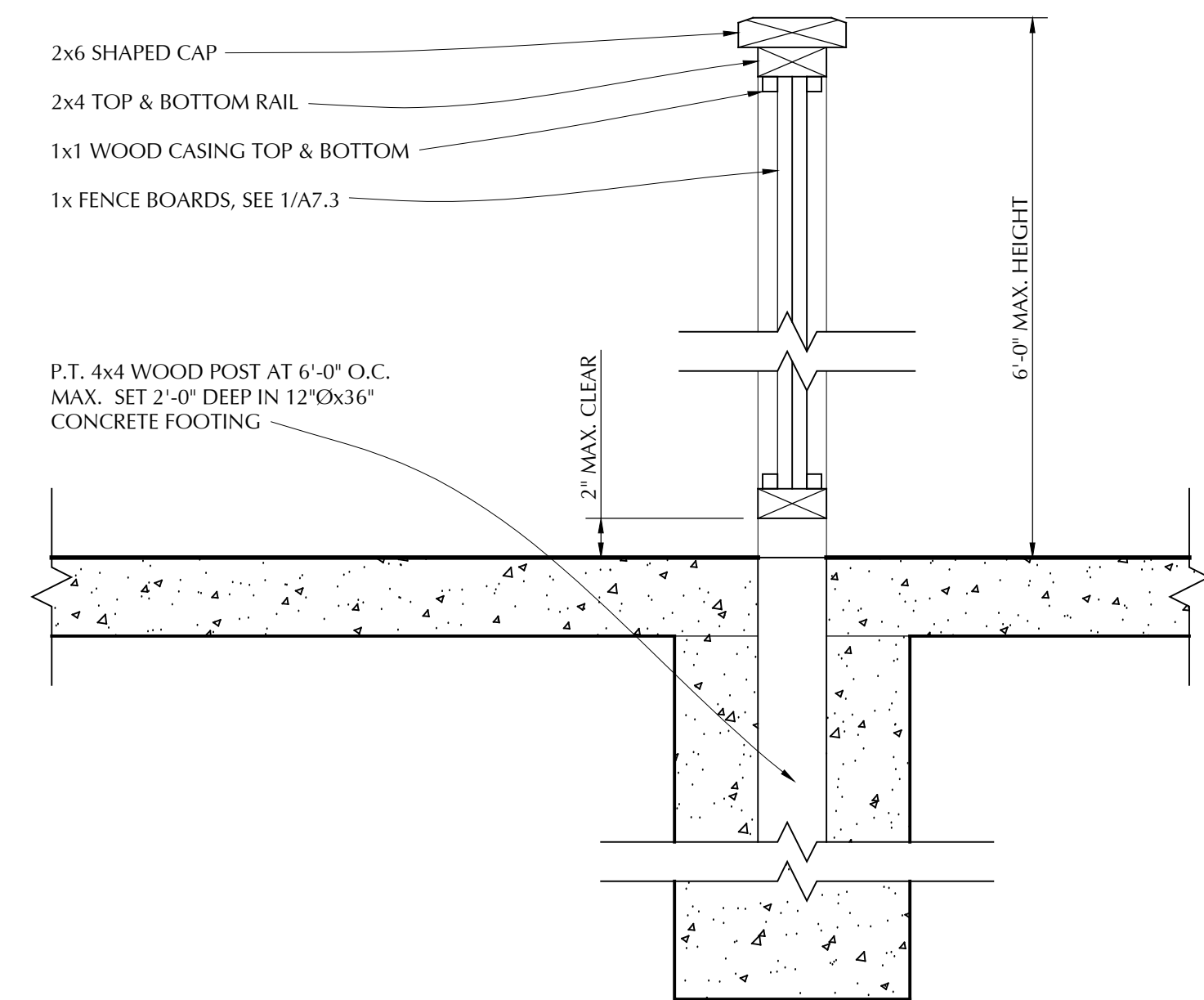
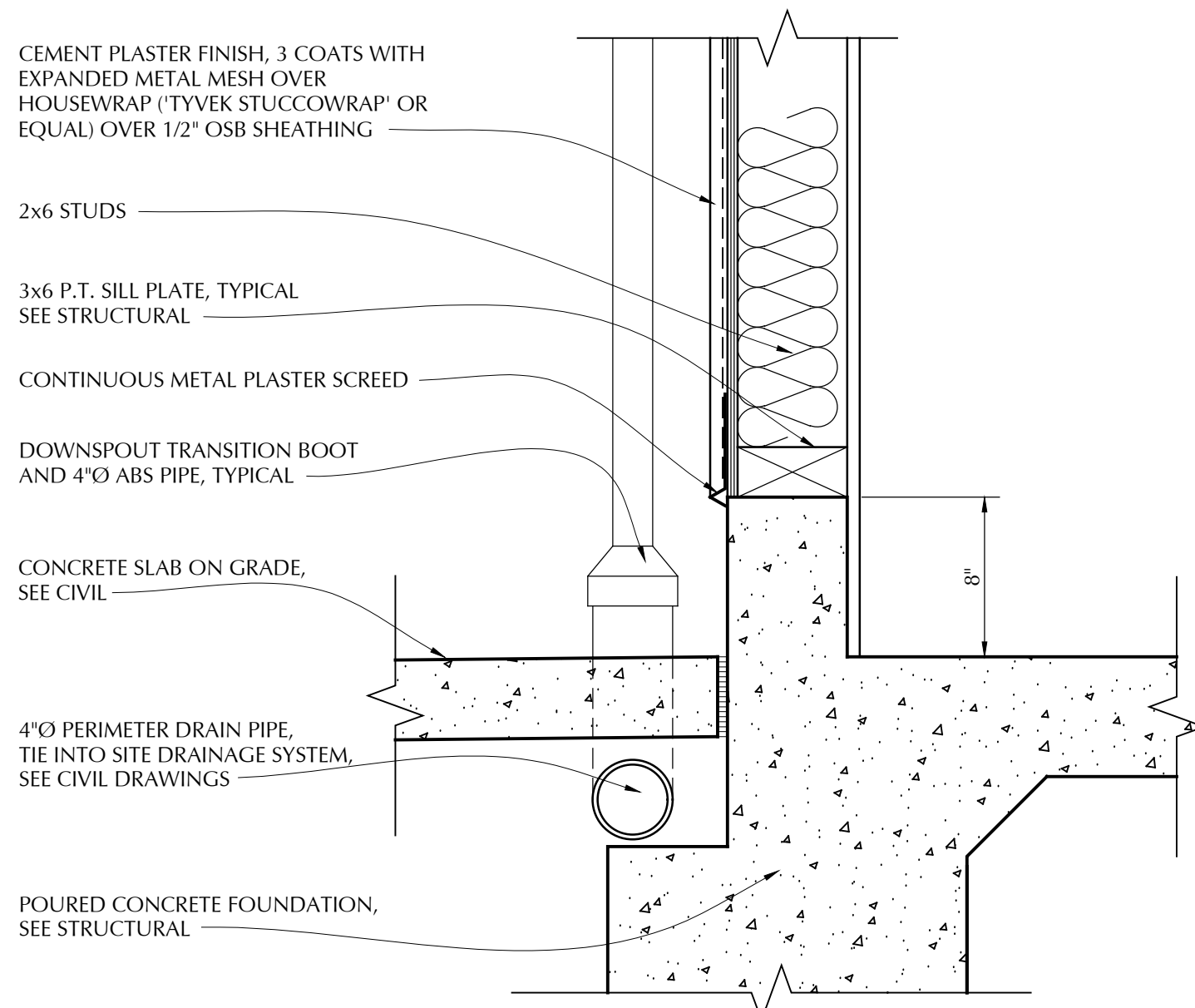


8 NOT USED
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7 NOT USED
SCALE: 1 1/2"=1'-0"

6 TYPICAL FOUNDATION DETAIL AT SIDEWALK
SCALE: 1 1/2"=1'-0"

5 NOT USED
SCALE: 1 1/2"=1'-0"



12 WOOD FENCE DETAIL
SCALE: 1 1/2"=1'-0"

11 TYPICAL FOUNDATION DETAIL (SIDING)
SCALE: 1 1/2"=1'-0"

10 TYPICAL FOUNDATION DETAIL (STUCCO)
SCALE: 1 1/2"=1'-0"

9 CONCRETE COLUMN BASE DETAIL
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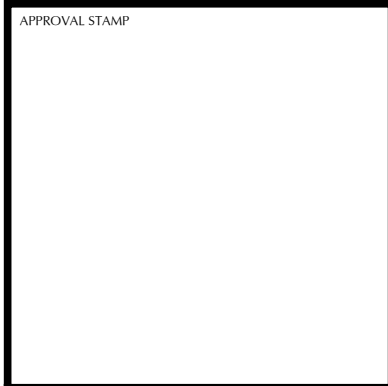


WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

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415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
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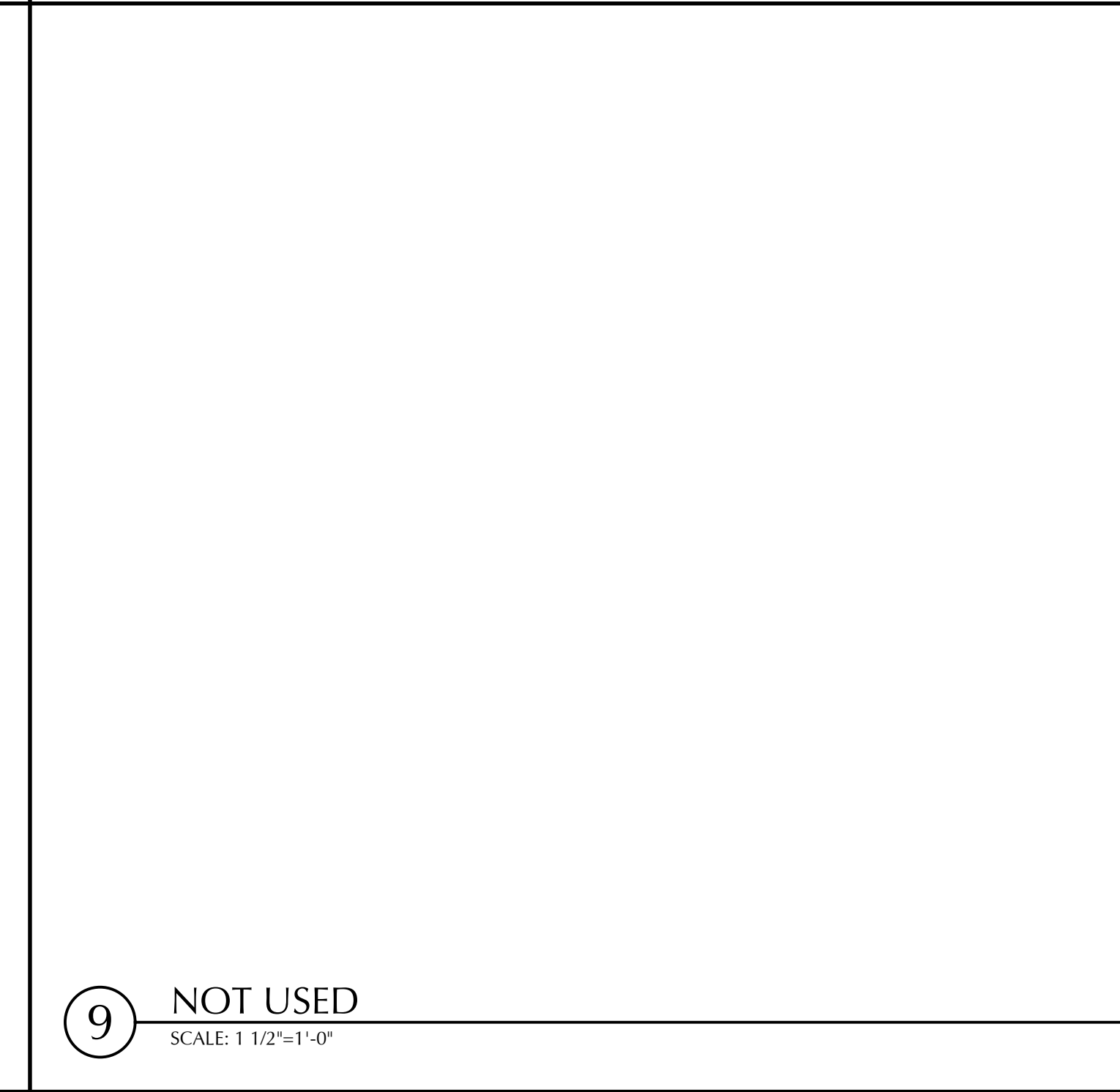
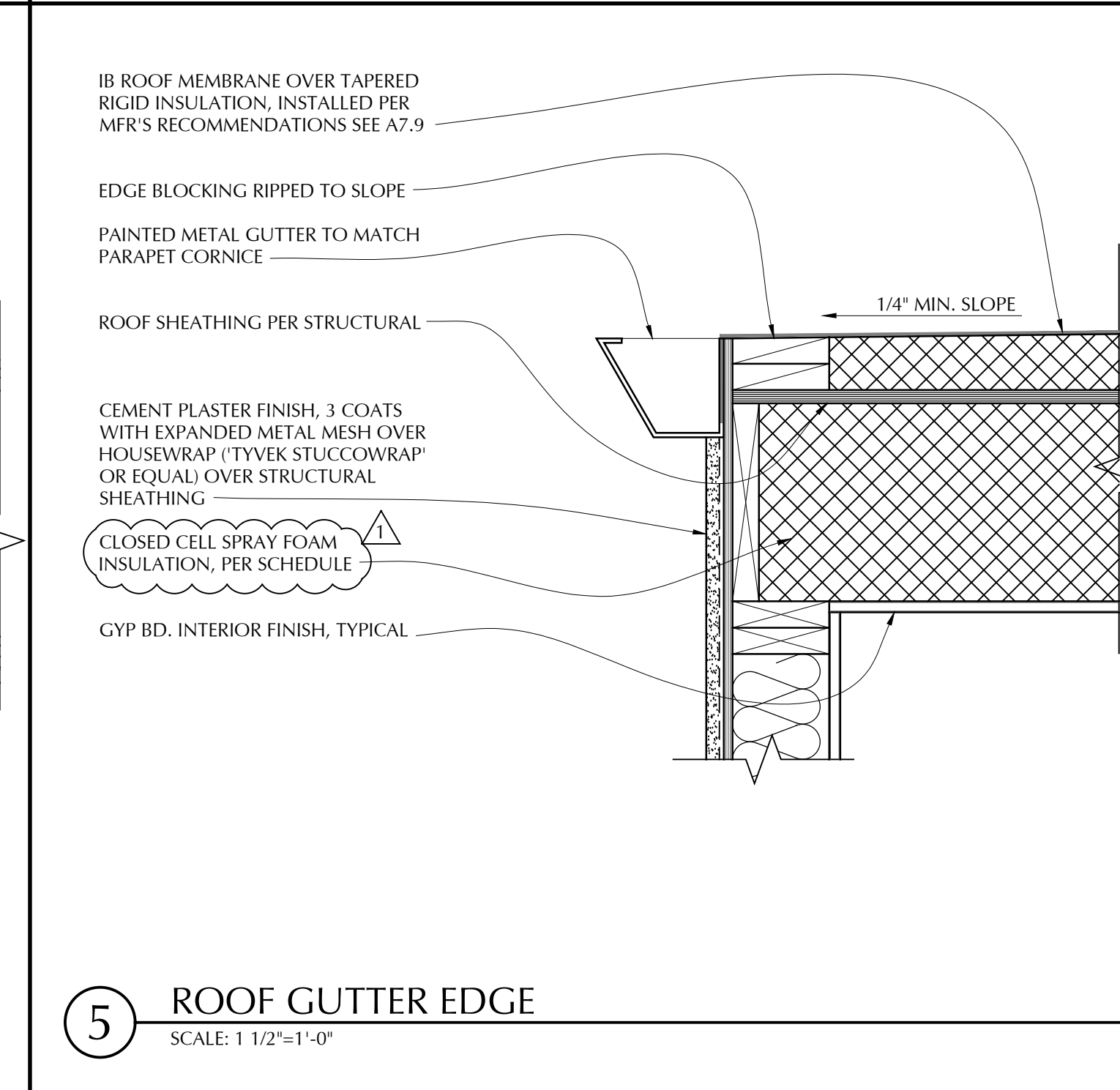
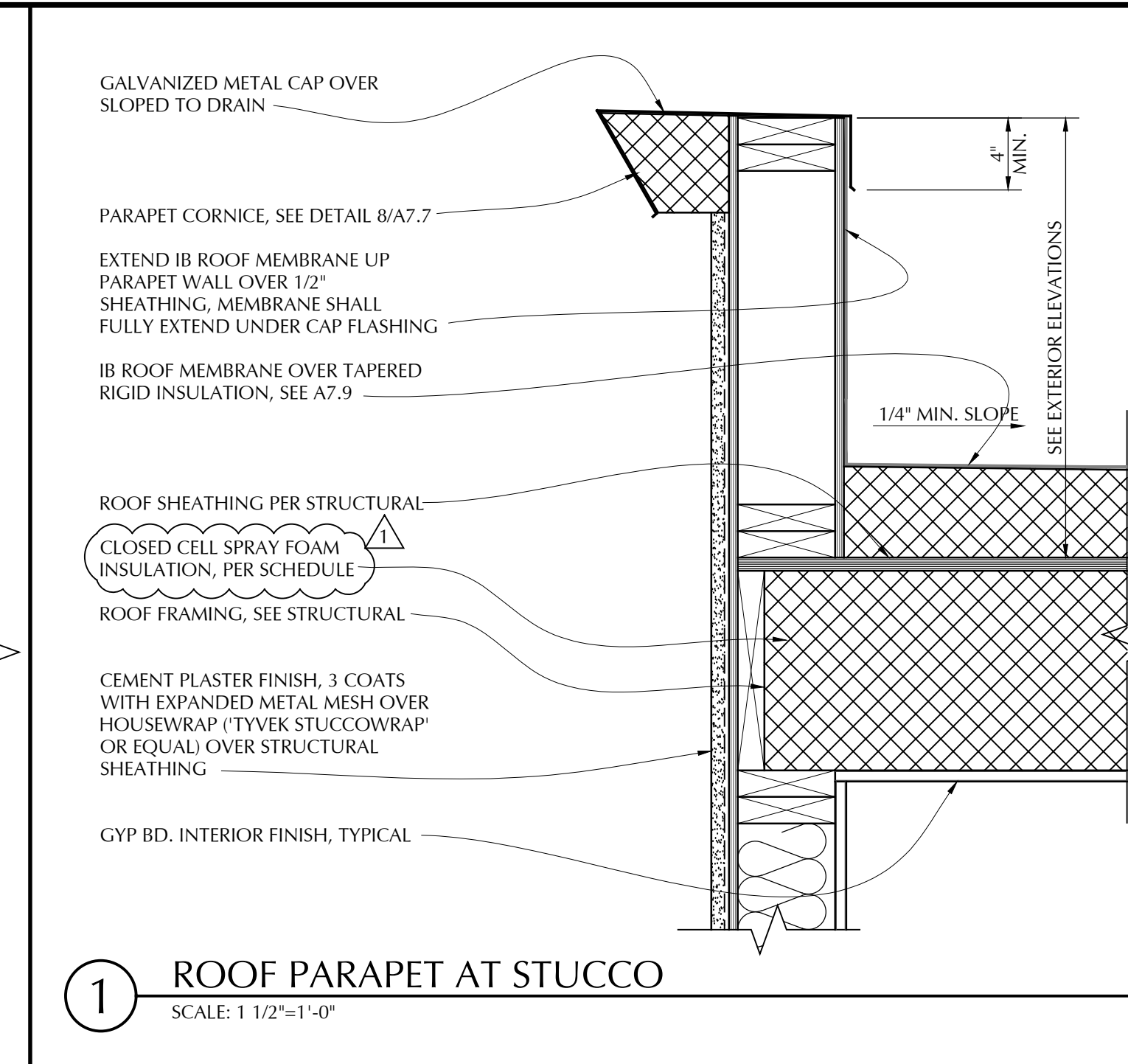
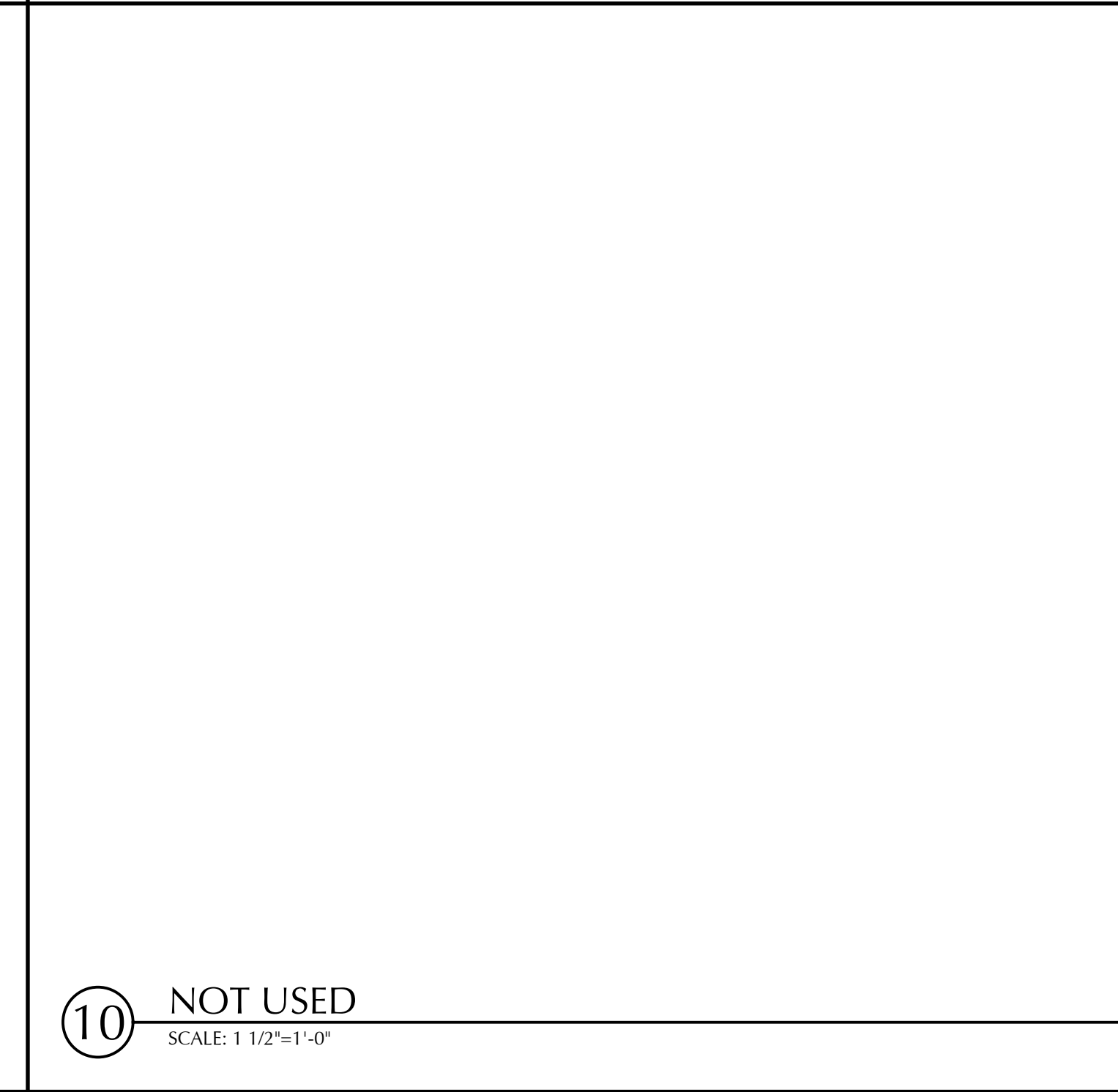
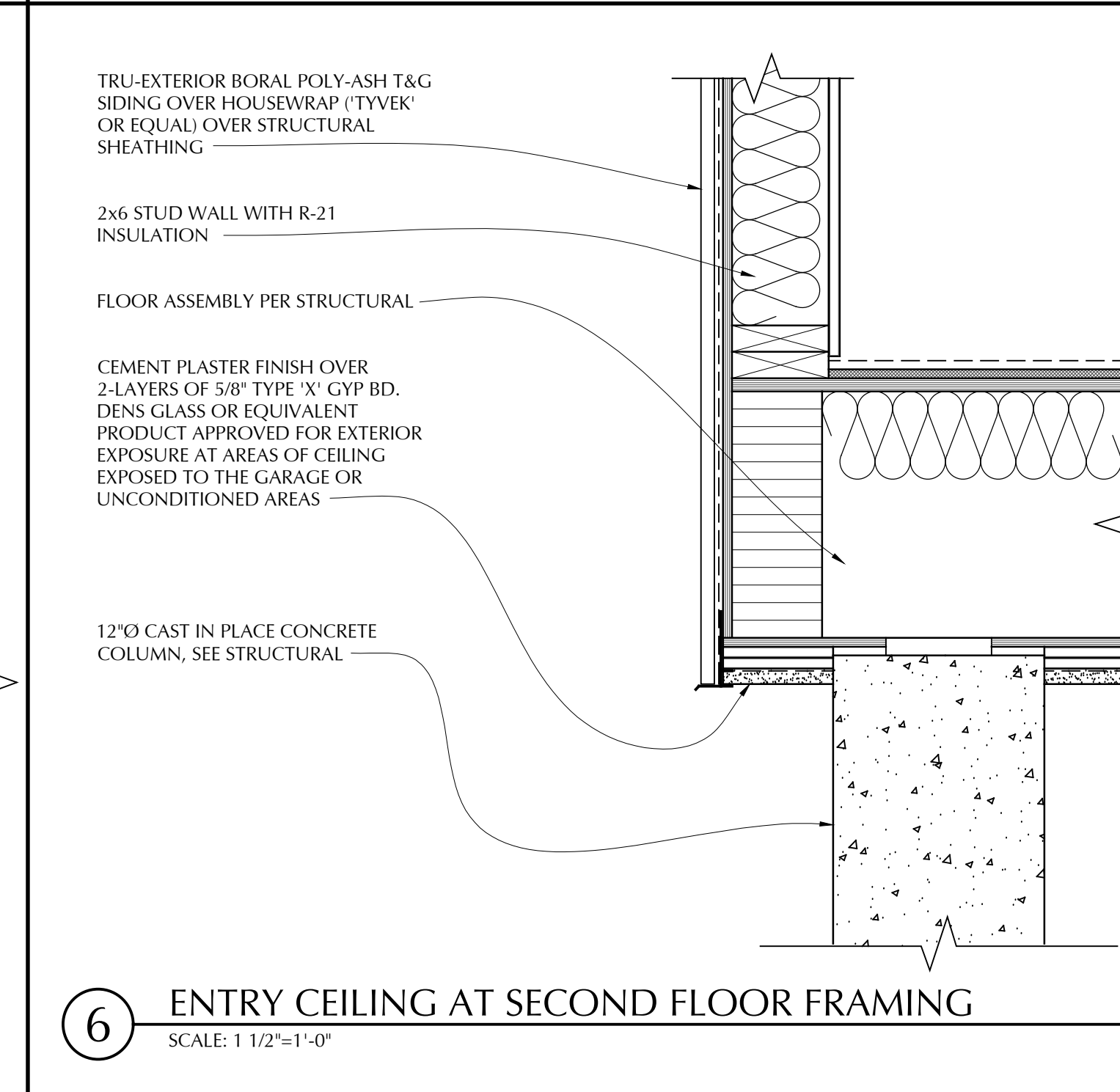
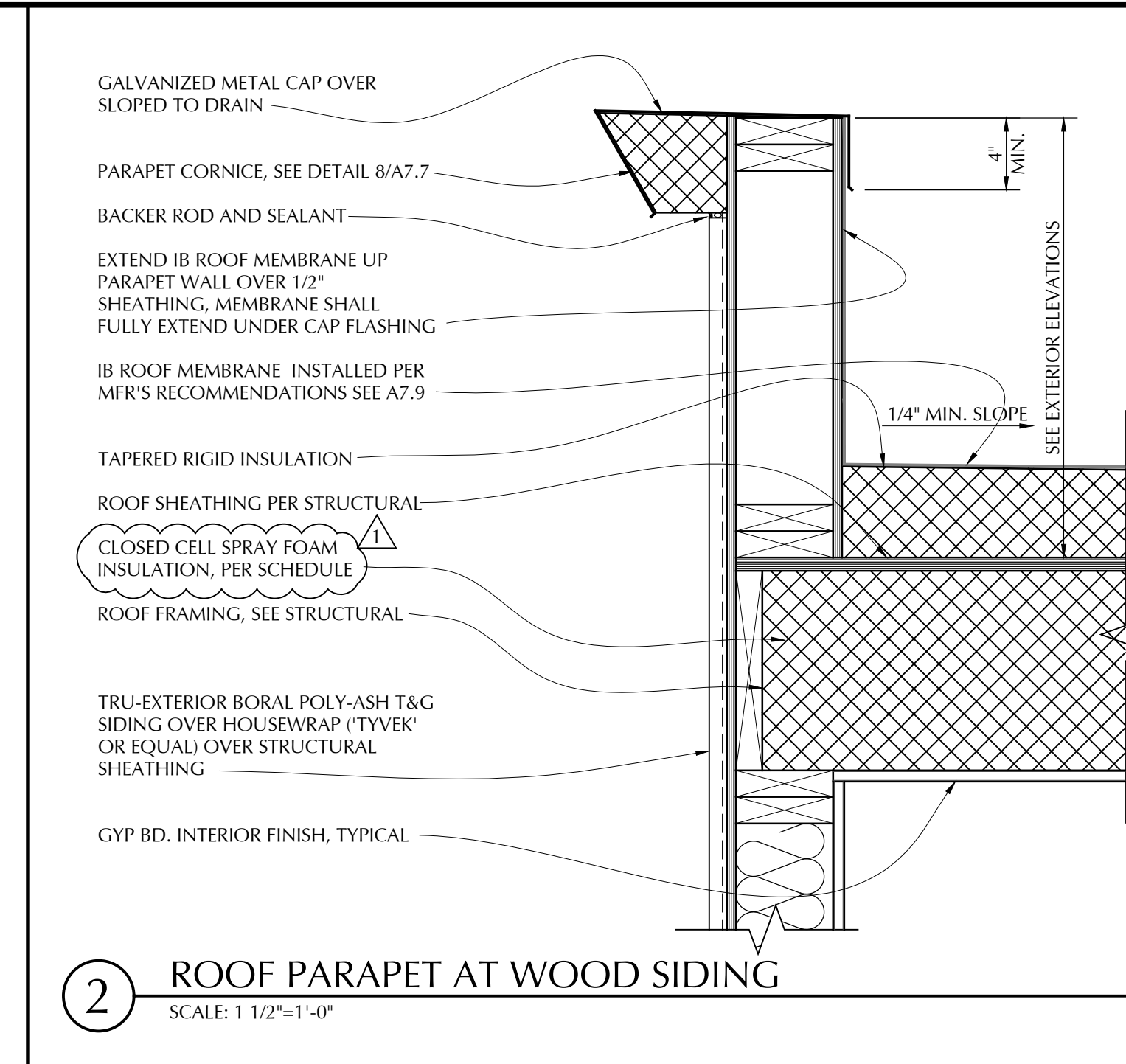
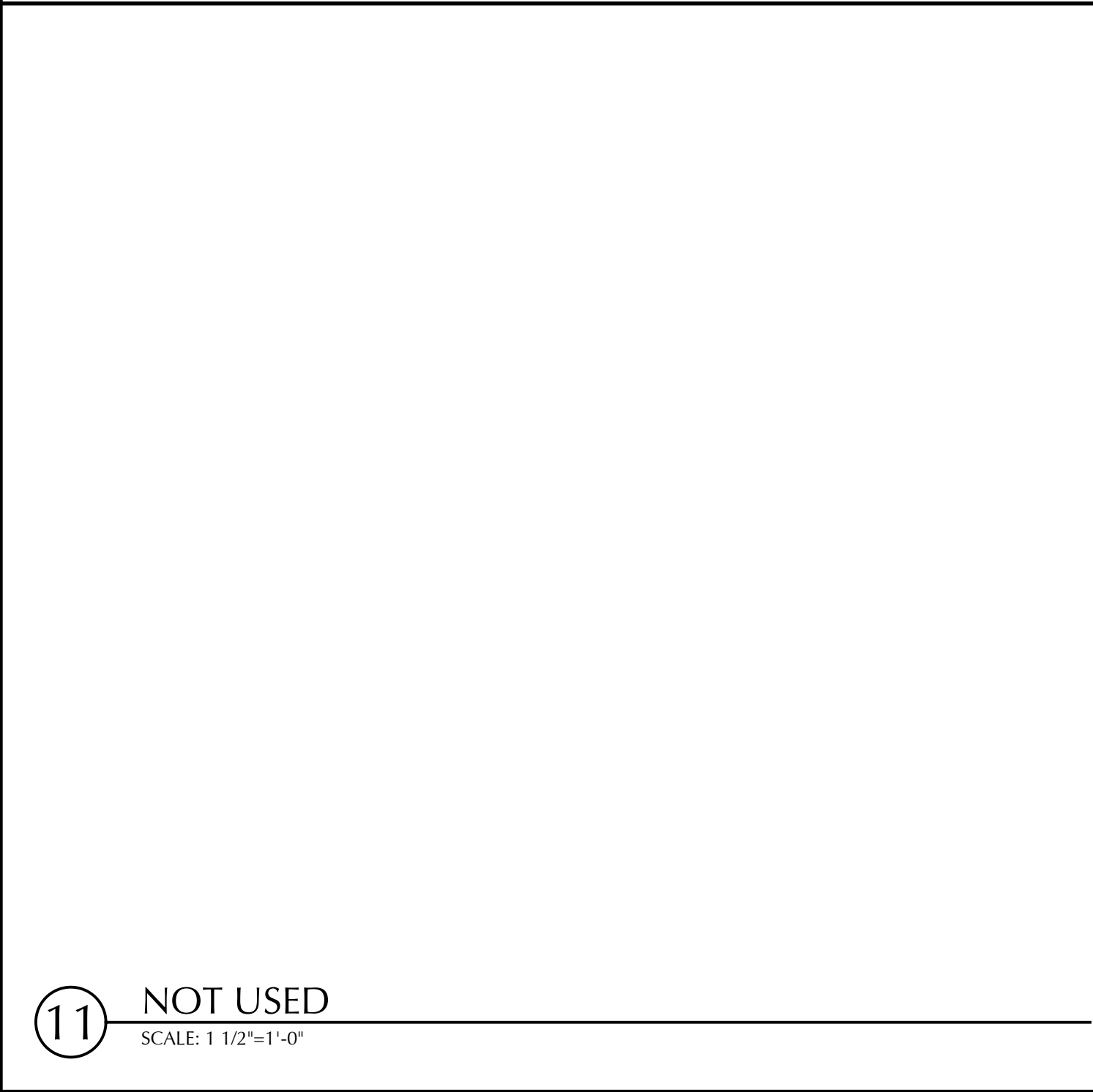
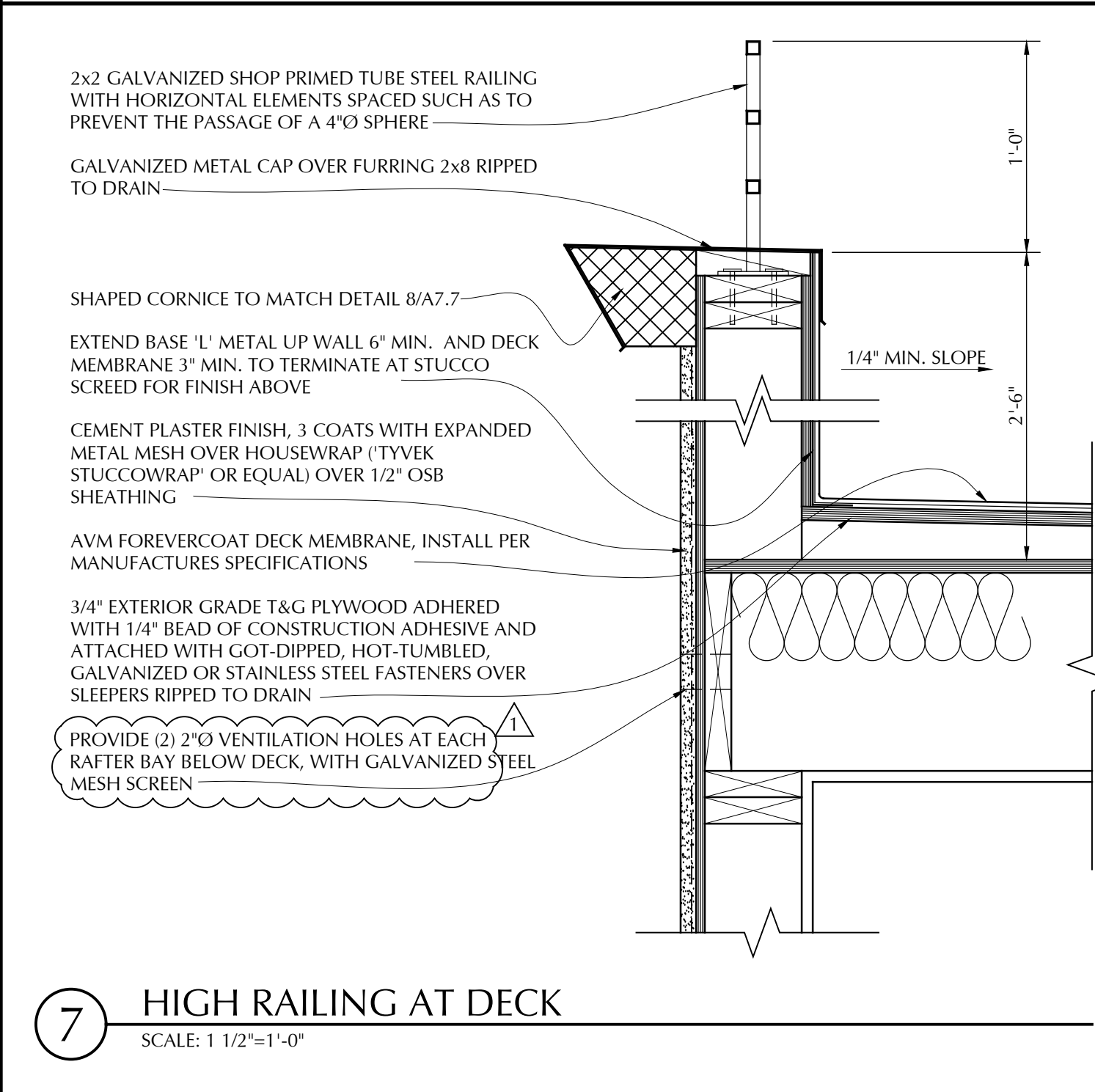
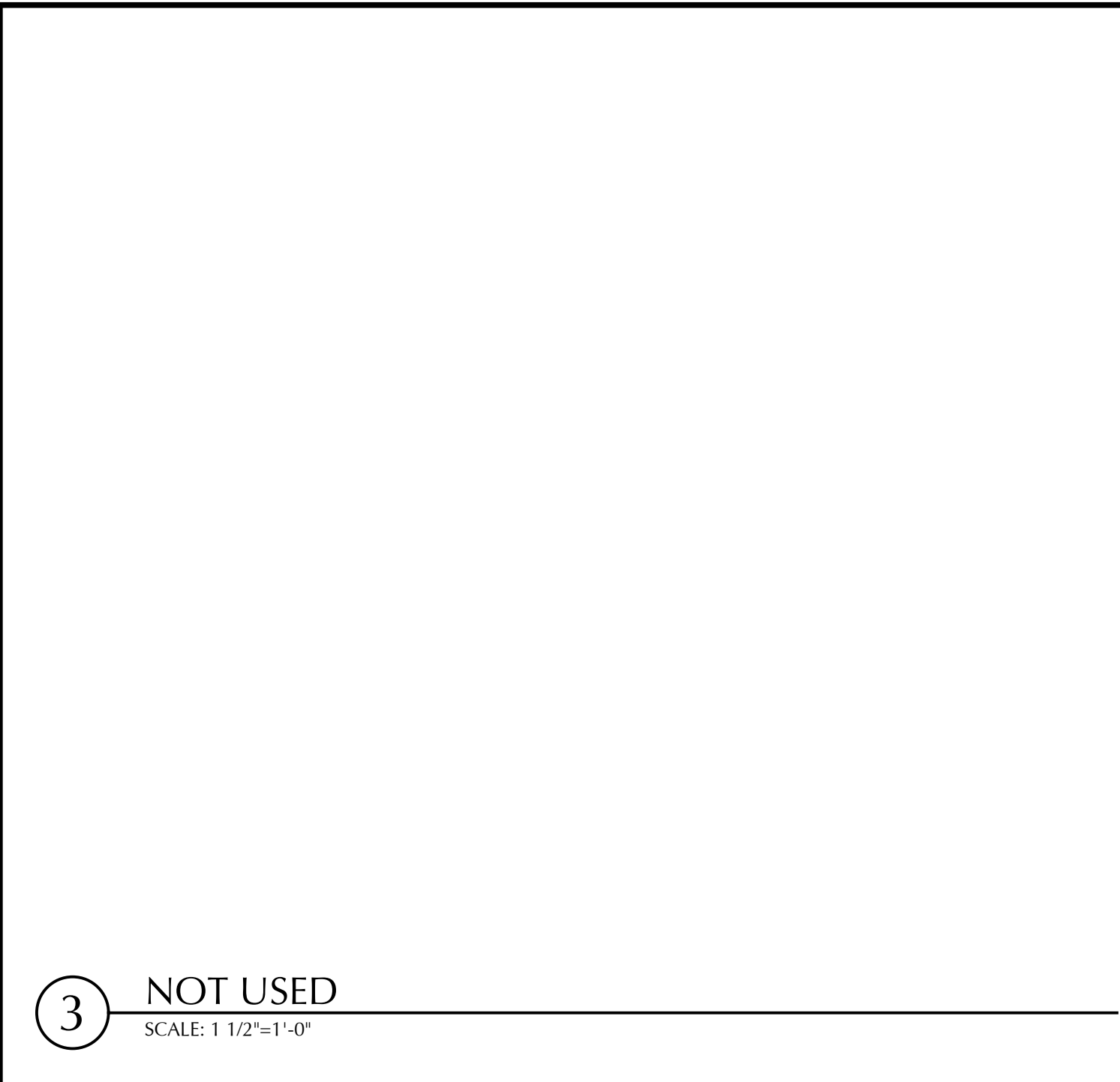
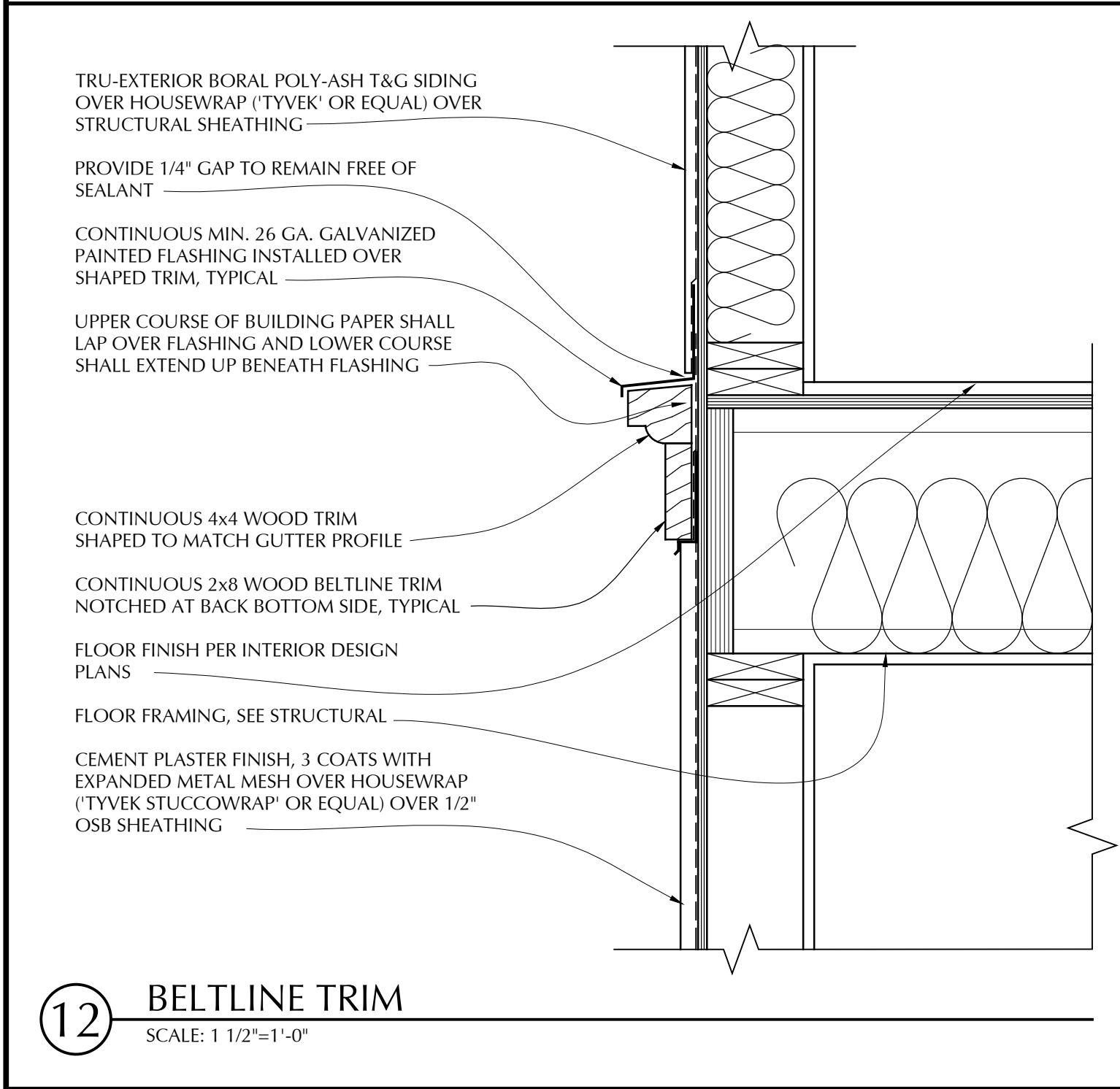
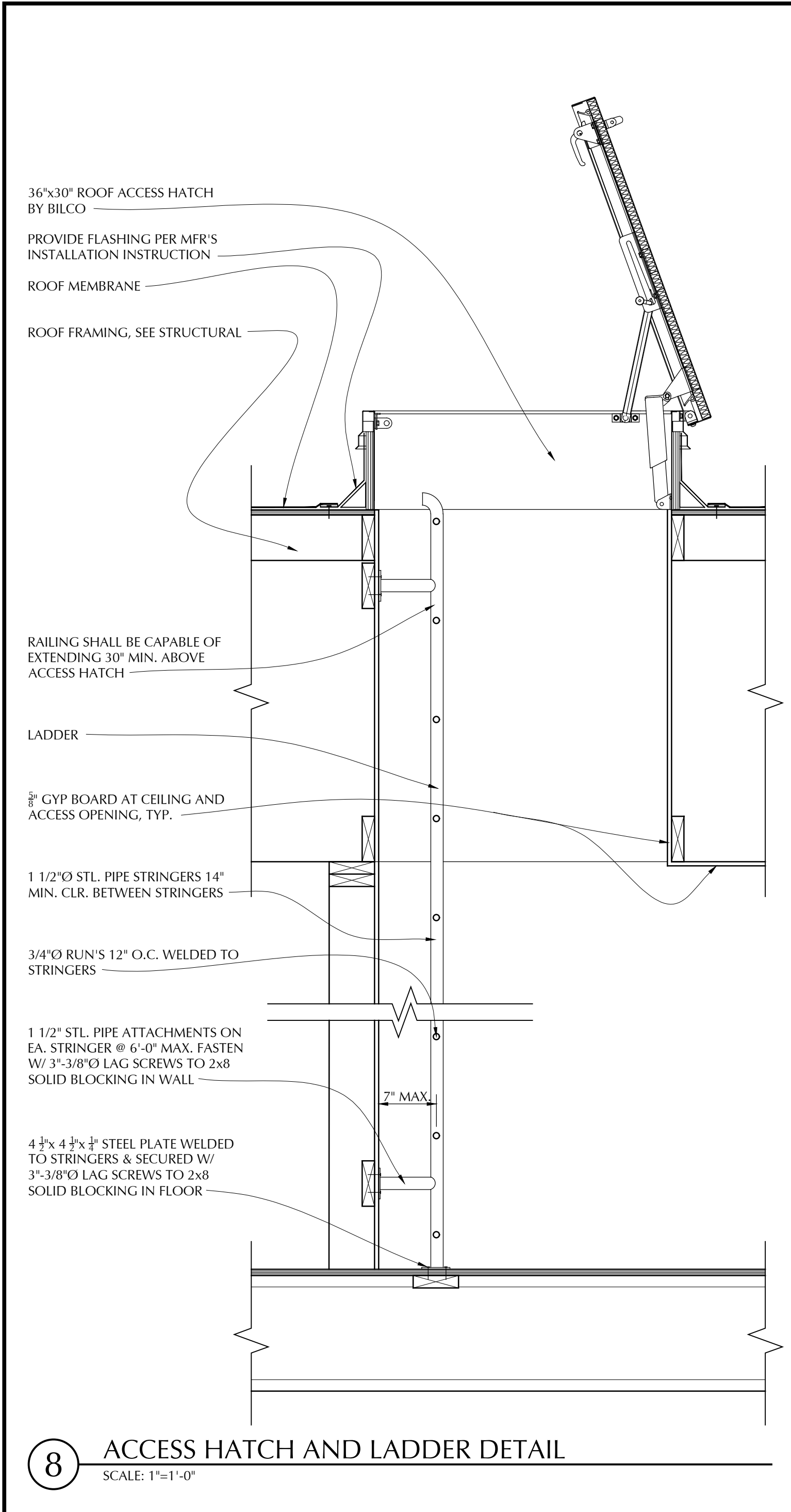
DRAWING DATE:		
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PROJECT NAME:		
NATURAL BRIDGES		


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No.	DESCRIPTION	DATE
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A7.3





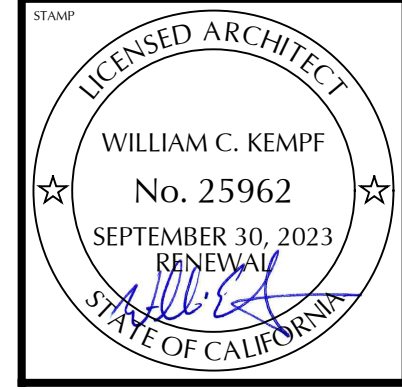
WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
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415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

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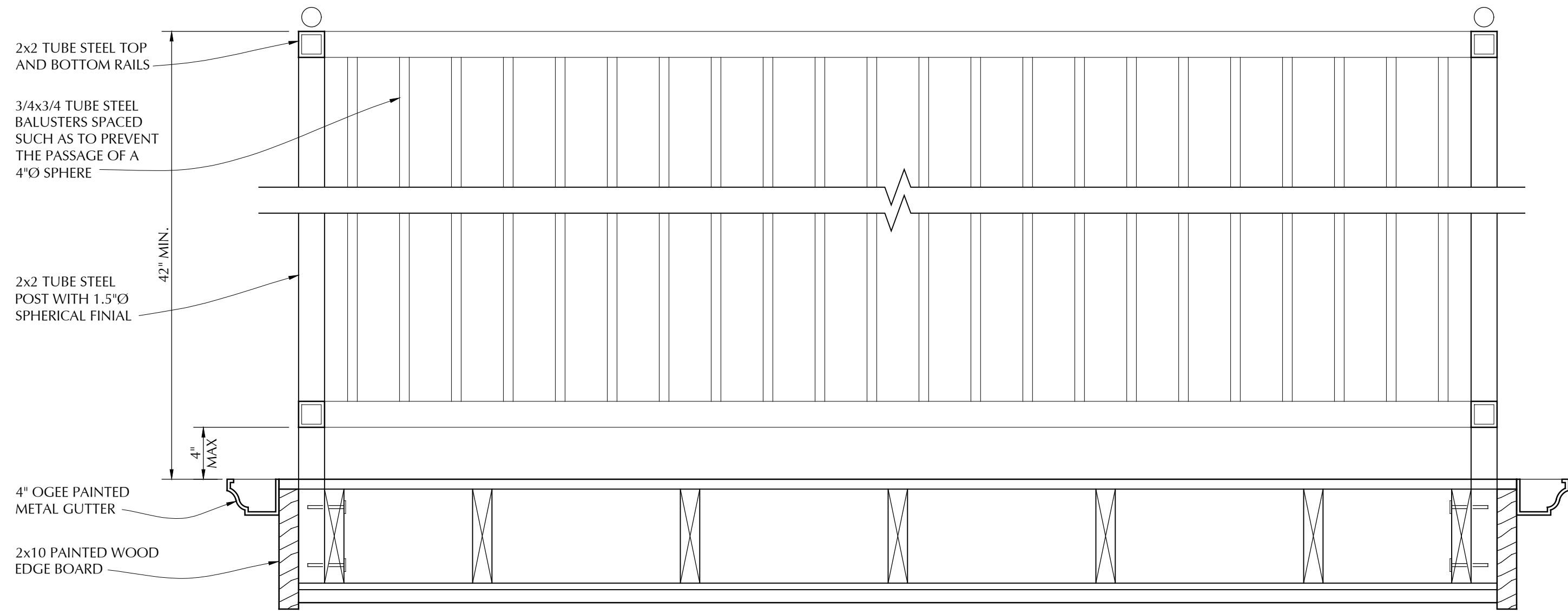


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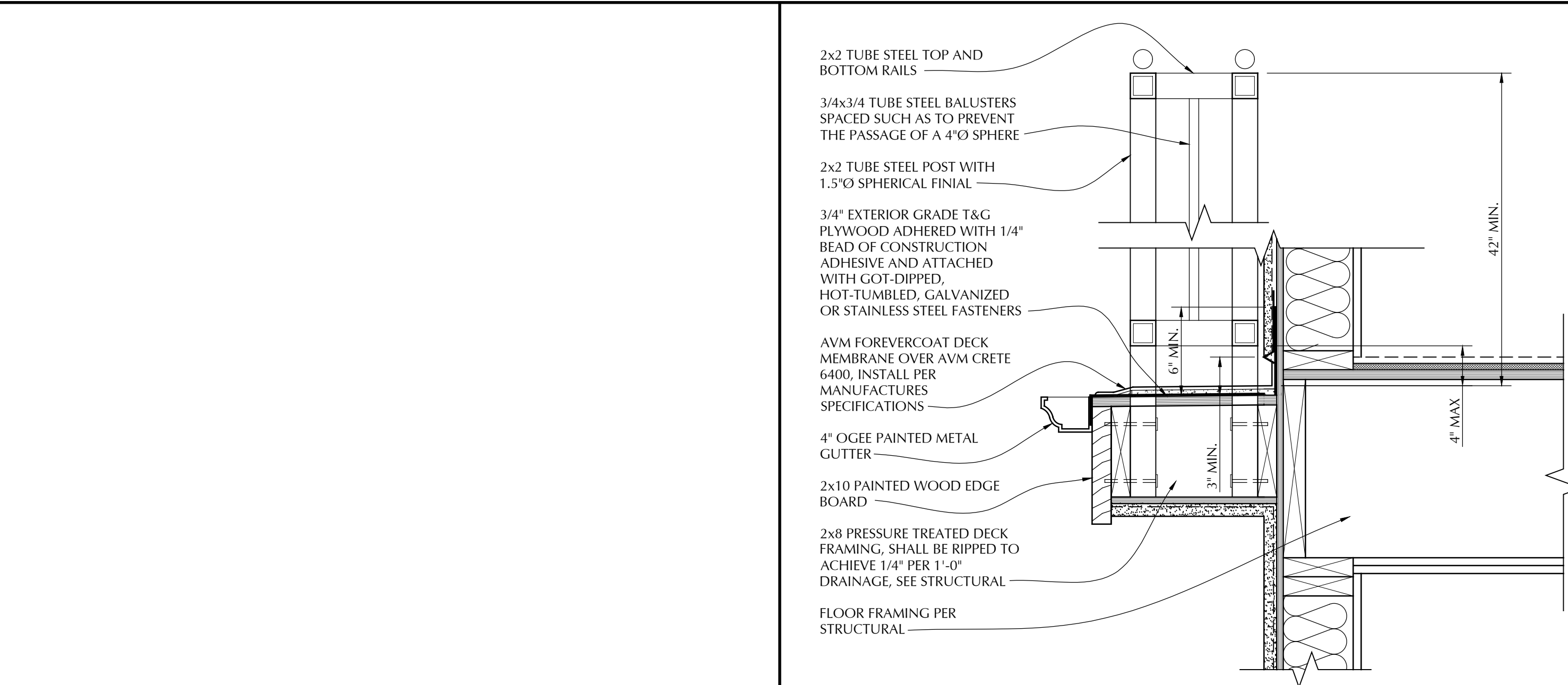
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A7.4

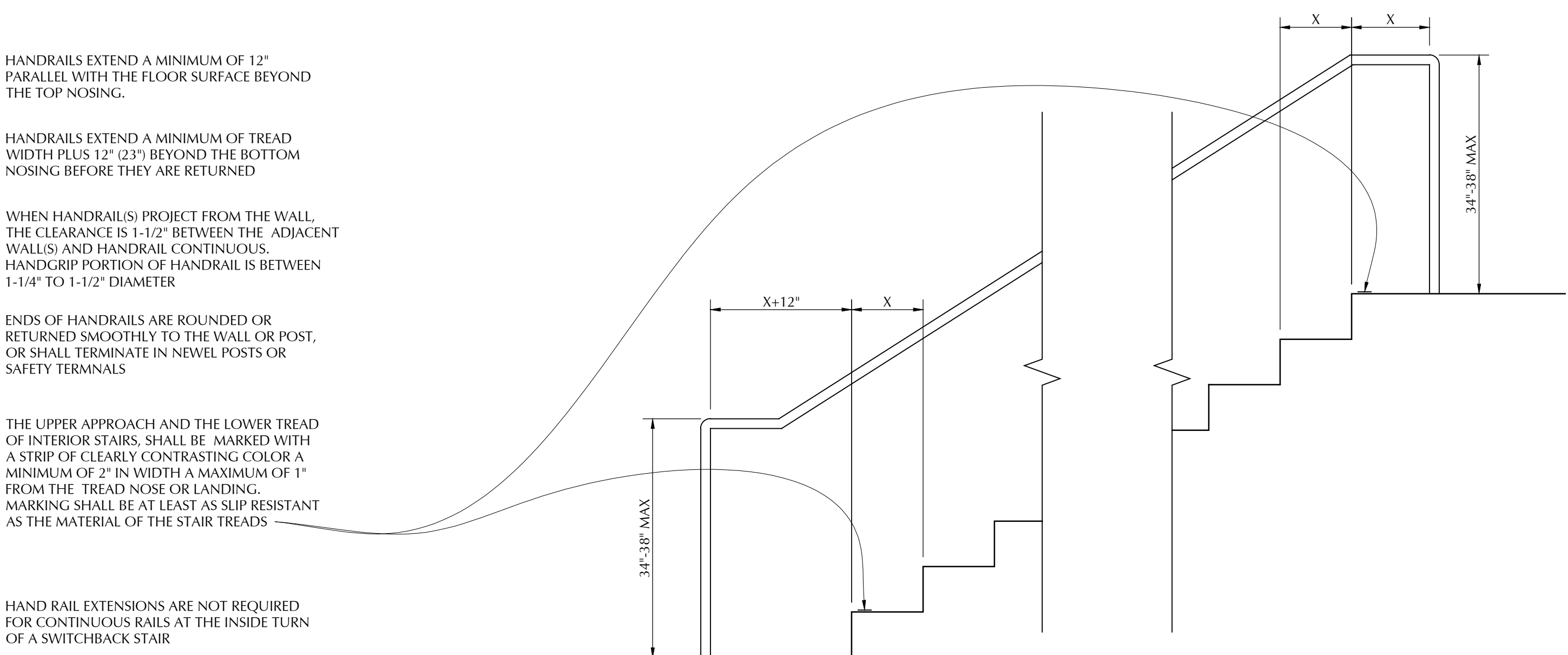


4 BALCONY ELEVATION
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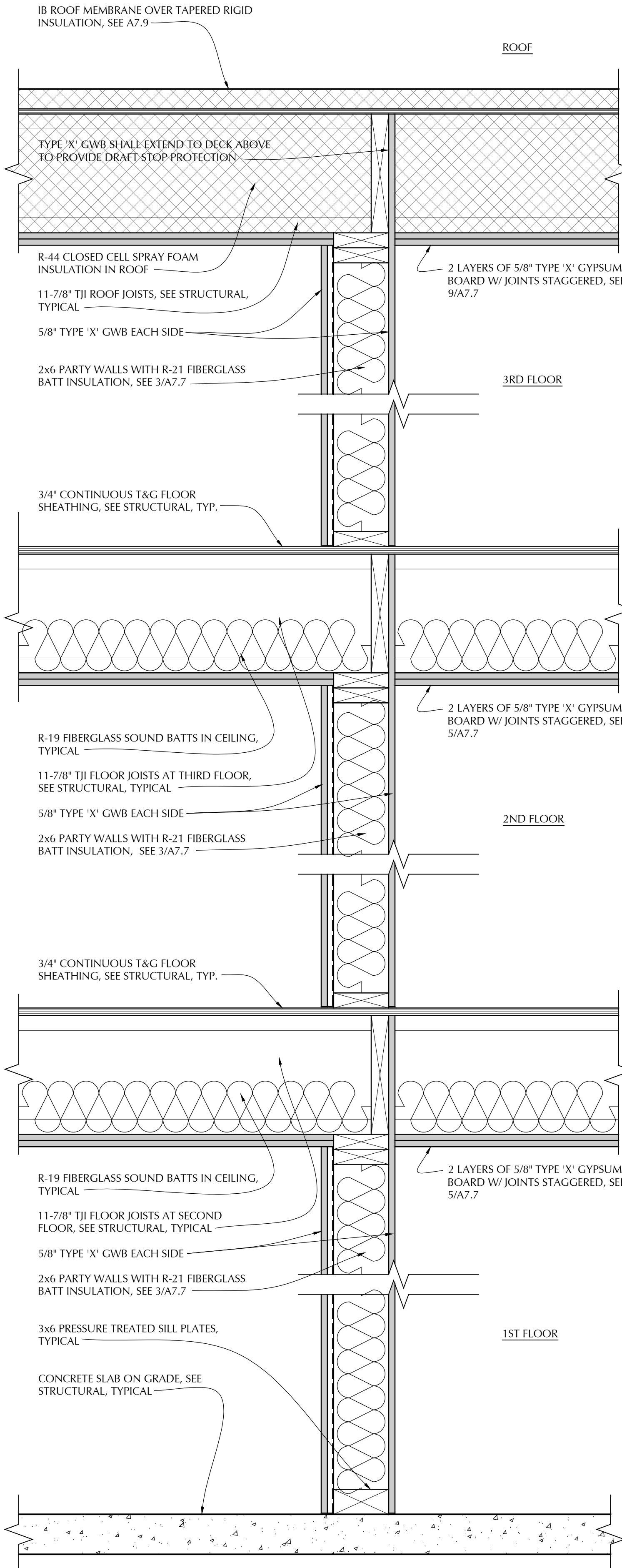
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7 BALCONY EDGE DETAIL
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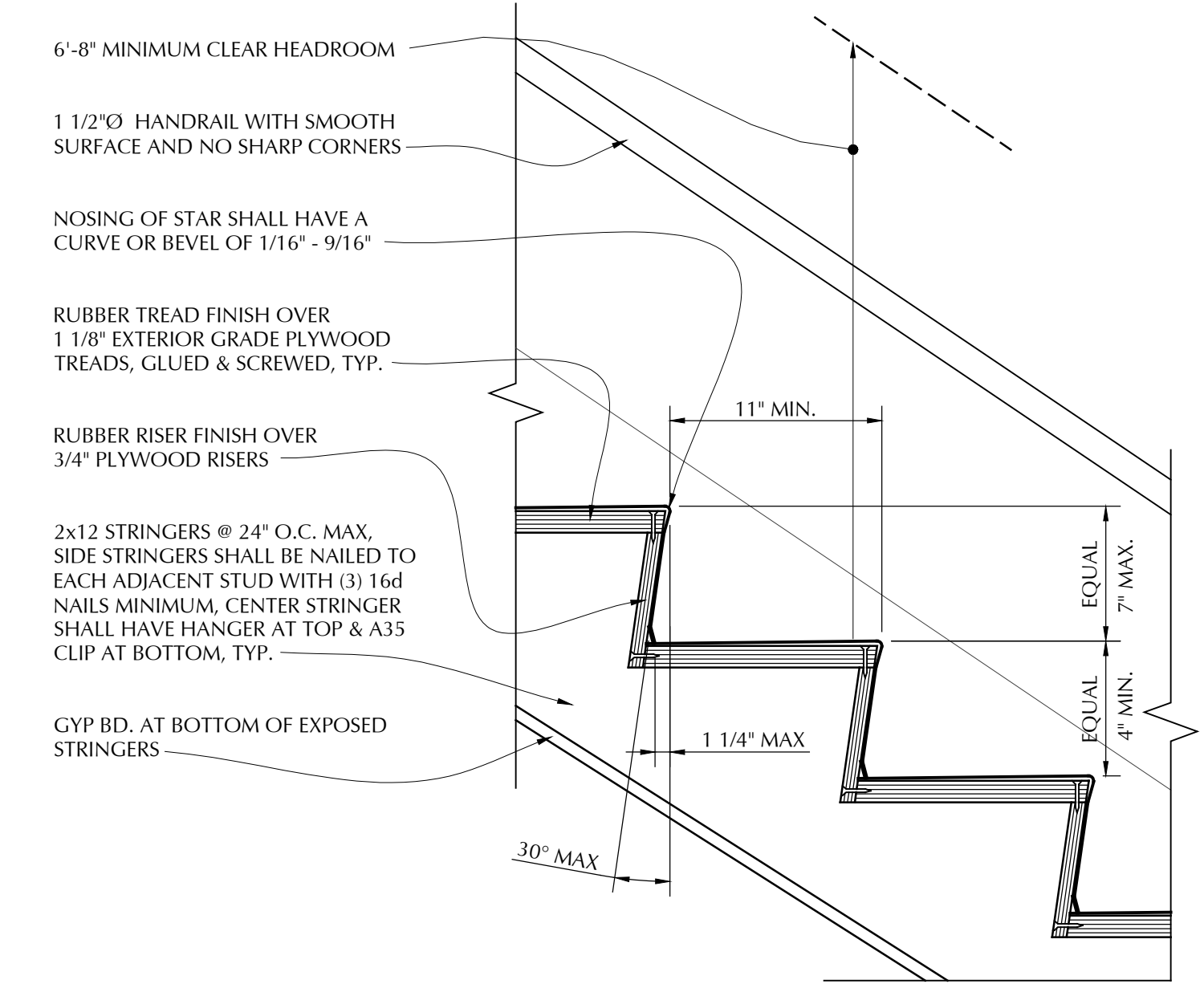


12 HANDRAIL AND TREAD MARKING REQUIREMENTS
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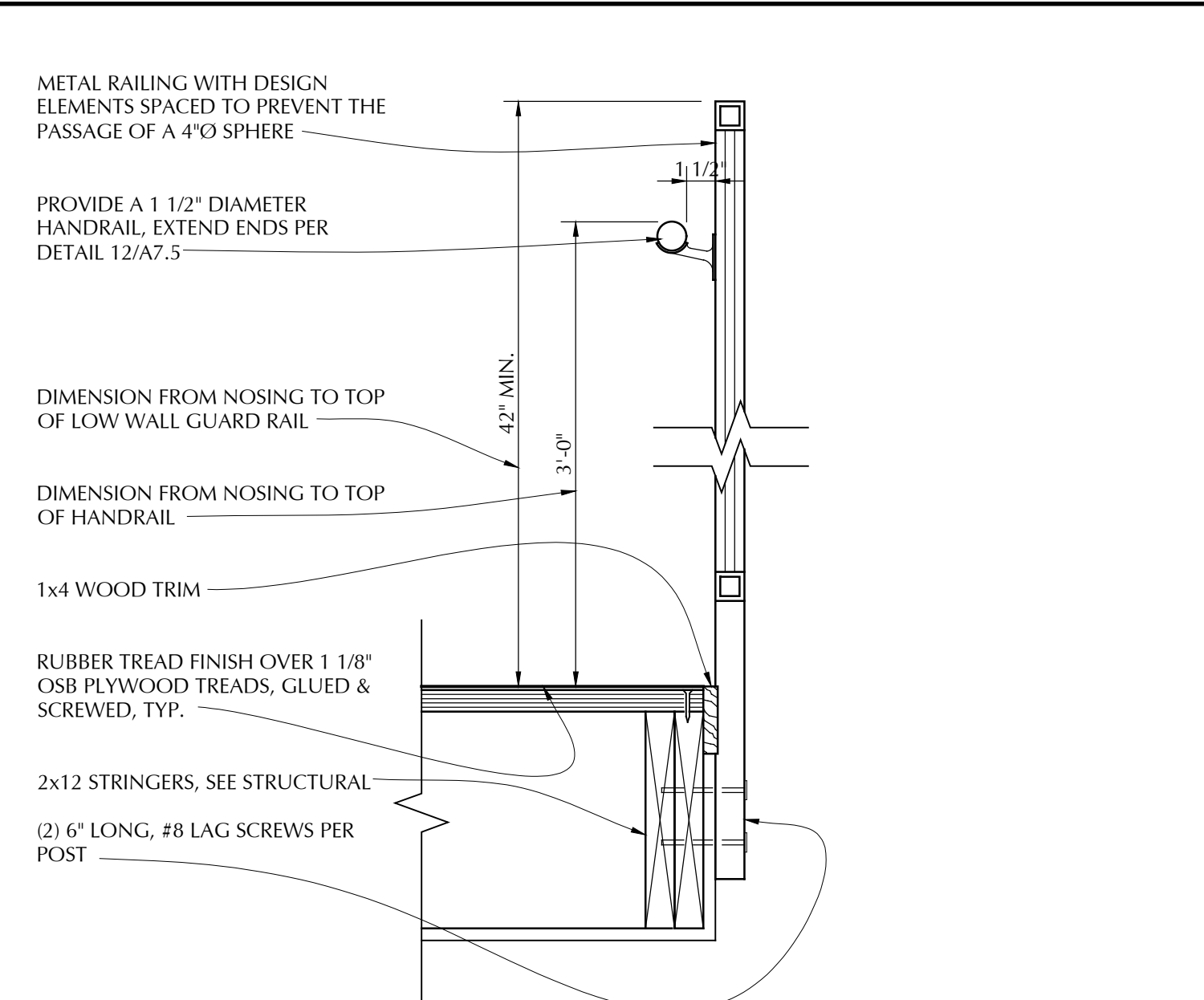
ADA & TITLE 24



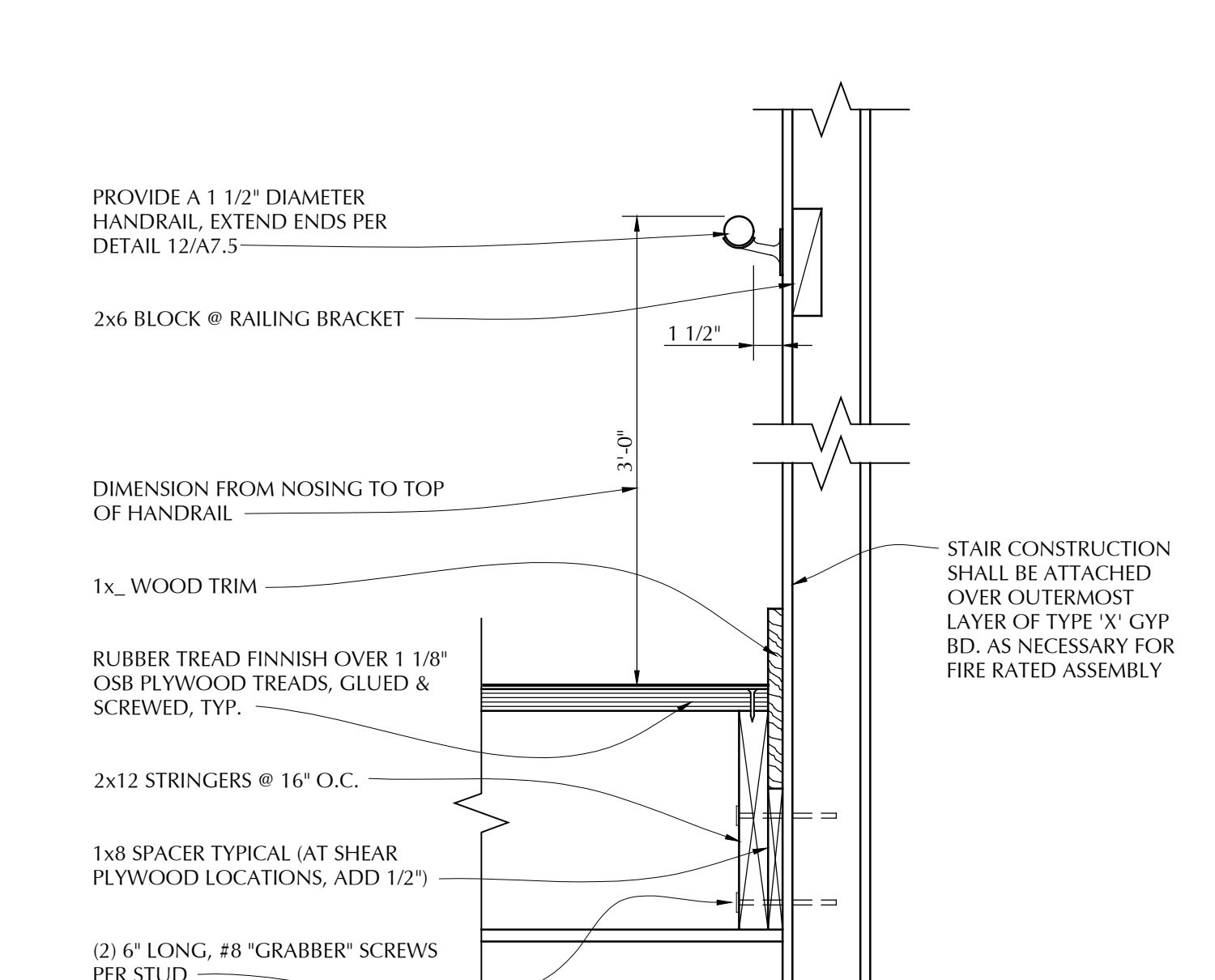
10 TYPICAL ONE HOUR RATED WALL SECTION
SCALE: 1 1/2"=1'-0"



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



5 STAIR GUARDRAIL / HANDRAIL
SCALE: 1 1/2"=1'-0"



9 STAIR HANDRAIL AT SIDE WALL
SCALE: 1 1/2"=1'-0"



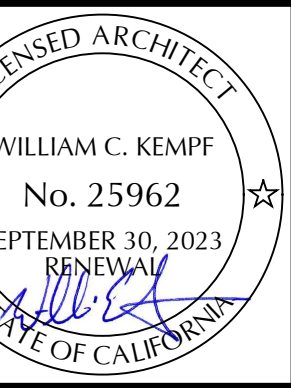
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Santa Cruz, CA 95060
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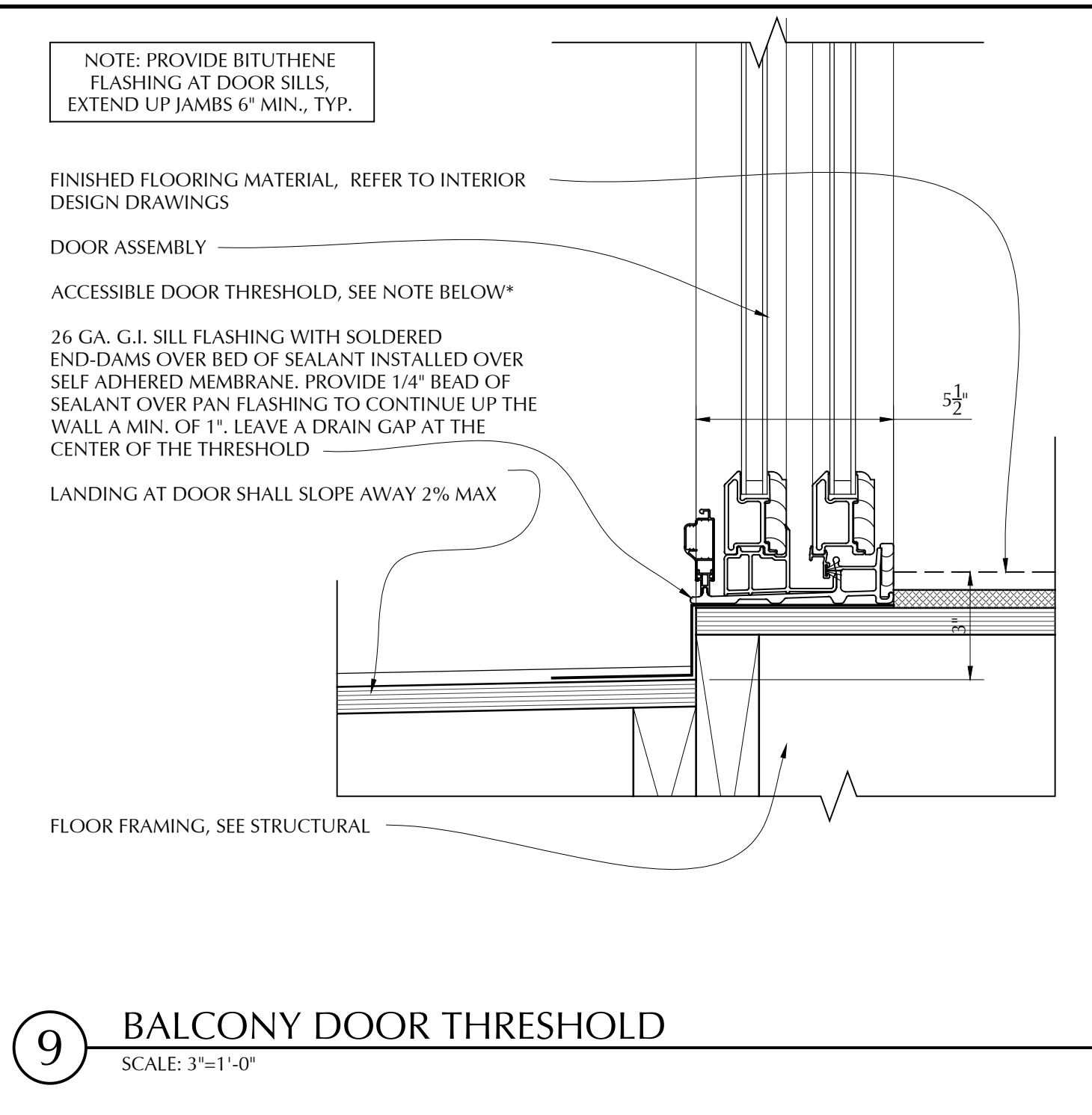
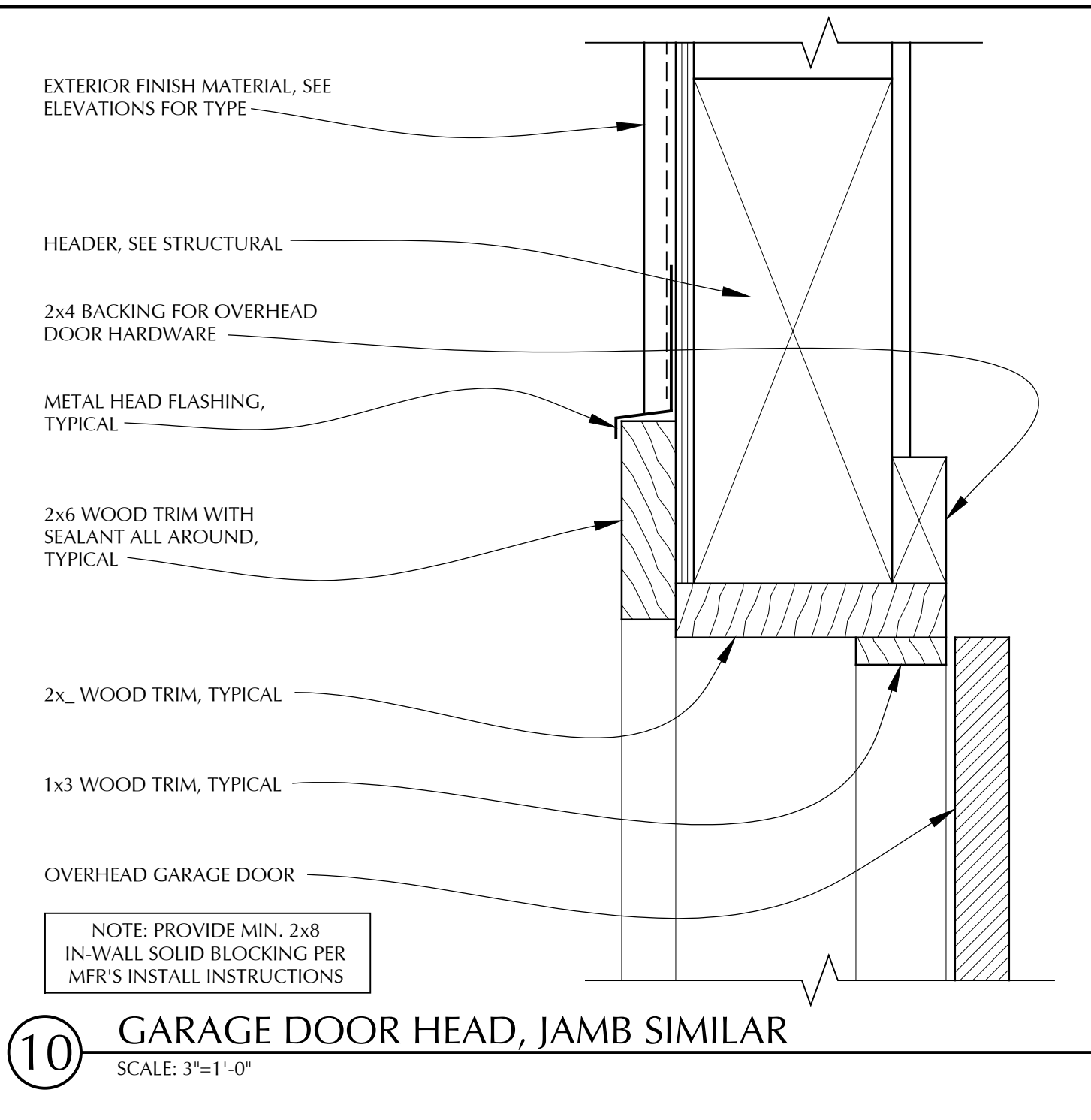
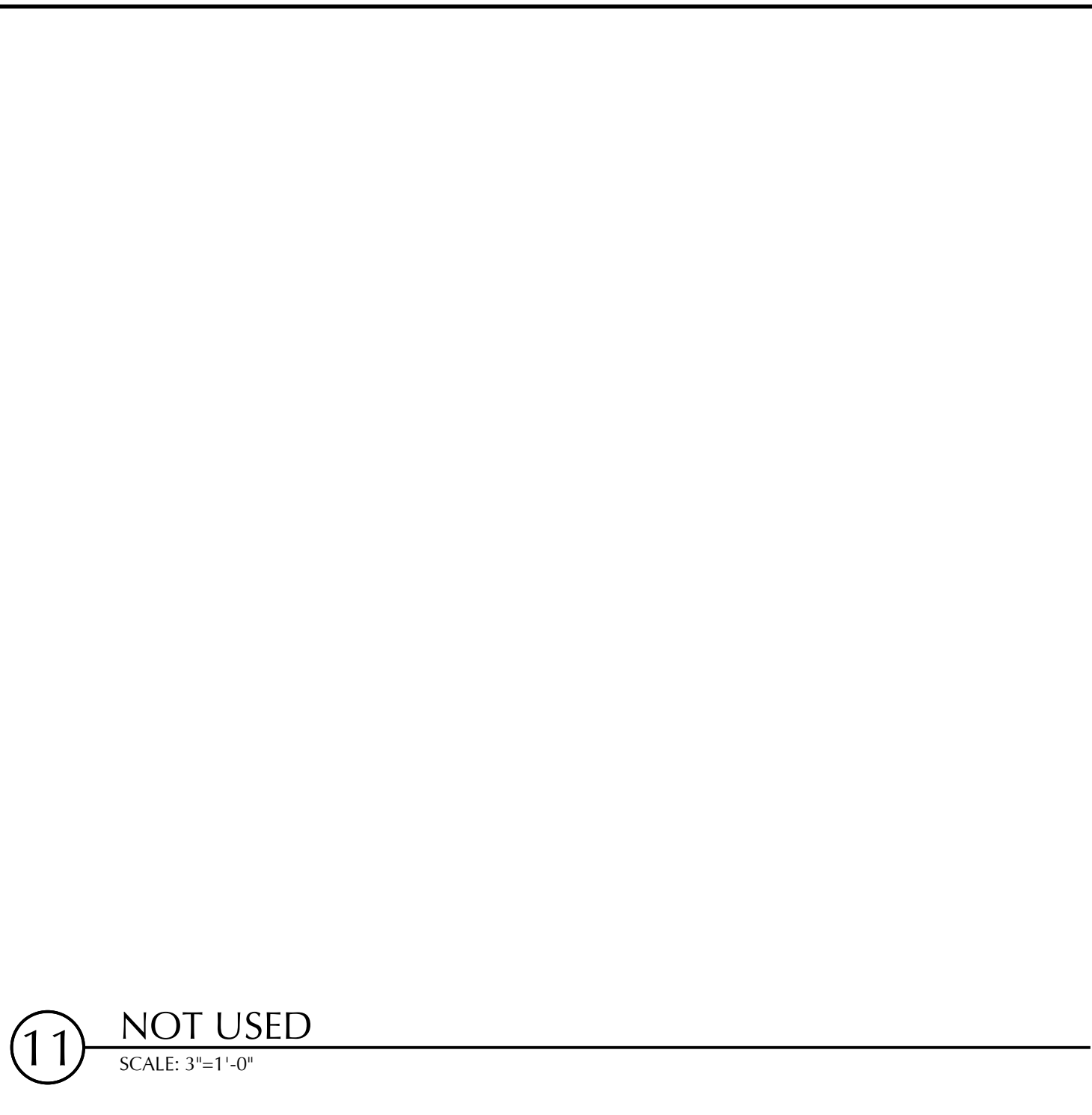
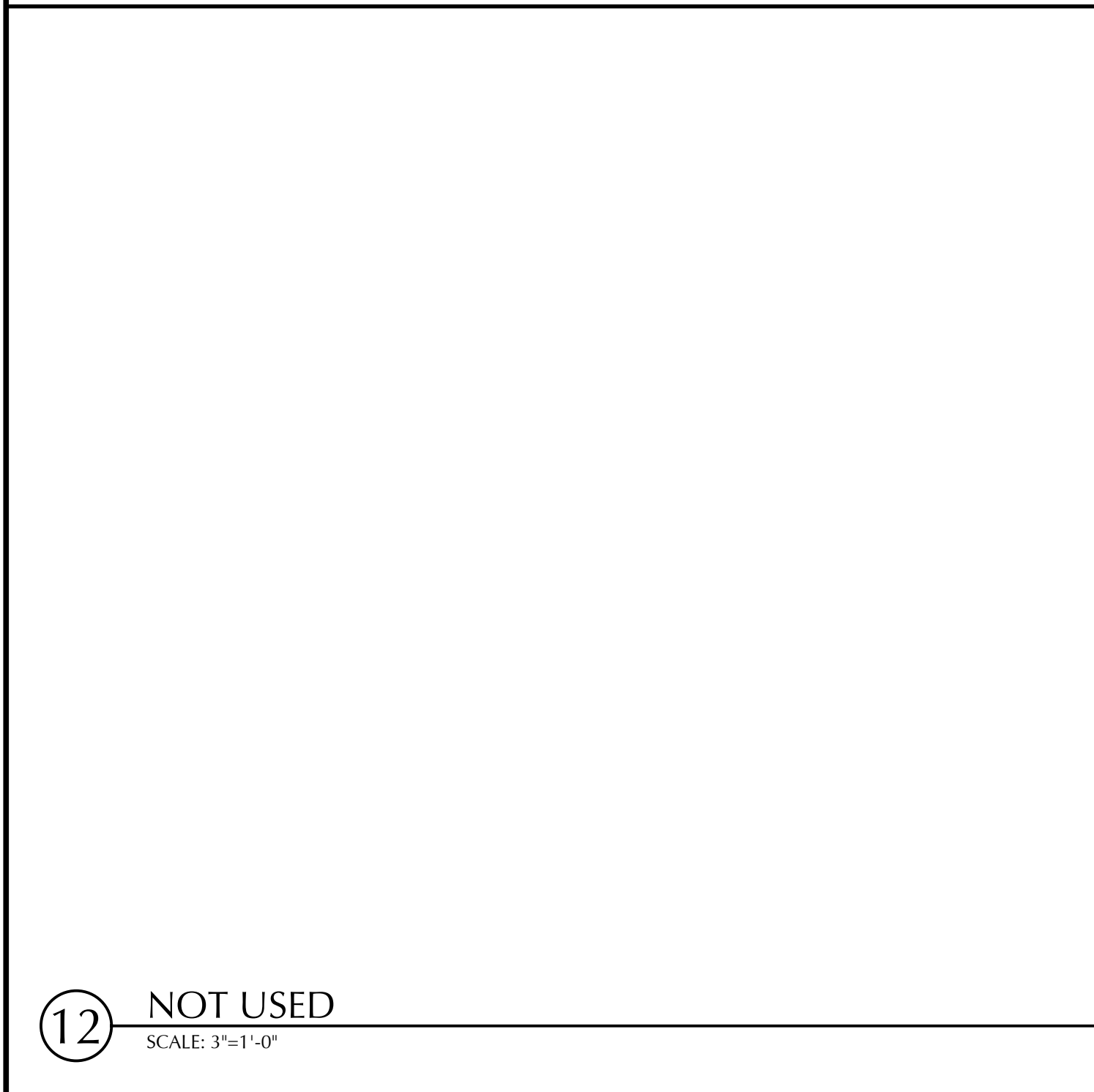
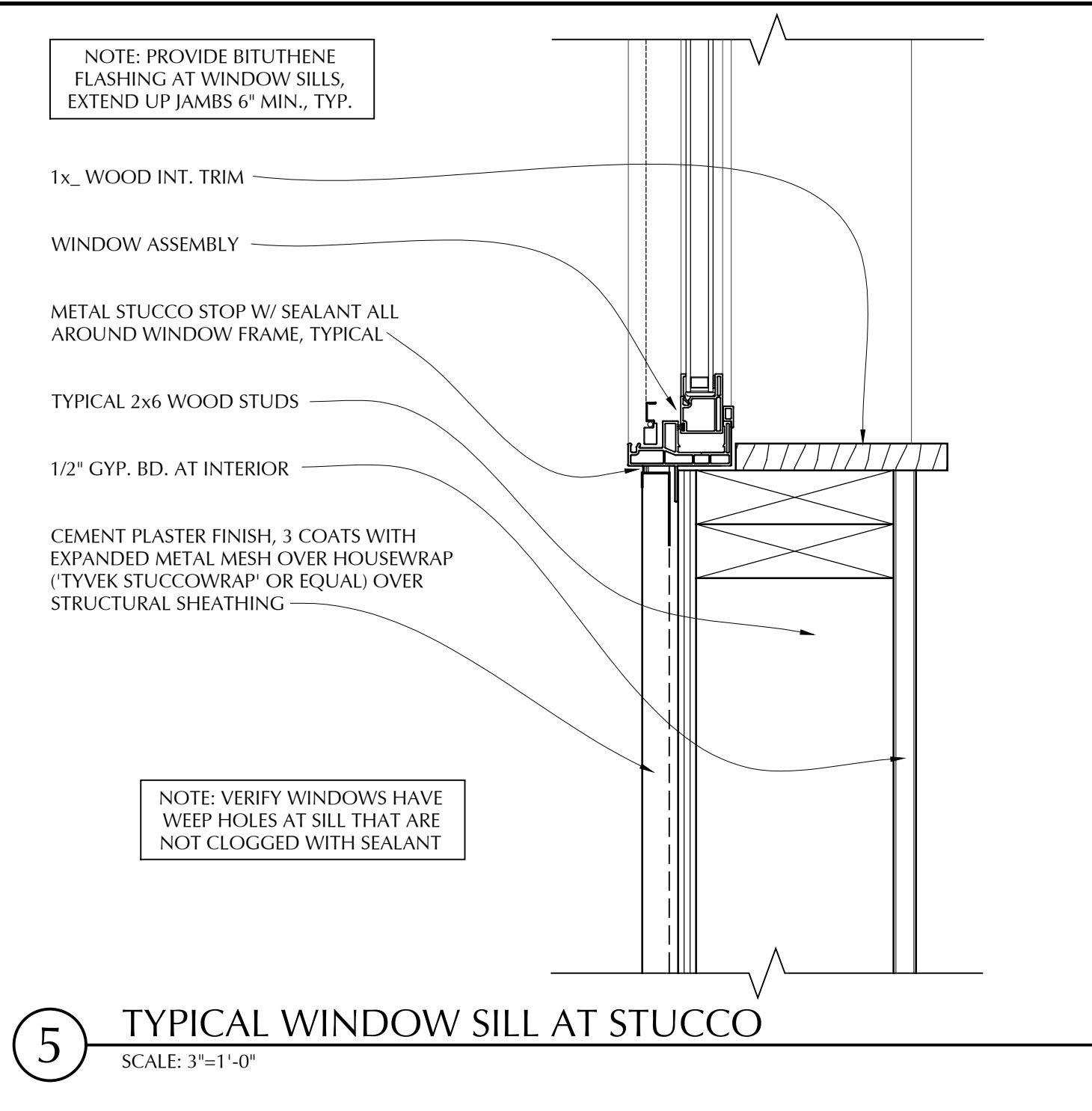
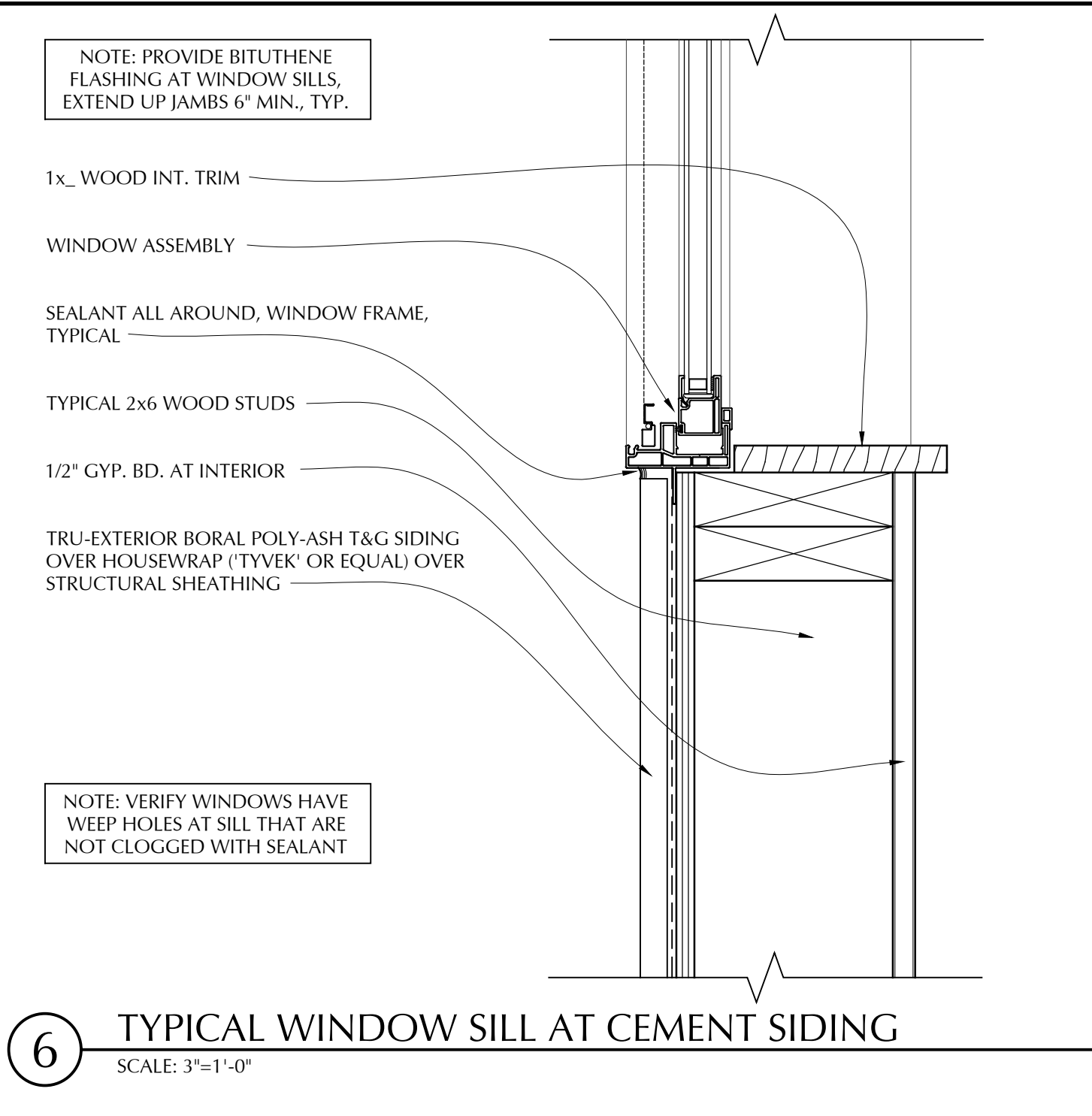
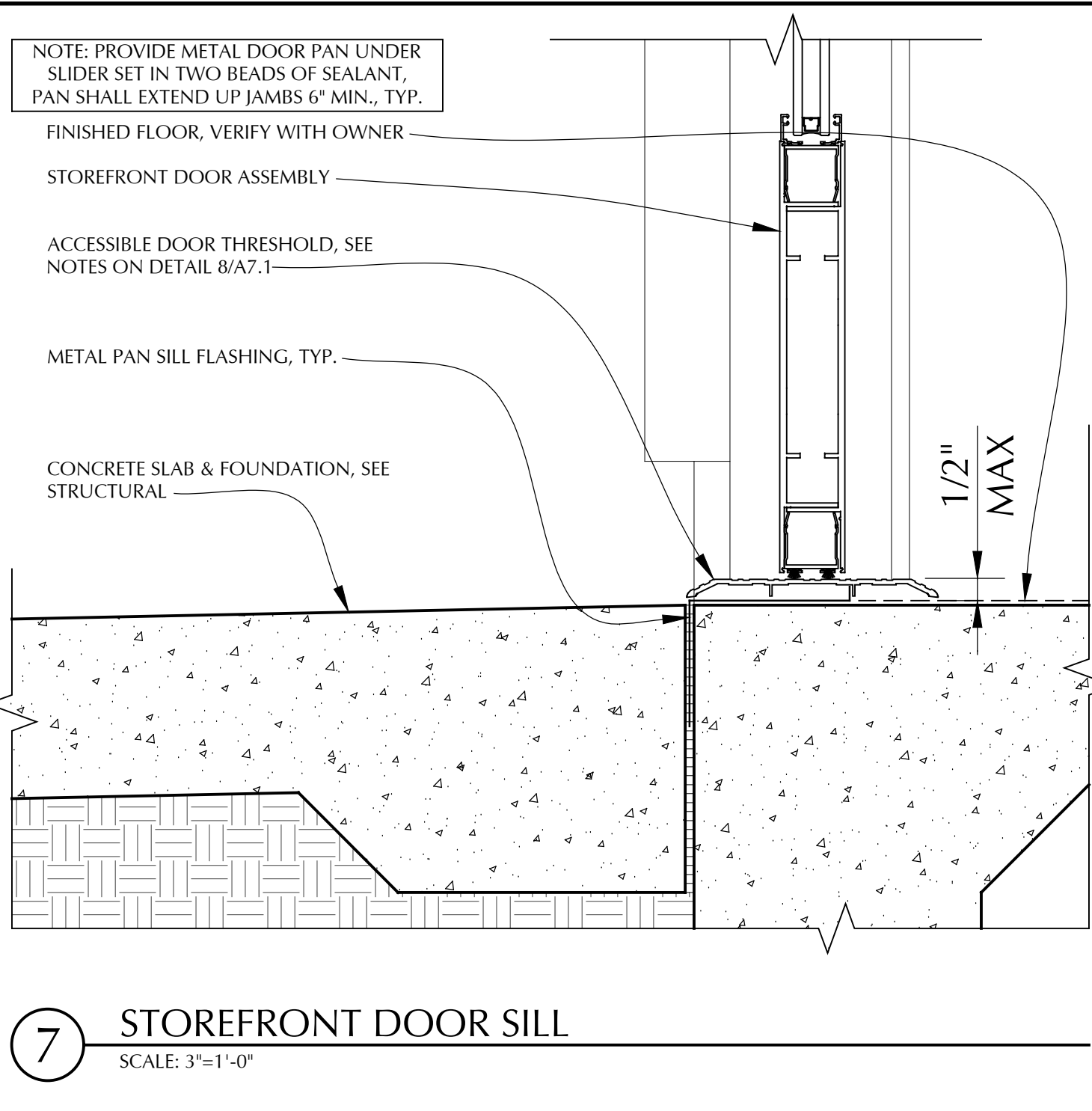
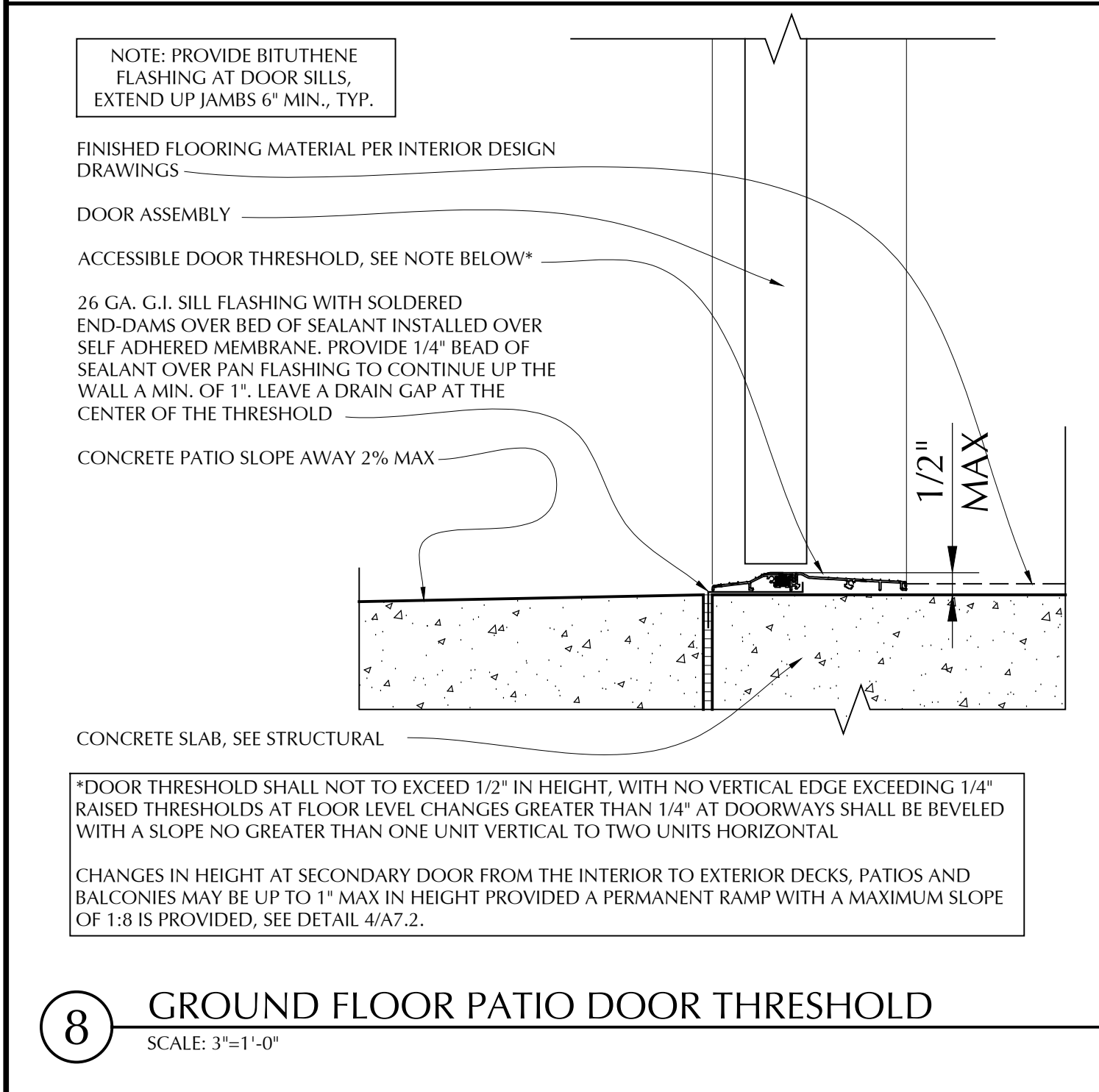
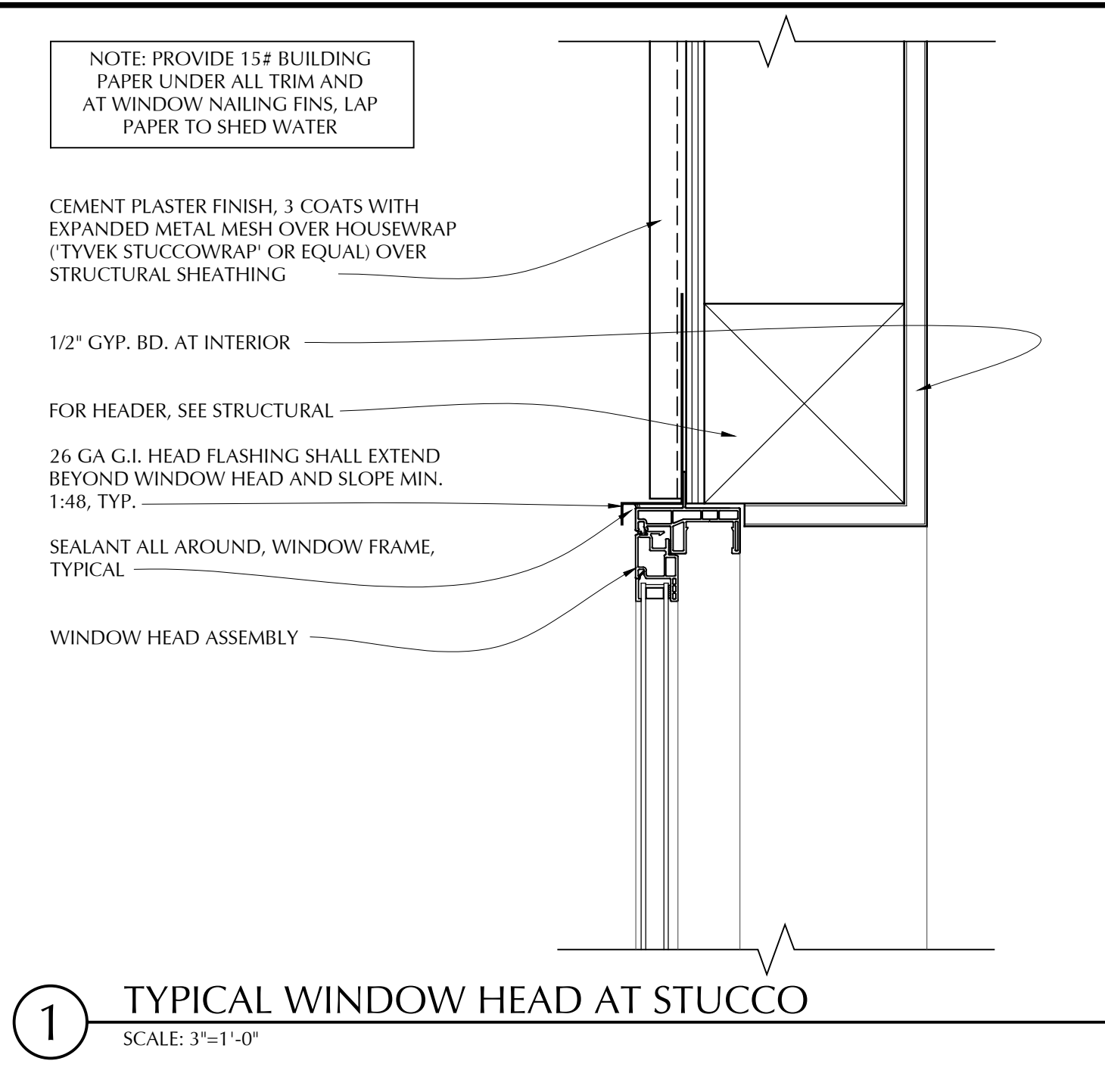
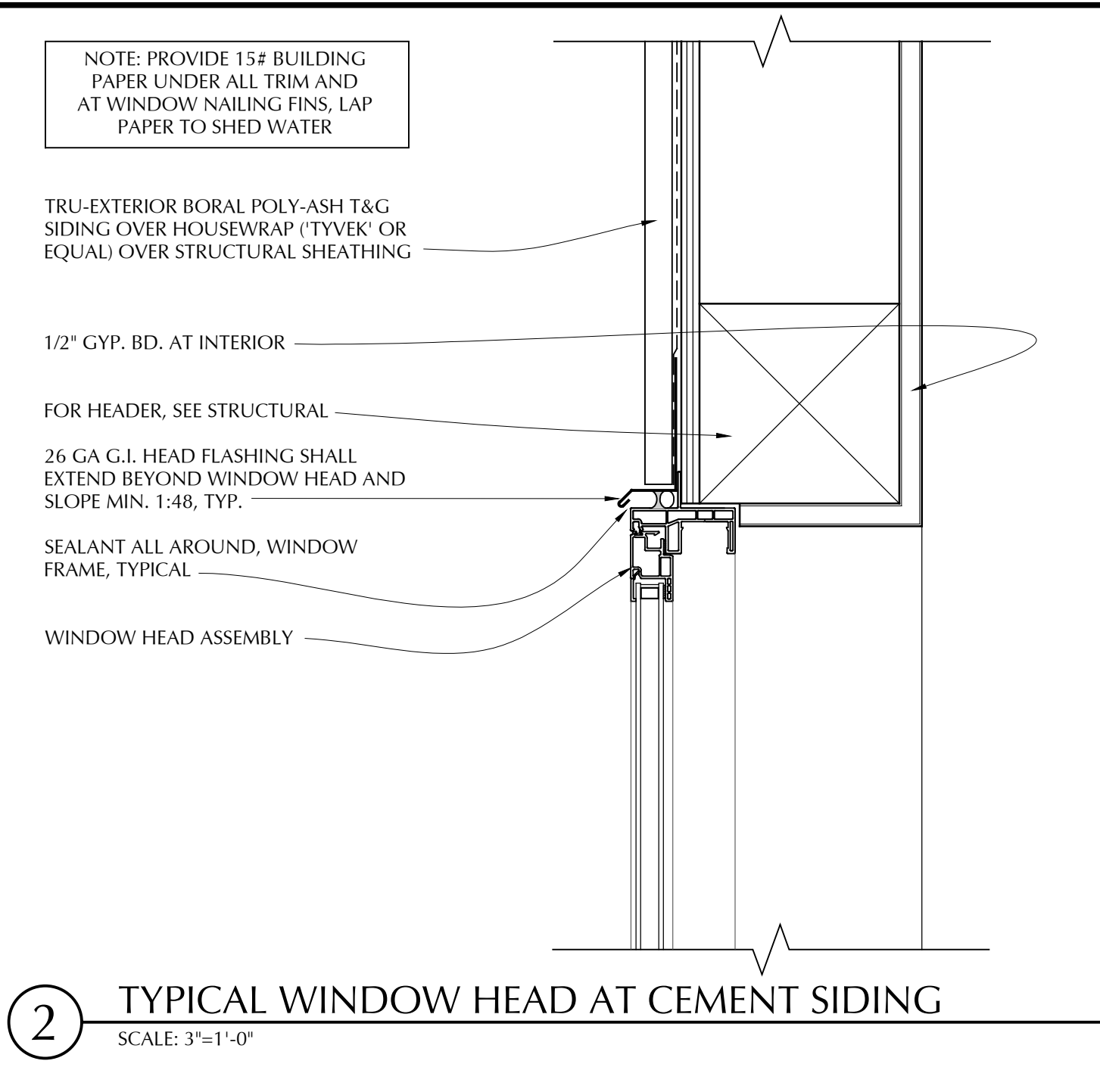
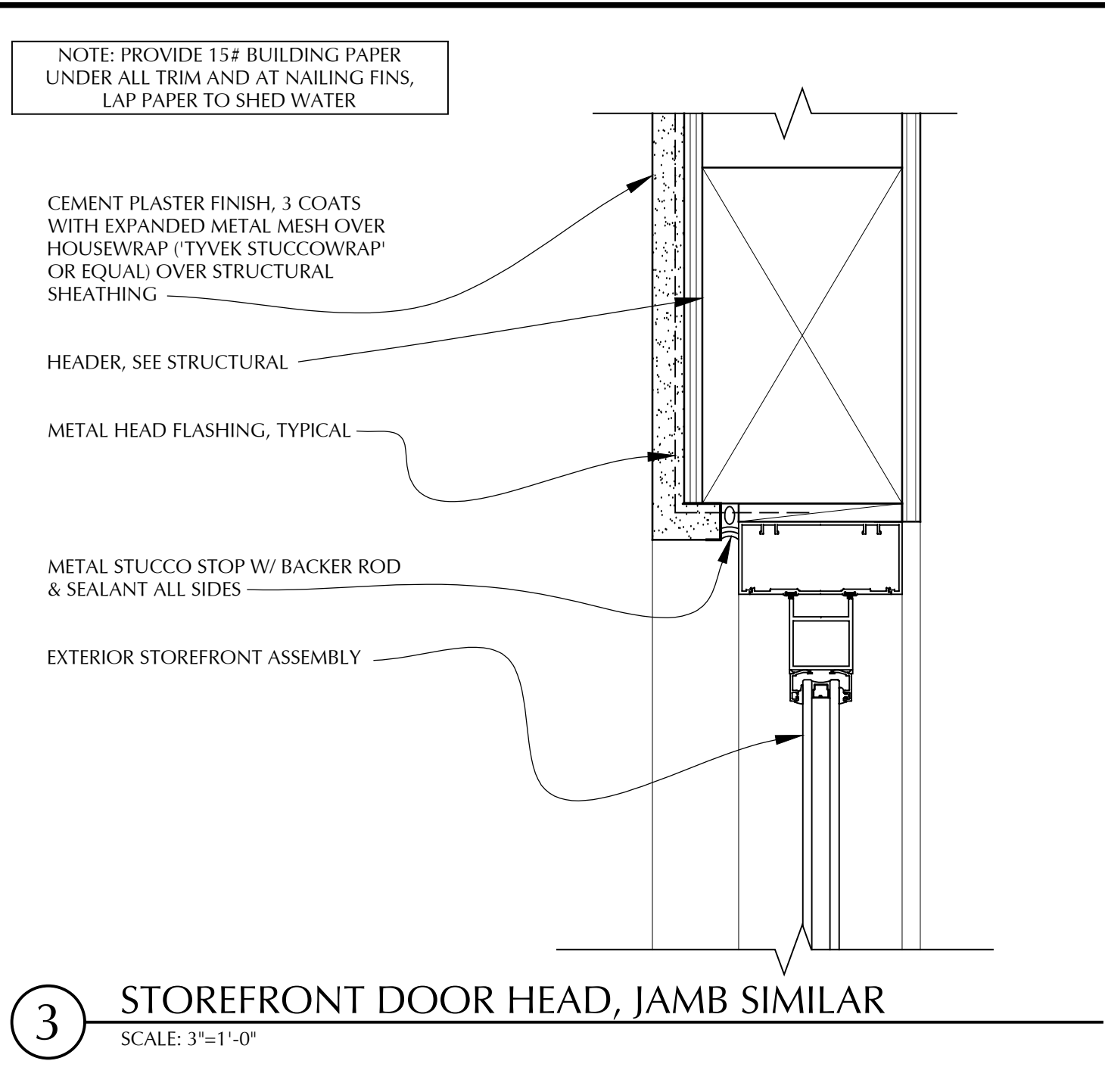
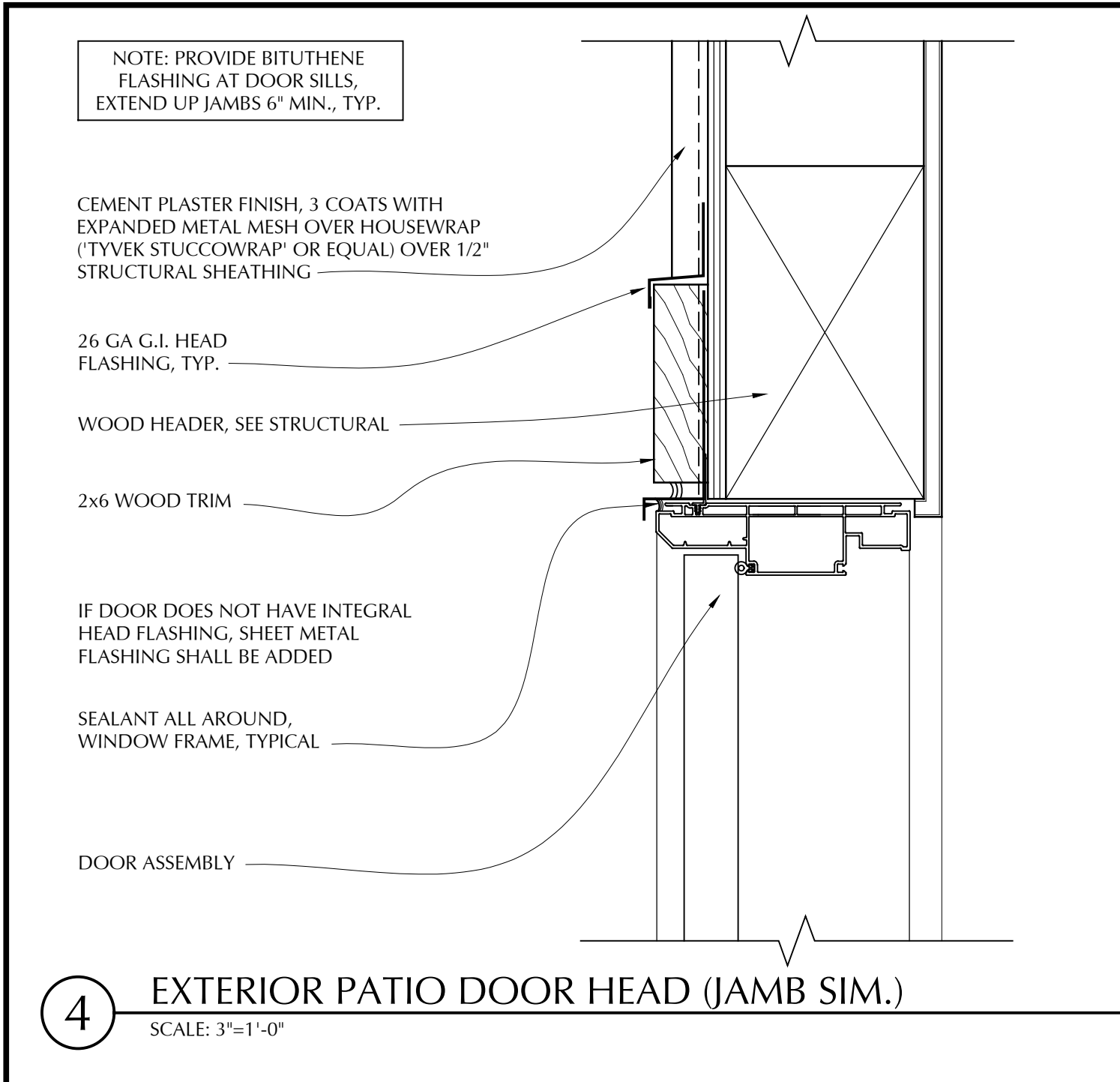


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A7.5



WCK

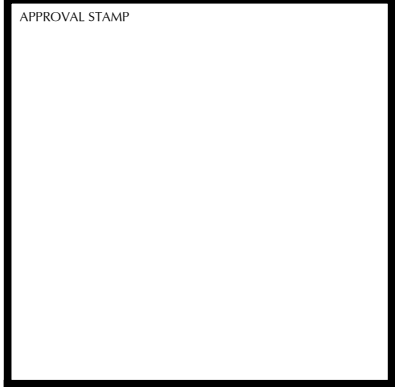
WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
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AFFORDABLE HOUSING PROJECT FOR
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415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

ARCHITECTURAL DETAILS

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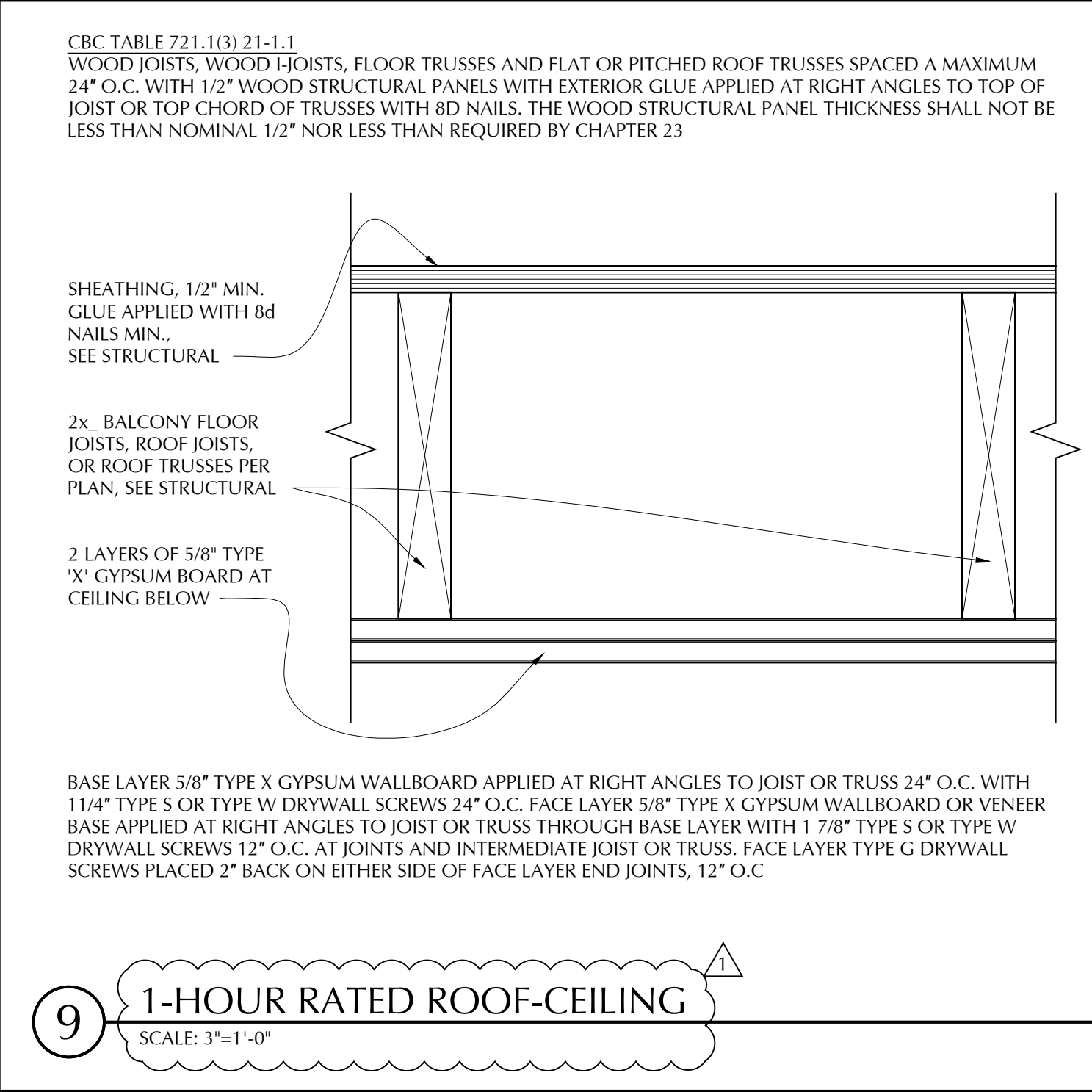
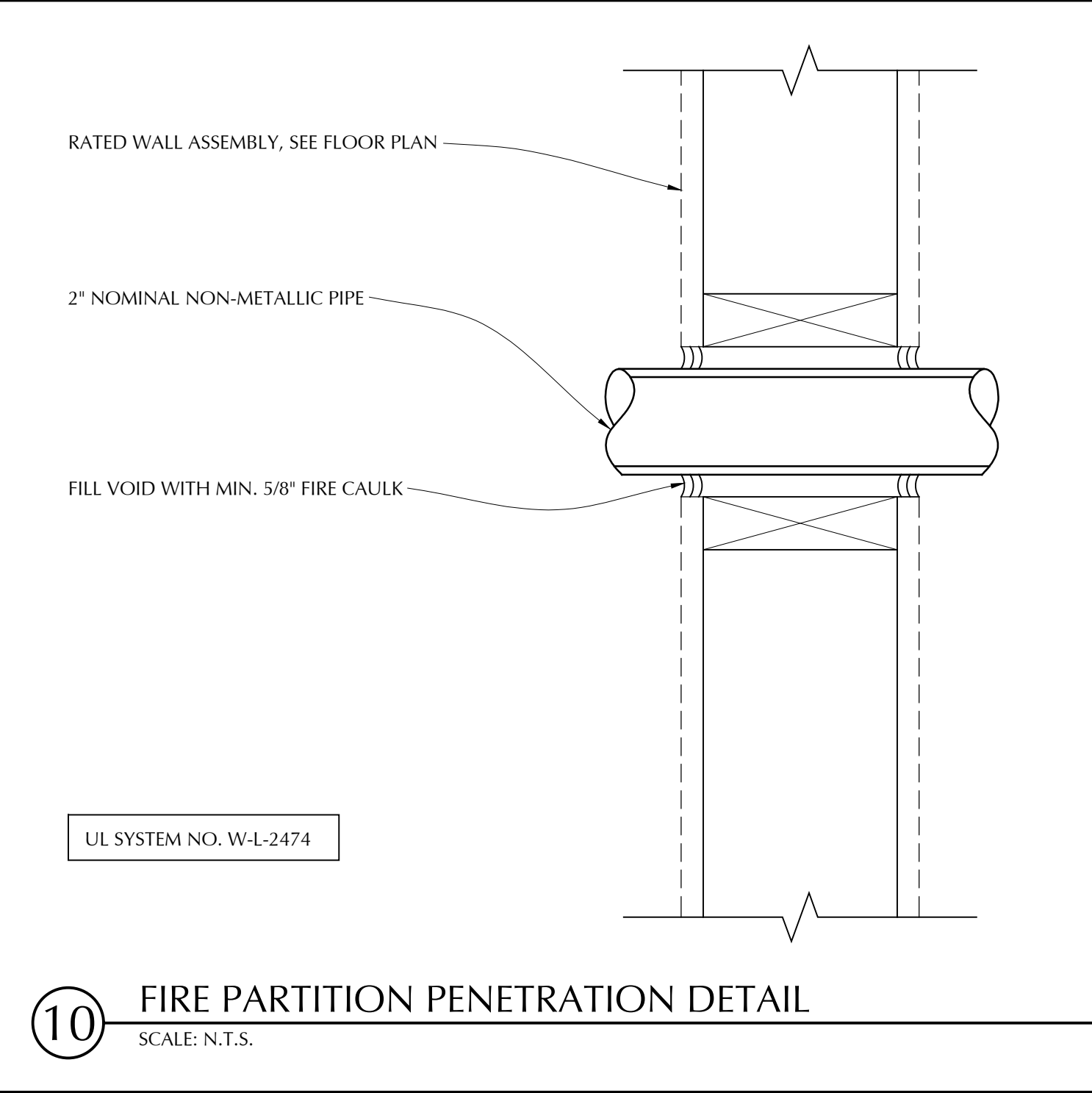
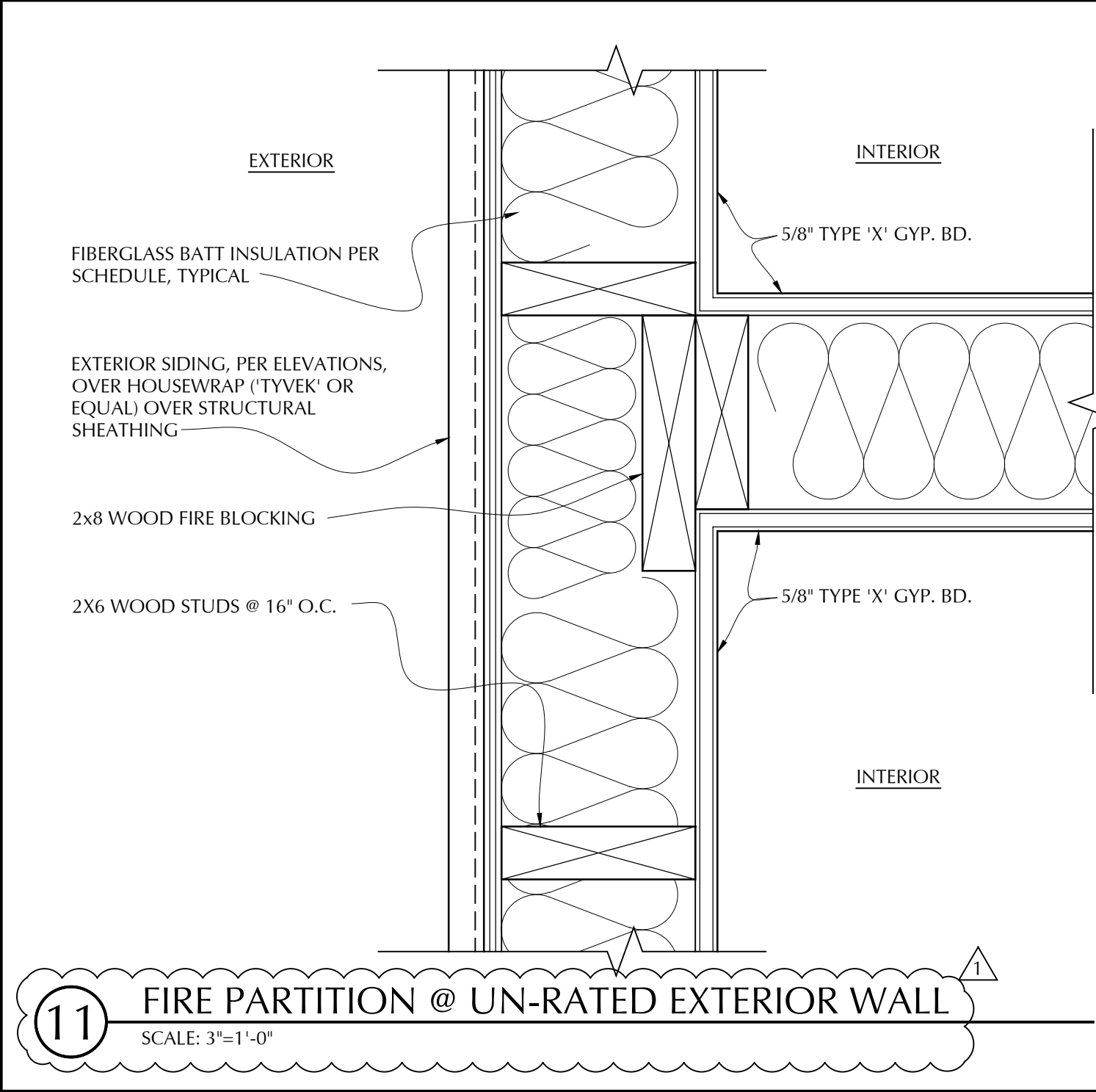
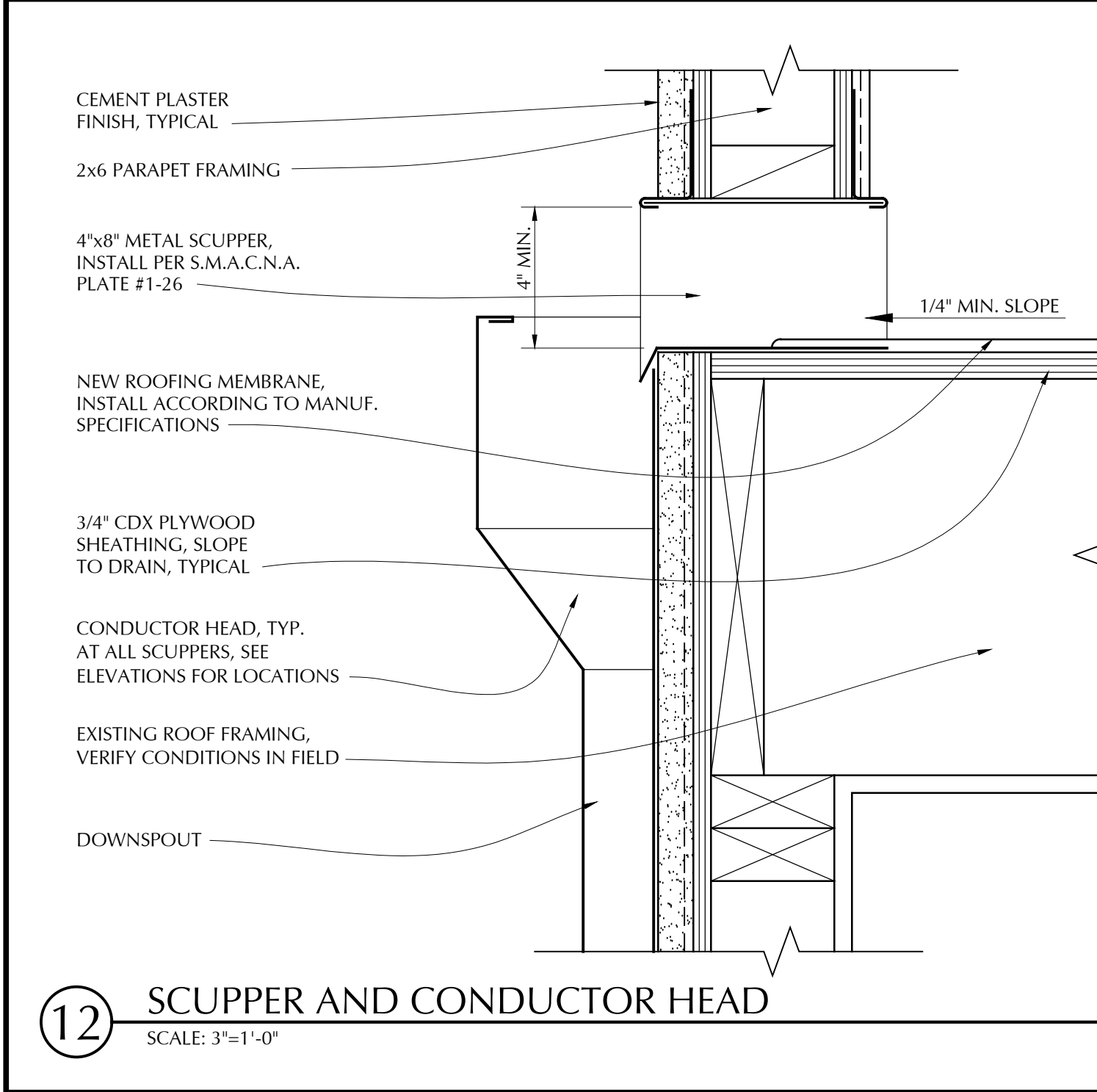
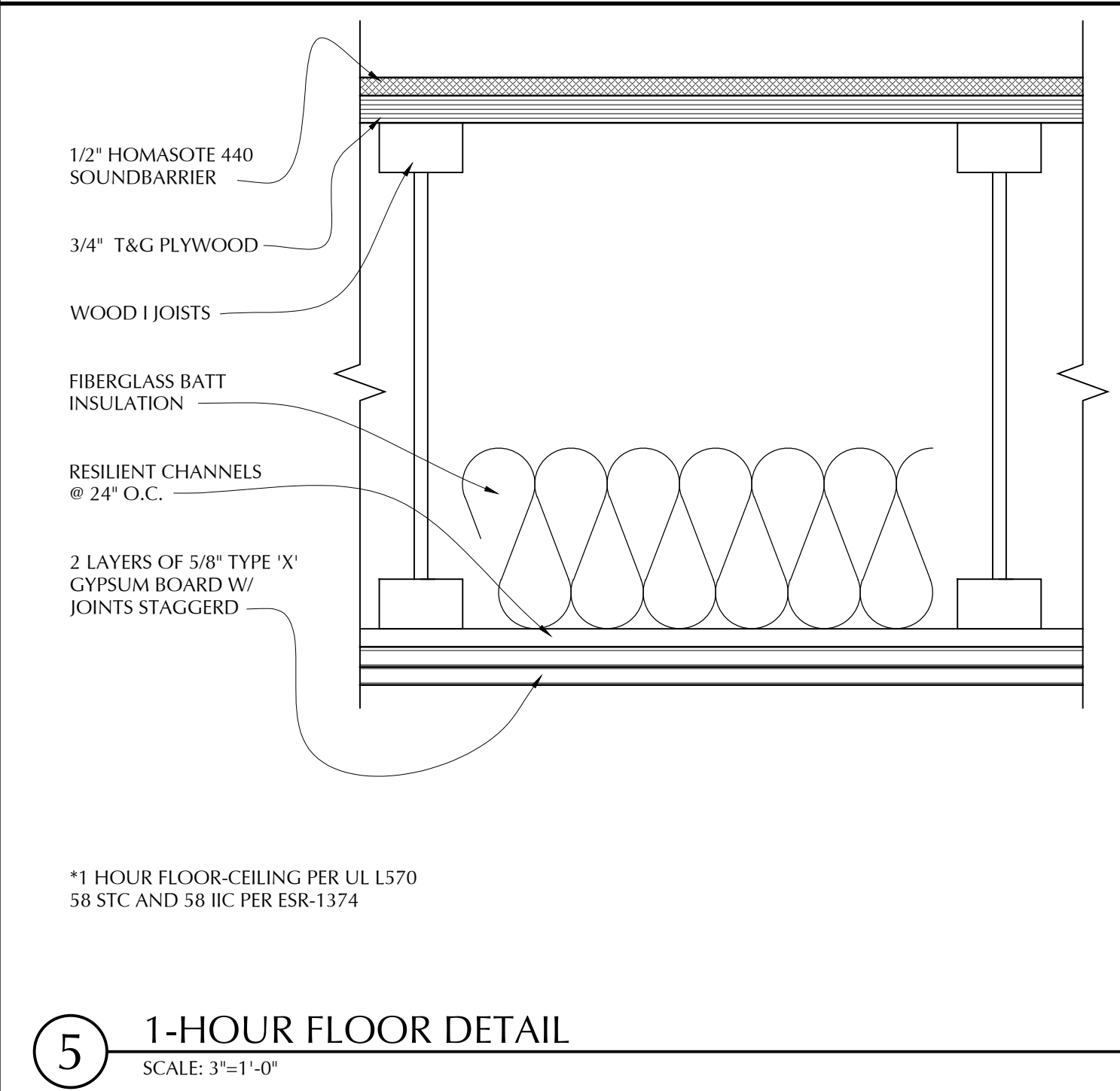
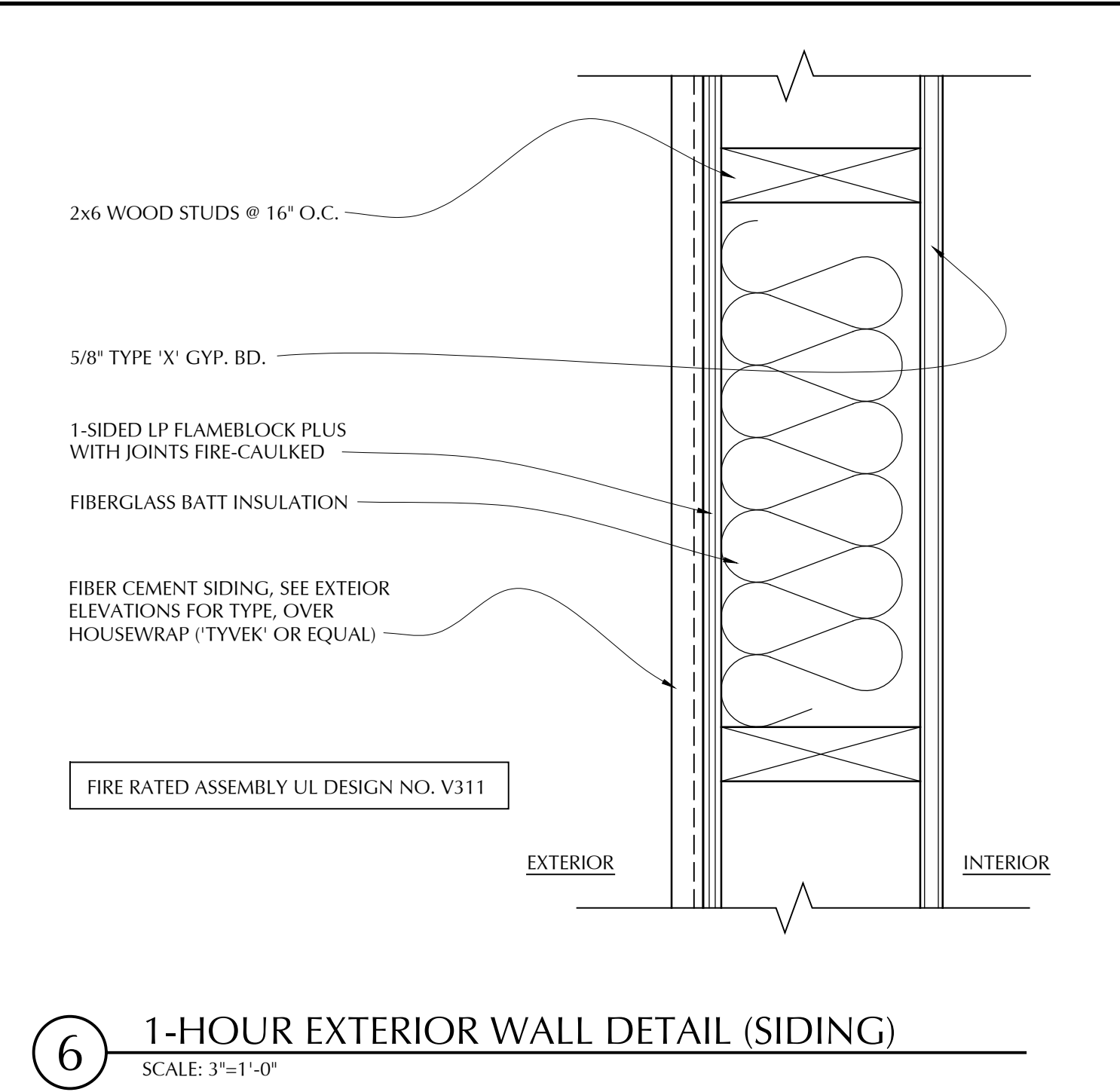
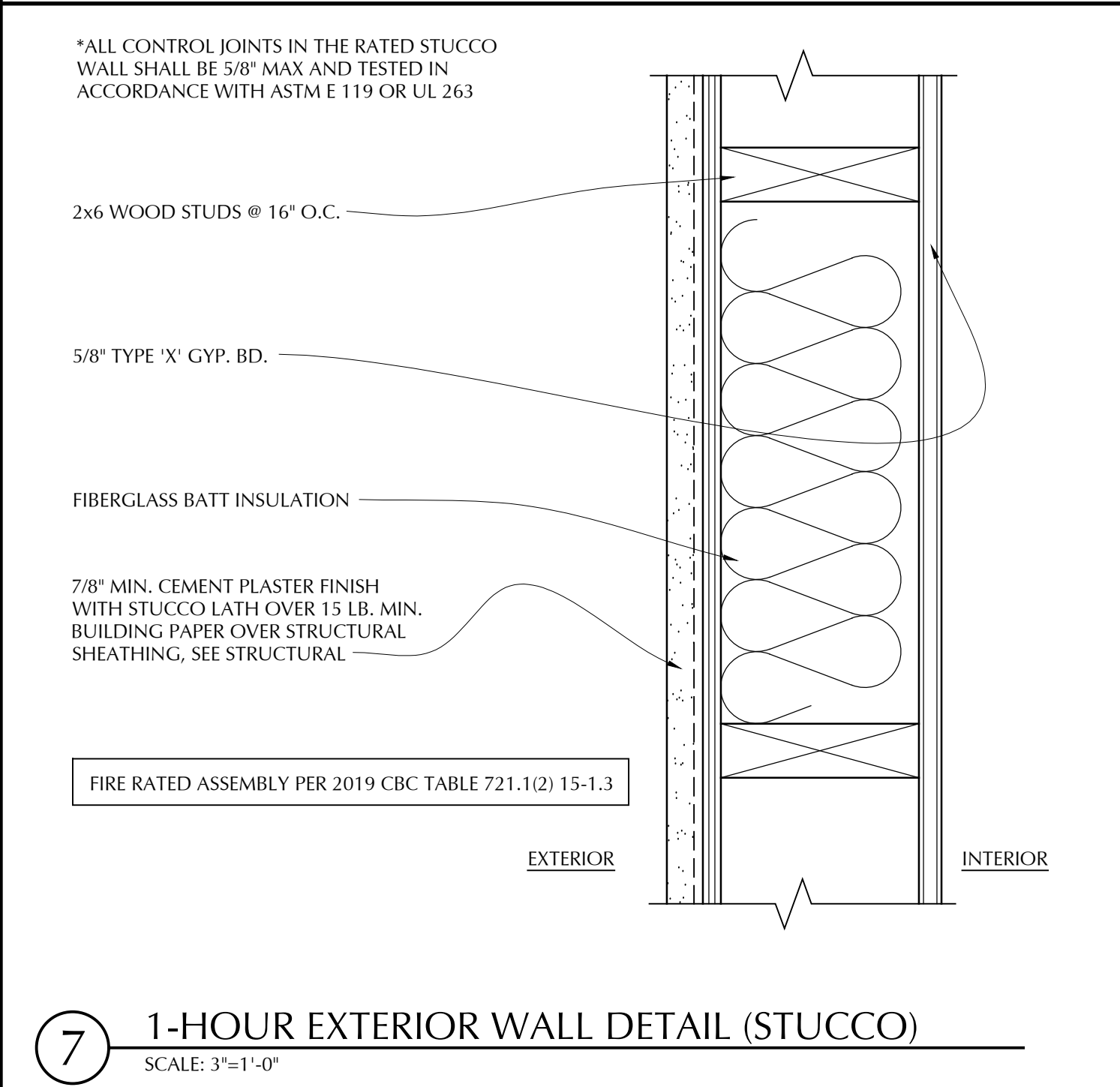
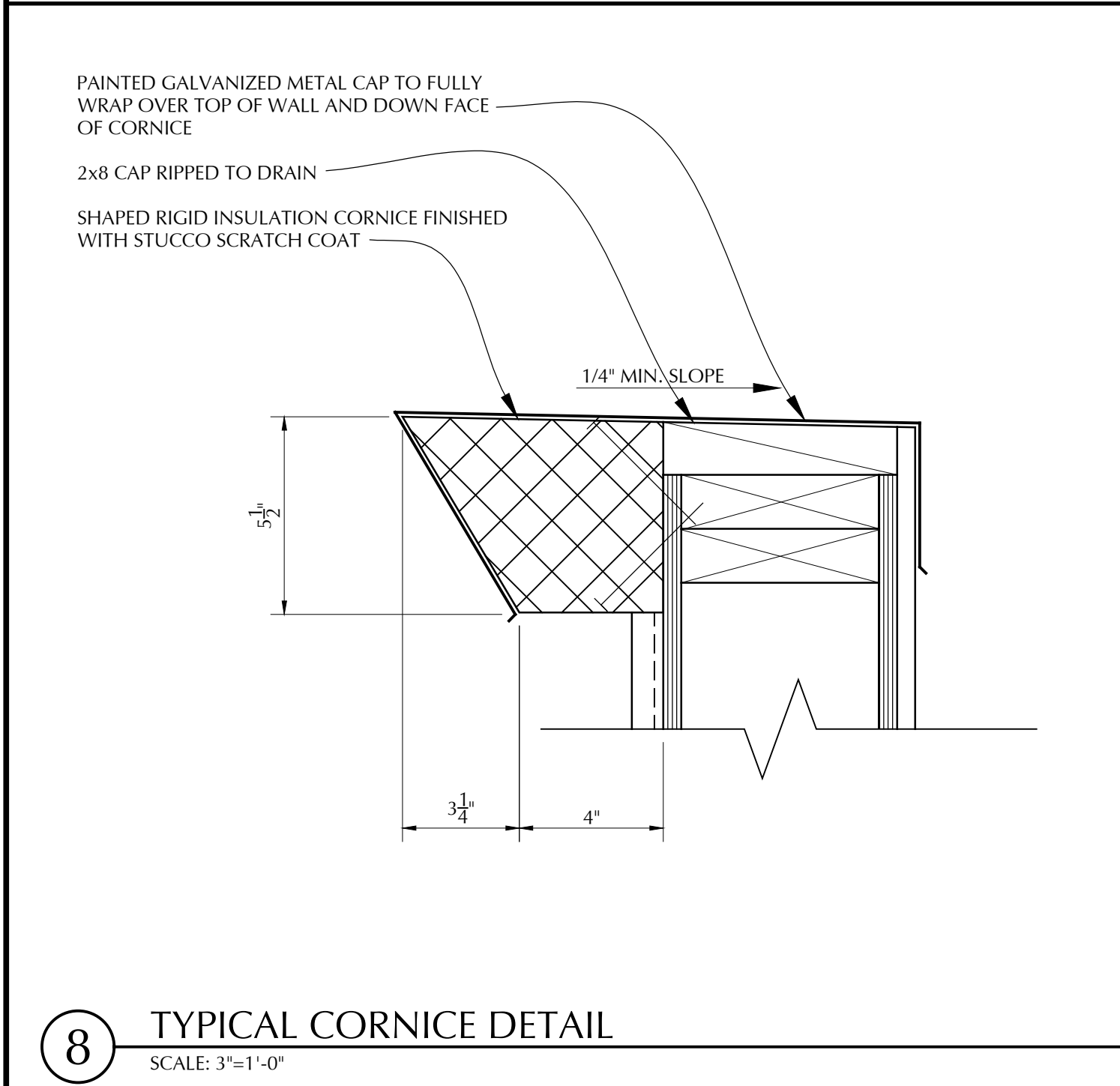
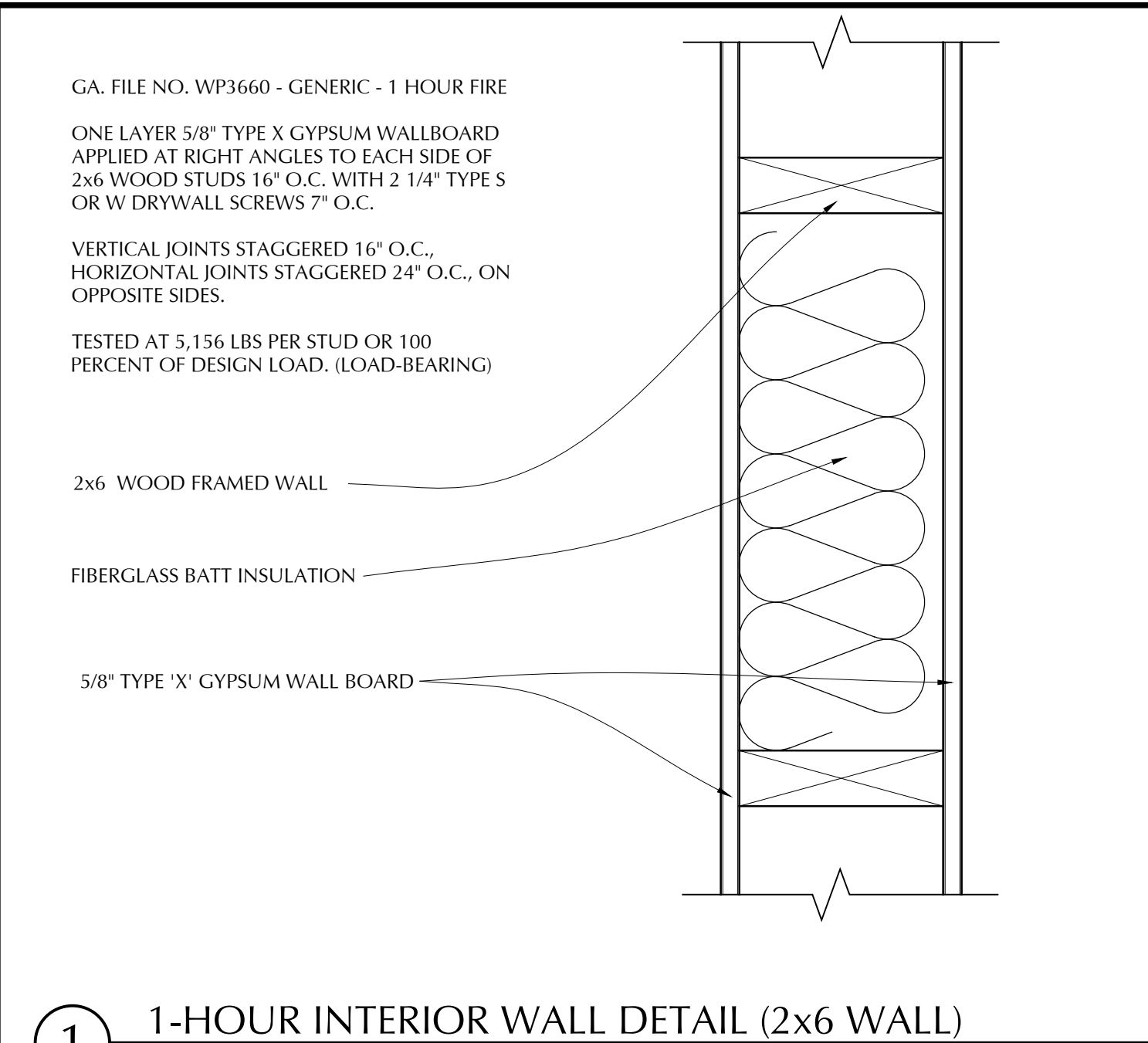
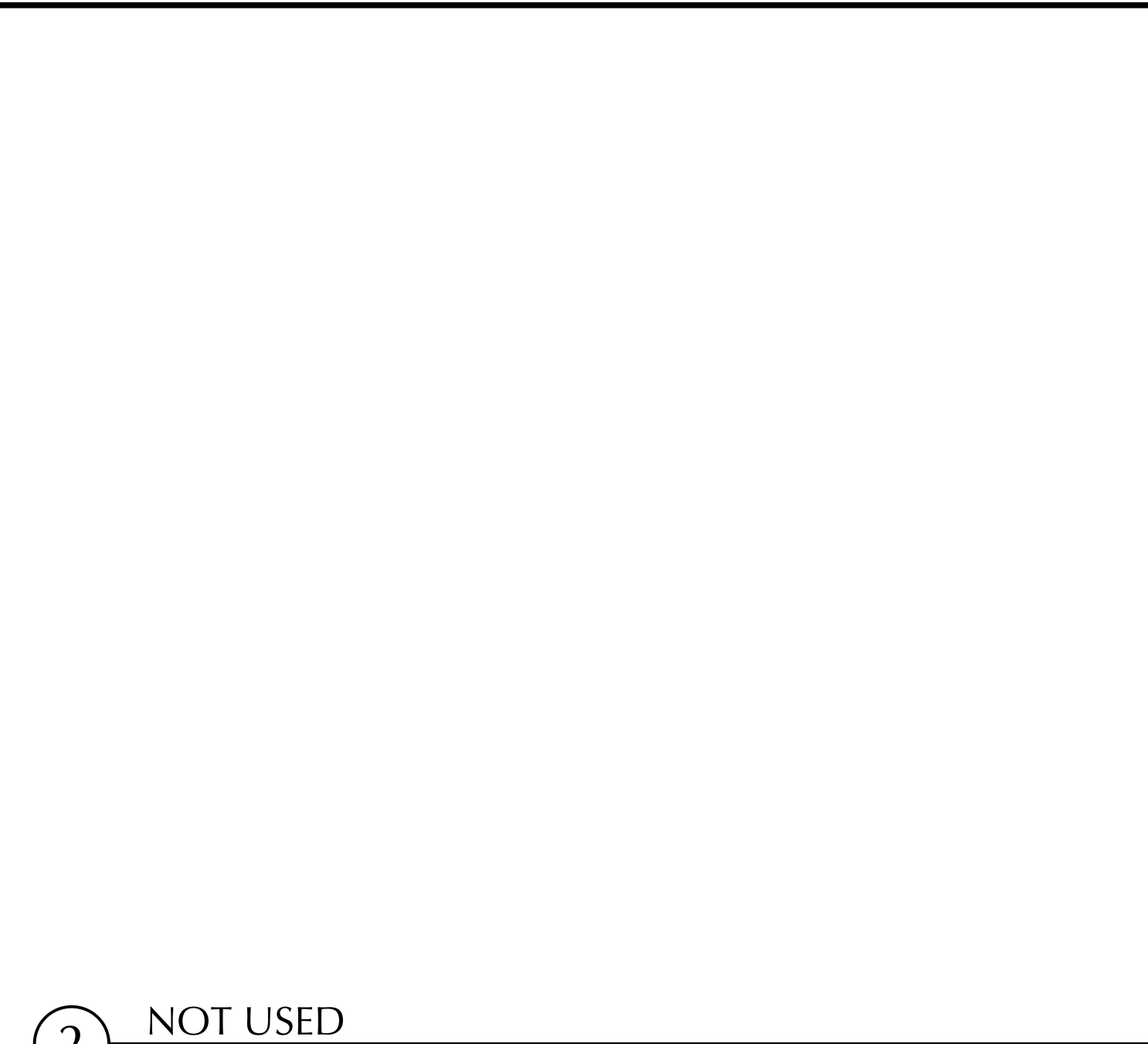
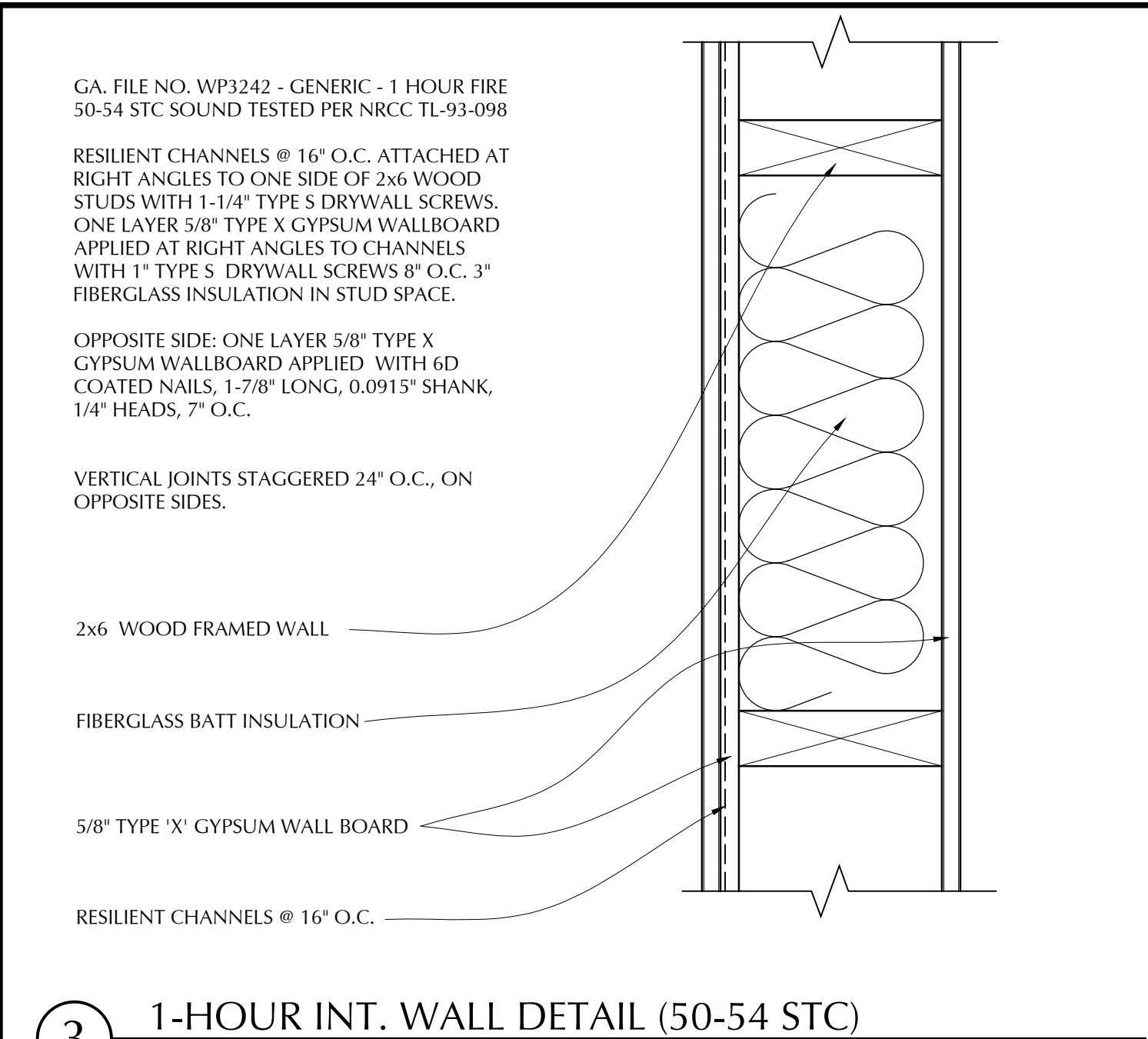
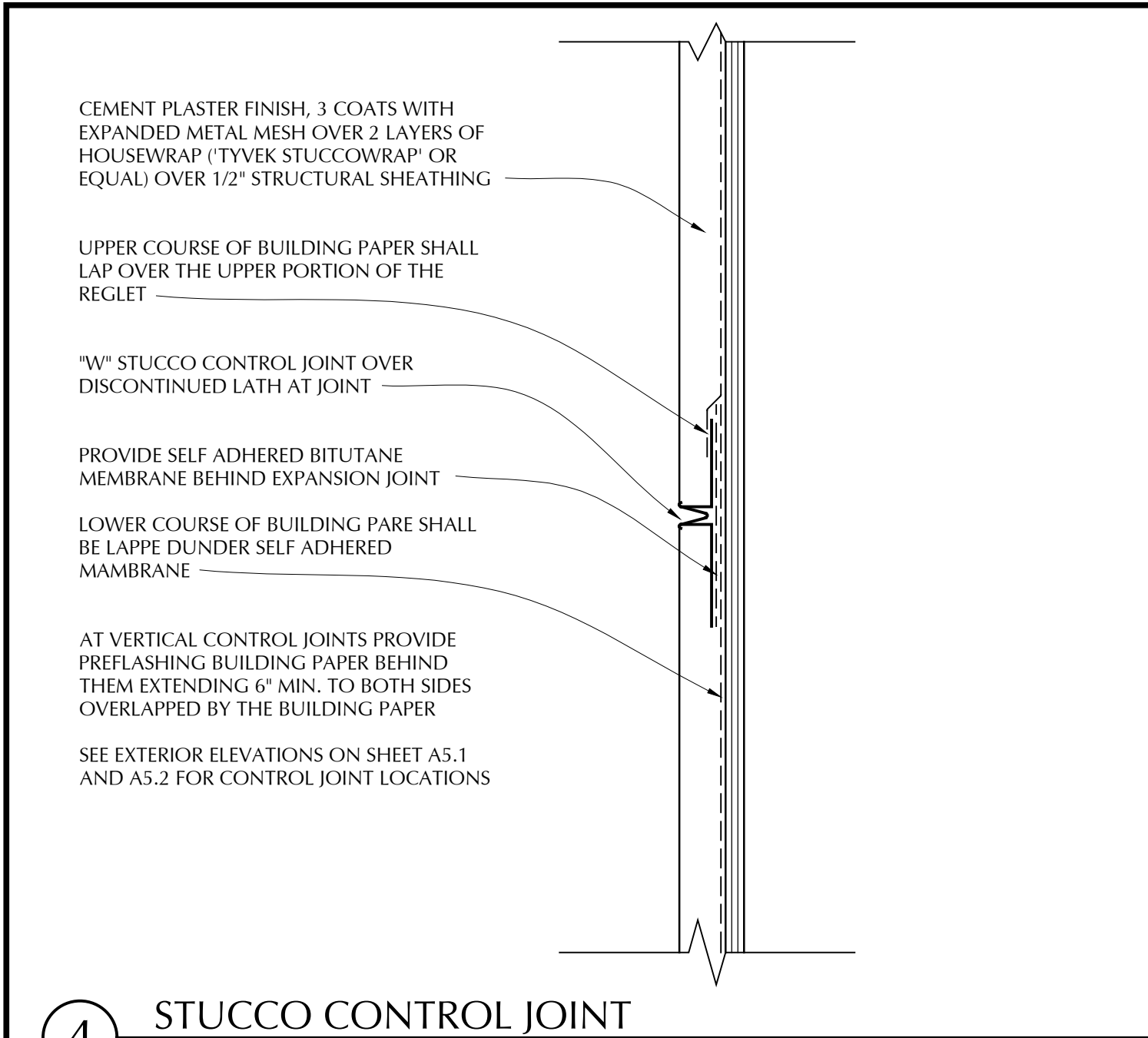


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WCK

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempfl.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

ARCHITECTURAL DETAILS

DRAWING DATE: AUGUST 1, 2022		
A.P.N. 003-011-06 & 003-011-10		
CLIENT NAME: SCC HOUSING AUTHORITY		
PROJECT NAME: NATURAL BRIDGES		

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

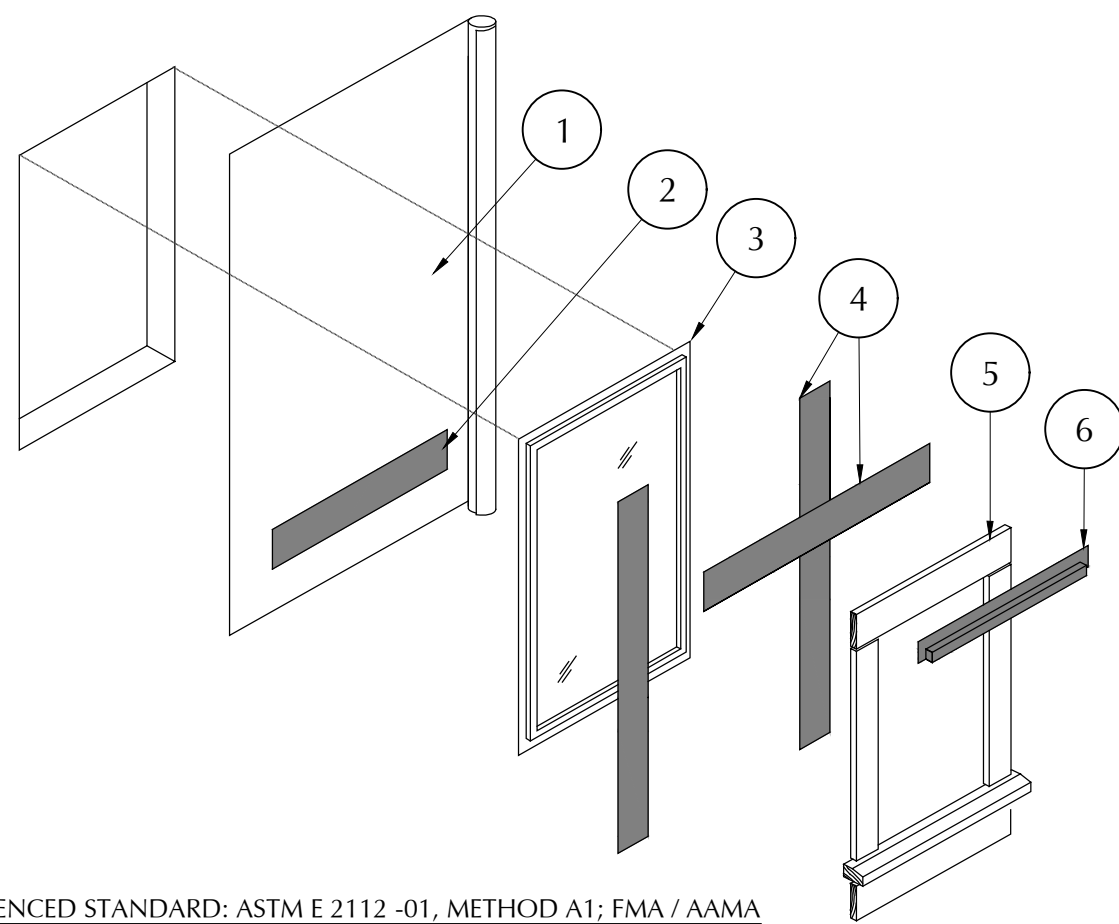


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REFERENCED STANDARD: ASTM E 2112 -01, METHOD A1; FMA / AAMA 100-06 FOR INSTALLATIONS WHERE W.R.B. IS APPLIED BEFORE WINDOW INSTALLATION AND S.A.F. IS APPLIED OVER FACE OF WINDOW NAILING FIN

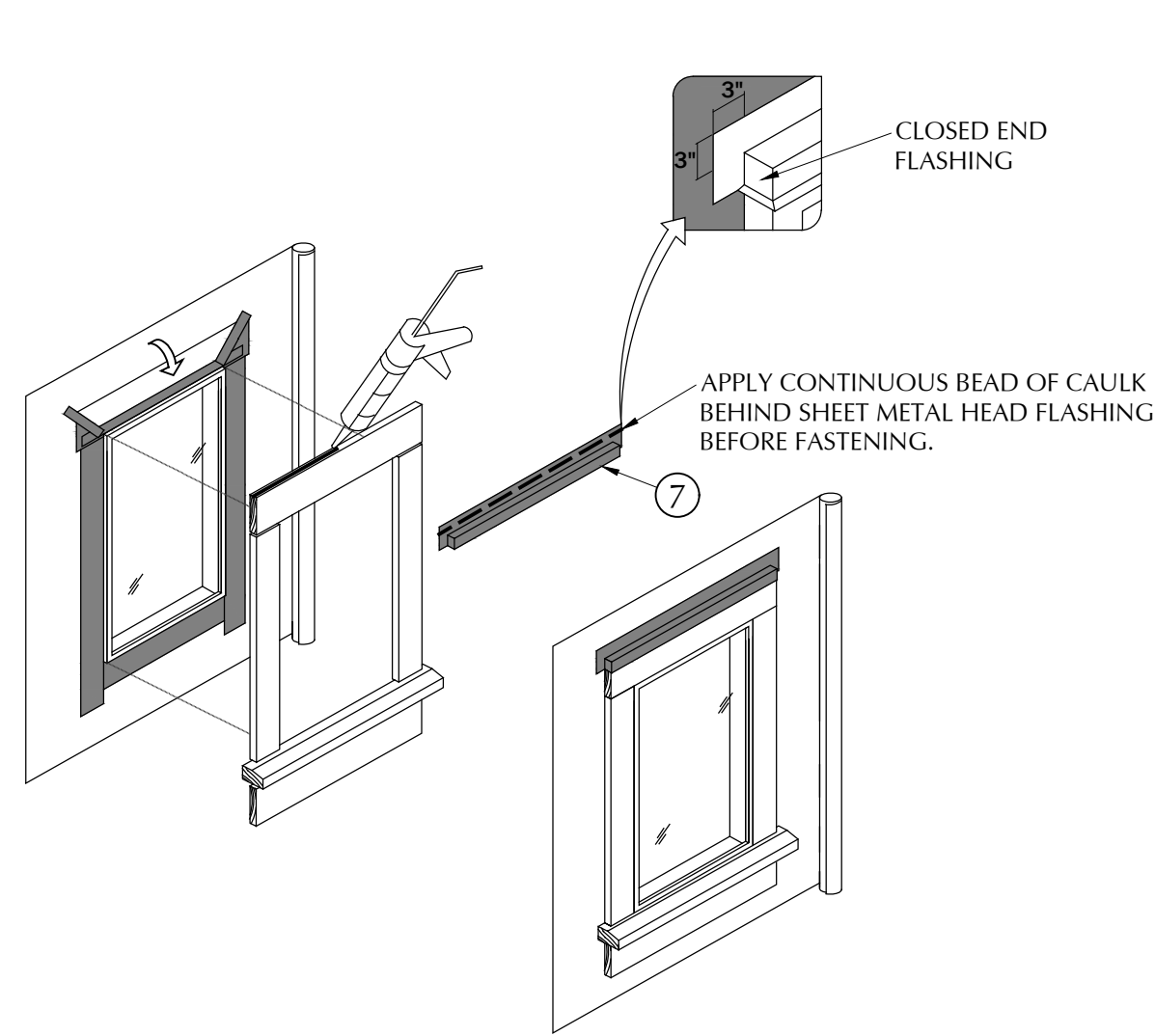
INSTALLATION SEQUENCE OF WINDOW & DOOR FLASHING IN WALLS WITH PLASTIC SHEET AIR BARRIERS WITH EXTERIOR TRIM & SIDING.

KEYNOTES

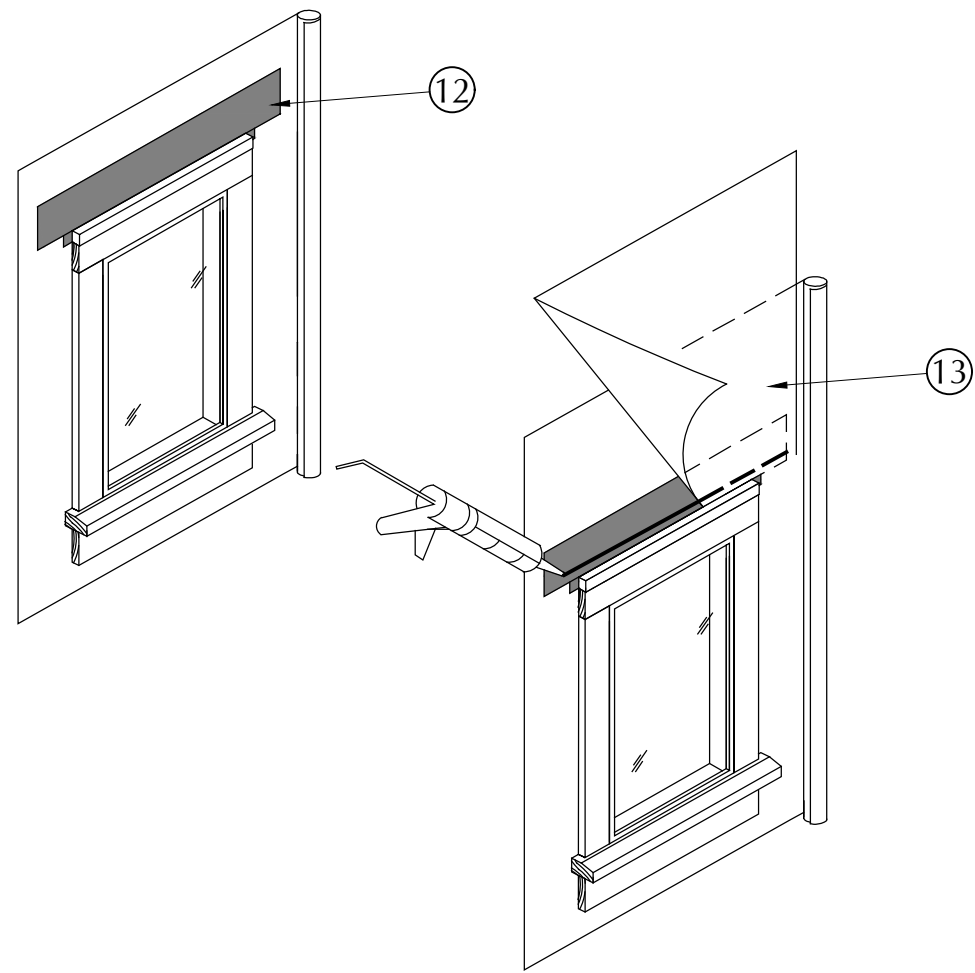
- 1 PLASTIC SHEET AIR BARRIER W.R.B. OVER WALL OPENING WITH CUTTING & FOLDING DIRECTIONS AS SHOWN.
- 2 TAPE: APPLY TAPE AT CUT EDGES AS REQUIRED TO TEMPORARILY HOLD THE PLASTIC SHEET BARRIER UP & FOLDED AWAY FROM WINDOW OR DOOR OPENING. LATER IT WILL BE FOLDED BACK DOWN.
- 3 SELF ADHERING SILL FLASHING: CUT 8 1/2" GREATER THAN HORIZONTAL ROUGH OPENING & APPLIED UNDER SILL FRAMING.
- 4 SEALANT: APPLY A CONTINUOUS BEAD OF POLYURETHANE SEALANT COMPATIBLE WITH THE S.A.F. TO THE BACK SIDE OF THE NAILING FIN OF THE WINDOW. IMMEDIATELY SET WINDOW IN THE OPENING. APPLY SHIMS AS REQUIRED TO ENSURE THE UNIT IS PLUMB, LEVEL, AND SQUARE. FASTEN THE WINDOW PERIMETER SECURELY INTO POSITION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 4A FOR TOP FLANGE, INSTALL FASTENERS 1/2" ABOVE FLANGE AND BEND NAIL OVER FLANGE UNTIL FLAT. FASTENERS TO PENETRATE SOLID FRAMING MIN. 1". APPLY SEALANT IN LINE WITH THE PRE-PUNCHED HOLES OR SLOTS ON THE NAILING FIN WHEN PROVIDED. DO NOT OBSTRUCT WEEP HOLES.
- 5 S.A.F. OUTER JAMB FLASHING. LAP OVER S.A.F. AT SILL AND TUCK UNDER CUT IN W.R.B. AT HEAD.
- 6 S.A.F. OUTER HEAD FLASHING. EXTEND 12" BEYOND EACH SIDE OF WINDOW. LAP OVER S.A.F. AT JAMBS.
- 7 CLOSED END SHEET METAL WINDOW HEAD FLASHING FASTENED OVER S.A.F. HEAD FLASHING.
- 8 MANUFACTURERS RECOMMENDED TAPE FOR SEALING SEAMS.
- 9 SHEET METAL SADDLE PAN FLASHING; ALL SEAMS TO BE SOLDERED.
- 10 APPLY BED OF MASTIC OR SEALANT TO TOP OF PAN FLASHING PRIOR TO INSTALLING DOOR. APPLY BEAD OF SEALANT BEHIND LOWER FLANGE AND AT EDGES OF SADDLE FLANGE.
- 11 EXTERIOR SIDING INSTALLED PER MANUFACTURERS INSTRUCTIONS.
- 12 S.A.F. OVER TOP FLANGE OF SHEET METAL HEAD FLASHING. EXTEND 6" BEYOND EACH SIDE OF JAM TRIM.
- 13 LAP SEPERATE LAYER OF W.R.B. OVER TOP LAYER OF S.A.F. AT HEAD. EXTEND TO TOP OF WALL.
- 14 TRIM TO BE INSTALLED 1/8" AWAY FROM WINDOW FRAME. APPLY BEAD OF SEALANT ALL AROUND WINDOW AT THIS GAP.
- 15 APPLY BEAD OF SEALANT AT BUTT END OF SIDING PRIOR TO WHEN IT IS JOINED WITH WINDOW CASEMENT.
- 16 MAINTAIN 1/4" GAP BETWEEN TOP OF SHEET METAL FLASHING AND BOTTOM OF SIDING. DO NOT APPLY SEALANT AT THIS GAP.

GENERAL NOTE

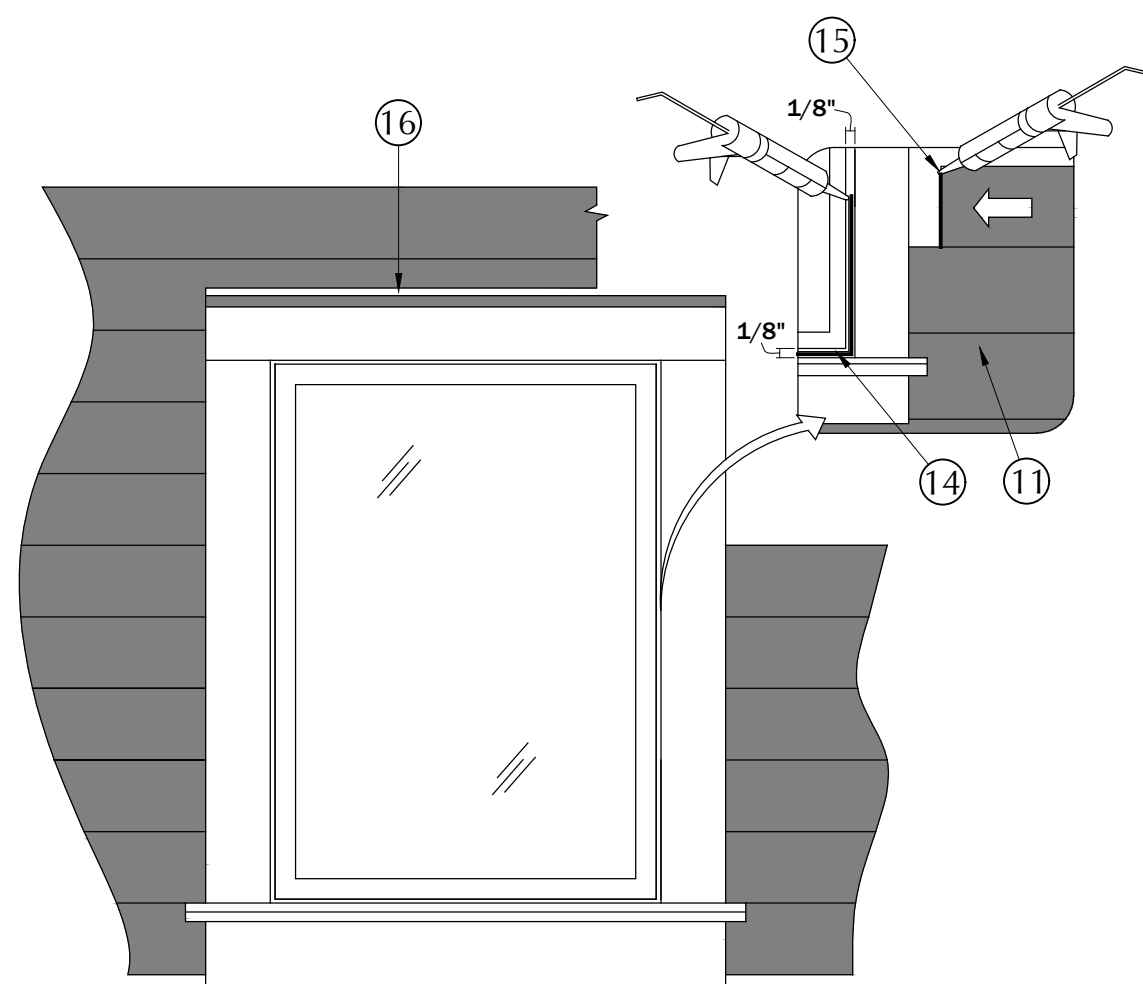
DESCRIPTIONS AND DIAGRAMS SHOWN HERE ARE GENERIC ONLY. CONTRACTOR MUST REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REFERENCED STANDARDS FOR DETAILED INSTRUCTIONS NOT PRESENTED HERE. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES BETWEEN MANUFACTURER'S INSTALLATION INSTRUCTIONS, REFERENCED STANDARDS, AND THE CONTRACT DOCUMENTS PRIOR TO INSTALLATION.



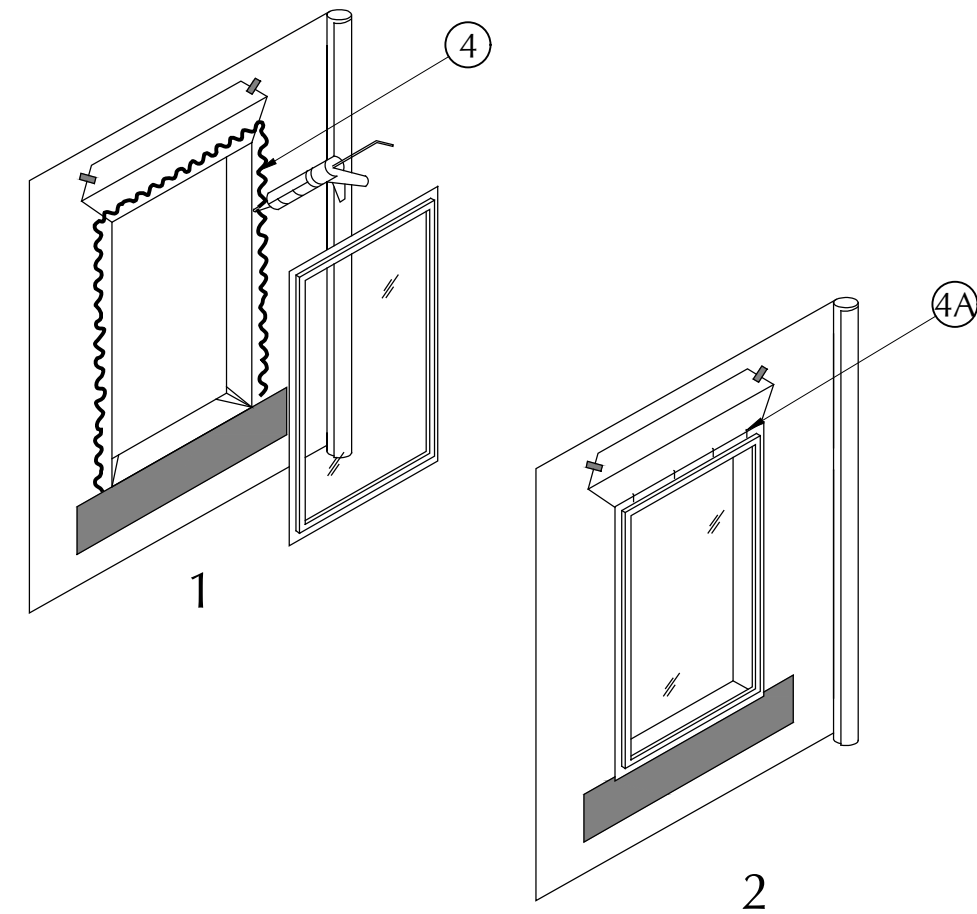
5 EXTERIOR TRIM & SHEETMETAL HEAD FLASHING



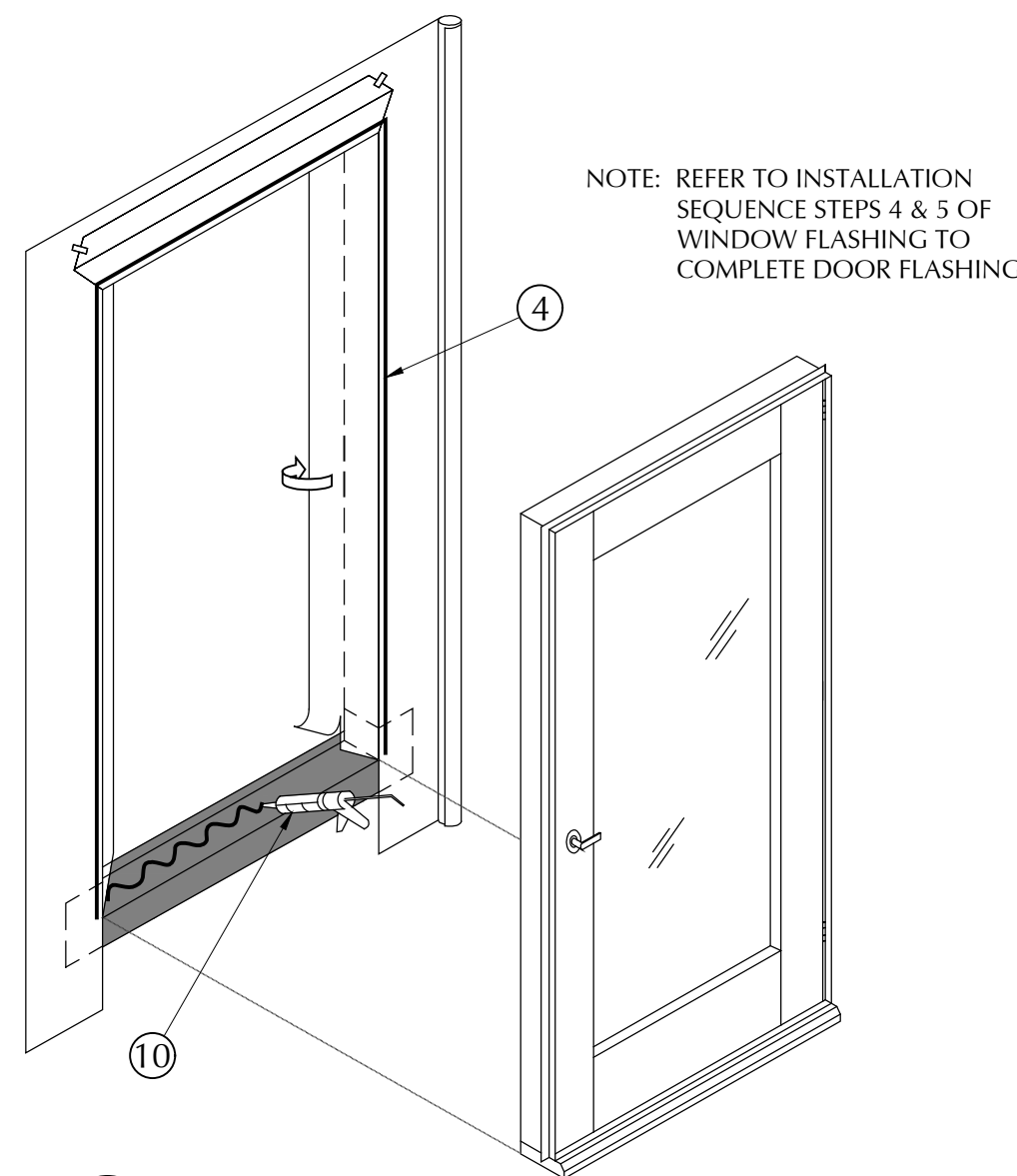
6 APPLICATION OF S.A.F. OVER SHEET METAL HEAD FLASHING & PLASTIC SHEET AIR BARRIER COUNTER FLASHING.



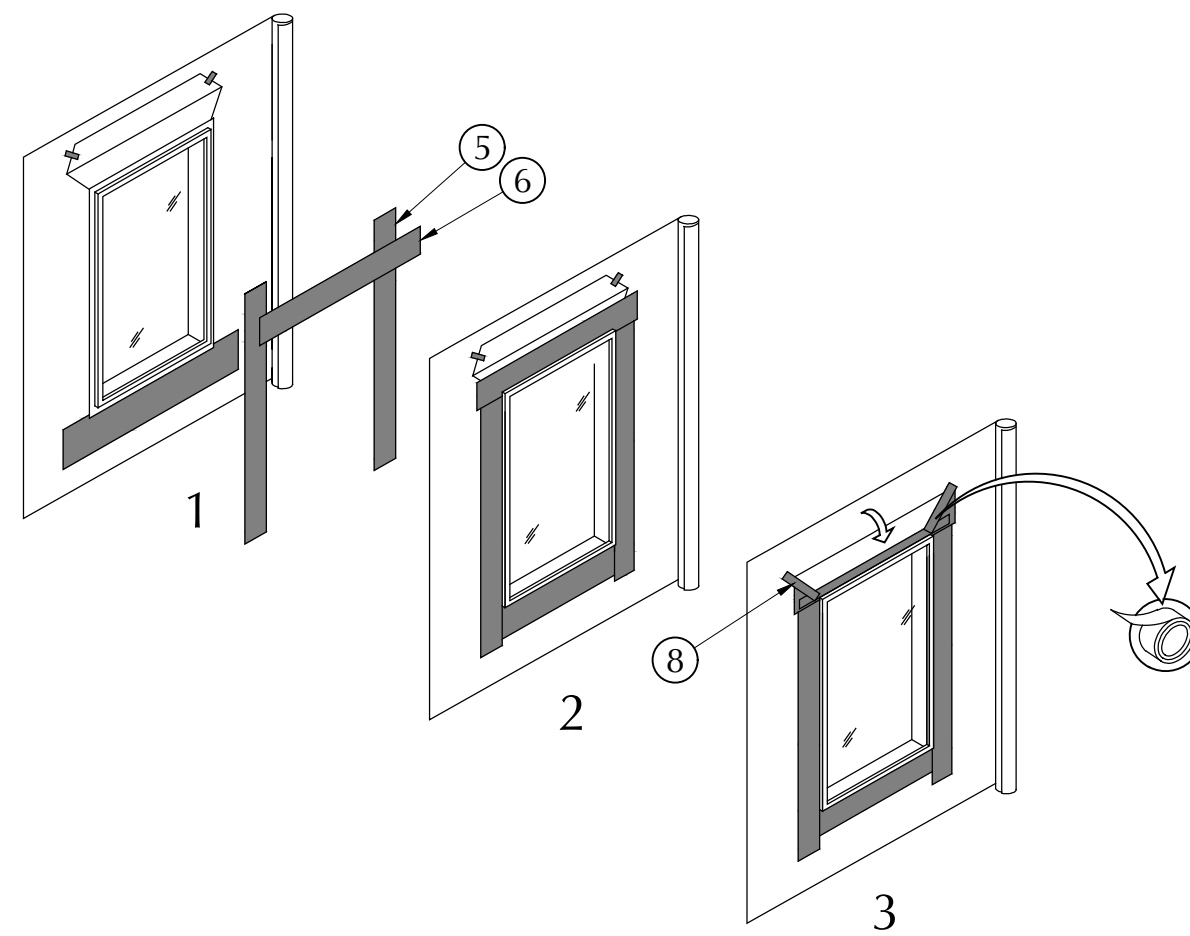
7 TRIM & SIDING SEALANT APPLICATION



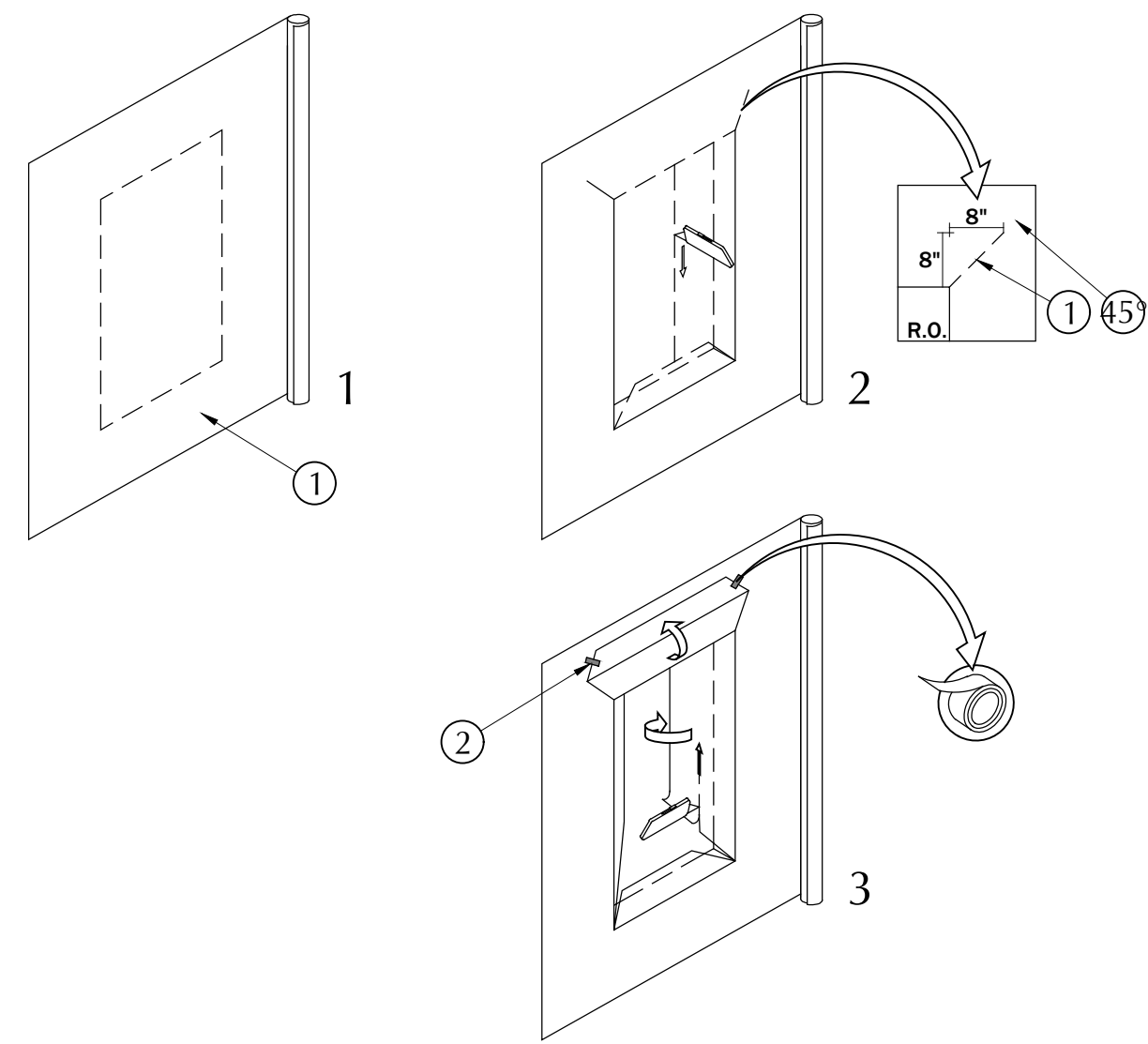
3B INSTALLATION OF WINDOW



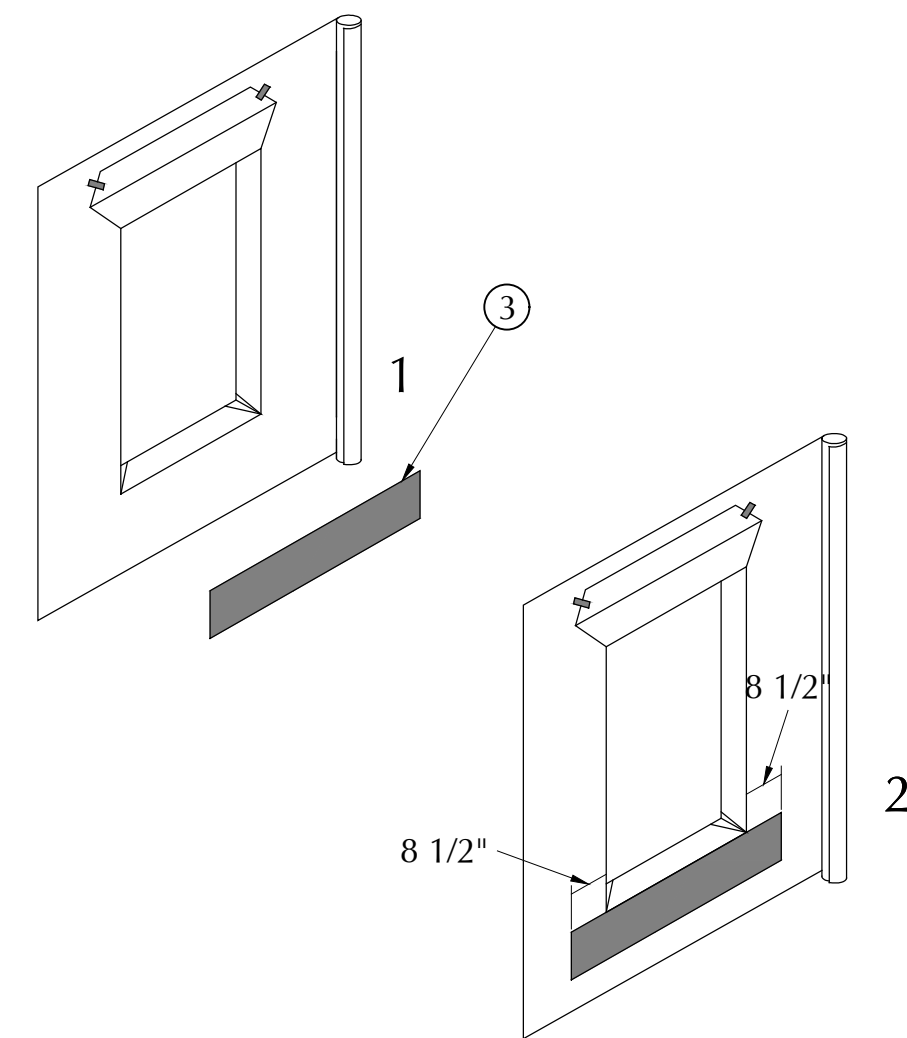
3B INSTALLATION OF DOOR



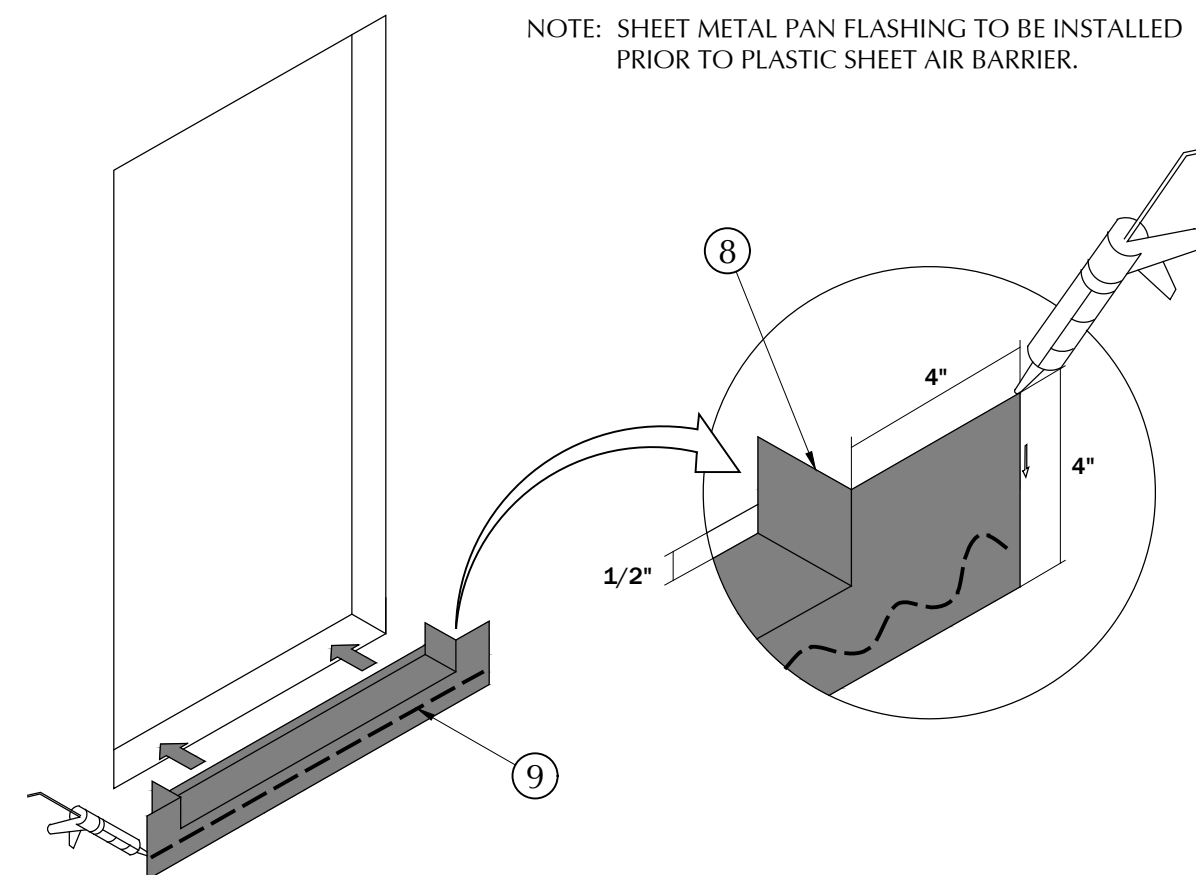
4 OUTER JAM / HEAD FLASHING & COUNTER FLASHING



1 CUTTING OPENING FOR WINDOW & DOOR



2A WINDOW SILL FLASHING



2B DOOR PAN FLASHING

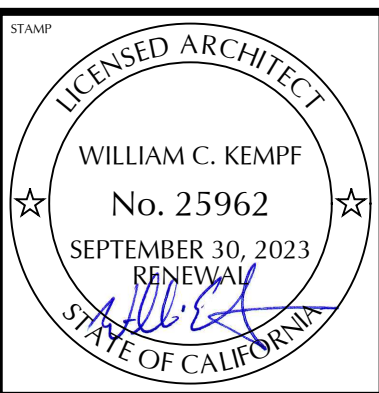


WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
TYPICAL WINDOW FLASHING DETAILS

DRAWING DATE: AUGUST 1, 2022		
A.P.N. 003-011-06 & 003-011-10		
CLIENT NAME: SCC HOUSING AUTHORITY		
PROJECT NAME: NATURAL BRIDGES		

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22



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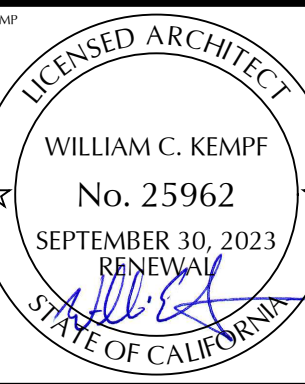


AFFORDABLE HOUSING PROJECT FOR
 THE HOUSING AUTHORITY
 OF THE COUNTY OF SANTA CRUZ
 115 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
 TYPICAL ROOF MEMBRANE DETAILS

DRAWING DATE:	AUGUST 1, 2022
P.N.	003-011-06 & 003-011-10
CLIENT NAME:	CCC HOUSING AUTHORITY
PROJECT NAME:	NATURAL BRIDGES

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/11

RECEIVED STAMP

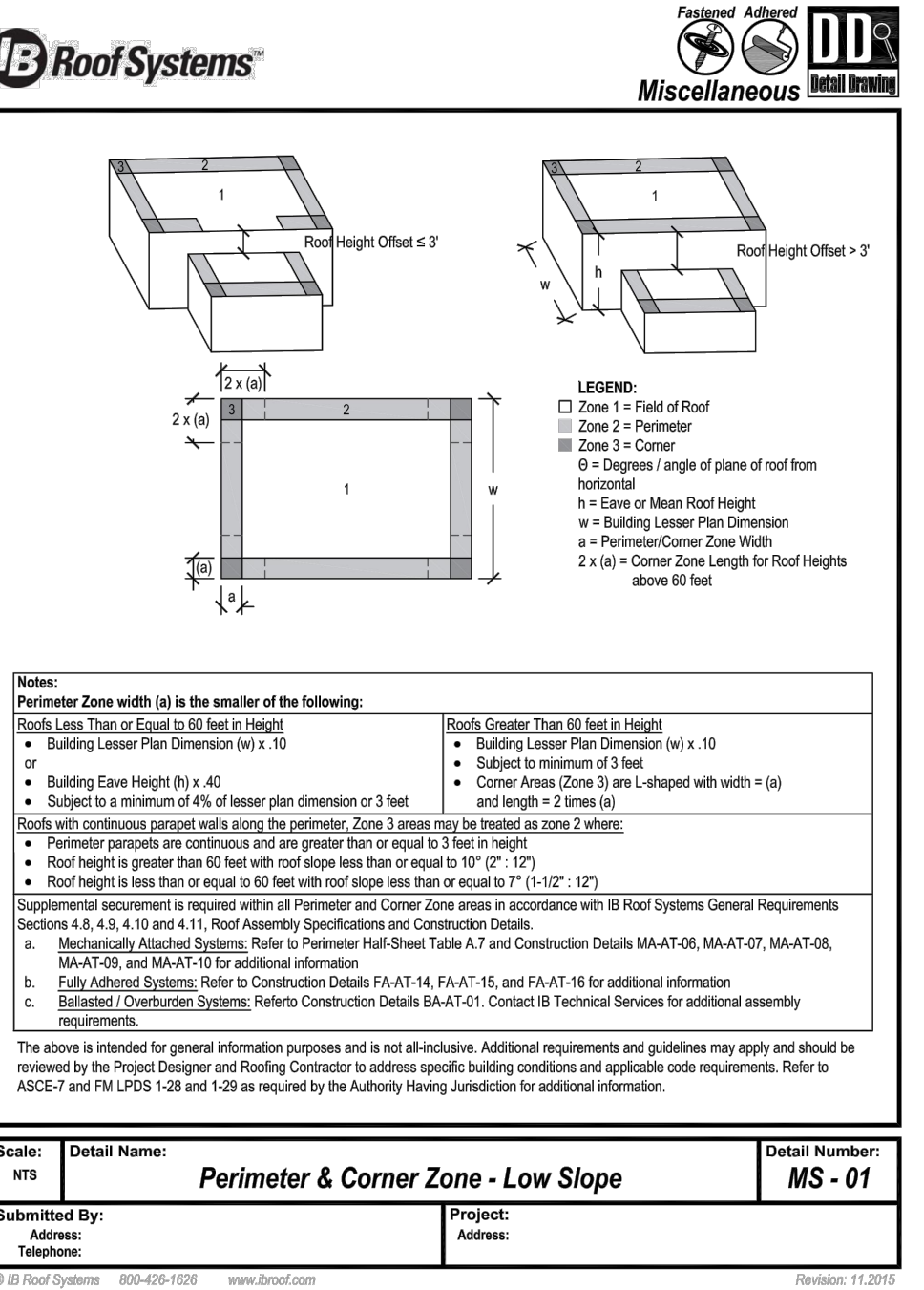
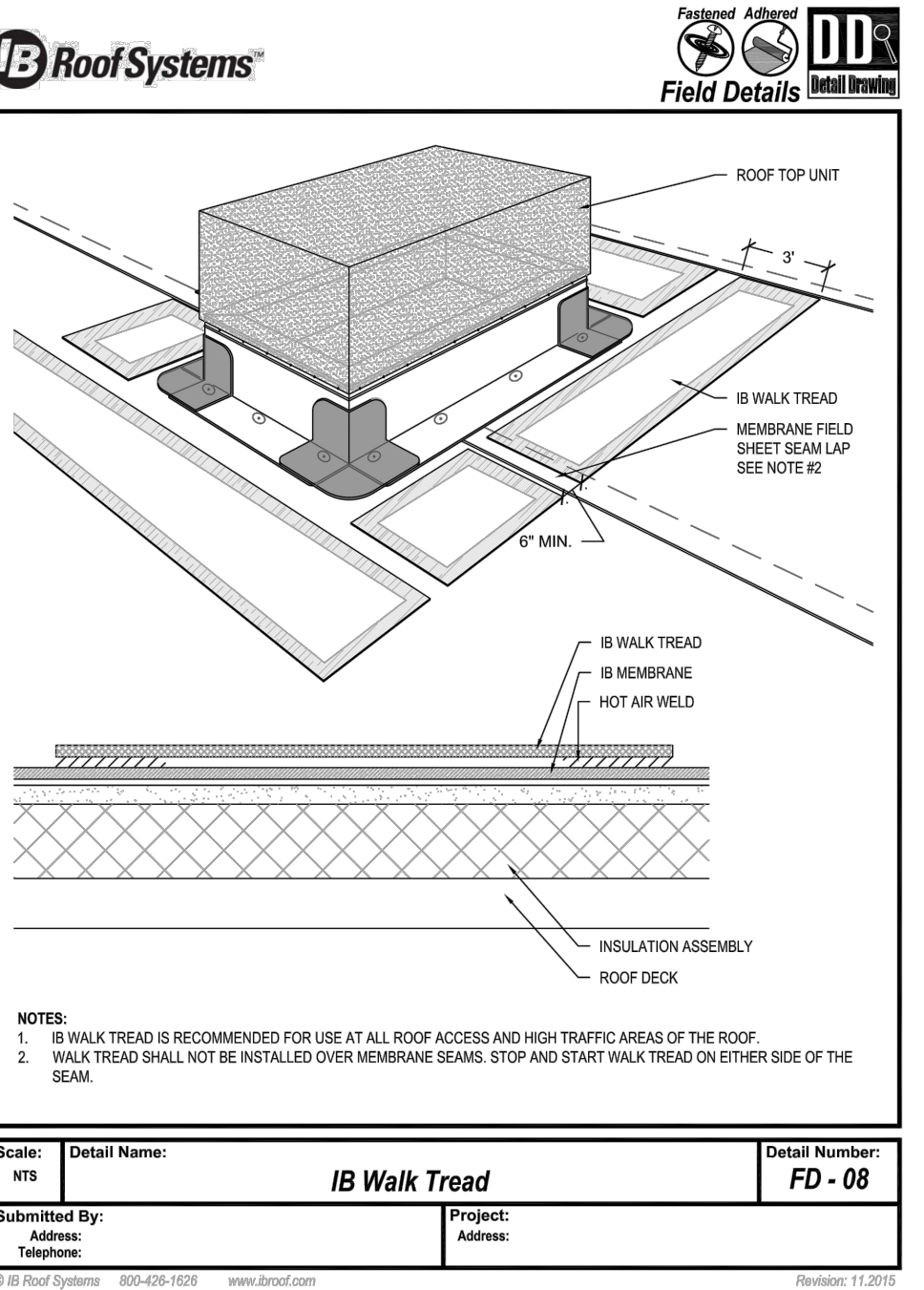
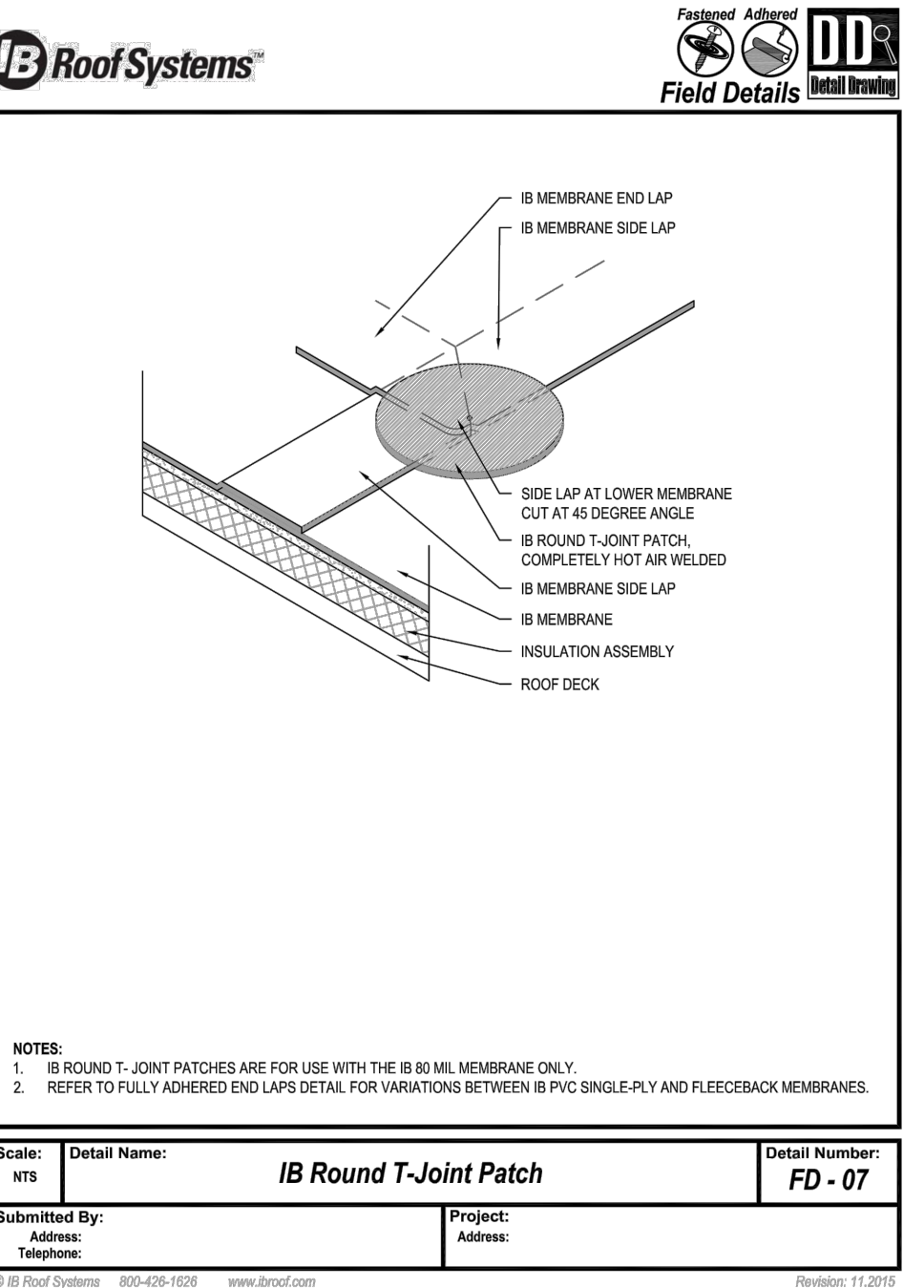
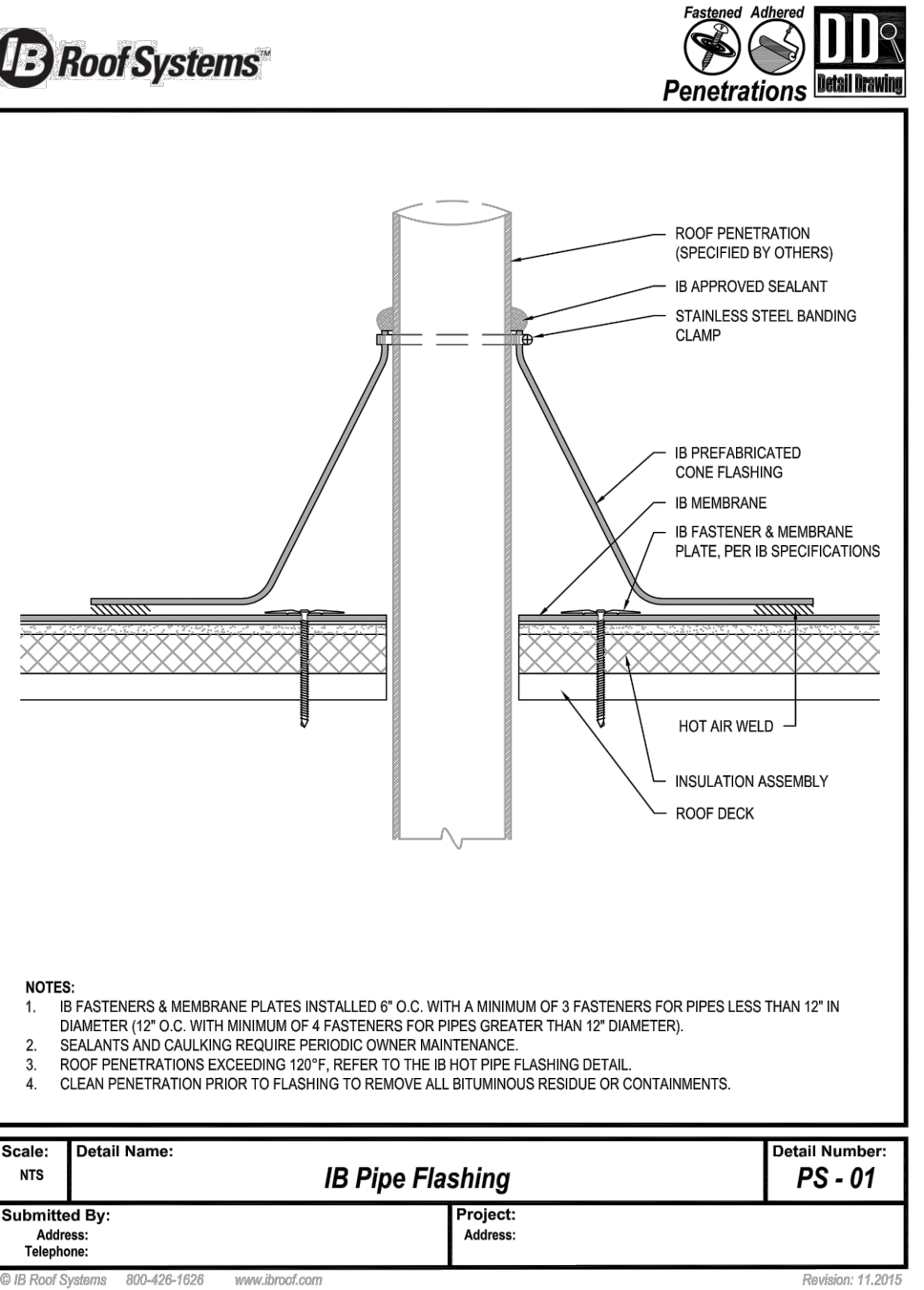
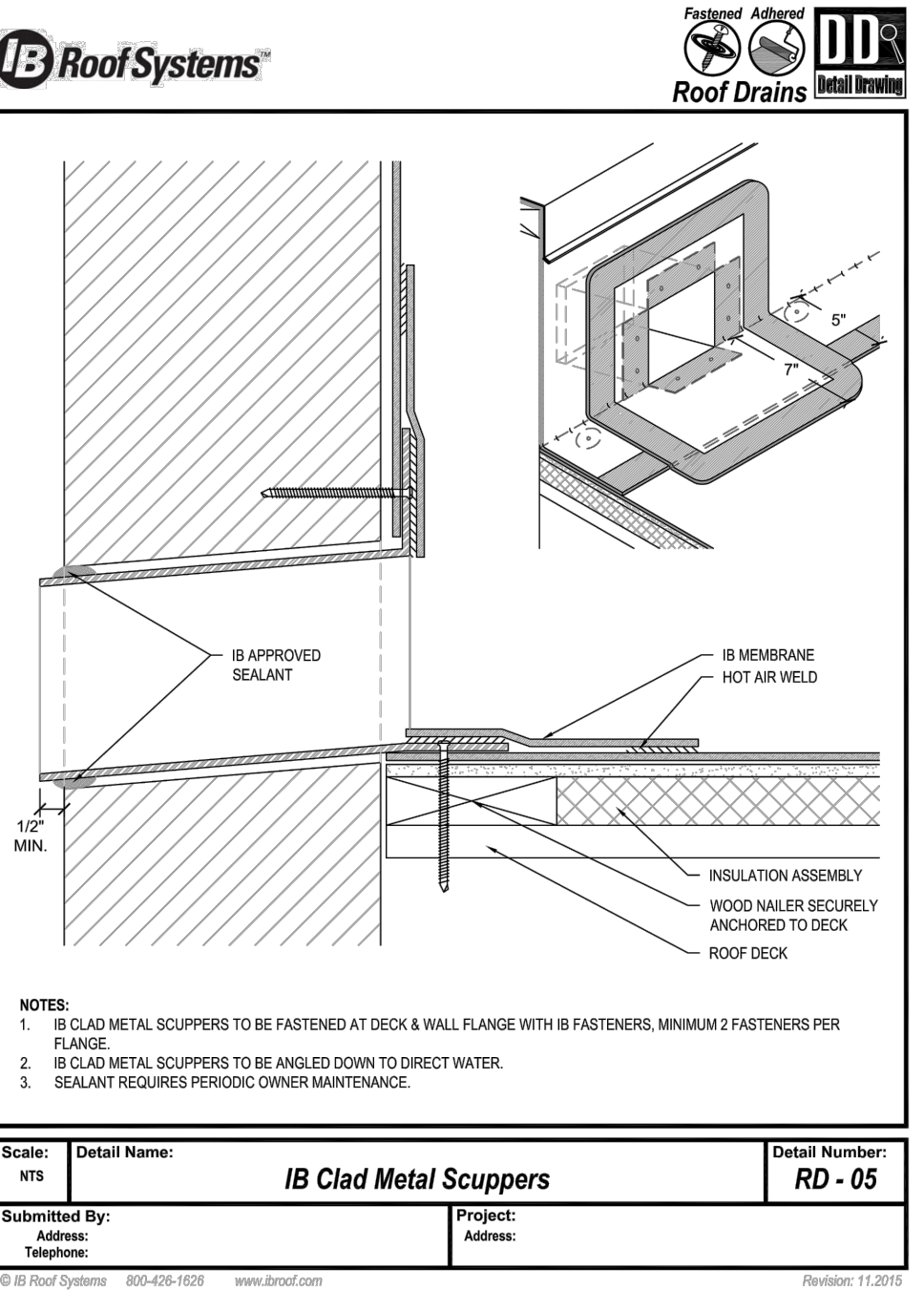
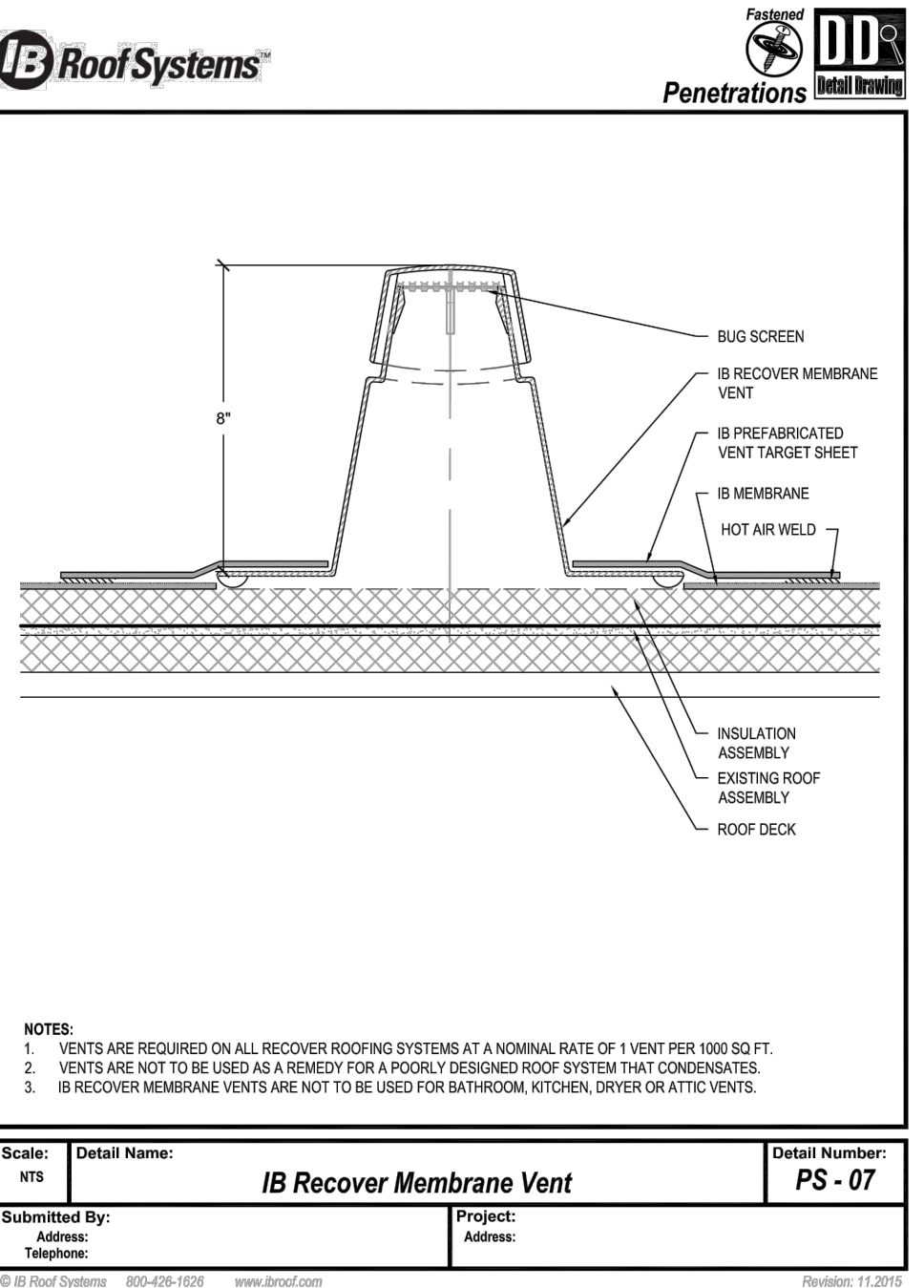
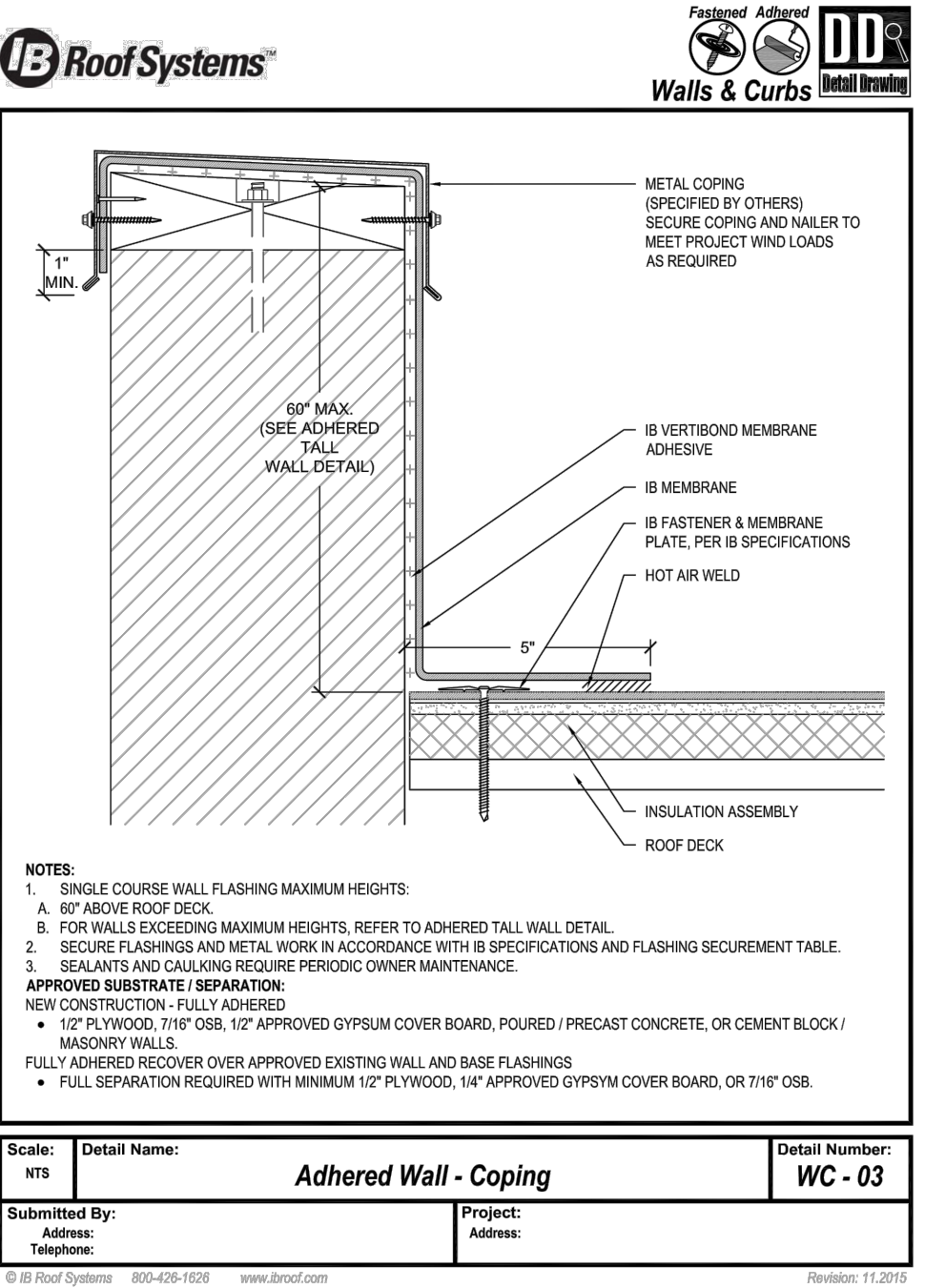
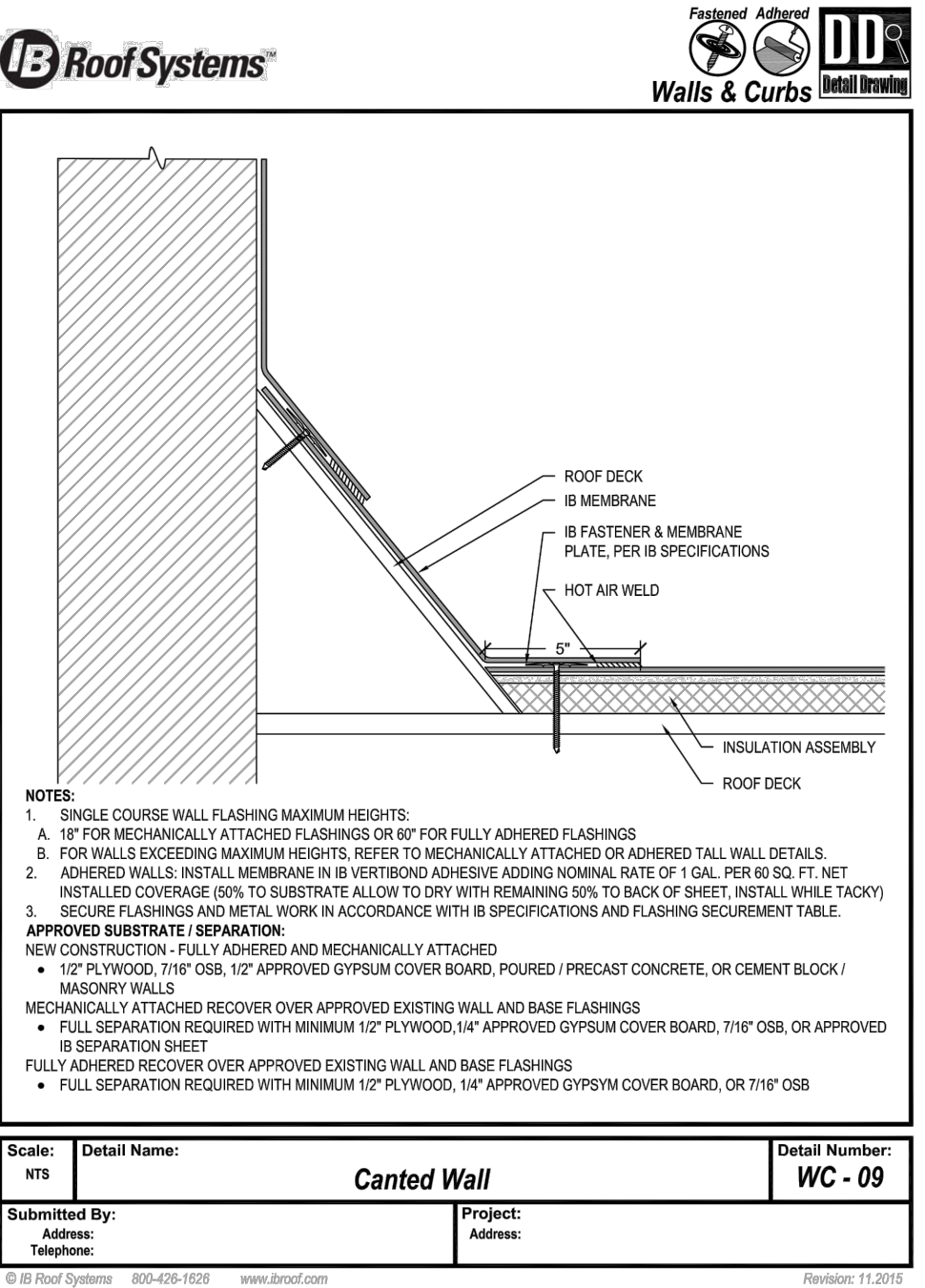
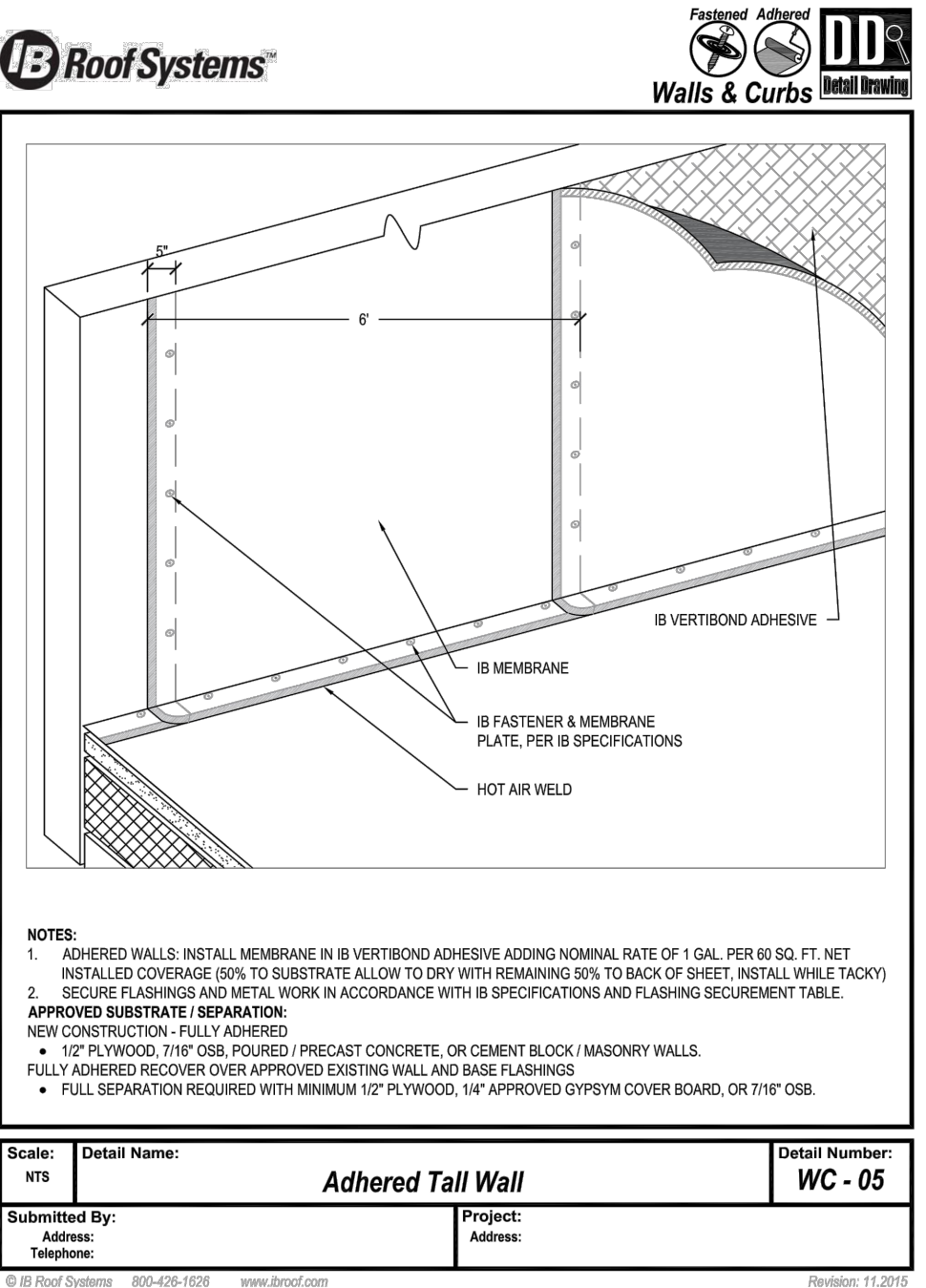
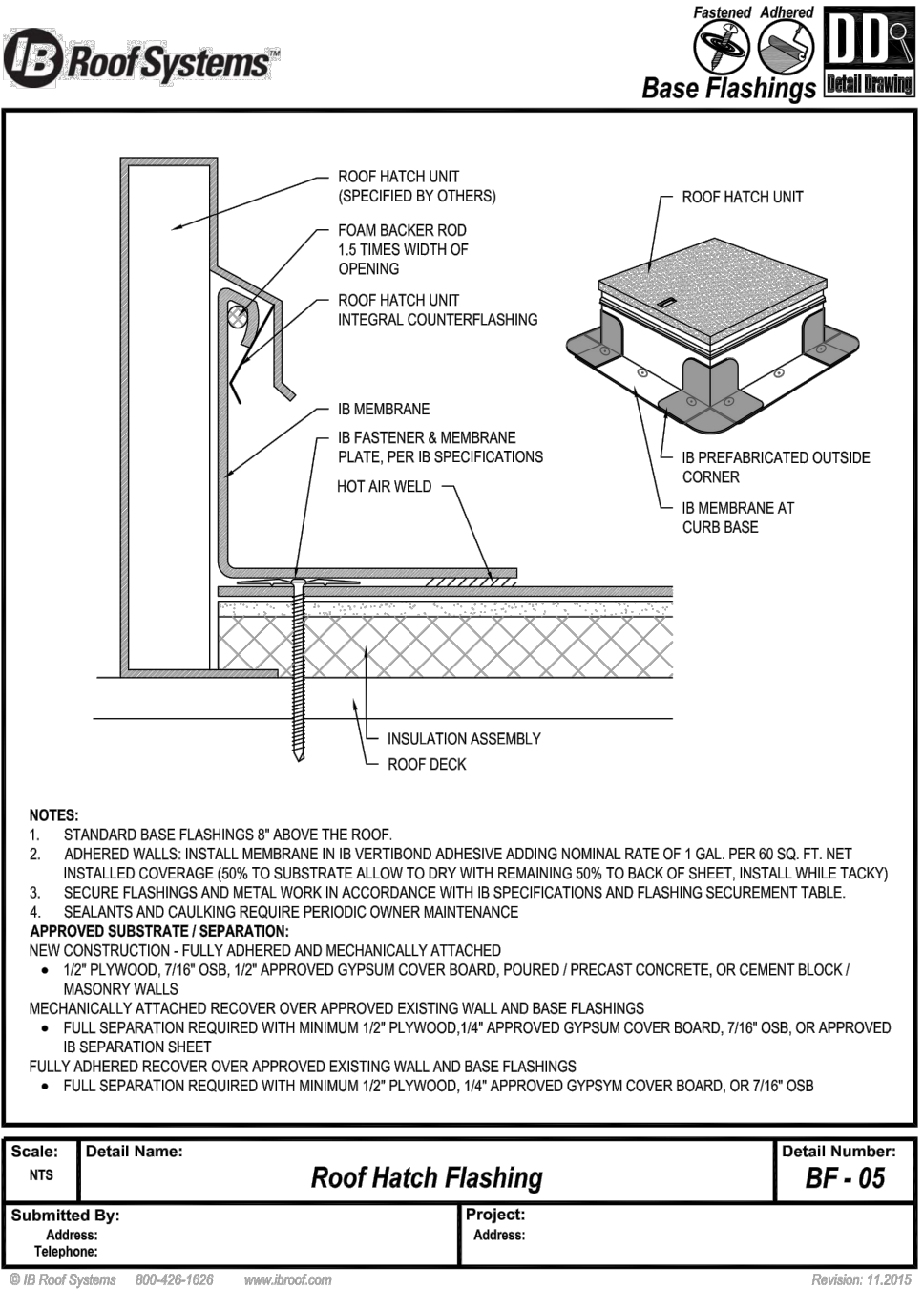
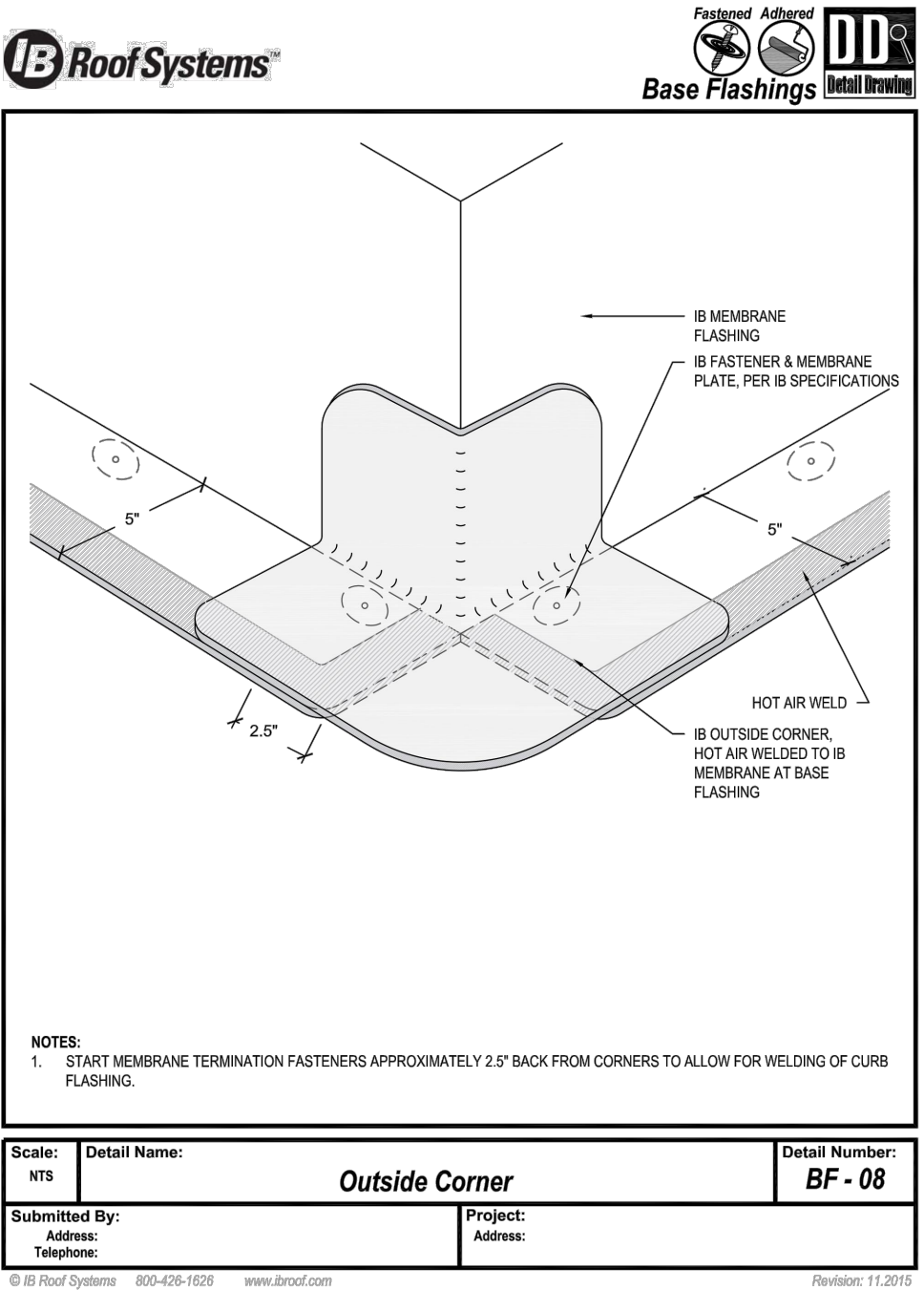
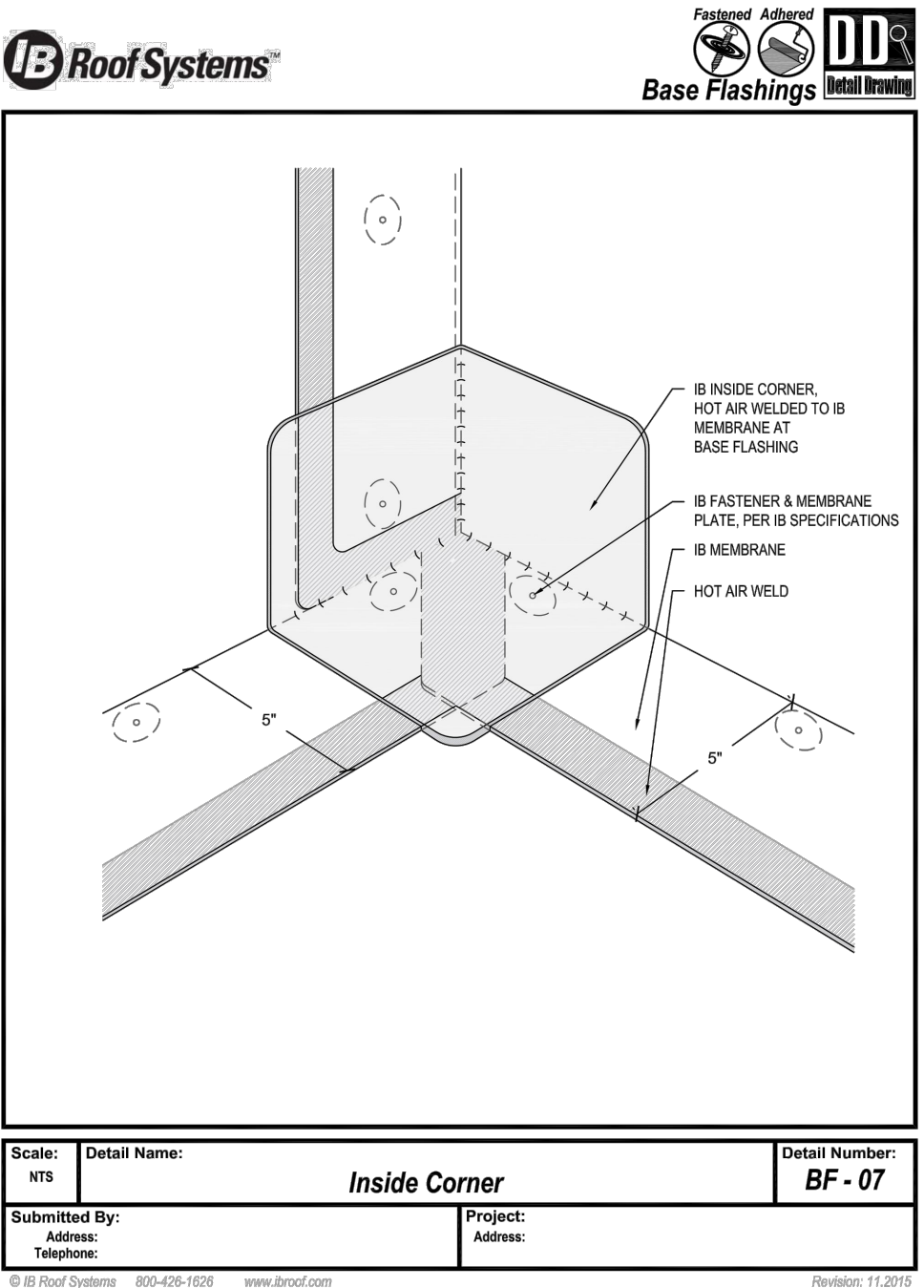
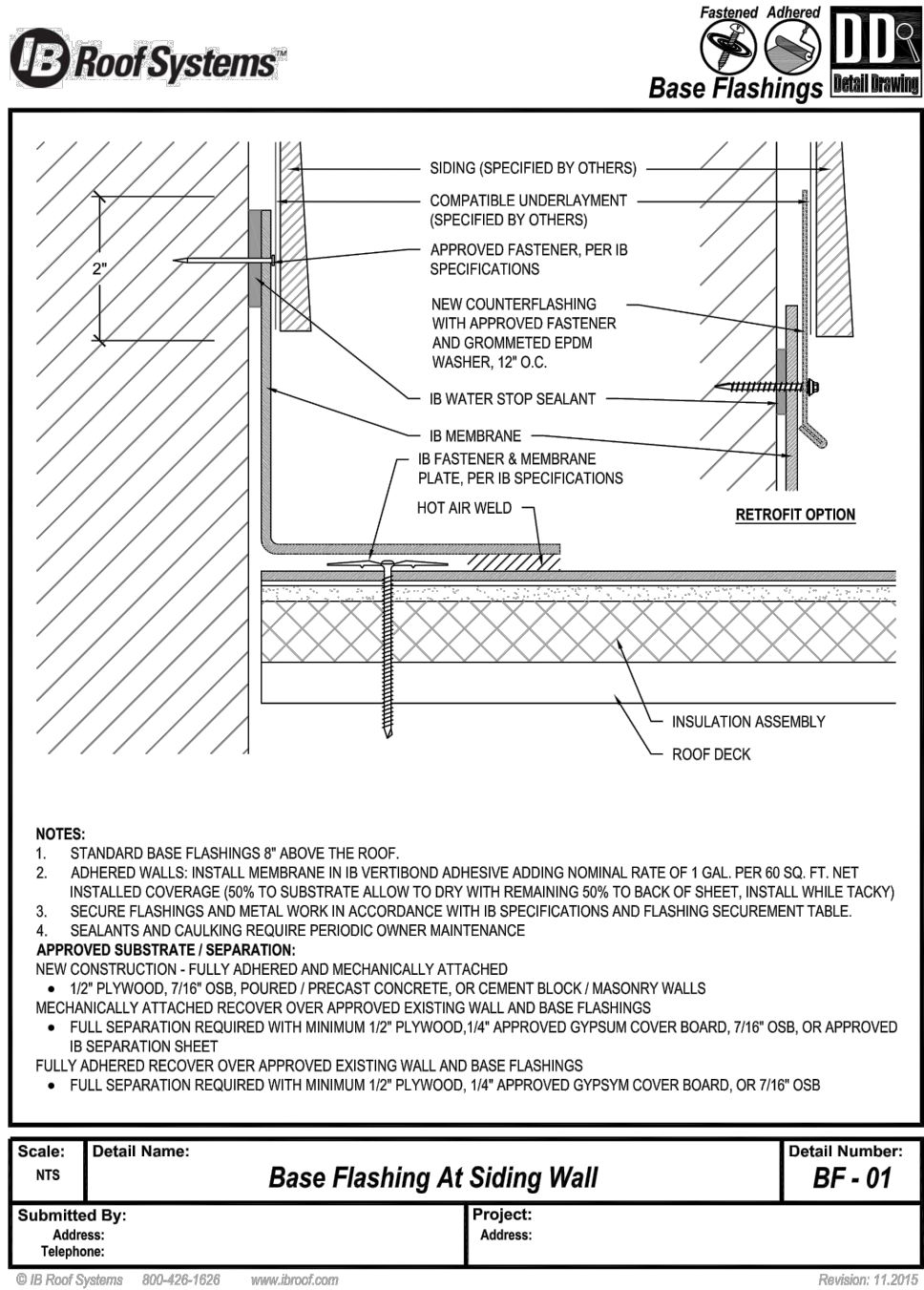
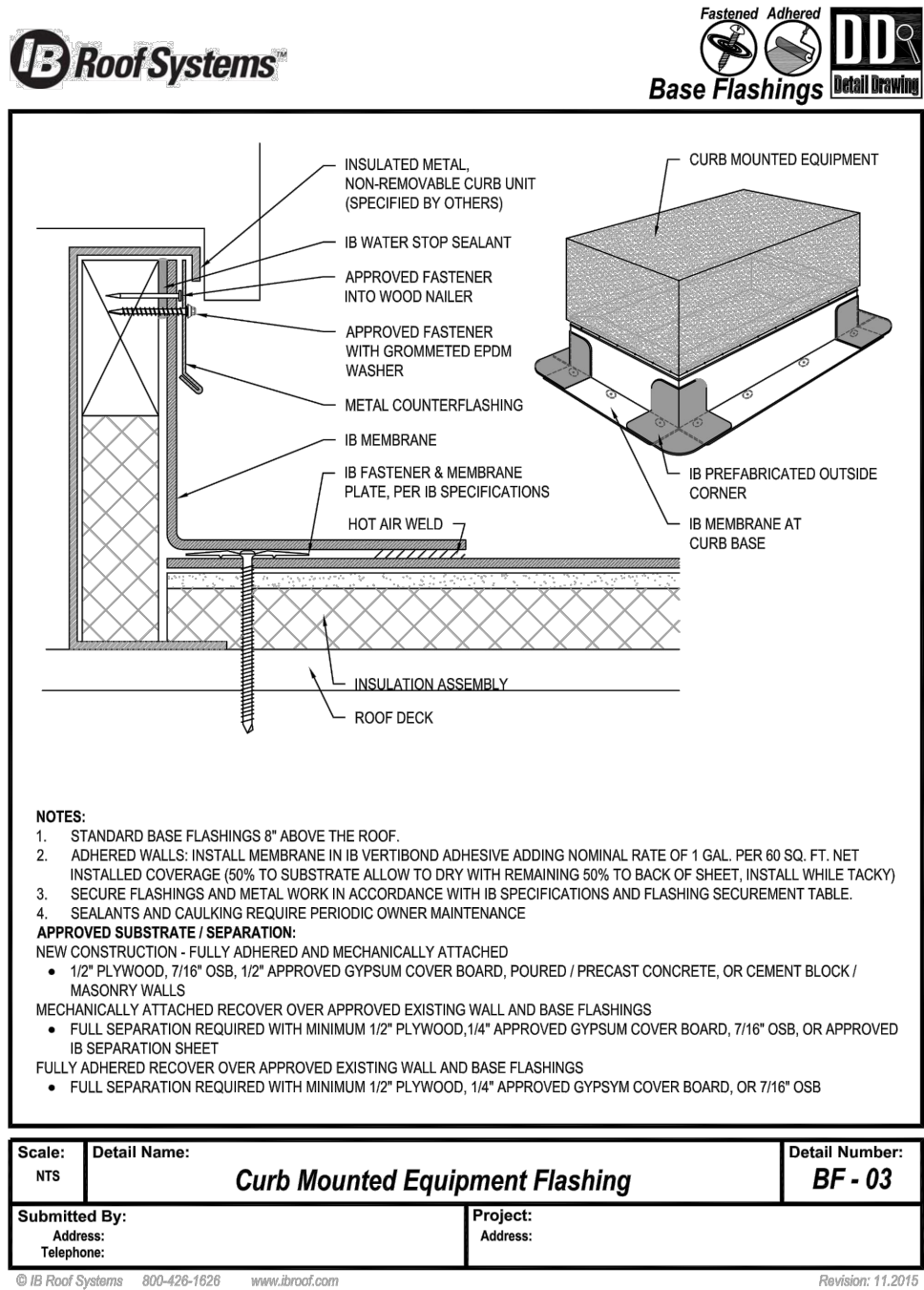
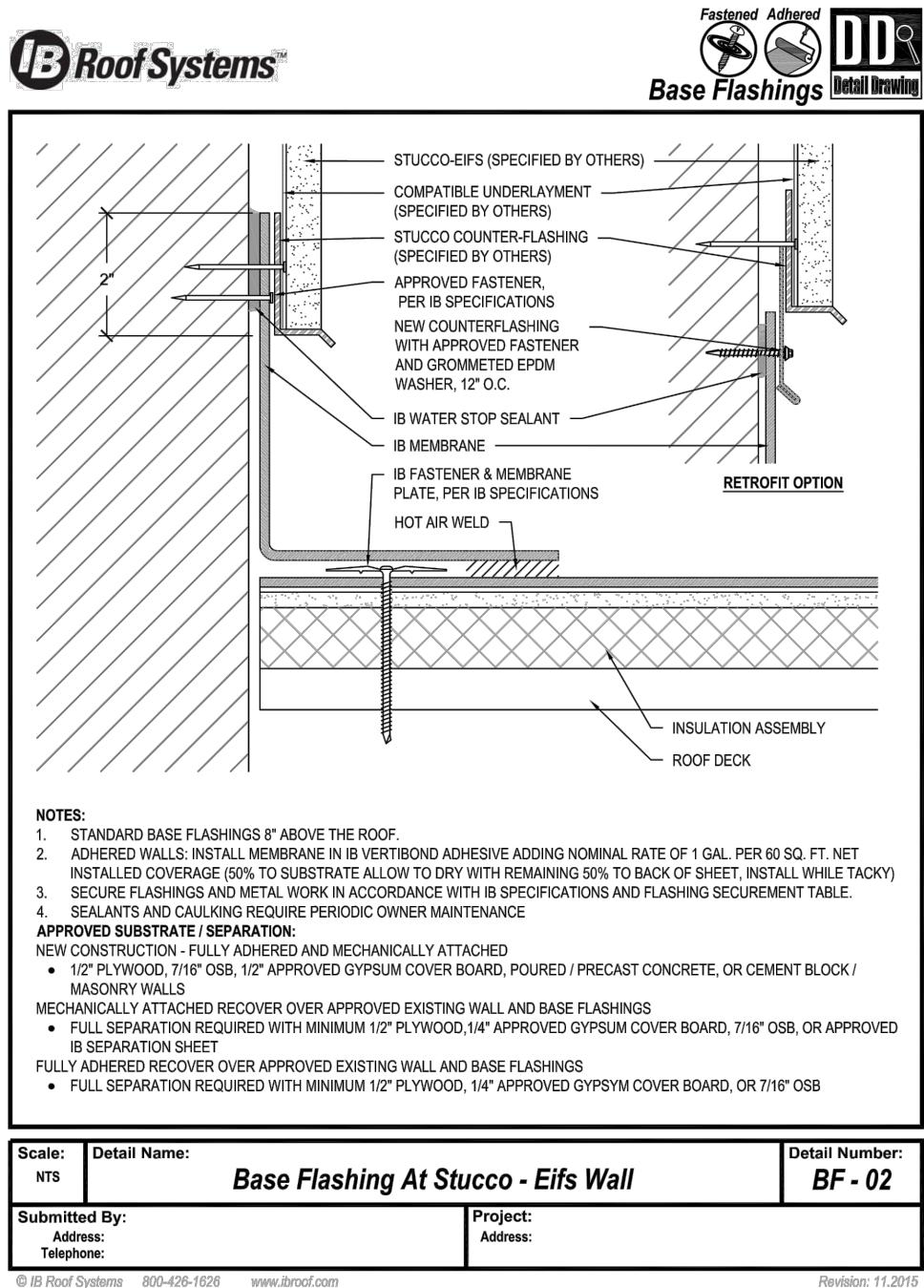
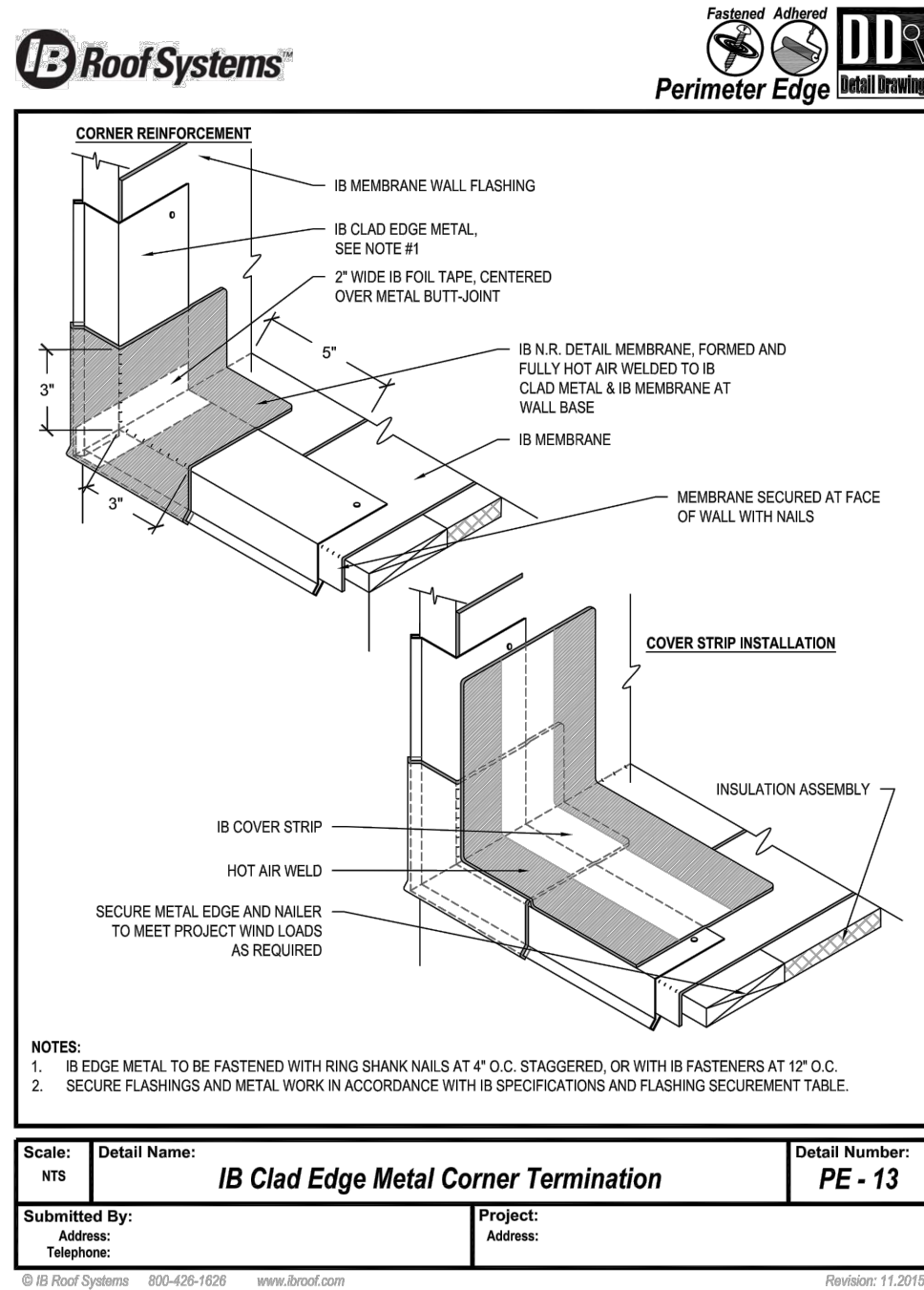


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GENERAL NOTES

All work shall comply with the most current and stringent requirements of all applicable city, county, state and general laws, rules, codes, ordinances and regulations and follow all manufacturer's specifications for installation. If the General Contractor or any Subcontractor performs any work in conflict with the above-mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work. A partial list of the applicable codes is as follows:

- 2019 California Building Code (CBC)
- 2019 California Plumbing Code (CPC)
- 2019 California Mechanical Code (CMC)
- 2019 California Electrical Code (CEC)
- 2019 California Green Building Standards Code (CGBSC)
- 2019 California Energy Code
- 2019 California Fire Code (CFC)

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.

No substitutions shall be made without the Owner's written authorization. Any substitution shall be made in advance to avoid any delay in the project schedule. The General Contractor or any Subcontractor shall not make structural changes without prior written authorization from the Structural Engineer and approval by the Architect and/or the Owner.

Any addition, deletion, or change in the scope of the work described by the plans and General Notes shall be by written change order only. The General Contractor shall procure the building official's approval for any change in the work.

The intent of the plans and general notes is that all labor, materials, equipment, and transportation shall be included in the work for the complete execution of the project. The Architect shall not be responsible for the means and methods of construction.

It is the General Contractor and all Subcontractors responsibility prior to or during construction to notify the Architect in writing of any perceived errors or omissions in the plans and general notes of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the Architect prior to the Owner or Owner's subcontractors proceeding with the work. The Owner will be responsible for any defects in construction if these procedures are not followed.

All shop drawings required by the construction documents and general notes shall be submitted to the Architect or Engineers prior to fabrication for review of compliance with the design concept.

The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of construction documents. The General Contractor shall arrange a pre-construction meeting to review omissions and discrepancies sufficiently in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full content of these drawings for omissions and discrepancies prior to the start of construction.

The General Contractor and all Subcontractors shall be familiar with the following documents:

- a. Most recent Geotechnical Report & Updates
- b. Energy Compliance Report
- c. Structural Calculations
- d. Arborist Report

The General Contractor shall keep a copy of the above documents and all updates on the site at all times.

The General Contractor shall compare the existing site grades to the grades shown on the plans. Any discrepancy in elevation from the finished floor to the finished grade shall be communicated to the Architect for review before proceeding with the work.

All Subcontractors shall perform their own cutting, fitting, and patching of materials in a workmanlike manner, without causing any damage to or conflict with other subs work.

All trades shall keep the premises clean of any accumulated waste materials and rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials at the completion of the work. All fixtures, equipment, glazing, floors, and other surfaces shall be left clean and ready for occupancy upon completion of the project, including sweeping or vacuuming if necessary.

The general notes refer to various professional trade association manuals and publications. The General Contractor and Subcontractors shall be familiar with and refer to the most recent trade publications relating to their work.

The General Contractor and Subcontractors shall be responsible for storing the materials on the site. The materials shall be kept secure and protected from moisture, pests, and vandals. Any damages or lost materials arising out of materials stored on site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.

The contractor/sub-contractor will use all means necessary to protect the material of their scope of services during and after installation and to protect the work and materials of all other trades and in the event of damage immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

The contractor and sub-contractor shall review the plans, details and previous work by others for satisfactory and appropriate completeness as adequate substrate for the installation of their scope of work. Report deficiencies immediately in writing to the developer/owner and architect. Failure to do so, or commencement of work without such notification will constitute an acceptance by the contractor of suitability of previous work by others.

DO NOT SCALE THESE PLANS OR DETAILS.

All products will be installed in compliance with their manufacturers listed requirements, recommendations and in strict compliance with approved laboratory test reports (i.e. ICC-ES, reports, N.E.R., F.A., U.S. reports, etc.) installation will meet all requirements necessary to maintain product guarantees and warranties. Failure to satisfy manufacturers installation requirements will constitute the contractor's/sub-contractor's acceptance of products guarantee or warranty liabilities.

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.

ROUGH CARPENTRY

- A. Provide labor, material, equipment, and services necessary for installation and completion of all rough carpentry as shown on the drawings and as noted herein.
- B. See sheet containing structural general notes, bound with the drawings.
- C. Conduct all work in conformance with the California Building Code. All materials will be in compliance with the West Coast Lumber Inspection Bureau (WCLIB) and the American Plywood Association (APA) standards.
- D. Manufactured Floor and Roof Trusses
 - 1. Manufacturer shall supply to the Architect/Engineer and the Building Department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer prior to fabrication. All calculations and shop drawings shall be signed by a professional engineer registered in the State wherein the project is to be built. It shall be the responsibility of the manufacturer to obtain Building Department approval of calculations and shop drawings prior to fabrication.
 - 2. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
 - 3. All connectors shall be ICC approved and of adequate strength to resist stresses due to the loadings involved.
 - 4. Cross bridging and/or bracing shall be provided and detailed as required to adequately brace all trusses. See structural calculations.
- E. Verify all sizes and dimensions by taking field measurements prior to installation.
- F. Framing Practices: Workmanship: All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.
- G. Protection Against Decay & Termites:
 - 1. Wood shall be protected from decay and termites in accordance with the applicable provisions of CBC Sections 2304.12.1 through 2304.12.7.
 - 1. Locations Requiring Waterborne Preservatives or Naturally Durable Wood: Wood used above ground in the locations specified below shall be naturally durable wood or preservative-treated wood using waterborne preservatives, in accordance with AWWA U1 for above-ground use.
 - a. Joists, Girders and Subfloor: Wood joists or wood structural floors that are closer than 18 inches (457 mm) or wood girders that are closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated areas located within the perimeter of the building foundation shall be of naturally durable or preservative-treated wood.
 - b. Wood Supported by Exterior Foundation Walls: Wood framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood.
 - c. Exterior Walls Below Grade: Wood framing members and furring strips in direct contact with the interior of exterior masonry or concrete walls below grade shall be of naturally durable or preservative-treated wood.
 - d. Sleepers and Sills: Sleepers and sills on a concrete or masonry slab that is in direct contact with earth shall be of naturally durable or preservative-treated wood.
 - e. Wood Siding: Clearance between wood siding and earth on the exterior of a building shall be not less than 6 inches (152 mm) or less than 2 inches (51 mm) vertical from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood.
 - 2. Other Locations: Wood used in the locations specified below shall be naturally durable wood or preservative-treated wood in accordance with AWWA U1. Preservative-treated wood used in interior locations shall be protected with two coats of urethane, shellac, latex epoxy or varnish unless waterborne preservatives are used. Prior to application of the protective finish, the wood shall be dried in accordance with the manufacturer's recommendations.
 - a. Girder Ends: The ends of wood girders entering exterior masonry or concrete walls shall be provided with a 1/2-inch (12.7 mm) airspace on top, sides and end, unless naturally durable or preservative-treated wood is used.
 - b. Posts or Columns: Posts or columns supporting permanent structures and supported by a concrete or masonry slab or footing that is in direct contact with the earth shall be of naturally durable or preservative-treated wood.
 - Exception: Posts or columns that meet all of the following:
 - Are not exposed to the weather, or are protected by a roof, eave, overhang, or other covering if exposed to the weather.
 - Are supported by concrete piers or metal pedestals projected not less than 1 inch (25 mm) above the slab or deck and are separated from the concrete pier by an impervious moisture barrier.
 - Are located not less than 8 inches (203 mm) above exposed earth.
 - c. Supporting Member for Permanent Apertures: Naturally durable or preservative-treated wood shall be utilized for those portions of wood members that form the structural supports of buildings, balconies, porches or similar permanent building apertures where such members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering to prevent moisture or water accumulation on the surface or at joints between members.
 - d. Laminated Timbers: The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not fully protected from moisture by a roof, eave or similar covering shall be pressure treated with preservative or be manufactured from naturally durable or preservative-treated wood.
 - e. Supporting Members for Permeable Floors and Roofs: Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.
 - f. Ventilation Beneath Balcony or Elevated Walking Surfaces: Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow or drainage from irrigation shall be provided with openings that provide a net free cross-ventilation area not less than 1/150 of the area of each separate space.
 - H. Wood in Contact With the Ground or Fresh Water
 - 1. Wood used in contact with exposed earth shall be naturally durable for both decay and termite resistance or preservative treated in accordance with AWWA U1 for soil or fresh water use.
 - Exception: Untreated wood is permitted where such wood is continuously and entirely below the ground-water level or submerged in fresh water.
 - a. Posts or Columns: Posts and columns that are supporting permanent structures and embedded in concrete that is exposed to the weather or in direct contact with the earth shall be of preservative-treated wood.
 - I. Termite Protection
 - 1. In geographical areas where hazard of termite damage is known to be very heavy, wood floor framing in the locations specified in Section 2304.12.1.1 and exposed framing of exterior decks or balconies shall be of naturally durable species (termite resistant) or preservative treated in accordance with AWWA U1 for the species, product preservative and end use or provided with approved methods of termite protection.
 - J. Fireblocking
 - 1. In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in CBC Sections 718.2.2 through 718.2.7 and be of materials specified in CBC Section 718.2.1.
 - K. General contractor shall coordinate all pertinent subcontractors to ensure fire-blocking and draft-stopping by approved materials are installed in all required areas.

FINISH CARPENTRY

- A. Provide labor, material, equipment, and services necessary for the installation of the finish carpentry where shown on the drawings and as noted herein.
- B. Install all finished hardware, passage doors, and bath accessories.
- C. Conduct all work in conformance with the CRC (or applicable code) and the Woodwork Institute of California, "Manual of Millwork" custom grade requirements.
- D. All interior door frames and casing, base, shoe, shelving, and window stool and apron as selected by Owner. Sizes per Owner/General Contractor.
- E. Install in accordance with the best practices of this trade, including, but not limited to the following:
 - 1. All work shall be machined or hand-sanded, sharp edges and splinters removed and completely prepared for finish.
 - 2. Full length continuous boards shall be used wherever applicable or specifically noted.
 - 3. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
 - 4. Frames shall be set plumb and true.
 - 5. All nailing shall be done with finish nails where paint or stain is to cover.

CABINETS AND TOPS

- A. Provide material, equipment, and labor necessary for installation of all cabinet work as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the current edition of the CBC and the National Kitchen Cabinet Association (NKCA).
- C. Cabinets and countertops as selected by Owner.
- D. Install in accordance with the best practices of this trade, including, but not limited to the following:
 - 1. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, nails set, and surfaces free of tool marks.
 - 2. Use concealed fastenings where possible.
 - 3. All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
 - 4. Install all work level, plumb, square and true. Scribe members accurately in place to fit adjoining surfaces.

WALKING DECK FINISH

- A. Provide labor, material, equipment, and services necessary for the installation of a waterproof walking surface for pedestrian traffic where shown on the drawings and noted herein.
- B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use, ICC evaluation reports and manufacturer's installation requirements with materials in compliance with ASTM standards for their specific use.
- C. Install work in accordance with the manufacturer's printed installation instructions, including, but not limited to the following:
 - 1. Sheet metal flashing shall comply with SMACNA standards.
 - 2. Carry all flashing to a height of at least four inches above traffic surface unless otherwise shown. All rail posts, curbs and stops shall be flashed as required with joints and seams caulked.
- D. Slope all non-accessible decks 1/4"/ ft. min. to drain.

FLASHING AND SHEET METAL

- A. Provide labor, material, equipment, and services necessary for the installation of sheet metal and/or flashing where shown on the drawings, where necessary, and noted herein.
- B. Conduct all work in conformance with the CBC, Federal Specification UU-B-790a, and ICC with materials in compliance with ASTM standards for their specific use, SMACNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM standards for their specific use.
- C. Materials:
 - 1. Sheet metal shall conform to ASTM A361, bonderized galvanized surface to receive paint, gauge shall be as indicated and in no case be less than 26-gauge. General: Provide all flashing, louvers, wall vents, roof flashing, deck screeds, scuppers and any other miscellaneous sheet metal as required for complete job.
 - 2. Elastic self-adhesive waterproof membrane sheet "Vycor Ultra" or approved equal with 26-GA G-90 galvanized sheet metal, 2 x or plywood backing at vertical surfaces to be used as an underlayment below a finish product (plaster, roofing, siding, etc.) not to be exposed to sunlight.
- D. Flashing: Approved corrosion-resistant flashing shall be applied single-flashing in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:
 - 1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
 - a. The fenestration manufacturer's installation and flashing instruction, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall also incorporate flashing or protection at the head and sides.
 - b. In accordance with the flashing design or method of a registered design professional.
 - c. In accordance with other approved methods.
 - 2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
 - 3. Under and at the ends of masonry, wood or metal copings and sills.
 - 4. Continuously above all projecting wood trim.
 - 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
 - 6. At wall and roof intersections.
 - 7. At built-in gutters.
- E. Roof Assembly Flashing: Flashing shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. See CBC Sections 1503.2 and 1511.6 for additional requirements.
 - 1. Flashing and similar items related to the roof or waterproof membranes shall be installed in cooperation with the roofing contractor.
 - 2. Provide flashing and counterflashing to extent indicated on the drawings and necessary to insure waterproof conditions.
 - 3. Sheet metal flashing shall be installed at all locations where different materials intersect, such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into other locations recommended in the "Architectural Sheet Metal Manual".
 - 4. Work shall be accurately fabricated to detail and fitted to job conditions.
 - 5. Lock seams (if required) shall be flat and true to line, 1/2 inch wide, sweated full with solder.
 - 6. All exterior openings exposed to the weather, shall be flashed in such a manner as to make them waterproof.
 - 7. Flash and seal all beams and outlookers projecting through exterior walls and/or roof surfaces.
 - 8. Where exposed to weather, flash all horizontal wood trim butting to exterior finish.
 - 9. All parapets shall be provided with coping of approved materials. All flashing, counterflashing and coping, when of metal, shall be of not less than No. 26 gauge corrosion-resistant metal.
 - 10. Roof valley flashing shall be provided for roofing materials.
 - 11. Composition shingles per CBC Section 1507.2.8 and as required by manufacturer's installation instructions.
 - 12. The center of all flashing for all through roof vents, electrical service connections or other roof penetrations, shall not be less than 16 inches from the centerline of any valley.

VAPOR BARRIERS

- A. Provide labor, material, equipment and services necessary for installation of a water resistive barrier/flashing at door and window assemblies where shown on the drawings and noted herein.
- B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use.
- C. Use reinforced high water-vapor resistive kraft paper (Grade A, Style 4) 9" wide with glass reinforcing fibers and a polyethylene coating on both surfaces. Use 18" type 30 felt under flashing.
- D. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:
 - 1. Sequencing of installation of water-resistive barrier, sealant, sill pan, sill flashing, corner flashing, window, and other components shall follow FMA/AMA 100-07; ASTM E212, Manufacturer's Installation Instructions, and all standards referenced therein.
 - 2. Install flashing with fasteners as appropriate for supporting substrate, and of a type recommended by manufacturer.
 - 3. Before covering over flashing with other work, patch punctures and tears with adhesive-applied barrier material or tape with a weather resistive rating equal to the flashing.
 - 4. Nailing flanges, brick mounds and stops to be applied over opening flashing on a continuous band of sealant.

BUILDING INSULATION

- A. Provide labor, material, equipment, and services necessary for the installation of thermal and acoustical insulation where shown on the drawings and noted herein.
- B. Conduct all work in conformance with CBC Section 720, Federal specification UU-B-790a, and ICC with materials in compliance with ASTM standards for their specific use.
- C. Use blown cellulose insulation with R values per the California Energy Code, acoustical requirements, and rated assembly details.
- D. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:
 - 1. Install thermal batt insulation between roof joists at vaulted areas, ceiling joists at attic spaces, floor joists over unheated spaces, and between studs at walls separating living spaces from attic, walls separating living spaces from the garage, and all exterior walls.
 - 2. Thermal insulation shall be securely installed and tightly fitted.
 - 3. Acoustical batt insulation shall be installed per the Acoustical Report, if available.
 - 4. Except for in ceiling spaces, insulation is to be encapsulated on all sides.
 - 5. A vapor retardant (one perm or less rating) will be installed on inside face of studs on exterior walls where siding is the exterior finish.
- E. California Energy Code Requirements : All insulation shall comply with California Energy Code Section 110.8.

ELASTIC SELF-ADHESIVE WATERPROOFING

- A. Provide labor, material, equipment, and services necessary for the installation of a complete above grade waterproofing system as indicated on drawings of as required in this section to achieve waterproof performance.
- B. Work and materials shall conform to requirements of applicable "ASTM" standards and current ICC test report for this specified use.
- C. Obtain primary waterproofing materials from a single manufacturer. Provide secondary materials only as instructed by primary manufacturer for full compatibility of all components.
- D. Cold applied, self-adhering, high strength, rubberized asphalt sheet membrane of uniform thickness (60 mil. minimum) with a release film to protect material prior to installation. Membrane shall be capable of full adhesion to a substrate of wood or metal, flexible and resistant to chemicals, mildew, bacteria, fungus, rot, deterioration, tears and punctures.
- E. Accessory products fully compatible with waterproofing system.
- F. Install in accordance with manufacturer's installation and best Trade Association's standards of practice including, but not limited to:
 - 1. Substrate preparation shall have surfaces structurally sound and free of voids, sharp protrusions, dirt, dust and contaminants that may detrimentally effect full system adhesion. All non-vertical substrates shall be sloped a minimum of 1/4" per foot for drainage away from structure U.N.O. Proceed with waterproofing work only after substrate and penetrating work have been completed and inspected for compatibility with waterproofing to be applied.
 - 2. All inside corners shall be provided with prime material manufacturer approved cant strips or similar accessories even if not shown. Special attention shall be paid to all corners, terminations and material joints to provide proper reinforcing, lapping and adhesion.
 - 3. Waterproof system shall be applied only over properly prepared and cured substrates and within the temperature and climate conditions specified by the prime material manufacturer.
 - 4. Protection materials shall be installed as soon as possible to fully protect installed waterproofing system.

FIBER-CEMENT EXTERIOR SIDING

- A. Provide labor, material, equipment and services necessary for installation of fiber-cement siding where shown on the drawings and noted herein.
- B. Conduct all work in compliance with ANSI, ASTM, American Hardboard Association, and ICC.
- C. Materials:
 - 1. Lap siding, color and pattern as selected by Architect/Owner.
 - 2. Lap Siding: Fiber-cement lap siding having a maximum width of 12 inches shall comply with the requirements of ASTM C1186, Type A, minimum Grade II. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends sealed with caulking, installed with an H-section joint cover, located over a strip of flashing or shall be designed to comply with Section R703.1. Lap siding courses may be installed with the fastener heads exposed or concealed, according to Table R703.4 or approved manufacturer' installation instructions.
- D. Install in accordance with manufacturer's installation instructions and applicable state and local codes.

GUTTERS AND DOWNSPOUTS


- A. Provide labor, material, equipment, and services necessary for the installation of gutter and downspouts where shown on the drawings and as noted herein. Downspouts to be terminated 4" below weep screed or bottom edge of siding for tie-ins to subsurface drain pipes. Locations will be verified with General Contractor and will be at a constant location per plan.
- B. Conduct all work in conformance with the SMACNA "Architectural Sheet Metal Manual" with materials in compliance with ASTM A446 and ASTM A 361.
- C. Materials:
 - 1. Sheet metal shall conform to ASTM A361, bonderized, galvanized gauge shall be no less than 26-gauge. Size and profile shall be per details, SMACNA and current code requirements.
- D. Gutters and downspouts will occur in conformance with the following:
 - 1. Install in accordance with SMACNA Installation standards or manufacturer's printed instructions when available
 - 2. Install gutters and downspouts, where indicated on plans.
 - 3. The number of downspouts and locations shall be determined by the installer based on SMACNA and the current code.
 - 4. Gutter size shall be as detailed based on SMACNA and current code.
 - 5. Install gutters at all areas where roof water is deposited onto decks, balconies or landings.
 - 6. All downspouts shall be continuous to grade.
 - 7. Connect downspouts to independent underground drainage system as required by the soils reports or local jurisdiction or where noted on plan. (refer to Civil drawings).

SEALANTS

- A. Provide labor, material, equipment, and services necessary for the installation of sealants complete where shown on the drawings, where necessary, and noted herein. The general notes herewith pertaining to sealants occurring throughout the project as indicated or required and becomes a part of all trade sections requiring sealants. The term "sealant" is used throughout the drawings and general notes to define as the materials and methods of filling with an elastic compound the small crevices, holes, separations, and joints between similar and different materials that cannot be sealed by any other means to prevent the passage or penetration of wind, rain, water, dust, heat and smoke; to make joints fire or weather tight.
- B. Conduct all work in conformance with the Sealant and water-proofers institute, National Roofing Contractors Association (NRCA) "NRCA Roofing and Waterproofing Manual", Underwriters laboratories, Inc. (U.L.) with all materials in compliance with ASTM standards for their specific use. Use products of only one manufacturer for respective items throughout the project. Use products of only one manufacturer for respective items throughout the project and for each item of material under this section unless otherwise indicated on the drawings or specified herein. Unless indicated or specified otherwise, exposed sealants shall match color of adjacent materials and be manufactured capable to accept paint. Joint fillers, primers, or other materials used in conjunction with sealants shall not cause staining of sealants or materials to which they are applied. Sealants selected shall be fully compatible with all materials with which they come into contact.
 - 1. Sealants types and locations
 - a. Mildew-resistant sealant: Seal non-porous surfaces around ceramic tile, showers, tubs, sinks and plumbing fixtures where conditions of high humidity and temperature exists.
 - b. Elastomeric sealant: Sealing expansion and control joint, pre-cast panel joints, seismic joints, exterior insulation finish system joints, curtain wall joints, mullion and other joints that experience extreme movement.
 - c. Weather proofing sealant: Sealing pre-cast concrete panel joints, curtain wall joints, mullion joints, metal panel walls and perimeters of window and door frames.
 - d. Silicone glazing and waterproofing sealant: Sealing expansion and control joints in pre-cast concrete panels, granite and metal curtain walls, structural and non-structural glazing and perimeter sealing of door and window framing of other metal building components.
 - e. Silicone adhesive/sealant: Structural adhesive/sealant applications such as factory glazing and curtain wall production
 - f. Structural glass sealant: Peroxides unpried adhesion to most surfaces, including glass, reflective glass, anodized aluminum, granite and most prints, including fluoropolymer-based paints
 - g. Glazing sealant: Designed for conventional glazing of glass and plastic, curtain wall sealing, solar and replacement glazing.
 - h. Polyurethane: For joints in floors and sidewalks
 - i. Non-sagging, permanently elastic butyl or similar polymer. All interior location.
 - j. Fire or smoke sealant: U.L. approved non-hardening self adhering intumescent compound capable of satisfying the CBC and T 1 stop requirements for their rated assemblies. Install around penetrations per manufacturer installation requirements.
 - 2. Primer: As recommended by sealant manufacturer for use with sealant and application on to the various types of materials to which sealant is applied
 - 3. Cleaners: Cleaners required in lieu of primers, use those recommended by sealant manufacturer.
 - 4. Joint filler: Must be compatible with sealant used and as recommended by sealant manufacturer.
 - 5. Open cell neoprene or plastic foam "rod".
 - 6. Felt tape: MIL-F-5656A, pressure-sensitive adhesive with interliner on one face, 1.5 mm thick.
 - 7. Sealant bead or tape: Approved non-drying elastic polymer tape with asbestos or other inorganic filler, for use below sill plates or thresholds.
 - 8. Extruded neoprene: ASTM D 750
 - 9. Fillers and backing shall be free from oil or other staining elements and compatible with the sealant used. Oakum and other types of absorptive materials shall not be used, including materials impregnated with solvent of bituminous materials. Filler and backing material shall be of compressible nature.
- D. Apply in accordance with manufacturer's and Trade Association's recommended installation instructions and as indicated on drawings.
 - 1. Joint Dimensions: No joint shall be less than 1/4 inch wide. Depth of sealant shall not be greater than the width nor less than 1/4 inch. For joints one inch wide or greater, depth of sealant shall be at least 1/4 the width.
 - 2. Joint preparation
 - a. Perform in strict accordance with manufacturer's application instructions.
 - b. Remove protective coatings and prime when recommended from metal components so that sealant adheres to base metal
 - 3. Joint filler: Use where joints are deeper than 1/2 inch. Position accurately inside joint to within 1/2" of surface, to establish and control the California design thickness of sealant. Where joints are over 3/4 inch wide, place filler so that depth of joint to receive sealant does not exceed 1/4 inch.
 - 4. Sealant placing: Apply material with sufficient pressure to completely fill the void space, to assure complete wetting of contact area and to obtain California adhesion. During application, keep tip of nozzle at bottom of joint, forcing sealant to fill from bottom of joint to top. Finish joints smooth and flush with adjacent surface unless detailed otherwise. Modification of the sealant by addition of liquids, solvents, or powders are not permitted.
- E. California Energy Code Requirements for Caulking and Sealants Exterior joints, seams, or penetrations in the building envelope that are sources of air leakage, shall be sealed with durable caulking materials, closed with gasketing systems, taped or covered with moisture vapor-permeable housewrap and shall comply with California Energy Code Section 110.7.

PAINTING

- A. Provide labor, material, equipment, and services necessary for the installation of all surfaces where shown on the drawings and as noted herein.
- B. Conduct work in compliance with the Painting and Decorating Contractors of America (PDCA), "Painting Specification Manual".
- C. The Owner will select all paint and stain products with the product selection being appropriate for the project's climatic conditions. The interior colors to be selected by developer, exterior colors to be selected by architect with owner approval. Thinning of product is unacceptable. Mix and apply paints and stains in accordance with manufacturer's printed installation instructions, including, but not limited to the following minimum standards.
 - 1. Surfaces shall be clean, dry and in a suitable condition for finish specified. Remove all oil, grease, bond breaking agents, dust, mill scale and efflorescence.
 - 2. Cracks, holes and knots shall be filled, sanded smooth, and sealed. Wood surfaces, except re-sawn wood, shall be sanded smooth. Sanding dust shall be completely removed.
 - 3. Paint should be complete before hardware is installed.
 - 4. Interior and exterior rim and other finish work shall be backpainted, including cut ends, prior to installation to minimize inconsistent shrinkage and moisture intrusion.
 - 5. Each coat shall be uniformly applied, well brushed out, and free of brush marks, runs, sags or skips.
 - 6. Paint finishes shall be cut sharply to line.
 - 7. Subcontractor is responsible for any damage resulting from overspray, and for all necessary clean up.
 - 8. Semi-gloss paint to be applied by brush or roller.
 - 9. Paint all exposed edges of trim to match the trim face color.
 - 10. Doors shall be painted on all six sides.
 - 11. Touch up any imperfections in painted surfaces after installation of trim, base, counters, etc.
 - 12. Protect all adjacent surfaces.
 - 13. Application of the first coat constitutes acceptance of the surface.
 - 14. Surplus paint will be provided to the Owner in unopened containers (amount as requested by Owner) for maintenance touch-up work.
 - 15. The painting contractor is responsible for the removal and proper disposal of all paint or stain materials and supplies at job completion.



WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempff.com

AFFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA

ARCHITECTURAL SPECIFICATION

DRAWING DATE:
AUGUST 1, 2022

A.P.N.
003-011-06 & 003-011-10

CLIENT NAME:
SCC HOUSING AUTHORITY

PROJECT NAME:
NATURAL BRIDGES

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	10/21/22

APPROVAL STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL

DISCLAIMER

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SHEET

A8.1

DOORS

- A. Provide labor, material, equipment, and services necessary for the installation of all doors where shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the CRC. Doors shall meet or exceed NWMA Industry Standard 1.5.1, and the requirements of WIC for Custom Grade Door. Hardboard doors shall meet HSMA 1.5.1.1-80 and base hardboard Standard PS-58-75.
- C. Provide door widths and heights as noted on door schedule with undercuts as required by most current CMC at mechanically vented baths, and mechanically vented laundry rooms (verify finish floor material).
1. Entry Doors: Thickness, panel, core, color, and style as selected by Owner/Architect.
2. Exterior Doors: Laundry, water heater, meter and utility closet doors: 1 3/4" solid core as selected by owner. Color as selected by Owner/Architect. Provide integral louvered metal vents with 1/4" grid galvanized wire fabric backing where required.
3. Interior Doors: 1 3/8" thick, solid core, style as selected by Owner.
4. Bi-Pass Wardrobe: Per owner.
- D. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.
- E. Install in accordance with California Energy Code Requirements and the manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
1. Install sealant and related backing materials at perimeter of assembly where required. Exterior door frames will have integral rabbetted stops. Vinyl weather-strip will be removed immediately after doors are set and safely put away until final hardware is installed.
2. Install door accessory items as required.

ACCESS DOORS

- A. Provide labor, material, equipment, and services necessary for the installation of all access doors where shown on the drawings and as noted herein.
- B. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.
- C. Provide door widths and heights as noted on Drawings.
- D. Provide additional access panels as required to service building systems and as required by authorities having jurisdiction, although not shown on Drawings.
- E. Submit proposed locations for access panels, not indicated on Drawings, to Architect for review prior to rough-in.
- F. Access panels in time-rated fire-resistive walls, partitions and ceilings shall carry same rating as required by Code for the wall, partition or ceiling.
- G. Install access panels in accordance with manufacturer's instructions and, for fire-rated access panels, in compliance with requirements of listing authority.
- H. Provide for correct termination of adjoining finish materials and weatherproof at exterior locations.
- I. Adjust doors and operating hardware for proper and smooth operation.

SLIDING GLASS DOORS

- A. Provide labor, material, equipment, and services necessary for the installation of all sliding glass and mirrored doors where shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the California Building Code, California Energy Requirements, American Architectural Aluminum Manufacturers Association (AAMA), ANSI, AAMA 101-85 "Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Doors", with materials in conformance with ASTM standards for their design and use.
- C. Aluminum, Vinyl, and Wood Exterior Windows and Glass Doors. Exterior windows and sliding doors shall be tested by an approved independent laboratory and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/ WDMA/ CSA 101/ I.S.2/ A440. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/ WDMA/ CSA 101/ I.S.2/ A440. Exception: Decorative glazed openings.
1. Exterior Sliding Glass Doors
- a. Frame: Factory assembled with nail on fin.
- b. Finish: Verify with Owner
- c. Size and Operation: As indicated in the construction documents.
- d. Hardware: Factory installed. Finish as selected by Owner.
- e. Weather-stripping: All units weather-stripped per California Energy Code.
- f. Screens: Factory installed on all operating units. Finish as selected by Owner.
- g. Muntins: None.
2. Glazing
- a. Refer to Door Schedule Notes. Glazing in doors will be tempered or safety glazed.
- D. Installation
1. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.
2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
- a. Install sealant and related backing materials at perimeter of assembly where required.
- E. Install accessory items as required.

FINISH HARDWARE

- A. Provide labor, material, equipment, and services necessary for the installation of finish hardware.
- B. Conduct all work in conformance with the local building code, applicable disabled accessibility requirements and local security requirements. Obtain all interacting types of hardware from a single manufacturer. At fire-rated assemblies, provide hardware complying with NFPA and U.L. current testing standards appropriate for rating required. Where emergency exit devices are required, provide properly "labeled" hardware. Provide hardware templates for proper installation of hardware.
- C. Door hardware for exterior and interior doors to be lever type selected by Owner. Thresholds to be bronze anodized aluminum, or as selected by Owner. Doors to have a minimum of three (1 1/2 pair) hinges. Doors greater than 1 3/8" thick, 36" wide, or 90" tall shall have a minimum of four (2 pair) hinges. Exterior out swinging hinges to be nonremovable, with non-removable pins, interior hinges to have non-rising pins. No low frequency use hinges are to be used.
- D. Exterior Doors will have complete rigid stop applied type weather-stripping. Threshold weather-stripping as detailed.
- E. Installation shall be in accordance with local code and security requirements, manufacturer's instructions, and as indicated on drawings for complete smooth and proper operation.

WINDOWS

- A. Provide labor, material, equipment, and services necessary for the installation of windows complete with all flashing and caulking where shown on drawings and as noted herein.
- B. Conduct all work in conformance with the California Building Code, American Architectural Manufacturer's Association (AAMA), ANSI/AM1 101-85 "Voluntary Specifications for Windows and Sliding Glass Doors", National Wood Window and Door Association I.S.2-93 and 101/I.S.2-97 Standards, ANSI/AM1 101-85 "Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Doors", and California Energy Code requirements.
- C. Selection
1. Windows: Shall be selected by Owner. Fixed, single hung, or horizontal sliding windows conforming to Specification HS-B1 in ANSI A134.1 and AAMA 302.8 for residential windows, complete with screens; sizes as indicated on plans.
2. Finish: Verify with Owner
3. Glazing: Refer to Glass and Glazing notes and related energy compliance calculations.
4. Size and Operation: As indicated in the construction documents. Manufacturer/ supplier shall provide windows that meet all emergency exiting requirements of CBC Section 1030 and notify architect if drawings are in conflict.
5. California Energy Code Requirements: All new windows and doors must comply with California Energy Code Section 110.6. All new windows and doors must display NFRC labels, clearly displaying U-values and SHGC coefficients (for glazed area) for field verification. Re-used/unlabeled windows or doors must meet minimum default values listed in the Code.
- D. Installation
1. Verification of Conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding.
2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
- a. Install sealant and related backing materials at perimeter of assembly where required.
- b. Install accessory items as required.

GLASS AND GLAZING

- A. Provide labor, material, equipment, and services necessary for the installation of glass and glazing where shown on the drawings and as noted herein.
- B. Conduct all work in conformance with CBC Section 2405, Federal specification DD-G-451 for standard glass, Federal specification DD-G-1403 for tempered glass, Flat glass marketing association "Glazing Manual", "Safety Standards for Architectural Glazing Material" (16CFR 1201) issued by Consumer Safety Commission, effective July 6, 1977, Insulating Glass Certification Council and California Energy Code requirements.
- C. Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:
1. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface shall be considered a hazardous location.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
- a. The exposed area of an individual pane is larger than 9 square feet ; and
- b. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
- c. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
- d. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.
4. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
5. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
6. Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
7. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914mm) above the landing and within 60 inches (1524 mm) horizontally of the bottom tread. Exceptions are as stated in the CRC.
- D. Installation will be in accordance with manufacturer's printed installation instructions.

CERAMIC TILE

- A. Provide labor, material, equipment, and services necessary for the installation of all ceramic tile work as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with ICC evaluation reports and manufacturer's installation requirements with materials in compliance with A.S.T.M. standards for their specific use.
- C. Installation shall conform to Tile Council of America "American National Standard Specifications for the installation of Ceramic Tile"; "Handbook for Ceramic Tile Installation" (current edition), all as amended by Ceramic Tile Institute's recommendations.
- D. Materials:
1. Countertops and splashes: as selected by Owner.
2. Hard tile flooring: as selected by Owner.
3. Grout: Color as selected by Owner.
4. Provide non-slip surface as tiled walking surfaces.
- E. Contractor shall inspect details, and framing for appropriateness prior to installing ceramic tile. Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to do so, or commencement of work without such notification, will constitute an acceptance by contractor of suitability of previous work by others.
- F. Verify all sizes and dimensions by taking field measurement prior to installation
- G. Verify all openings as plumb, square and true.
- H. Provide approved waterproof membrane at showers or tubs where ceramic tile finish is indicated.
- I. Tile shall be thin set on floor areas except tubs or showers, with slip sheet under tile.
- J. Mud set all other areas.

RESILIENT FLOORING

- A. Provide labor, material, equipment, and services necessary for the installation of all sheet vinyl flooring as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the Resilient Tile Institute with materials in compliance with ASTM standards for their specific use.
- C. Owner's general contractor shall coordinate floorings subcontractor with framing and concrete contractors to insure compatibility of adhesives and sub-floor surface texture, materials and preparation.
- D. Materials
1. As selected by Owner.
2. Verify with acoustical report for material, if available.
- E. Install in accordance with manufacturer's printed installation instructions
- F. Upon completion of installation of floor covering, adjacent work, and after materials have set, clean surfaces as recommended by manufacturer.

GYPSUM BOARD

- A. Provide labor, material, equipment, and services necessary for the installation of gypsum board complete where shown on drawings and noted herein.
- B. Conduct all work in conformance with CBC 2506, ASTM, Gypsum Association GA-216 "Recommended Specifications for Applications and Finish of Gypsum Board" and the "American Standard Notes for Application and Finishing of Gypsum Board", by the American National Standards Institute (ANSI).
- C. Provide Gypsum Board at locations noted. Provide accessories at all locations as required for complete system.
1. Wet Areas: Moisture resistant as required by CBC Section 2506 and in thickness and locations recommended by gypsum board manufacturer to occur at walls only.
2. Accessories:
- a. Square (90 degree right angle) corner bead at all external corners. Tape all exposed metal.
- b. Corrosive resistive, L-type edge trim at all exposed edges.
- c. Semi-rigid PVC flexible corner bead at radiused openings.
- d. Resilient channels, provide manufacturer's special shaped metal furring channel in gauge and spacing as required for applicable fire or sound rated assemblies.
- e. Tape and joint compound as recommended by gypsum board manufacturer.
- f. Provide permanently resilient sealant at sound control joints as recommended by manufacturer.
- g. Nail or screw per applicable code requirements. Refer to drawings for special nailing at shear walls and fire/sound rated assemblies. The contractor at his option may substitute wallboard screws of equivalent properties in lieu of nails as permitted by authority having jurisdiction. Fasteners at multiple layer applications shall be sized accordingly. Fasteners where shear walls occur shall be lengthened by the thickness of the sheathing to ensure the required embedment into support framing is maintained.
- E. All gypsum board shall be of type, edge, configuration arrangement and maximum lengths available to minimize end to end butt joints. All joints in finished surfaces shall be taped and finished with joint compound. Reinforce all corners and conceal exposed nail or screw heads with joint compound. Metal trim shall be applied tightly to gypsum board edges, plumb, level and true to plan, securely attached. All gypsum wall board concealing tub nailing fins shall be aligned with adjacent wall planes such that the true wall plane is maintained. Screw all lids.

ELECTRICAL

- A. Provide labor, material, equipment, and services necessary for the installation of a complete electrical system where shown on the drawings and as noted herein. Refer to plans by licensed engineer for layouts, service runs details and general notes.
- B. Conduct work in conformance with the 2019 California Electrical Code, Underwriters Laboratories, Inc. (U.L.), and the ASTM.
- C. All materials shall be new and of the same manufacturer for each class or group of equipment. Materials shall be listed and approved by Underwriter's Laboratories, Inc. and shall bear the inspection label where subject to such approval. Materials shall meet with the approval of the division of industrial safety and all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards.
1. Underground service, one meter per unit, size per electrical requirements.
2. Verify meter location and all requirements with governing utility company.
3. Switch plates, covers, etc.: as selected by Owner.
4. Fixtures: as selected by Owner.
5. Smoke detectors, exhaust fans, etc.: as selected by Owner.
6. Sealed plate covers.
- D. Smoke detection and notification. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

HEATING AND AIR CONDITIONING

- A. Provide labor, material, equipment, and services necessary for the installation of all heating and ventilating systems where shown on the drawings and as noted herein. Refer to plans by subcontractor or licensed engineer for actual layout and specifications. Installer to verify locations of register(s) and thermostat(s) with owner prior to installation of interior finish.
- B. Conduct work in conformance with the 2019 California Mechanical Code.
- C. Installation: Equipment to comply with all applicable California Energy Code Standards. All equipment installation to be per manufacturer's printed installation requirements. Verify all clearances required for equipment installation with general contractor and equipment manufacturer. Verify all fire assembly requirements (back draft dampers, etc. with plans prior to fabrication and installation). Verify all acoustical requirements before installation. The following items shall comply with the 2019 California Energy Code as stated therein.
1. Insulation
2. HVAC System.
3. Thermostats.
4. Heat Pumps.
5. Ducts and Plenums.

PLUMBING

- A. Provide labor, material, equipment, and services necessary for the installation of a complete plumbing system where shown on the drawings and as noted herein. The plumbing system is to operate according to the best practices of the trade and including but not limited to: fixtures, hot, cold water and gas piping, soil and vent piping, water heaters, pipe insulation, permits, fees, meters, deck drains, etc. (verify all drains and overflow systems that tie in with underground drainage systems). Refer to plans by subcontractor or licensed engineer for actual layout and specifications.
- B. Conduct work in conformance with the 2019 California Plumbing Code.
- C. Plumbing fixtures to be selected by Owner. Install in accordance with the best practice of this trade but not limited to the following:
1. Rough-in shall be completed, tested and approved before closing in with other work.
2. Openings in pipes, drains, and fittings shall be kept covered during construction.
3. Provide solid backing for securing fixtures.
4. Provide clean-outs at ends of all lines and where required by codes.
5. Verify all fire and acoustic assembly requirements prior to installation. All plumbing penetrations through a rated wall or ceiling, where occurs, shall comply with CRC and all applicable UL Listings.
6. Verify all clearances for water closets, lavs, etc. with appropriate accessibility requirements.

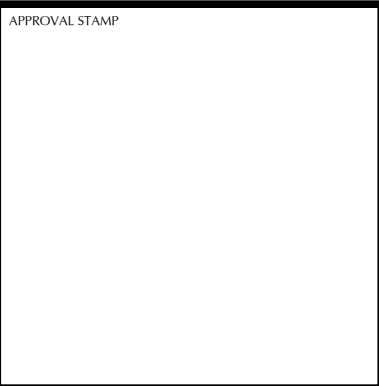


WILLIAM C. KEMPf
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

AFORDABLE HOUSING PROJECT FOR
THE HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ
415 NATURAL BRIDGES DRIVE, SANTA CRUZ, CALIFORNIA
ARCHITECTURAL SPECIFICATION

DRAWING DATE:	
AUGUST 1, 2022	
A.P.N.	
003-011-06 & 003-011-10	
CLIENT NAME:	
SCC HOUSING AUTHORITY	
PROJECT NAME:	
NATURAL BRIDGES	

REVISIONS		
No.	DESCRIPTION	DATE
Δ	PLAN CHECK 1	10/21/22



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SHEET

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