CITY OF WATSONVILLE - CONDITIONS OF APPROVAL

CITY COUNCIL
CITY OF WATSONVILLE
Application No.: PP2006-211
APN: 016-172-55
Applicant: Thacher & Thompson
Hearing Date: January 9, 2007

SPECIAL USE PERMIT WITH DESIGN REVIEW AND DENSITY BONUS
CONDITIONS OF APPROVAL

APPROVAL DATE: JANUARY 9, 2007
EFFECTIVE DATE: JANUARY 9, 2007
EXPIRATION DATE: JANUARY 9, 2009

General Conditions :

1. This approval shall be null and void if not acted upon within 24 months from the effective date of the Planned Development Overlay rezoning. Time extensions may be granted provided the applicant requests same at least thirty (30) days in advance of the expiration. This approval applies to plans titled "Longview Apartments," received by the Community Development Department on September 14, 2006. (CDD-P)

2. After approval is granted, modification to the project or to conditions imposed may be considered in accordance with Section 14-10.609 of the City Zoning Ordinance. (CDD-P)

3. Approval is subject to making findings and supportive evidence in accordance with Section 14-12.513 and 14-12.403 of the City Zoning Ordinance, with said Findings set forth in Exhibit "A" and "B" and made a part of this Special Use Permit with Design Review. (CDD-P)

4. The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit with Design Review. (CDD-P, B)

5. The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)

6. A copy of the final conditions of approval must be printed on the front sheet of plans submitted for future permits. Plans without the conditions of approval printed directly on the front page will not be accepted at the plan-check phase. (CDD-P)

Prior to or concurrent with the issuance of building permits, the following requirements must be met:

7. The applicant shall submit a lighting plan for buildings and common areas for the review and approval of the Community Development Department prior to issuance of building permits. The applicant shall provide a lighting plan, which provides decorative light sources and well-lit walkways. (CDD-P, B)

8. Three copies of the final landscape and irrigation plans must be submitted and approved by the Community Development Department. The project shall utilize drought tolerant species in the landscaping of the front yards (lawn areas shall be limited to those shown on the Development Plans), street trees, planter areas, common areas and public right-of-ways. All trees shall be a minimum size of 15 gallons with a minimum spread of four-to-five feet, and one-inch caliper trunks. All of the street trees, and trees along the private driveway, shall be 24-inch box specimens. A minimum of 25 % of the shrub material shall be a minimum five-gallon size. Automatic, low-flow irrigation systems shall be installed in all landscaped areas. Irrigation is to be programmed for night or early morning hours in order to minimize evaporation. The landscaping plan for all public areas shall be reviewed and approved by the Community and Parks and Recreation Departments for conformance with the Development Plans and this Condition. As part of the landscape plan review, the City shall have a peer review of the final plans conducted by a licensed landscape architect to insure the plans are consistent with the conditions of approval and landscape design principals established by the Council. Applicant shall be responsible for the cost of this peer review. (CDD-P, PK)

9. All guest parking spaces shall be clearly designated as such by painting directly on the parking surface. All guest parking space shall be striped per City Standard. (CDD-P)

10. Prior to issuance of any grading or building permits, an Affordable Housing Plan shall be approved by the City Council for five units, with affordability restrictions to run for 55 years. (CDD-P)

11. All units shall be provided with a minimum 200 cubic feet of enclosed yard storage area. Such storage shall be immediately adjacent to or attached to the corresponding unit. Storage sheds shall be at least one-foot from any property line. Details and elevations of the sheds shall be included in plans submitted for building permits. (CDD-P)

12. The curbs along the private driveway shall be painted red to prohibit parking. In absence of a curb, the edge of the driveway surface shall be painted red as applicable and signs posted to the satisfaction of the Watsonville Fire Department. (CDD-B, WFD)

13. Provide signage along the private driveway that states: "No Parking - Fire Lane" and red striping. Signage and striping will be privately maintained. (CDD,B) (WFD)

14. The area in front of the trash enclosure shall be kept clear of cars and debris. All trash containers shall be fully covered with a lid, to prevent trash from blowing out of container. (CDD-P)

15. Provide plans and details (materials, height, dimensions, security features, etc.) for all proposed fences and gates for review and approval. (CDD-P) (WFD)

16. Provide automatic Residential Fire Sprinkler Systems in all units, in compliance with NFPA13D. (CDD,B, WFD)

17. BUILDING CODES - Improvements (new framing, electrical, mechanical, plumbing) Obtain all required building permits (Building, Plumbing, Mechanical, Grading etc.) for this project. All construction shall comply with all State Building Codes; Framing, mechanical, plumbing, electrical, T-24 energy, T-24 Accessibility and Municipal codes in effect at the time of plan submittal for building permits resulting in actual construction. (CDD-B)

18. FOUNDATIONS - All mitigation measures and design recommendations identified in the soils report approved by the Building Official, MUST be reviewed by the soils engineer of record for conformance. Structural foundation design plans must also be reviewed by the soils Engineer of record for conformance to recommendations contained within the soils report. (CDD-B)

19. FOUNDATION INSPECTIONS - Prior to requesting a Building Department foundation inspection, the soils engineer shall inspect and approve the mitigation measures and the foundation excavations. The soils engineer shall submit documentation to the Building Division, which verifies compliance with the recommendations specified in the soils report. (CDD-B)

20. SPECIAL INSPECTIONS - As indicated by CBC Sec. 1701, the owner or the engineer or architect of record acting as the owners agent shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1701. Please contact Building Division at time of plan submittal to obtain application for special inspections. (CDD-B)

21. STRUCTURAL CALCULATIONS - Provide Structural Calculations verifying compliance with all applicable provisions of the Uniform Building code Chapter 23. Prior to request for final inspection, written verification by the engineer of record indicating compliance with the structural design shall be submitted to the City of Watsonville Building Division. (CDD-B)

22. DEMOLITION - A separate demolition permits will be required for removal/demolition of structures prior to a building permit issuance. A "j" permit and /or clearance from the Monterey Bay Unified Air Pollution Control District is required at the time of demolition permit request. A site plan showing the location of the structure(s) is required and a description of the building including the following is required: Use of the facility, construction type, square footages of the buildings, number of bathroom facilities etc. If the building to be demolished is show clearly shown a new building or development permit to be issued, an additional site plan not need be provided separately. (CDD-B)

23. NOTICE OF EXCAVATION - Prior to excavation, adjoining landowners shall be given notice of the date, location, and extent of excavation in conformity with Section 832 of the Civil Code and copies shall be provided to the Building Official prior to issuance of the Building Permit. (CDD-B)

24. GRADING AND SHORING - A site development permit shall be required for all grading and shoring work. Shoring plans, calculations, etc., must be reviewed and approved by Building Division. (CDD-B)

25. T-24 ACCESSIBILITY/MULTI FAMILY RESIDENTIAL- This project shall comply with all applicable provisions of the California State Building Code for Multifamily Housing and Condominium Dwelling Units. Plans must show compliance with or are deficient or insufficient information was included to determine compliance with the following:

a. Path of travel from Public Transportation
b. Disabled path of travel between buildings on site
c. All parking requirements:
1) Van accessible parking
2) Number of spaces
3) All portions of parking garage must have 8'-2" clearance
4) Slopes at parking and unloading areas must not exceed 1:50
d. Main building entrances and required exits must be accessible
e. Design professional must provide written verification of compliance for existing disabled access features or facilities noted on plans. (CDD-B)

26. DISABLED ACCESS ON PUBLIC SIDEWALKS Proposed project requires that new and existing or required curb ramps, sidewalks or driveway entries will comply with the federal regulations on ADA access; if the valuation of the site work is over $95,000.00 site improvements associated to the site must comply with all disabled access requirements, if the valuation is under $95,000.00 provide 20 % of this amount into making public improvements comply with the ADA if needed. (CDD-B)

27. HOURS OF CONSTRUCTION - No work for which a building permit is required shall be performed within the hours of 7:00 P.M. to 7:00 A.M. Monday to Friday, nor prior to 8:00 A.M. or after 5:00 P.M. on Saturday nor prior to 12 Noon or after 4:00 P.M. on Sundays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions. (CDD-B)

28. PRE-CONSTRUCTION CONFERENCE - A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of review and approval of construction procedures. The building owner/developer, designers of record and construction staff. The City will be represented by departments having conditions of approval on the project. (CDD-B)

29. Submit an application for address assignments along with the Improvement Plans. Address assignment application shall include an 8 ½ x 11-inch copy of the site plan. (CDD-E)

30. Plans for the open space areas shall be submitted with the building permit application for review and approval. (CDD-P)

31. All development shall comply with the City of Watsonville Public Improvement Standards. Plans and design documents shall be signed and stamped by a California Licensed Architect or Engineer. Standards that are different than those of the City must be approved by the City. City Standards shall be included in the plans. (CDD-E)

32. Results of a comprehensive investigation of surface and subsurface soil and geotechnical conditions shall be submitted in the form of a written report that is signed and stamped by a registered civil or geotechnical engineer. The investigation shall address seismic hazards. Submit four (4) copies. (CDD-E)

33. The proposed improvements shall comply with disabled access laws and regulations, including the following:
1. Improvements shall comply fully with all applicable disabled-accessibility laws, regulations, and guidelines under local, state, and federal law, including but not limited to, regulations and guidelines promulgated under the Americans with Disabilities Act ("ADA"), Federal Fair Housing Act and California Building Standards Disability Access Guidelines (Title 24 of the California Code of Regulations). Where an apparent conflict exists between applicable regulations, guidelines, the more restrictive requirement shall control so as to provide better access.
2. Facilities (streets, sidewalks, ramps, parking lots, playground, etc.) proposed to be accepted by the City shall be certified by a disabled access specialist, approved by the City, prior to acceptance. It is recommended that a review for compliance with both the State and Federal (ADA) requirements be conducted at the design submittal stage. It is also recommended that ADAG guidelines, right of way guidelines, playground guidelines located at www.access-board.gov <http://www.access-board.gov> be used as a design resource. (CDD-E)

34. Provide Best Management Practices during construction to prevent sediment, debris and contaminants from draining offsite. BMP's shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMP's. (CDD-E)

35. Improvement plans shall include the following drainage improvements and/or information:
a. Provide facilities to convey storm water runoff from the proposed development area and any contributory drainage from adjoining properties.
b. Submit a drainage plan, including drainage map, hydrologic and hydraulic calculations signed and stamped by a Civil Engineer.
c. Show invert elevations at all storm drain manholes, drop inlets and areas drains for existing and proposed facilities. Show details of inlet and outlet structures and plan/profile of the outlet storm drain.
d. If the improvement plans incorporate the vegetated swales, french drains and semi pervious pavement proposed in the Bowman & Williams plans, the project drainage report shall include a soils analysis and recommendation by the project geotechnical engineer. The analysis shall include site samples and laboratory testing that demonstrate that the site soils shall support the proposed system. The recommendation shall indicate if there are any clay soils onsite and how the shrinking, swelling and impermeableness shall be mitigated. The recommendation shall be wet-stamped and signed by the geotechnical engineer.
e. Provide a proposed maintenance schedule, prepared by the designer, for the drainage facilities. (CDD-E)

36. Grading plans shall include the following:
a. Grading shall comply with the City grading ordinance.
b. Cut and fill slopes shall be 3:1 maximum or flatter - NO EXCEPTIONS.
c. Existing and proposed contours shall be shown at a two-foot minimum contour interval for ground slope areas between level and 5% and 5' interval over 5 %. Extend contours 25' minimum onto adjoining properties.
d. Denote the cubic yardage of stripping, cut and fill.
e. Plans shall strictly adhere to the soils report.
f. Denote the location of any strippings stockpile.
g. Show the location, height and type of existing and proposed retaining walls. Show the limits of the walls and provide spot elevations at top and bottom.
h. Show the limits of existing and proposed raised concrete curb and provide spot elevations at ends, angle points and grade breaks. (CDD-E)

37. Landscape plans and improvements shall incorporate the following:
a. Water Conservation in Development. All development shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible.
b. Landscape Irrigation Systems. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, low head drainage or other similar conditions where water flows to waste.
c. Turf Grass Restrictions. Turf shall not be used in median strips, parking islands, or in areas less than eight (8) feet wide, or on slopes that will result in excess irrigation water run-off. These limitations may be exempted if required for storm water erosion control by the Public Improvement Standards. (CDD-E)

38. Show mailbox location. Provide written approval of U.S. Postal Service. (CDD-E)

39. Parking lot layout and parking stall geometrics shall conform to City Standard Plan S-808A, -808B and -808C. (CDD-E)

40. Plan, profile, design details and engineering calculations shall be submitted for all retaining walls. Walls shall be concrete or masonry. (CDD-E)

41. Plans shall include the location and size of all building utility service connections, including water, gas, electric, fire and irrigation services. Connections shall be located, sized and screened in such a manner that they have the least possible impact on the design of the building and site. (CDD-E)

42. Install all utility pedestals, fire services, backflow prevention devices and equipment with screening to obscure them from view. The materials and design of said screening shall be consistent with regard to design, materials and landscaping of the buildings they serve. (CDD-E)

43. Improvement plans shall include the following solid waste improvements and/or information:
a. Construct solid waste and recycling enclosures per City Standards S-809A, -809B, -809C and -810. The materials and colors shall match the building and the City shall approve the location. Trees, shrubs and climbing vines shall be planted around the enclosure.
b. Solid waste generated during the construction of this project shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan. (CDD-E)

44. Improvement plans shall include the following water system improvements and/or information:
a. Obtain written approval from Fire Department for fire service size and location.
b. Control valves must be shown installed on private supply line within 50' of meter.
c. New residential services shall be provided with individual meters to each unit.
d. Water lines that cross adjacent properties must be submitted with copies of easements.
e. Provide fixture unit calculations for all non-residential and for large unit residential projects.
f. Irrigation meters are required.
g. Provide cross connection protection (backflow) on all irrigation meters per City Standards.
h. All water facilities shall be constructed in strict conformance of the City of Watsonville's Water Division Standard Specifications latest edition. Contractor is responsible for having a copy in his/her possession.
i. No water main will be installed until all required forms and recorded easements are approved by the City of Watsonville Water Division.
j. Provide a request for all required water meters, including payment for the meters. Provide calculations supporting the size and type of the meters.
k. A minimum clearance of three-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). (CDD-E)

⚠ NOTE: THIS ITEM HIGHLIGHTED AS REQUIRED BY MURRAY FONTES

45. Provide the following Construction Notes with the improvement plans.
a. #1 - All relative compaction on streets and parking shall conform to Section 19-5.03 of the State of California Standard Specifications latest edition (typical). All trench section on this project will conform to the City of Watsonville Standard Trench Backfill Detail S-702. Pipe backfill for embankment conditions shall conform to CALTRANS Standard Plan A62. Apply prime coat 24 hours before paving and fog seal 96 hours after paving.
b. #2 - Control accumulations of petroleum wastes and other pollutants in the streets and parking areas by frequent sweeping.
c. #3 - Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City.
d. #4 - To minimize dust/grading impacts during construction the applicant shall:
1) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
2) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
3) Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt, which is evident from construction activities.
4) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
5) The City shall have the authority to stop all grading operations, if in opinion of City Staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions.
e. #5 - All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90 % relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed.
f. #6 - The General Contractor shall provide qualified supervision on the job site at all times during construction.
g. #7 - Where a keyway is required, use Typical Grading Key Detail required, per City Standard S-2312, with a cross section every 100' station.
h. #8 - Provide a construction haul route that considers peak traffic periods and hazards to pedestrian and bicycle traffic.
i. #9 - Attention is directed for all personnel working on this project to Section 7-1.01I, 7-1.09 and Section 7-1.13 of the State Standard Specifications, latest edition and the following special provisions regarding traffic maintenance and control:
1) Signs, traffic cones and lighted barricades at night shall be provided by the contractor to enclosure the work site at all times.
2) Flagmen are required when traffic is restricted to the use of one lane, maximum 12 feet wide.
3) Street closing is prohibited unless the Community Development Administrator grants permission one week in advance of the closure. Contractor shall contact all emergency services. The City shall approve detour sign placement.
4) Provision shall be made by the contractor to maintain pedestrian facilities during construction.
j. #10 - Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

46. The proposed planning permit does not include improvements to the parking lot south of the apartment site. The proposed improvements shall require a separate permit application for grading and onsite work. (CDD-E)

47. Provide written permission from property owner for construction access on or across private property. (CDD-E)

48. Sites that include disturbance and/or abatement of contaminated soil require review and approval of the City of Watsonville Environmental Compliance Manager. (CDD-E)

49. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City. All public streets and medians soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the City. (CDD-E) MITIGATION MEASURE

50. Obtain an encroachment permit for driveways and other work in the public right-of-way. The applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or installation of same where not existing. (CDD-E)

51. If, during construction, it is found that the existing sanitary sewer line along the west and north property lines is within the project parcel, applicant shall video the existing sanitary sewer line to find out if there are any active sewer laterals connected to this line and submit the video to the City for review. If there are no active laterals, the line shall be abandoned. If there are active laterals, the line shall be protected in place. (CDD-E)

52. Prior to final acceptance of the project by the City, the project designers, including the civil, geotechnical and structural engineers, shall provide letters of compliance stating that they have reviewed the completed project and that it was constructed in conformance with their recommendations. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-E)

53. Applicant shall have onsite at all times, a superintendent that shall act as the owners representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E)

54. Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City Staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-E)

55. Any relocation, rearrangement, or change to existing public facilities due to this development shall be at the developer's expense and in accordance with City of Watsonville Public Improvement Standards. (CDD-E)

Prior to Final Occupancy:

56. All trash and construction debris shall be removed from the site. (CDD-B)

57. Colors and materials of the residences shall be consistent with those on file and approved by the City as part of this entitlement. (CDD-P)

58. All improvements identified on the plans must be completed. (CDD-E)

Ongoing Conditions:

59. All landscaping shall be maintained on an ongoing basis by a professional landscape company. (CDD-P, E)

60. The common areas including driveways and parking areas shall be maintained by the apartment management company in perpetuity. Any damaged or broken elements of the area shall be promptly replaced. (CDD-P)

Key to Department Responsibility
CDD-B - Community Development Department (Building)
CDD-P - Community Development Department (Planning)
CDD-E - Community Development Department (Engineering)
PW - Public Works and Utilities Department
WFD - Watsonville Fire Department
PK - Parks and Community Services Department
CAT -City Attorney

BUILDING CODE SUMMARY

REFERENCE CODES:

THE *UNIFORM BUILDING CODE* , VOLUMES 1 & 2 AND 2B, 1997 EDITION, INCLUDING APPENDICES AND ANNUAL SUPPLEMENTS, EXCEPT AS MODIFIED BY *CITY OF WATSONVILLE MUNICIPAL ORDINANCE.*

THE *UNIFORM BUILDING CODE* , STATE OF CALIFORNIA AMENDMENTS, 2001 EDITION

THE *UNIFORM ADMINISTRATIVE CODE* , 1997 EDITION

BUILDING DATA

BUILDING	NO.OF STORIES	BUILDING HEIGHT	BUILDING AREA	
BUILDING A/B/C/H	2	30'-2" FT	R-1	8,673 SF
			U-1	4,187 SF
			TOTAL	12,860 SF
BUILDING D	2	25'-2" FT	R-1	1,458 SF
			U-1	2,166 SF
			TOTAL	3,624 SF
BUILDING E	2	25'-2" FT	R-1	2,225 SF
			TOTAL	2,225 SF
BUILDING F	2	25'-2" FT	R-1	2,225 SF
			TOTAL	2,225 SF
BUILDING G	2	25'-2" FT	R-1	5,612 SF
			TOTAL	5,612 SF

NOTES ON CODE INTERPRETATION:
FOR THE PURPOSES OF THE BUILDING CODE, BUILDINGS A, B, C, AND H ARE CONSIDERED ONE BUILDING AS THEY ARE CONNECTED BY COMMON EXIT BALCONIES AND STAIRWAYS.

OCCUPANCY GROUP & CONSTRUCTION TYPES

USE	OCCUPANCY GROUP	CONSTRUCTION TYPE
DWELLING UNITS	R-1	TYPE V - NON-RATED
PRIVATE GARAGES	U-1	TYPE V - NON-RATED

ALLOWABLE FLOOR AREAS (TABLE 5-B, SECTIONS 312. 2.2, 504.2, 505.3)

OCCUPANCY GROUP	CONSTRUCTION TYPE	BASE AREA	MULTI-STORY INCREASE	AUTOMATIC SPRINKLER SYSTEM
R-1	TYPE V - NON-RATED	6,000	12,000	24,000
U-1	TYPE V - NON-RATED	3,000	N/A	6,000

OCCUPANCY SEPARATION REQUIREMENTS

DESCRIPTION	RATING	OPENINGS
R-1 / U-1	ONE-HOUR	ONE-HOUR
BETWEEN DWELLING UNITS (HORIZONTALLY AND VERTICALLY)	ONE-HOUR	ONE-HOUR

BUILDING ELEMENTS

DESCRIPTION	CONSTRUCTION
SLOPED ROOF	COMPOSITION ROOFING SHINGLES / WOOD SHEATHING / WOOD TRUSSES
DECKS / RAISED WALKWAYS	CONCRETE TOPPING SLAB / WOOD SHEATHING / WOOD JOISTS
SECOND FLOOR	CEMENTITIOUS GYPSUM UNDERLAYMENT / WOOD SHEATHING / WD TRUSSES
FIRST FLOOR	CONCRETE SLAB
EXTERIOR WALLS	CEMENT PLASTER / WOOD SHEATHING / WOOD STUDS / GYPSUM BOARD
	FIBER CEMENTBOARD SIDING / WOOD SHEATHING / WOOD STUDS / GYP BD
INTERIOR WALLS	GYPSUM BOARD / WOOD STUDS / GYPSUM BOARD

FIRE RESISTIVE RATINGS OF BUILDING COMPONENTS

COMPONENT	RATING	PENETRATIONS (PER 710.2.1)
BEARING WALLS - EXTERIOR	NON-RATED	NON-RATED
BEARING WALLS - INTERIOR	NON-RATED	NON-RATED
NON-BEARING WALLS - EXTERIOR	NON-RATED	NON-RATED
STRUCTURAL FRAME	NON-RATED	NON-RATED
PARTITIONS - PERMANENT	NON-RATED	NON-RATED
SHAFT ENCLOSURES	ONE-HOUR	ONE-HOUR
FLOOR AND FLOOR / CEILINGS	NON-RATED	NON-RATED
ROOF AND ROOF / CEILINGS	NON-RATED	NON-RATED
EXTERIOR DOORS & WINDOWS	NON-RATED	NON-RATED
INTERIOR WALLS SEPARATING DWELLING UNITS	ONE-HOUR	ONE-HOUR
FLOORS BETWEEN DWELLING UNITS	ONE-HOUR	ONE-HOUR
BEARING WALLS SUPPORTING RATED FLOOR-CEILING OCCUPANCY SEPARATION	ONE-HOUR	ONE-HOUR

EXTERIOR WALL PROTECTION

OCCUPANCY GROUP	EXTERIOR WALLS	OPENINGS
R-1	ONE-HOUR LESS THAN 5 FEET NR ELSEWHERE	NOT PERMITTED LESS THAN 5 FEET
U-1	ONE-HOUR LESS THAN 3 FEET NR ELSEWHERE	NOT PERMITTED LESS THAN 3'

FIRE PROTECTION SYSTEM DESIGN

DESCRIPTION	OCCUPANCY GROUP	SPRINKLER DESIGN
DWELLING UNITS	R-1	NFPA 13-R
PRIVATE GARAGES	U-1	NFPA 13-R

THACHER & THOMPSON ARCHITECTS
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LONGVIEW APARTMENTS
201 PACIFICA BOULEVARD, WATSONVILLE, CA 95077
APN: 016-172-55
BUILDING CODE SUMMARY AND CONDITIONS OF APPROVAL

DRAWING DATE
MARCH 28, 2007

ISSUED TO FACILITATE CONSTRUCTION:
05/15/07

PROJECT FILE NAME:
LONGVIEW APARTMENTS 07.CD

REVISIONS

No.	DESCRIPTION	DATE
⚠	PLAN CHECK	05/15/07

LICENSED ARCHITECT
MATTHEW THOMPSON
No. 17004
AUGUST 31, 2007
EXPIRATION
STATE OF CALIFORNIA

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