

GENERAL NOTES

1. ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS EMPLOY. THEY SHALL BE ONE IN THE SAME.

2. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTANT'S DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

3. PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT TO COVER THE TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.

4. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:  
(A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.  
(B) THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.  
(C) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.  
(D) SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT. CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.

5. BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.

6. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE DESIGNER.

7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.

8. A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THAT SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO DESIGNER.

9. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.

10. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS FACE OF STUDS AND FACE OF FOAM BLOCK UNLESS OTHERWISE NOTED.

11. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT, PIPES AND RACES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BONES. ANY DAMAGED BONES SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN INSPECTOR PRIOR TO ANY WORK.

13. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL APPLIANCES, FINISHES AND AVAILABILITY PRIOR TO LOCATING ROUGH OPENING, PLUMBING AND ELECTRICAL. CONTRACTOR TO COORDINATE APPLIANCE INSTALLATION WITH ALL APPLICABLE TRADES AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

14. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL MATERIALS, FIXTURES AND EQUIPMENT PRIOR TO ORDERING.



STRUCTURAL DATA						
SETBACKS		CORNER LOT		REQUIRED	EXISTING	
FRONT YARD		1st STORY		15'-0"	21'-1 1/4"	
		2nd STORY		20'-0"	33'-2 3/4"	
SIDE YARD		1st STORY STREET SIDE		10'-0"	15'-0"	
		1st STORY (WEST SIDE - 10% NEIGHBOR WIDTH)		5'-0"	9'-0"	
		1st STORY (SOUTH SIDE - 10% LOT WIDTH)		5'-1"	11'-0"	
		1st STORY - GARAGE (SIDEWALK EXEMPT AREA)		18'-0"	15'-0"	
		2nd STORY - GARAGE (SIDEWALK EXEMPT AREA)		15'-0"	22'-3"	
		2nd STORY - (WEST SIDE)		7'-6"	7'-9"	
HEIGHT				25'-0"	25'-6"	
FLOOR AREA RATIO						
		LOT SIZE		MAX (49%)	EXISTING (52.6%)	PROPOSED (47.7%)
		5,513 sq.ft.		2,701 sq.ft.	2,901 sq.ft.	2,629 sq.ft.
		HABITABLE SPACE	GARAGE/STORAGE	COVERED PORCH	2ND FLOOR DECK	WORKSHOP
						TOTAL
(E) 1st STORY		837 sq.ft.	772 sq.ft.	454 sq.ft.*	-	2,063 sq.ft.
(E) 2nd STORY		388 sq.ft.	-	-	680 sq.ft.	1,068 sq.ft.
GROSS TOTAL		1,225 sq.ft.	772 sq.ft.	454 sq.ft.*	680 sq.ft.	3,131 sq.ft.
STAIR/PORCH CREDIT		<30 sq.ft.*	-	<150 sq.ft.*	<50 sq.ft.*	<230 sq.ft.*
(E) F.A.R. TOTAL		1,195 sq.ft.	772 sq.ft.	304 sq.ft.	630 sq.ft.	2,901 sq.ft.
		PROPOSED HABITABLE SPACE	GARAGE/STORAGE	COVERED PORCH	2ND FLOOR DECK	WORKSHOP
						TOTAL
(P) 1st STORY		837 sq.ft.	346 sq.ft.	120 sq.ft.*	-	1,303 sq.ft.
(P) 2nd STORY		1,273 sq.ft.	-	-	389 sq.ft.	1,662 sq.ft.
ADU		761 sq.ft.	-	-	389 sq.ft.	761 sq.ft.
GROSS TOTAL		2,871 sq.ft.	346 sq.ft.	120 sq.ft.*	389 sq.ft.	3,726 sq.ft.
STAIR CREDIT		<66 sq.ft.*	-	<120 sq.ft.*	<150 sq.ft.*	<66 sq.ft.*
DECK/PORCH CREDIT		-	-	<120 sq.ft.*	<150 sq.ft.*	<270 sq.ft.*
ADU CREDIT		<761 sq.ft.*	-	-	-	<761 sq.ft.*
(P) F.A.R. TOTAL		2,044 sq.ft.	346 sq.ft.	0 sq.ft.	239 sq.ft.	2,629 sq.ft.
* THERE IS A CREDIT OF 150 sq.ft. FOR FIRST FLOOR COVERED PORCHES						
PARKING						
		REQUIRED			PROPOSED	
PART OF GARAGE CONVERTED TO ADU - PARKING SPACE DOES NOT NEED TO BE REPLACED.		3 SPACES, ONE OF WHICH MUST BE COVERED			3 SPACES, ONE OF WHICH IS COVERED	
TOTAL		3 SPACES			3 SPACES	

BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION

REMODEL AND 69 SF ADDITION TO (E) OFFICE, RESULTING IN A 1 BR/1BA, 499 SF ADU. CONVERSION OF (E) UNCONDITIONED 685 SF WORKSHOP INTO HABITABLE SPACE, ADDING A TOTAL OF 941 CONDITIONED SF TO (E) 1,225 SF 2BR, 2 BA MAIN RESIDENCE RESULTING IN A 2,201 SF, 4BR, 3 BA WITH NEW LIVING ROOM AND HALL WITH 620 SF 50.1 FT. OF GARAGE/STORAGE.

DESIGN PERMIT MODIFICATION

ADDITIONAL 262 SF PORTION OF GARAGE TO BE CONVERTED INTO ADU CREATING A 761 SF, 2 BR/1BA ADU. REDUCED 3 SF OF STAIR TO MAIN RESIDENCE IN GARAGE AREA RESULTING IN 2,198 MAIN RESIDENCE. GARAGE/STORAGE AREA EQUALS 346 SF.

DESIGN PERMIT MODIFICATION #2

MODIFICATION TO BUILDING PERMIT #20190433

PLANNING: ADD ONE FOOT TO CHIMNEY AND USE STONE VENEER. SIDING ON ELEVATIONS CHANGE FROM STUCCO AND BOARD AND BATT TO SHINGLES AND BOARD AND BATT. CHANGE SKYLIGHT LOCATIONS, REPLACE (E) STUCCO FENCE IN R.O.W. TO 42" HIGH WOOD FENCE WITH 2 SLIDING GATES AT 42" HIGH. BUILDING: CHANGE HEAT SOURCE TO MINI SPLIT/HEAT PUMP SYSTEM. REVISE DOOR LAYOUT.

DESIGN PERMIT MODIFICATION #3

MODIFICATION TO BUILDING PERMIT #20190433

CONVERT ROOF TO 389 SQ.FT. DECK AT SECOND FLOOR. DECK CONFORMS TO 10' SETBACKS AT THE EXTERIOR SIDE YARD AND THE 10' SETBACK AT THE REAR. CONVERSION DOES NOT CREATE ANY NON-COMPLIANCE. NO CHANGE TO ELEVATION EXCEPT THE CHANGE FROM 6" WIDE WINDOWS TO 6" WIDE FRENCH DOORS.

PROJECT ADDRESS:

31 ESCALONA DRIVE  
CAPITOLA, CA 95010  
036-125-02

ZONING DESIGNATION:

R-1

OCCUPANCY CLASSIFICATION:

R-3/U TYPE V-B-NON-SPRINKLERED

LOT AREA:

5,513 SQ.FT.

EXISTING F.A.R.:

2,901 SQ.FT. (52.6%)

PROPOSED F.A.R.:

2,429 SQ.FT. (47.7%)

PARKING (PROVIDED):

1 COVERED AND 2 UNCOVERED

CODE NOTE:

ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES: 2014 CBC, CRC, CMC, CPC, CA ELECT CODE, CAL GREEN, CA ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2016 CALIFORNIA BUILDING CODE AS AMENDED BY THE STATE OF CALIFORNIA.

FIRE NOTES

- ADDRESS NUMBERS WILL BE POSTED AND MAINTAINED AND SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- A 30 FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.
- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.

FIRE HYDRANT INFORMATION: FIRE FLOW REQUIRED: 1,000 GPM/100 MIN

LOCATION: CORNER OF ESCALONA DR AND SACRAMENTO AVE. IN FRONT OF 403 ESCALONA DRIVE (APPROX. 42 FT. FROM PROPERTY) HYDRANT #774: STATIC PRESSURE (PSI): 42 PSI  
RESIDUAL PRESSURE (PSI): 19 PSI  
FLOW @ 20 PSI (GPM): 1,489  
HYDRANT NOT TESTED, SO MODELED FLOW INFORMATION IS PROVIDED.

CONTACTS

OWNER:

CHRISTINE MESERVE  
P.O. BOX 320973  
LOS GATOS, CA 95032  
PH: (408) 504-4412  
cmeserve@pacbell.net

PROJECT DESIGNER:

VALERIE HART RESIDENTIAL DESIGN  
VALERIE HART  
3805 N. RODEO GULCH ROAD  
SOQUEL, CA 95073  
PH: (831) 239-1609  
valerie5062@yahoo.com

SURVEYOR:

ALPHA LAND SURVEYORS, INC.  
JEAN-PAUL HAPPEE  
4444 SCOTTS VALLEY DRIVE #7  
SCOTTS VALLEY, CA 95066  
PH: (831) 438-4453

STRUCTURAL ENGINEER:

ASH ROAKE P.E.  
PO BOX 145-202  
SANTA CRUZ, CA 95064  
PH: (831) 224-4345  
ashroake@gmail.com

ENERGY COMPLIANCE:

LINDA BUTLER, CEPE  
124 OHS STREET  
SANTA CRUZ, CA 95060  
PH: (831) 345-1028  
butler085@gmail.com

LANDSCAPE ARCHITECT:

ELLEN COOPER & ASSOCIATES  
ELLEN COOPER  
4174 WINSCOR STREET  
SANTA CRUZ, CA 95062  
PH: (831) 426-4845

DRAWING INDEX

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- SURVEY  
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A1:2: PROPOSED SITE PLAN  
A2: EXISTING/DEMOLITION FIRST FLOOR PLAN  
A3: EXISTING/DEMOLITION SECOND FLOOR PLAN  
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A5: EXISTING ELEVATIONS  
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MESERVE RESIDENCE

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TITLE SHEET

VALERIE HART RESIDENTIAL DESIGN

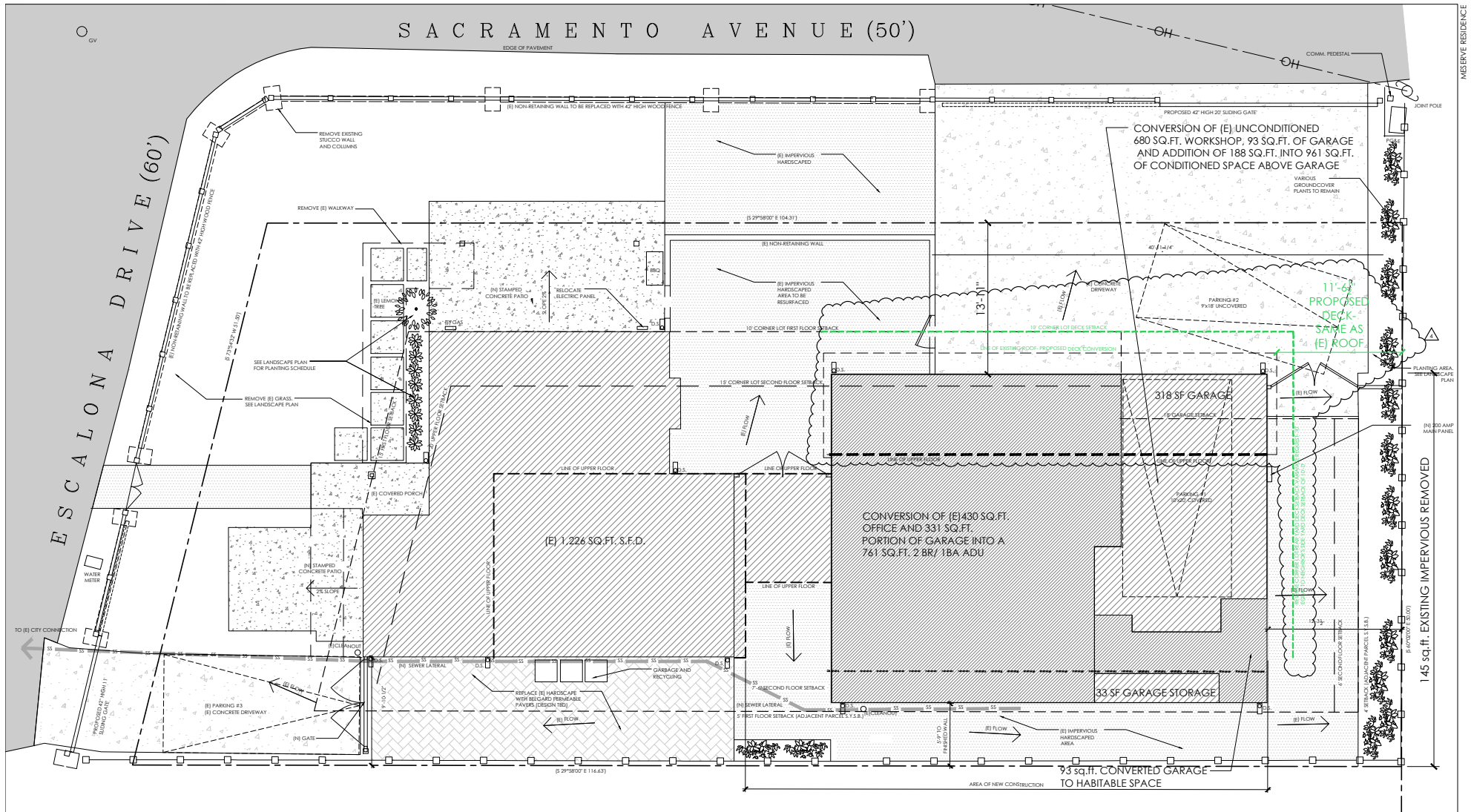
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511 escalona drive, capitola, ca 95010  
apn: 036-125-02

building submittal: AUGUST 30, 2019  
plan check one: OCTOBER 24, 2019  
plan check two: MARCH 06, 2020  
change order: OCTOBER 12, 2020  
change order: MAY 16, 2025

SHEET: T1



<p><b>STUCCO WALL REMOVAL NOTE:</b></p> <p>THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT STUCCO DEBRIS FROM POLLUTING THE SITE WHEN REMOVING THE STUCCO WALL IN THE R.O.W.:</p> <ul style="list-style-type: none"><li>• NO STUCCO TO BE REMOVED WITHIN 24 HRS. OF A RAIN EVENT</li><li>• DROP CLOTH OR EQ. TO BE PROVIDED TO CONTAIN DEBRIS FROM THE REMOVAL OF THE STUCCO WALL</li><li>• NO EXCESS MATERIAL TO BE STORED IN THE R.O.W.</li></ul>	<p><b>EROSION CONTROL NOTE:</b></p> <p>FIBER ROLL SHALL BE PLACED AROUND PERIMETER AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.</p> <p>NOTE: PER DANIELLE UHARRETT- FIBER ROLL DEEMED UNNECESSARY DUE TO SITE CONDITIONS</p>	<p><b>DRAINAGE NOTES:</b></p> <p>CONDUITS TO DISCHARGE INTO CONCRETE SPLASH BLOCKS AND RETAIN THE EXISTING SURFACE FLOW PATTERN. ARROWS INDICATED DIRECTION OF FLOW. DRAINAGE DIRECTED TO THE ADJACENT PARCELS SHALL BE REDUCED TO THE MAXIMUM EXTENT POSSIBLE.</p>	<p><b>IMPERVIOUS COVERAGE CALC</b></p> <table><tr><th colspan="2"><u>(E) IMPERVIOUS COVERAGE</u></th></tr><tr><td>BUILDING</td><td>2,037 S.F.</td></tr><tr><td>HARDSCAPE</td><td>2,404 S.F.</td></tr><tr><td>TOTAL (E)</td><td>4,441 S.F.</td></tr><tr><th colspan="2"><u>ADDED IMPERVIOUS COVERAGE</u></th></tr><tr><td></td><td>-142 S.F.</td></tr><tr><td>TOTAL (E)</td><td>4,299 S.F.</td></tr></table>	<u>(E) IMPERVIOUS COVERAGE</u>		BUILDING	2,037 S.F.	HARDSCAPE	2,404 S.F.	TOTAL (E)	4,441 S.F.	<u>ADDED IMPERVIOUS COVERAGE</u>			-142 S.F.	TOTAL (E)	4,299 S.F.	<p><b>NOTE: PRIOR TO ANY WORK IN THE CITY ROAD RIGHT OF WAY, AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAP BE PLACED IN THE ROAD RIGHT OF WAY.</b></p>	<p><b>SEWER LATERAL NOTE:</b></p> <p>LOCATION OF EXISTING SEWER LATERAL SHOWN ON SHEET A1.1</p> <p>NEW SEWER LATERAL TO BE:</p> <ul style="list-style-type: none"><li>• 8" 80' IN LENGTH</li><li>• SDR PIPE MATERIAL</li><li>• SLOPE OF EACH LINE SEGMENT (2% MINIMUM)</li></ul> <p>CONNECTION TO EXISTING PUBLIC SEWER MAIN IN THE STREET SHALL CONSIST OF TWO 48" TURNS, NO NEW CITY CONNECTION REQUIRED.</p> <p>OWNER HAS AGREED TO FULL REPLACEMENT OF SEWER LATERAL AND CLEANOUT(S) WITHOUT SUBMITTING VIDEO TO THE COUNTY PER PERMIT #S-191448</p>
<u>(E) IMPERVIOUS COVERAGE</u>																			
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RESERVE RESIDENCE

# PROPOSED SITE PLAN

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

VALERIE HART RESIDENTIAL DESIGN  
3680 N. RODEO GULCH RD. SOQUEL, CA 95073  
(831) 239-1609 valerie95062@yahoo.com

meserve residence

511 escalona drive, capitola, ca 95010  
apn: 036-125-02

building submital:  
plan check one: AUGUST 30, 2019  
plan check two: OCTOBER 24, 2019  
change order: MARCH 06, 2020  
change order: OCTOBER 12, 2023  
change order: MAY 16, 2025

SHEET: A1.2

**CPD 307.4 - SEDIMENT TRAP/VALVE REQUIREMENTS**  
Sediment traps shall be at least 18 inches above the water heater and the lower 18 inches of the water heater's vertical downflow. At the lower point, a minimum distance of four (4) inches shall be maintained above the sediment trap. Other methods and location may be acceptable, check with the Building & Safety Division.

**CPD 308.6 - Temperature and Pressure (T & P) Relief Valve**  
T & P relief valves shall be provided with a drain to the outside of the building, not smaller than the relief valve outlet, of either galvanized steel, hot-drawn copper, CPVC, or black polyethylene. The T & P relief valve drain shall be terminated at the termination of the T & P valve piping into a storm drain.

**CPD 309.6.1 - Water Heater Venting**  
Type B gas vents shall extend in a generally vertical direction with offsets not exceeding 45 degrees, except that a vent system having not more than one 90 degree offset shall be permitted. Any single vent shall be 45 degrees from the vertical is considered horizontal. The horizontal distance of a vent shall be not greater than 75 percent of the vertical height of the vent.

**CPD 309.6.2 - Water Heater Venting**  
Type B gas vents shall terminate at least 5 feet in vertical height above the water heater.

**CPD 309.6.3 - Water Heater Vent Termination**  
Vents shall terminate above the roof surface at a listed cap or listed roof assembly. Provide at least 8 feet horizontal clearance from any opening into the building.

**CPD 307.13 & 307.13.1 - Water Heaters in Garages**  
Water heaters in garages and in adjacent spaces that open to a garage shall be installed so that all burners and burner-ignition devices are located not less than 18 inches above the floor, unless listed as removable vapor ignition resistant. Water heaters shall be located or protected so that they are not subject to physical damage by a moving vehicle.

**CPD 308.4.1 (1) & (2) - Combustion Air Opening**  
Two permanent openings, one commencing within 12 inches of the top and one commencing within 12 inches of the bottom of the water heater enclosure shall be provided. The openings shall communicate directly, or by ducts, with the outdoors or spaces that freely communicate with the outdoors. Combustion air openings shall not be less than 100 square inches.

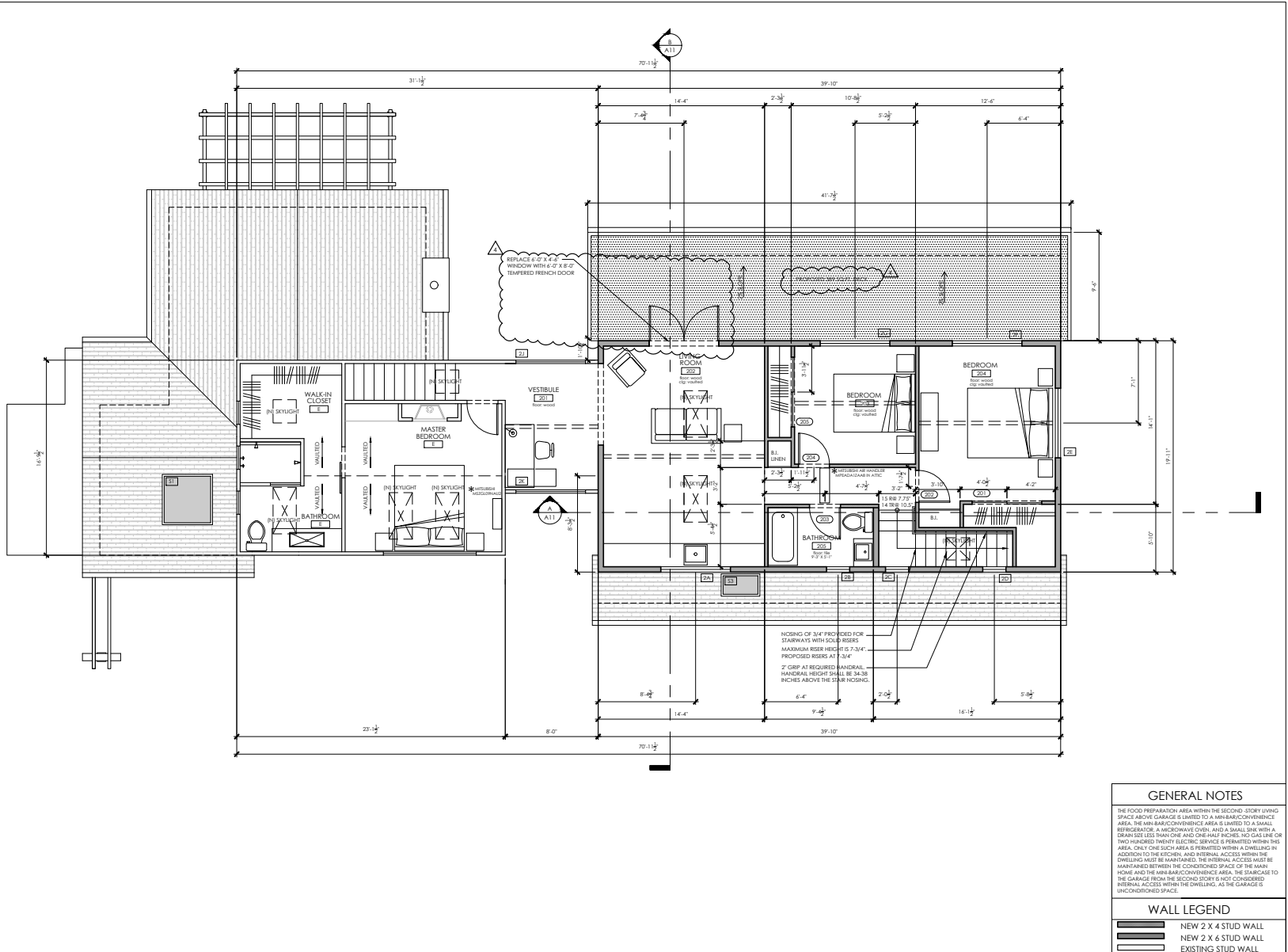
**CPD 132.4 - Sediment Trap**  
A sediment trap shall be installed downstream of the applicant's shut-off valve, as close to the list of the appliance as practical, at the time of installation.

**TOP VIEW**  
WALL INSTALL  
CORNER INSTALL  
STRAPPING DETAIL  
LAG DETAIL

**SEDIMENT TRAP DETAIL**

**WATER HEATER STRAPPING**

**Stair & Handrail Specifications**



MESERVE RESIDENCE

# PROPOSED UPPER FLOOR PLAN

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



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(831) 239-1609 valerie95062@yahoo.com

meserve residence

511 escalona drive, capitola, ca 95010  
apt: 036-125-02

building submit:  
plan check one:  
plan check two:  
change order:  
change order:

AUGUST 30, 2019  
OCTOBER 24, 2019  
MARCH 06, 2020  
OCTOBER 12, 2023  
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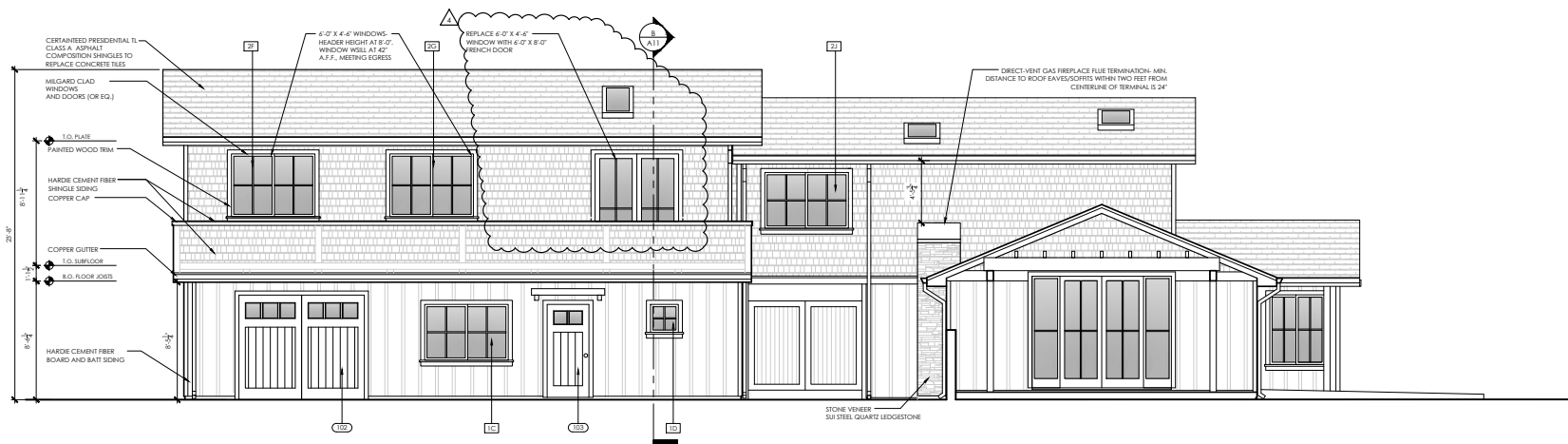
A7



PROPOSED NORTH ELEVATION AT CORRIDOR



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

## PROPOSED ELEVATIONS

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

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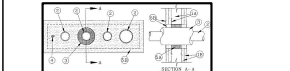
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change order: OCTOBER 12, 2023  
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SHEET:

A9

#### 4 THROUGH PENETRATION FIRESTOPPING

XHE2 - Through-penetration Firestop Systems  
See General Information for Through-penetration Firestop Systems  
System No. W-8-003  
December 10, 2008  
F Rating — 1 and 2 hr (See Item 18)  
I Rating — 0 hr  
L Rating At Ambient — 8 CFM@1 ft  
L Rating At 400 F — Less Than 1 CFM@1 ft



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/ stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:  
A. Stud — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nominal 2 by 4 in. Lumber spaced 16 in. OC. In 1 hr fire-rated assemblies, steel studs to be min. 3 1/2 in. wide and spaced max 4 in. OC. In 1 hr fire-rated assemblies, steel studs to be min. 3 5/8 in. wide and spaced 24 in. OC. Additional studs shall be installed horizontally in such a manner to form a nominal 22 3/4 in. wide by 6 in. high opening.  
B. Gypsum Board — 5/8 in. thick, 4 1/2 wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. If the through-penetrations are installed in a wood stud/gypsum board assembly, the max area of opening is 8 ft<sup>2</sup> sq. ft., with a max dimension of 14 1/2 in.  
The hourly rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Through Penetrations — Four pipes, conduits or tubing to be installed within the opening. The space between pipes, conduits or tubing shall be nominal 1 7/8 in. The space between pipes, conduits or tubing and periphery of opening shall be min. 5/8 in. to max 1 1/2 in. A fire, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of pipes, conduits or tubing may be used:  
A. Steel Pipe — Nom 2 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.  
B. Iron Pipe — Nom 2 in. diam (or smaller) cast or ductile iron pipe.  
C. Conduit — Nom 3 in. diam (or smaller) steel electrical metallic tubing or copper conduit.  
D. Copper Tubing — Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing.  
E. Copper Pipe — Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe.  
F. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. diam (or smaller) Schedule 40 PVC pipe for use in direct process or sweat/ clamping system.

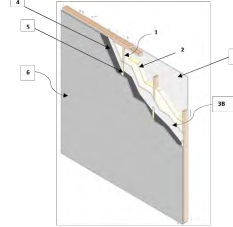
3. Pipe Covering — One of the following types of pipe coverings shall be used:  
A. Pipe and Equipment Covering — Material (BEGC) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed index of 50 or less may be used.  
B. Pipe Covering Materials — Nom 1 in. thick uncoated mineral fiber pipe insulation used to the outside diam of pipe or tube. Pipe insulation secured with min 8 AWG steel wire spaced max 12 in. OC. The insulated pipe or tubing shall be spaced a nominal 1 7/8 in. from the other through-penetrations. The annular space between the insulated through penetrator and periphery of the opening shall be filled with the product. The pipe covering may be installed on one of the metallic pipes or tubing having a nominal diam of 2 in. or less. The insulated pipe or tubing shall be spaced a nominal 1 7/8 in. from the other through-penetrations. The annular space between the insulated through penetrator and periphery of opening shall be a nominal 1 in.  
INDUSTRIAL INSULATION GROUP, L.L.C. — High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermoc.

C. Sheathing Materials — (Not shown) — Used in conjunction with item 3B. Full circumference or all service jacket material be wrapped around the outer circumference of the pipe insulation (item 3B) with the joint side exposed. Longitudinal joints and transverse joints shall be sealed with metal fasteners or butt tapes. See Sheathing Materials (BVDV) category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed index of 50 or less may be used.

4. Cables — All dc cables to be installed within the firestop system. Cables to be spaced 1 1/2 in. from the through-penetrations. The space between the cables and periphery of opening shall range from a min 1 in. to a max 2 7/8 in. Cables to be tightly bundled together and rigidly supported on both surfaces of wall. Any combination of the following types and sizes of copper conductor cables may be used:  
A. Max 25 pair No. 24 AWG (or smaller) telephone cables with polyvinyl chloride (PVC) insulation and jacket.  
B. Max 3/8" (both ground) — No. 10 AWG (or smaller) nonmetallic sheathed (Romex) cable with PVC insulation and jacket.  
C. Max 4 pair No. 18 AWG (or smaller) thermoplastic cables with PVC insulation and jacket.  
5. Firestop System — The firestop system shall consist of the following:  
A. Packing Material — In 2 hr fire-rated assemblies, min 2 1/2 in. thickness of min 4 psi mineral wool batt insulation firmly packed into opening in a permanent form. In 1 hr fire-rated assemblies, min 2 1/4 in. thickness of mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.  
B. Fill Void or Cavity Material — Caulk — Min 1 1/4 in. thickness of fill material applied within the annular void on both surfaces of wall. Caulk to be forced into interfaces of cable group to max extent possible. Additional caulk to be installed such that min 1 in. is being beyond periphery of the opening.  
SPECIALIZED TECHNOLOGIES INC. — Specified Series 33 Sealant or Specified LCJ Sealant

\*Indicates such products shall bear the UL or cUL Certification (such as Canada), respectively. Last Updated on 2008-12-10  
The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.  
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#### 3 EXT. 1 HR FIRE RATED ASSEMBLY



1. WOOD STUD: Nominal 2 in. x 4 in. solid sawn wood studs located 24 in. on center (oc), with two top plates and a single bottom plate.  
2. CAVITY INSULATION (Required): Glass fiber batt insulation, conforming to CSA A101, Glass fiber insulation min. 0.8 kg/m<sup>3</sup>.  
3. GYPSUM WALLBOARD, SIDE A: 5/8 in. Type X gypsum wallboard, oriented vertically and fastened with 3 3/4 in. cup-head gypsum nails, spaced 7 in. oc at board edges and in field areas, or 1 1/2 in. Type 5 drywall screws, spaced 8 in. oc at board edges and in field areas of boards.

GYPSUM SHEATHING, SIDE B: 5/8 in. Type X gypsum sheathing fastened with 3 3/4 in. long roofing nails spaced 7 in. oc. Sheathing edge joints shall be staggered from those on opposite side of the wall.  
4. ADDITIONAL LAYERS (Optional): Any one or two of the following components can be used in any order outward of the gypsum sheathing (item 3B):  
COMPONENT 1 — EXTERIOR INSULATION: The exterior insulation may be installed up to the max. thickness and density recognized in the certification document.  
• ICC-ES E-1000 certified open cell, spray-applied polyurethane insulation  
• ASTM C578 certified extruded polystyrene (XPS) insulation  
• ASTM C208 certified polyiso insulation  
• Mineral wool batt insulation

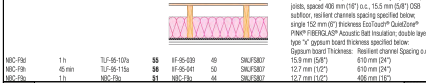
COMPONENT 2 — WOOD STRUCTURAL PANEL SHEATHING:  
• Code prescribed wood structural panel sheathing  
One layer of the wood structural panel sheathing may also be installed on the interior of item 3B.

5. FURRING (Optional):  
• Min. 1 1/2 in. wide x 3/4 in. thick furring (Wood: Min. 0.42 kg; Metal: Corrosion Resistant min. 20 GA 33 ksi metal hat channel, 2 girt or u-bolt), or  
• Min. 4 5/8 in. wide x 3/4 in. thick James Hardie Horizontal Steel Furring installed per manufacturer's installation instructions (min. 18 GA 33 ksi metal)

6. CERTIFIED MANUFACTURER: James Hardie Building Products Inc.  
CERTIFIED PRODUCT: HardiePlank® smooth and textured Lap Siding (H25 and H210), CertiFence® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (H25 and H210), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (H25 and H210), CompPanel® Vertical Siding, Prevail® Panel Siding, Artisan® V-Groove Siding, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, and Pressed Reveal® sidings.

FIBRE-CEMENT EXTERIOR SIDING: HardiePlank® smooth and textured Lap Siding (H25 and H210), CertiFence® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (H25 and H210), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (H25 and H210), CompPanel® Vertical Siding, Prevail® Panel Siding, Artisan® V-Groove Siding, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, and Pressed Reveal® sidings installed in accordance with manufacturer's installation instructions.

#### 2 FLOOR CEILING ASSEMBLY



#### 1 WALL ASSEMBLY

GA FILE NO. WP 3246 PROPRIETARY\* 1 HOUR FIRE 50 to 54 STC SOUND

Fire Design:  
One layer 5/8" proprietary gypsum board applied parallel to ONE SIDE of 2 x 4 wood studs 24" o.c. with 60 coated nails, 1-7/8" long, 0.0819" shank, 144° threads, 7" o.c.  
OPPOSITE SIDE: One layer 5/8" proprietary gypsum panel product applied parallel to studs with 60 coated nails, 1-7/8" long, 0.0819" shank, 144° threads, 7" o.c.  
Joints staggered 24" on OPPOSITE SIDES. (LOAD-BEARING)

Sound Design:  
Sound tested with screws 1/2" o.c. and 3-1/2" glass fiber insulation friction fit in stud space.

PROPRIETARY GYPSUM PANEL PRODUCT  
CertainTeed Gypsum Inc. 5/8" CertainTeed® Type X Gypsum Board 5/8" SilentX® QuietCore™

Thickness:  
Approx. Weight:  
Fire Test:  
Sound Test:  
4-3/4" (Fire and Sound)  
7 gfl (Fire and Sound)  
UL F569, 100CA24912, 8-17-10, UL Design U309 OL 11-0816, 6-20-11

1. WOOD STUD: Nominal 2 in. x 4 in. solid sawn wood studs located 24 in. on center (oc), with two top plates and a single bottom plate.  
2. CAVITY INSULATION (Required): Glass fiber batt insulation, conforming to CSA A101, Glass fiber insulation min. 0.8 kg/m<sup>3</sup>.  
3. GYPSUM WALLBOARD, SIDE A: 5/8 in. Type X gypsum wallboard, oriented vertically and fastened with 3 3/4 in. cup-head gypsum nails, spaced 7 in. oc at board edges and in field areas, or 1 1/2 in. Type 5 drywall screws, spaced 8 in. oc at board edges and in field areas of boards.

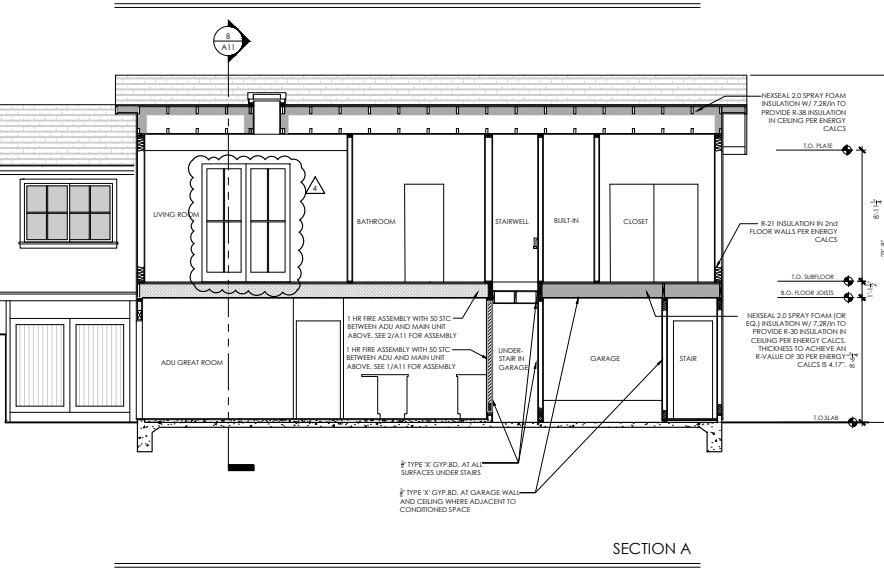
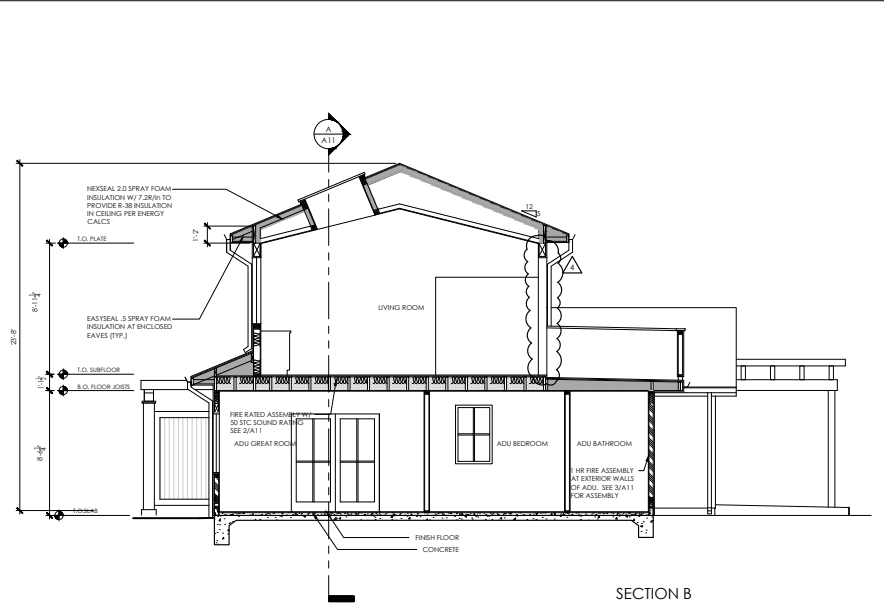
GYPSUM SHEATHING, SIDE B: 5/8 in. Type X gypsum sheathing fastened with 3 3/4 in. long roofing nails spaced 7 in. oc. Sheathing edge joints shall be staggered from those on opposite side of the wall.  
4. ADDITIONAL LAYERS (Optional): Any one or two of the following components can be used in any order outward of the gypsum sheathing (item 3B):  
COMPONENT 1 — EXTERIOR INSULATION: The exterior insulation may be installed up to the max. thickness and density recognized in the certification document.  
• ICC-ES E-1000 certified open cell, spray-applied polyurethane insulation  
• ASTM C578 certified extruded polystyrene (XPS) insulation  
• ASTM C208 certified polyiso insulation  
• Mineral wool batt insulation

COMPONENT 2 — WOOD STRUCTURAL PANEL SHEATHING:  
• Code prescribed wood structural panel sheathing  
One layer of the wood structural panel sheathing may also be installed on the interior of item 3B.

5. FURRING (Optional):  
• Min. 1 1/2 in. wide x 3/4 in. thick furring (Wood: Min. 0.42 kg; Metal: Corrosion Resistant min. 20 GA 33 ksi metal hat channel, 2 girt or u-bolt), or  
• Min. 4 5/8 in. wide x 3/4 in. thick James Hardie Horizontal Steel Furring installed per manufacturer's installation instructions (min. 18 GA 33 ksi metal)

6. CERTIFIED MANUFACTURER: James Hardie Building Products Inc.

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FIBRE-CEMENT EXTERIOR SIDING: HardiePlank® smooth and textured Lap Siding (H25 and H210), CertiFence® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (H25 and H210), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (H25 and H210), CompPanel® Vertical Siding, Prevail® Panel Siding, Artisan® V-Groove Siding, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, Artisan® Square Channel, and Pressed Reveal® sidings installed in accordance with manufacturer's installation instructions.



## SECTIONS

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

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SOQUEL, CA. 95073  
(831) 239-1609 valerie95062@yahoo.com

meserve residence

511 escalona drive, capitaola, ca 95010  
apn: 036-125-02

building submittal: AUGUST 30, 2019  
plan check one: OCTOBER 24, 2019  
plan check two: MARCH 06, 2020  
change order: OCTOBER 12, 2020  
change order: MAY 16, 2025

SHEET: A11

MESERVE RESIDENCE

MESERVE RESIDENCE