

714 ESCALONA ADU

714 ESCALONA DR
CAPITOLA, CA 95010



GENERAL NOTES

- INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.
- ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DISCREPANCY BETWEEN THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.
- SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL SHOWING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.
- WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, I.T.S. FOR THE PURPOSE OF FACILITATING DISCUSSION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS.
- IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.
- PERMITS AND REGULATIONS
 - EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
 - ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
- IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.
- PROTECTION OF WORK & PROPERTY
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO THE EXISTING WORK AND PROPERTY INCLUDING ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

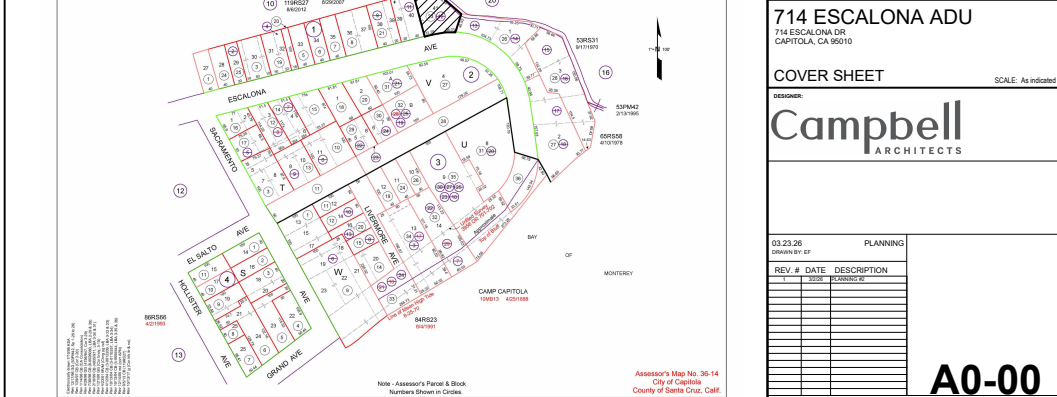
SYMBOLS LEGEND

- SUPERVISION
 - THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK USING HIS BEST SKILL AND ATTENTION AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.
- DAMAGES IN THE WORK
 - THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OR CHANGES. IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.
- CLEANING BUILDING AND PREMISES
 - PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTION, STEPS, RAILS, SCOFFERS OR OTHER SURFACES. WHERE DEBRIS MAY HAVE COLLECTED, WASH AND POLISH ALL GLASS.
- GUARANTEES
 - EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF ALING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.
 - VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS
 - WHEN APPLICABLE, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.
 - TRANSPORTATION OF EXCAVATED MATERIAL
 - WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL, NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

PROJECT DESCRIPTION	APPLICABLE CODES	SHEET INDEX
LEGALIZATION OF EXISTING DETACHED ADU. NEW 993 SF (1000 SF MAX) ATTACHED ADU OVER EXISTING GARAGE. GARAGE EXPANSION OF 416 GSF. ENTRY RELOCATION AND ADDITION 161 GSF.	PROJECT SHALL COMPLY WITH 2025 CBC AND CITY OF CAPITOLA MUNICIPAL CODE. THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION THE CALIFORNIA MECHANICAL CODE, 2025 EDITION THE CALIFORNIA PLUMBING CODE, 2025 EDITION THE CALIFORNIA FIRE CODE, 2025 EDITION THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION THE 2025 CALIFORNIA REFERENCED STANDARDS CODE THE CALIFORNIA ENERGY CODE 2025 EDITION THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION	GENERAL A0-00 COVER SHEET A0-01 SURVEY ARCHITECTURAL A1-00 EXISTING SITE PLAN A1-01 EXISTING & DEMO - MAIN HOUSE AND GARAGE A1-02 EXISTING & DEMO - DETACHED ADU A2-00 PROPOSED SITE PLAN A2-01 PROPOSED FLOOR PLANS A2-02 PROPOSED ROOF PLAN A2-03 PROPOSED GARAGE PLANS A4-01 ADU ELEVATIONS A4-02 ADU ELEVATIONS A4-01 BUILDING SECTIONS

PROJECT DATA	PROJECT TEAM
APN 036-141-23 ZONING: R-1 SETBACKS: FRONT: 15 FT. FRONT GARAGE: 20 FT. FRONT SECOND STORY: 20 FT. SIDE GROUND FLOOR: 10% OF PARCEL WIDTH SIDE SECOND STORY: 15% OF PARCEL WIDTH REAR: 20% OF PARCEL DEPTH, 25 FT. MAX. ADU: 4' THROUGHOUT	ARCHITECT: MEGAN CAMPBELL PO BOX 7554 TORRANCE, CA 90504 TEL: 805.858.8508 OWNER: TREVOR WATTCOMB 714 ESCALONA DRIVE CAPITOLA, CA 95010 TEL: 925.823.1459

ASSESSOR'S MAP
15,942.96 SF LOT AREA 807 SF EXISTING SINGLE FAMILY RESIDENCE 498 SF EXISTING GARAGE 333 SF EXISTING DETACHED ADU 333 SF EXISTING DETACHED ADU (TO BE BROUGHT INTO COMPLIANCE) 807 SF PROPOSED SINGLE FAMILY RESIDENCE (NO CHANGE) 993 SF PROPOSED ATTACHED ADU 161 SF FRONT ENTRY ADDITION 422 SF SIDE GARAGE 3,159 SF TOTAL BUILDING AREA 3,159 / 15,942.96 = 0.20 TOTAL FLOOR AREA RATIO *NOTE: ADU IS CALCULATED AS INTERIOR LIVING SPACE PER GOV. CODE, § 66021



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COVER SHEET SCALE: As indicated

DESIGNER:
Campbell ARCHITECTS

REV. #	DATE	DESCRIPTION
1	03/23/26	PLANNING
2	03/23/26	PLANNING #2

03/23/26 PLANNING
DRAWN BY: EFP

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