


EXTERIOR RENDERING (FOR REFERENCE ONLY)



GENERAL NOTES & REQUIREMENTS

1. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR ANY EXISTING CONDITIONS, INCLUDING THE EXISTING STRUCTURE, SITE CONDITIONS OR ANY OTHER EXISTING CONSTRUCTION ELEMENTS (WHEN AVAILABLE) AND FOR ANY DRAWINGS OR OTHER DOCUMENTS RELATED TO THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL AND SIGNATURE. SERVICES ARE PROHIBITED SOLELY FOR THE ARCHITECT'S CLIENT - NO OBLIGATION OR RESPONSIBILITY IS ASSUMED FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THE CONSTRUCTION WORK.

2. PROVIDE (FURNISH & INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION AND USE, IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, EXCEPT AS NOTED. OTHER RELATED DOCUMENTS AFFECTING THE WORK DESCRIBED IN THESE DRAWINGS MAY INCLUDE: GEOTECHNICAL RECOMMENDATIONS, MANUFACTURER'S PRODUCT DATA AND INSTALL REQUIREMENTS, SHOP DRAWINGS & COORDINATION DRAWINGS.

3. STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND OTHER RELATED DOCUMENTS WITH THE EXISTING CONDITIONS AND FIELD-VERIFY EXISTING DIMENSIONS BEFORE STARTING CONSTRUCTION WORK. REPORT ERRORS, INCOMPLETIONS OR OMISSIONS DISCOVERED FOR CLARIFICATION. WHILE PREPARATION WITH DUE CARE AND DILIGENCE, PERFECTION IS NOT POSSIBLE AS EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY SHOWN WITHIN THE CONSTRUCTION DOCUMENTS. FAILURE TO REVIEW OTHER DOCUMENTS DOES NOT AFFECT ANY CONTRACTUAL OBLIGATION TO PROVIDE COMPLETE OR OTHERWISE FUNCTIONAL AND OPERABLE BUILDING COMPONENTS ON A USABLE BUILDING FACILITY.

4. COMPLY WITH LAWS, CODES & ORDINANCES OF AUTHORITY HAVING JURISDICTION AND WITH REQUIREMENTS OF THE CLIENT, OWNER, DEVELOPER OR LANDLORD AS APPLICABLE.

5. DO NOT SCALE THESE DRAWINGS.

6. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALL.

7. PROVIDE EACH SUB-CONTRACTOR WITH A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR THEIR USE AND REFERENCE AND VERIFY THEIR RECEIPT UPON REQUEST.

8. FILL AND PATCH EXPOSED HOLES OR CRACKS IN FLOOR OR WALL SURFACES AND FINISH LEVEL, SMOOTH AND FLUSH WITH ADJACENT SURFACES.

9. COORDINATE AND VERIFY CLEARANCES REQUIRED OF PRODUCTS AND EQUIPMENT FOR DELIVERY, INSTALL, USE AND OPERATION.

10. MAINTAIN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" ACCURATELY AS NOTED.

11. BRACE PARTITIONS, CEILINGS, SOFFITS, PLATFORMS, SUSPENDED CONSTRUCTION AND SIMILAR ELEMENTS TO STRUCTURAL ELEMENTS - EVEN IF NOT INDICATED. DO NOT BRACE TO THE ROOF DECK, PLUMBING OR SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUITS OR SIMILAR ELEMENTS.

12. INSTALL FRAMING AND FURRING TO AVOID CONFLICTS OR INTERFERENCES WITH CONCEALED OR RECESSED MEP OR CONTROL COMPONENTS.

13. TROWEL FINISH TOP & SIDES, COVE INSIDE CORNERS, AND RASE OUTSIDE CORNERS OF CONCRETE PANS OR EQUIPMENT BASES UNLESS NOTED OTHERWISE.

14. REFERENCE FINISH / MATERIAL / COLOR SCHEDULE FOR EXPOSED FINISH OF BUILDING MATERIALS, WALLS, FLOORS, CEILING, DOORS, TRIM, CASEWORK, COUNTERTOPS AND SIMILAR CONSTRUCTION ELEMENTS.

15. PROVIDE CONCEALED 2x6 MINIMUM WOOD BLOCKING WITHIN DRYWALL CONSTRUCTION FOR SECURE ANCHORAGE OF CASEWORK CABINETS, WALL-MOUNTED SHELVES, GRAB-BARS, DOOR STOPS, WOOD FRAMES, HANDRAILS / GUARDRAILS, TOILET ACCESSORIES AND SIMILAR ELEMENTS.

16. PROVIDE PRESERVATIVE-TREATED WOOD BLOCKING WHEN IN CONTACT WITH MASONRY OR CONCRETE OR WHEN ASSOCIATED WITH ROOFING OR FLASHING WORK.

17. PROVIDE MINIMUM 5/8" THICK FIRE-RETARDANT TREATED PLYWOOD AT ELECTRICAL OR PHONE/DATA PANELS.

18. PROVIDE JOINT SEALS TO MAINTAIN A PERMANENT, AIR-TIGHT, VERMIN- AND WATERPROOF BUILDING ENCLOSURE THROUGHOUT THE PROJECT. PROVIDE ACOUSTICAL SEALANTS AT SOUND-RATED PARTITIONS, AS APPLICABLE.

19. PROVIDE DOOR HANDWARE AT EACH SWINGING DOOR TO INCLUDE 3 INCHES LEVER LOCKSET, 3 FRAME SILENCERS (HOLLOW METAL FRAME ONLY) AND A WALL STOP MINIMUM IF NOT OTHERWISE SCHEDULED.

20. LOCATE FLUR IN CHANGES AND TRANSITIONS UNDER CENTER OF DOORS, TYP.

21. PAINT FINISH ALL EXPOSED SURFACES THROUGHOUT THE BUILDING UNLESS PRE-FINISHED OR INTEGRALLY FINISHED OR WHERE A NATURAL FINISH IS INDICATED.

22. PAINT FINISH ELECTRICAL & CONTROL PANELS WHEN NOT LOCATED WITHIN ELECTRICAL, MECHANICAL ROOMS OR GARAGE SPACES.

23. PROTECT CONCRETE SLAB AT GROUND LEVEL FROM PAINT, DRYWALL, TEXTURE AND ALL CONSTRUCTION DEBRIS WITH RAIL BOARD OR SIMILAR PRODUCT - TAPE ALL JOINTS. DRYWALL AND PAINTERS SHOULD CLEAN OFF ANY EXCESS (TYP.)

24. PROVIDE PERMANENTLY WIRED OR SMOKE DETECTORS WITH BATTERY BACKUP POWER IN EACH SLEEPING ROOM, IN A CENTRAL LOCATION TO PROTECT SLEEPING AREAS, AND ON EACH STORY IN BASEMENTS (SEE 310.9)

25. GLAZING ADJACENT TO DOORS OR ADJACENT TO A WALKING SURFACE OR A STAIR LANDING MUST BE OF SAFETY GLAZING MATERIAL (SEE 2406 AND BNA 24-1)

26. PROVIDE HANDRAILS PER CRC SECTION R311.7.8 AND GUARDRAILS PER CRC SECTION R312.

27. REQUIRED EXIT DOORWAYS SHOULD BE NOT LESS THAN 36" IN WIDTH CLEAR AND NOT LESS THAN 6'-6" IN HEIGHT CLEAR. NO DOOR LEAF SHOULD EXCEED 4' IN WIDTH (SEE 1004.6, 1004.7, 1004.8).

28. PROVIDE MIXING VALVES AT SHOWERS PER UPC (SEE 410.7).

29. WATER HEATERS / BOILERS TO COMPLY WITH SEC. 506.5-UPC, 34 FOR THERMAL EXPANSION.

30. PROVIDE 36 INCHES CLEAR WIDTH FOR WATER CLOSET COMPARTMENTS AND 24 INCHES CLEARANCE IN FRONT OF WATER CLOSETS (SEE 2409).

31. DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

32. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER PULKS, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

33. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

34. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)

35. AUTOMATIC GARAGE DOOR OPERATOR, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

36. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONAL EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)

37. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 40 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

38. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOBSITE.

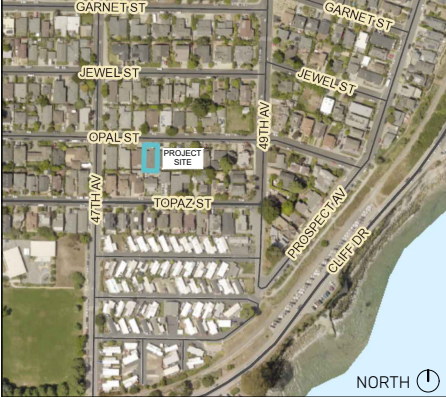
39. ADDITIONAL NOTES:

40. APPROVED PLANS ARE REQUIRED ON JOB SITE. A COPY OF THE STAMPED SET OF BLDG PLANS AND THE STAMPED PLANS WILL BE REQUIRED TO BE ON THE JOB SITE FOR ALL INSPECTIONS. PARTIAL SETS ARE NOT ACCEPTABLE. FAILURE TO PROVIDE THE STAMPED PLANS ON THE JOB SITE FOR THE INSPECTOR'S USE MAY RESULT IN A DISAPPROVED INSPECTION AND ASSESSMENT OF INSPECTOR FEES.

41. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFIR, CRDR, AND CFIR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR TO REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

GEOTECHNICAL REPORT
ALL WORK TO COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT PERFORMED BY DEES & ASSOCIATES, INC. PROJECT # SCR-1036, MARCH 2025.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

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	ARCHITECTURE
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A-211	RENDERED ELEVATIONS
A-301	SECTIONS
A-601	REFERENCES
A-602	REFERENCES

PROJECT DIRECTORY

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GEOTECHNICAL ENGINEER:
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PHONE: 831-427-1770
E- OFFICE: DEESANDASSOCIATES.COM

DEFERRED SUBMITTALS

1. SOLAR PHOTOVOLTAIC SYSTEM

2. FIRE SPRINKLER SYSTEM

DEFERRED SUBMITTAL NOTES:
A. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
B. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
C. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

BUILDING CODE DATA

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC) AS APPLICABLE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)

2022 CALIFORNIA FIRE CODE (CFC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES) Section R106.1

CITY OF CARPINTERIA ZONING ORDINANCE, MUNICIPAL CODE, AND AMENDMENTS

santacruz
GREEN BUILDERS

30 HERRING AVE. # 101
SANTA CRUZ, CALIFORNIA 95060
TEL: 831-419-0514
FAX: 831-419-0515

Prepared by
Taylor Boice

Signed

Date
03/18/2025

Rev. No.	Date
DDR	05/01/2025

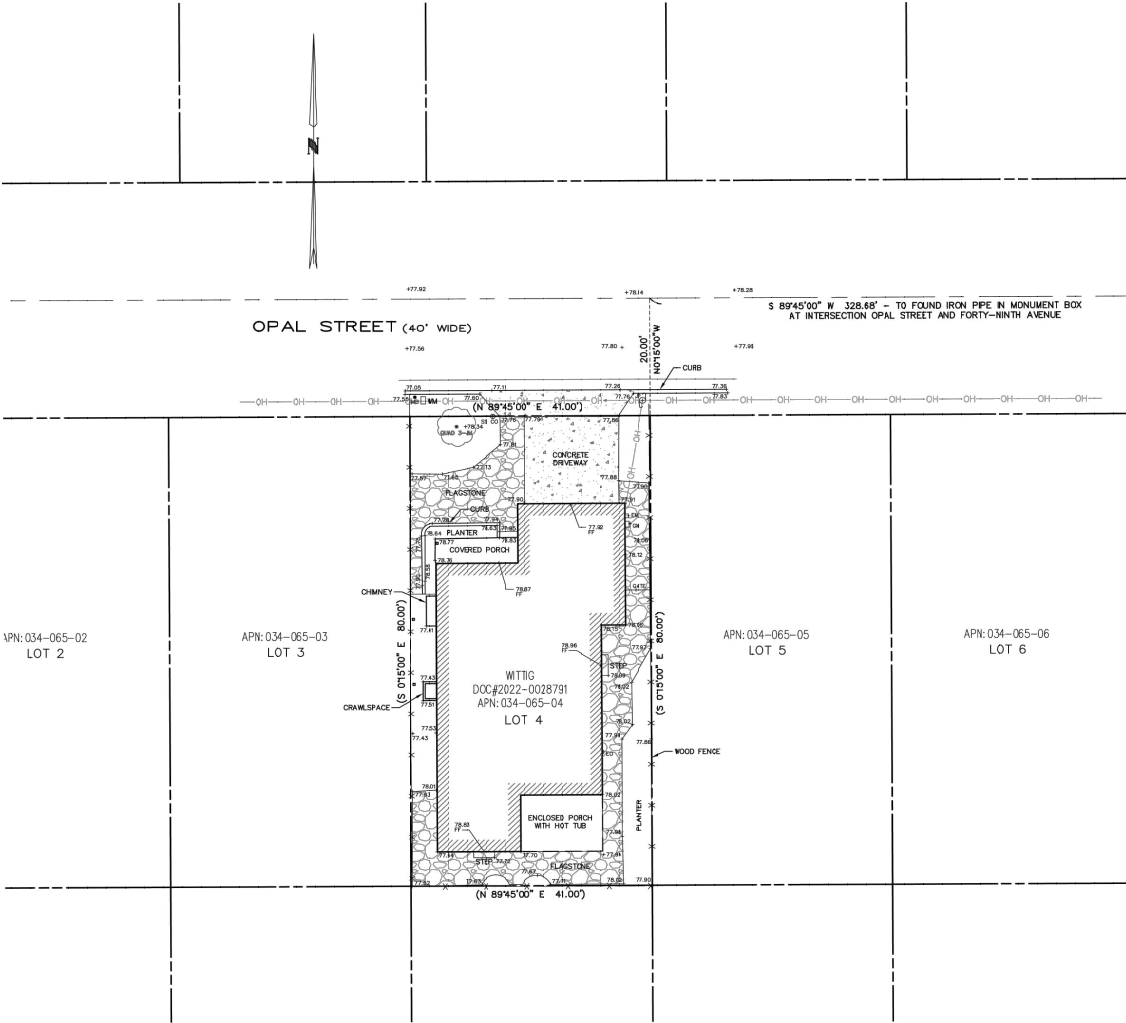
LICENSED ARCHITECT
TAYLOR BOICE
C-40108
02-18-2027
DATE
STATE OF CALIFORNIA

4770 OPAL
4770 OPAL ST., CARPINTERIA, CA 95610
CATHY WITTING

TITLE SHEET

APN 0304-005-04

G-001



BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF FORTY-NINTH AVENUE AS SHOWN ON THAT MAP FILED IN VOLUME 48 OF MAPS AT PAGE 53, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS

NORTH 01°01'00" EAST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS SURVEY ARE BASED ON THE COUNTY OF SANTA CRUZ BENCHMARK #62A, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OPAL STREET AND FORTY-NINTH AVENUE.

BENCHMARK ELEVATION = 78.87 (NAV088)

TREE NOTE

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY CHEST HEIGHT. USE CAUTION WHEN DESIGNING CLOSELY TO TREE TRUNKS BY TAKING INTO CONSIDERATION THE POSSIBLE "SPREAD" OR "LEAN" OF TREES.

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA LAND SURVEYS IN JUNE 2023.

RECORD BOUNDARY NOTE

THE RECORD BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	CONTOUR INTERVAL, MAJOR
---	CONTOUR INTERVAL, MINOR
---	DRIP LINE
---	FENCE LINE
---	OVERHEAD UTILITY LINE
---	TIE LINE
100	DISTANCE MEASURED
(100)	RECORD DATA
●	FOUND MONUMENT, AS NOTED
●	TREE, AS NOTED
999.99	SPOT ELEVATION

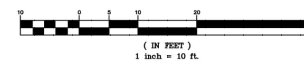
CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
CO	CLEANOUT
DOC	DOCUMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
GM	GAS METER
JM	JAPANESE MAPLE
JP	UTILITY POLE
MB	MAILBOX
QUAD	QUADRUPLE
SD	STORM DRAIN
SS	SANITARY SEWER
WN	WATER METER

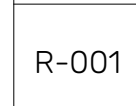
GRAPHIC SCALE



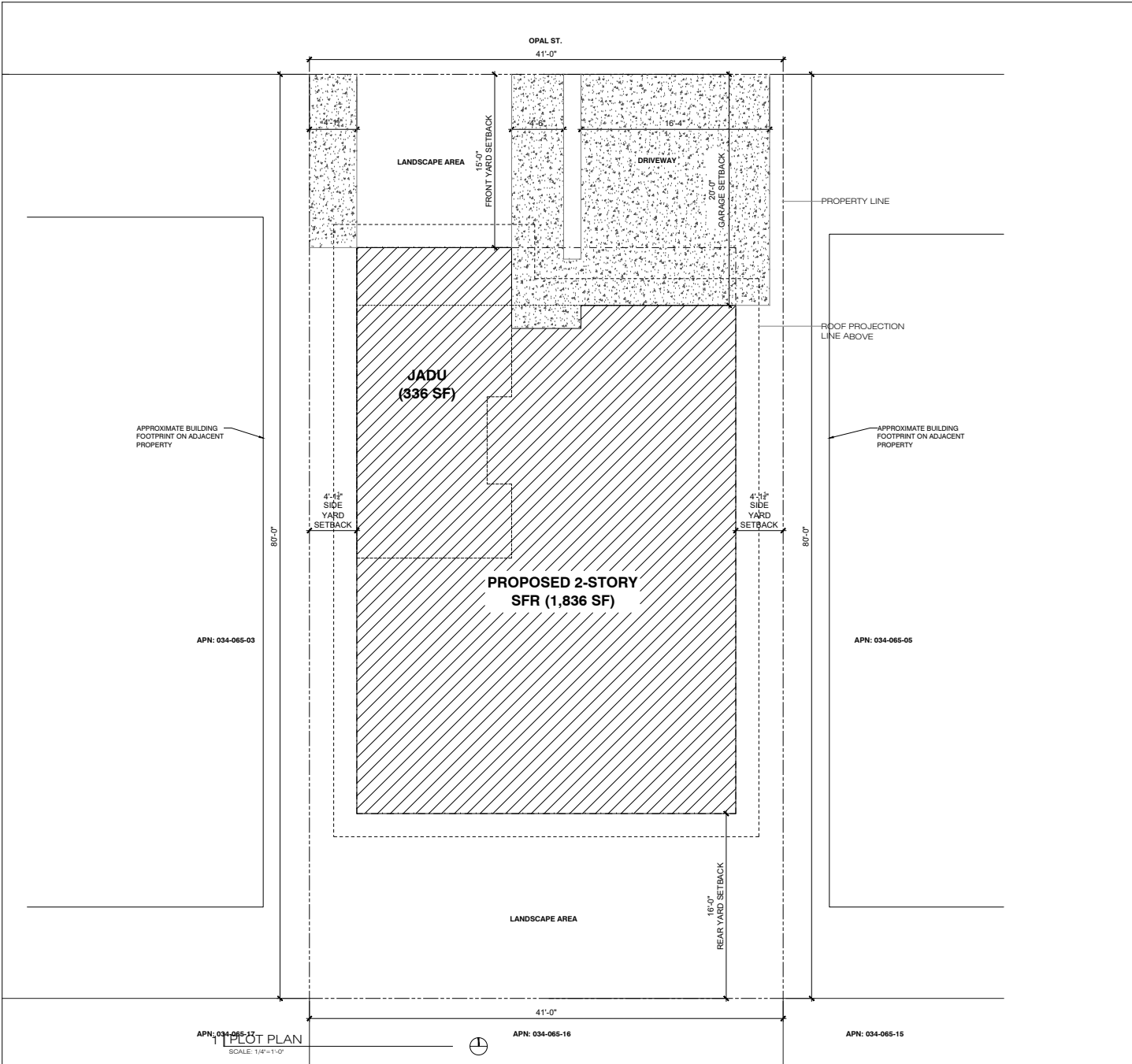
A. B. Paul

SANTA CRUZ COUNTY APN: 035-065-04

ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4483	P.O. BOX 1148 MORGAN HILL, CA 95038 (831) 438-4455	TOPOGRAPHIC MAP 4770 OPAL STREET CITY OF CAPITOLA COUNTY OF SANTA CRUZ	SHEET 1 OF ONE
1" = 10'	DATE: 6/30/2023	JOB#: 2023-132	



FENCING:
DECORATIVE 30"
SLAT FENCE @
PATIO



SITE PLAN GENERAL NOTES

- PROJECT PROPOSES COMPLETE DEMOLITION OF EXISTING SFR AND ATTACHED GARAGE.
- NO VARIANCE APPROVALS ARE REQUIRED FOR THIS SCOPE OF WORK. ALL NEW WORK FALLS WITHIN THE PARAMETERS OF ESTABLISHED SETBACKS.
- NO LANDSCAPE LIGHTING IS PROPOSED. EXTERIOR LIGHTING IS LIMITED TO THAT WHICH IS CODE REQUIRED AT EXTERIOR DOOR LOCATIONS. SEE ELEVATIONS.
- VERIFY ALL GRADES/ TOPOGRAPHY W/ DESIGN INTENT AND NOTIFY ARCHITECT OF ANY ISSUES THAT MAY REQUIRE ADDITIONAL STAIRS, RETAINING WALLS, ETC.
- THE LOCATION OF UTILITIES, LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.
- A NATURAL DRAINAGE WAY DOES NOT CROSS THE PROPERTY AT THE LOCATION OF THE NEWLY PROPOSED CONST.
- THERE ARE NO STRUCTURES CLOSER TO THE EXCAVATION DEPTH ON THE ADJACENT NORTH AND SOUTH PROPERTIES.
- FIELD VERIFY (FV) DIMENSIONS FOR EXISTING CONDITIONS.
- FIELD VERIFY (FV) ALL GRADING POINTS CALLED OUT ON THE GRADING PLAN. ALL GRADING POINTS ARE APPROXIMATIONS BASED ON SITE SURVEY. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO GRADING OF SITE. EXISTING EARTH TO SLOPE OUT AND AWAY FROM BUILDING PERIMETER.

STORMWATER GENERAL NOTES

CONCRETE WASHOUT
CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS
A ESTABLISHED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES
A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL
EROSION CONTROL MUST BE PROVIDED FOR ALL ERODIBLE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.

NOTES:

- NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
- DIVERSION DICES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
- REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY. THEY HELP DECREASE EROSION.
- TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL. PURPOSES OF EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.
- PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE. ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE, WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE
STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARKING MATERIALS, ASPHALT, CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING
CONTRACTOR'S EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF SAN DIEGO SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF SAN DIEGO STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT
CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED. NO SEEPAGE FROM DUMPISTERS SHALL BE DISCHARGED INTO STORMWATER. DUMPISTERS SHALL BE PLACED AROUND DUMPISTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPISTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPISTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPISTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFS OR COVERED WITH TARPIS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL. MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE. PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORM DRAIN INLETS ON IMPERVIOUS SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORM DRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

ENGINEERING NOTES

SITE PREPARATION:
OVER-EXCAVATION AND RECOMPACTION TO BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING DOCUMENTS.

DRAINAGE:
SURFACE DRAINAGE: SEE A100.1. POSITIVE DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE STRUCTURES AT A MINIMUM GRADIENT OF 3.1 PERCENT FOR 10 FEET (OR TO PROPERTY LINE), PER GEOTECHNICAL REPORT.

UTILITY:
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP), EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. Silt Fencing, Fiber Rolls, Detention Basins) MUST BE PLACED TO PREVENT ERODED SOIL FROM LEAVING SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): NO DIRECTLY CONNECTED IMPERVIOUS AREAS (SOL) SHALL BE ALLOWED. DCA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN.

MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMPs SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT. GRADING/IMPROVEMENT PLANS/PERMITS IF A GRADING/IMPROVEMENT PLAN/PERMIT IS APPROVED FOR THE PROJECT SITE, IT SHALL SUPERSEDE ALL GRADING, DRAINAGE, ON-SITE, OFF-SITE, AND STORM WATER BEST MANAGEMENT PRACTICE IMPROVEMENTS CONTAINED IN THESE PLANS IN THE EVENT OF CONFLICT.

NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

30 YEARS OF A-100
Best of Orange County 2020
1.1.18 2014-18

Prepared by Taylor Bode

Signed

Date 03/10/2025

Rev. No.	Date
DDR	05/01/2025

4770 OPAL
CATHY WITTEG

4770 OPAL ST., CAPITOLA, CA 95010

APN 034-065-04

A-001



- NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1



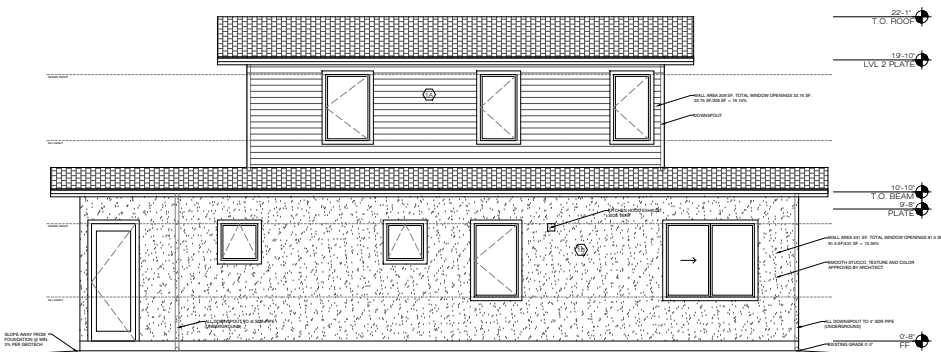
NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

EXTERIOR ELEVATION NOTES

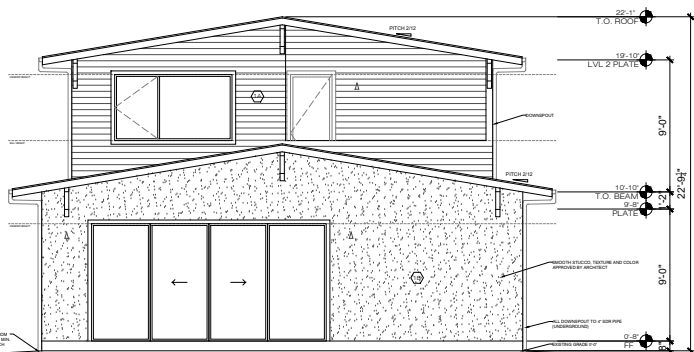
1. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS. ANY DELIVERY SCHEDULE THAT MAY CAUSE COORDINATION PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
2. NOTIFY ARCHITECT OF ALL SITE RELATED P/L AND GRADING REQUIREMENTS.
3. COORDINATE UTILITY ENTRANCES W/ SURVEY, CIVIL AND FIELD VERIFICATIONS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
4. VERIFY ALL DIMENSIONS INDICATED AS "YIELD VERIFY" OR "Y/V" ON THE DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY ISSUES TO ARCHITECT.
5. COORDINATE ALL FOUNDATION DEPTHS AND LOCATIONS W/ STRUCTURAL DRAWINGS.
6. PROVIDE WATERPROOFING AT ALL AREAS WHERE INTERIOR SLAB IS BELOW GRADE. COORDINATE W/ ARCHITECTURAL DETAILS, STRUCTURAL DRAWINGS AND SPICES.
7. ALL LIGHT FIXTURES LOCATED AT EXTERIOR OPENINGS WILL BE CENTERED OVER THAT OPENING, UNO.
8. ALL LOCATIONS & ALIGNMENTS OF WALL MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
9. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.
10. ALL LEVEL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
11. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ALL RELEVANT STANDARDS PURSUANT TO CAPITOLA MUNICIPAL CODE (CMC) SECTION 17.36.110, INCLUDING THAT ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD SUCH THAT THE LIGHTING IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.

EXTERIOR FINISHES

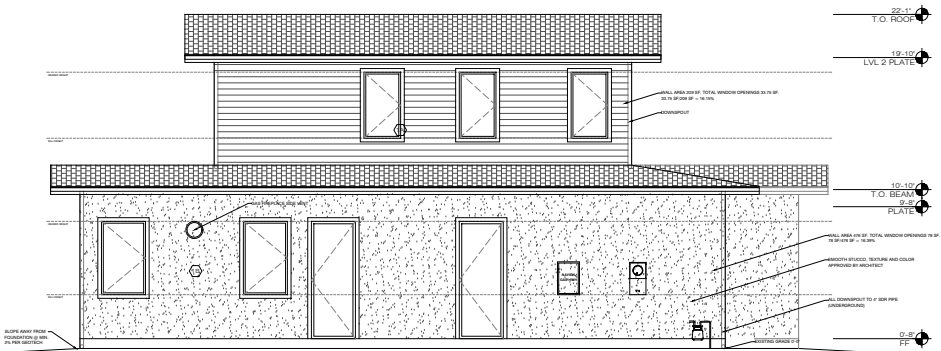
- 1. REDWOOD SIDING (1/4" TAG, STAIN APPROVED BY ARCHITECT)
- 2. STUCCO (COLOR AND TEXTURE APPROVED BY ARCHITECT)



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



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



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



4 | NORTH ELEVATION
SCALE: 1/4"=1'-0"

NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

Prepared by Taylor Bode

Signed

Date 03/16/2025

Rev. No.	Date
DOR	05/01/2025



4770 OPAL
4770 OPAL ST. CAPITOLA, CA 95010
CATHY WITIG

ELEVATIONS

APN 034-085-04

A-201



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

santacruz
GREEN BUILDERS

300 W. Main St. Suite 100
San Jose, CA 95128
Tel: 408.261.1414

Prepared by Taylor Bode	
Signed	
Date 03/16/2025	
Rev. No.	Date
DOR	05/01/2025

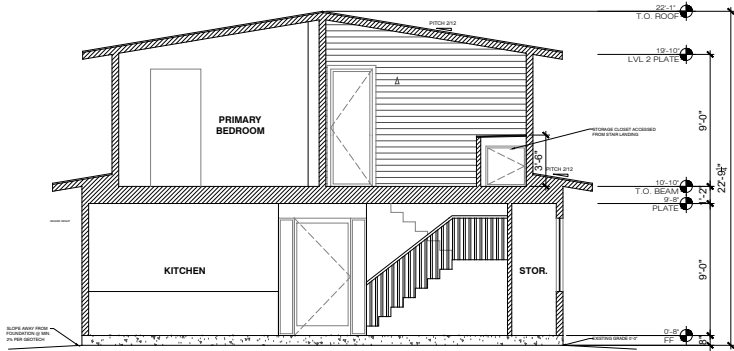


4770 OPAL
4770 OPAL ST. CAPITOLA, CA 95010
CATHY WITTE

RENDERED
ELEVATIONS

APN 034-085-04

A-211



1 | SHORT SECTION
SCALE: 1/4"=1'-0"

NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

300 WILSON AVENUE, SUITE 100
SAN JOSE, CALIFORNIA 95128
TEL: 408.261.1414

Prepared by Taylor Bode

Signed

Date 03/18/2025

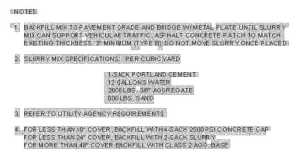
Rev. No.	Date
DOR	05/01/2025


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CATHY WITTE

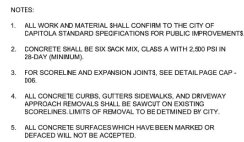
SECTIONS


APN 034-085-04

A-301




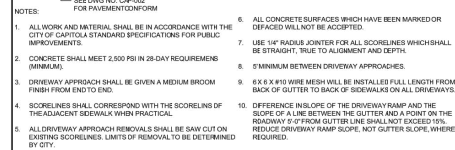
NOT TO SCALE			STANDARD DRAWINGS FOR		DRAWN	REV
DRAWN BY JBY			TRENCH BACKFILL SECTION		1115	
CHECKED BY JBY	STEVEN S. SEARS, PUBLIC WORKS DIRECTOR		DRAWING NO. CAP-001			




NOT TO SCALE		STANDARD DRAWINGS FOR	DRAWN: 1/15	REV:
DRAWN BY: BAW		CONCRETE GUTTER REPLACEMENT		
CHECKED BY: JFR			DRAWING No.	
		STEVEN JESBERG, PUBLIC WORKS DIRECTOR	CAP - 002	



NOT TO SCALE			STANDARD DRAWINGS FOR		DRAWN: 1/15	REV:
DRAWN BY: BAW			DEPRESSED DRIVEWAY APPROACH			
CHECKED BY: JFR			STEVEN JESBERG, PUBLIC WORKS DIRECTOR		DRAWING No: CAP - 007	



NOT TO SCALE		STANDARD DRAWINGS FOR	DRAWN: 1/15	REV:
DRAWN BY: BSW		STANDARD DRIVEWAY APPROACH		
CHECKED BY: JFR				DRAWING No. CAP - 008
		STEVEN JESSBERG, PUBLIC WORKS DIRECTOR		



4170 OPAL
4770 OPAL ST., CAPITOLA, CA 95010
CATHY WITTIG

REFERENCES

APN 034-065-04

A-601

A-602