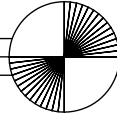


KELLY RESIDENCE

GENERAL INFORMATION:	
SITE AREA: 9,108 SQ. FT.	ZONE: R-1
BUILDING:	
EXISTING RESIDENCE	2,760 SQ. FT.
GARAGE	410 SQ. FT.
PROPOSED:	
LEVEL 1	2,325 SQ. FT.
LEVEL 1 EXEMPTIONS	-120 SQ. FT.
LEVEL 2	1,602 SQ. FT.
DETACHED GARAGE	550 SQ. FT.
TOTAL FLOOR AREA	4,357 SQ. FT.
F.A.R. ALLOWABLE IS 48% (4,372 SF) PROPOSED SF = 4,357 SF	

CODE ANALYSIS:	
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2019)	
OCCUPANCY CLASSIFICATION:	R-3/U
BUILDING CONSTRUCTION TYPE:	VB
FIRE RATING:	SPRINKLERED



THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS, FIELD CONDITIONS, OR OTHER INFORMATION THAT IS CONTAINED IN AND/OR DERIVED FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THEIR UNAUTHORIZED USE. COPYRIGHT PROTECTION STARTS FROM THE EARLIEST DATE OF THE DESIGN CONTRACT, PRELIMINARY DESIGN WORK, OR THE CONSTRUCTION DOCUMENTS.

PROJECT DESCRIPTION:
RENOVATE EXISTING RESIDENCE,
ADD NEW 2-STORY RESIDENCE,
DETACHED GARAGE.

LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
0A	GENERAL NOTES
2	SITE PLAN
3	PROPOSED 1ST FLOORPLAN
4	PROPOSED 2ND FLOORPLAN
5	ELEVATIONS
6	GARAGE ELEVATIONS
7	ROOF PLAN
8	SITE PLANNING DETAILS
10	SECTIONS
11	ELECTRICAL PLAN LEVEL 1
12	ELECTRICAL PLAN LEVEL 2
200P	BEST MANAGEMENT PRACTICES
3	SURVEY
11.1.0	EXISTING TREES
11.1.0	HARDSCAPE & LIGHTING
11.1.1	LANDSCAPE ELEVATIONS & DETAILS
11.2.0	PLANTING PLAN
11.4.1	DETAILS & SOILS & PLANTING
001	GENERAL NOTES & DESIGN CRITERIA
002	GENERAL SPECIFICATIONS AND NOTES
01	STRUCTURAL FOUNDATION & HOLDOWN PLAN
02	STRUCTURAL FLOOR FRAMING & SHEARWALL PLAN
03	STRUCTURAL ROOF FRAMING & SHEARWALL PLAN
001	SHEARWALL SCHEDULE & TYPICAL DETAILS
002	HOLDOWN SCHEDULE & TYPICAL DETAILS
003	TYPICAL CONCRETE DETAILS
004	TYPICAL CARPENTRY DETAILS
005	FOUNDATION DETAILS
006	FLOOR FRAMING DETAILS
006.1	FLOOR FRAMING & STEEL DETAILS
007	ROOF FRAMING DETAILS
008	SIMPSON WOOD STRONG WALL DETAILS
01.142	ENERGY COMPLIANCE
01.1	GREEN BUILDING



VICINITY MAP

REVISIONS:	BY:

OWNER:
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KELLY RESIDENCE
602 EL SALTO DR
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APN 036-142-03

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COVER SHEET
LEGEND OF SHEETS

DRAWN: GG

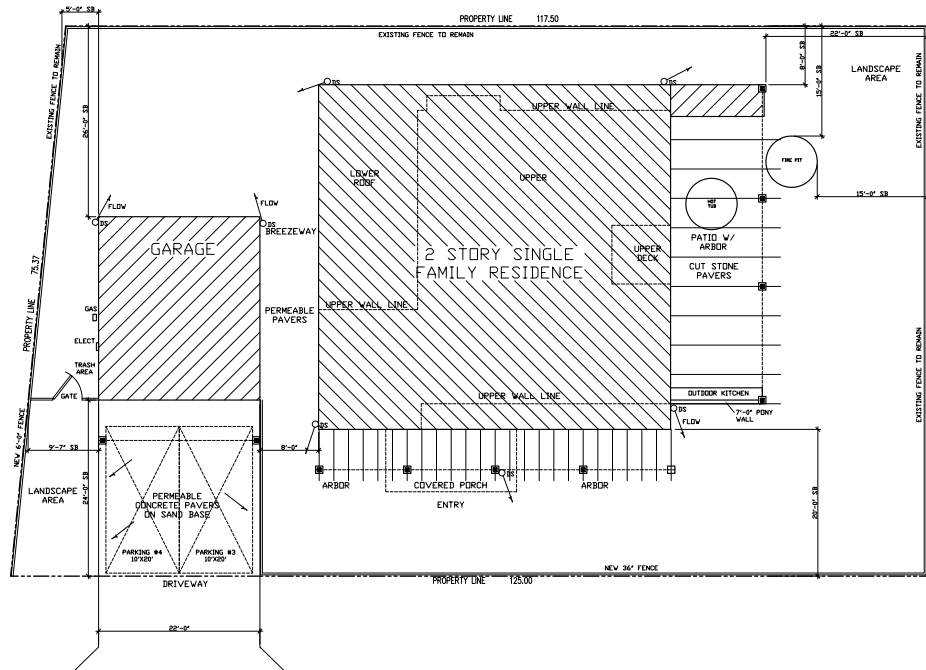
CHECKED:

JOB NO. ELSALTO

DATE: 10/11/22

SHEET
1

OF # SHEETS



SACRAMENTO AVE

EL SALTO DRIVE

NOTE:
SEE LANDSCAPE
PLAN PAGE L-1.0

NOTE:
ALL WATER DRAINAGE TO
DISSIPATE INTO LANDSCAPE
AREAS

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



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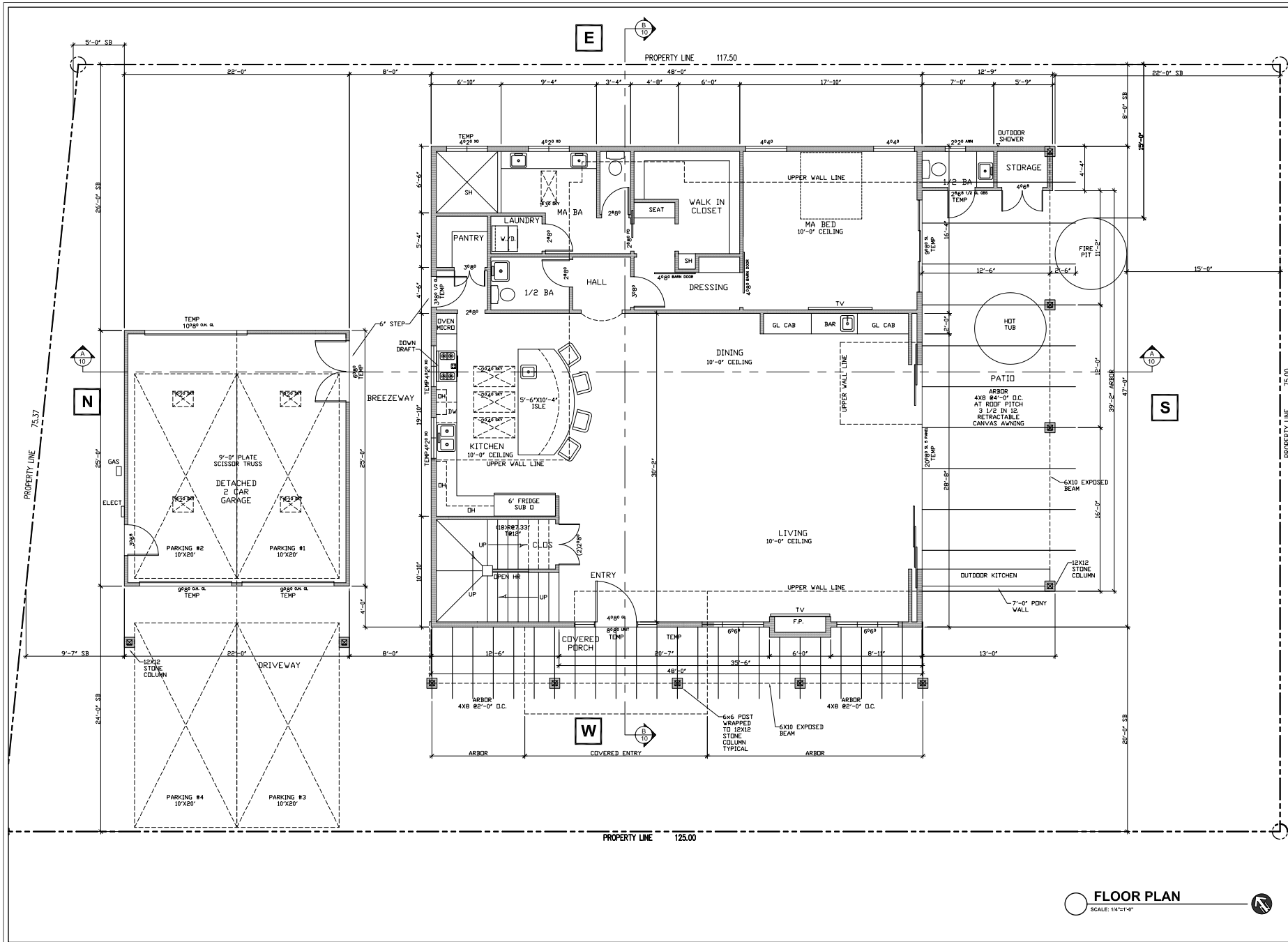
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SITE
PLAN

DRAWN: GG
SCALE: 1/8"=1'-0"
JOB NO. ELSALTO
DATE: 10/27/22

SHEET
2
OF SHEETS



REVISIONS:	BY:

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PROPOSED
1ST FLOOR PLAN

DRAWN: GG

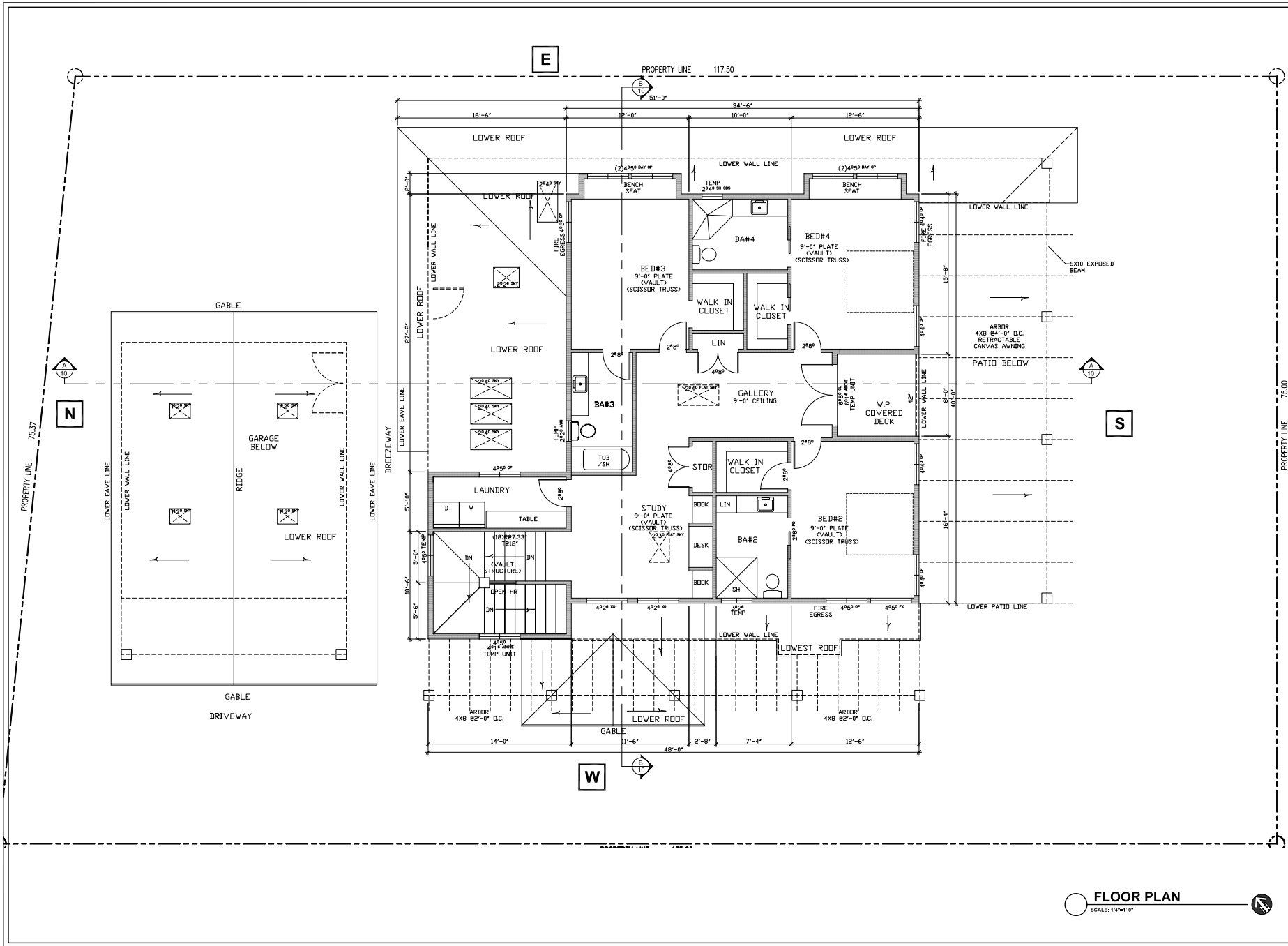
SCALE: 1/4" = 1'-0"

JOB NO. ELSALTO

DATE: 10/27/22

SHEET
3
OF # SHEETS

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



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PROPOSED
 2ND FLOOR PLAN

DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. ELSALTO
 DATE: 10/11/22

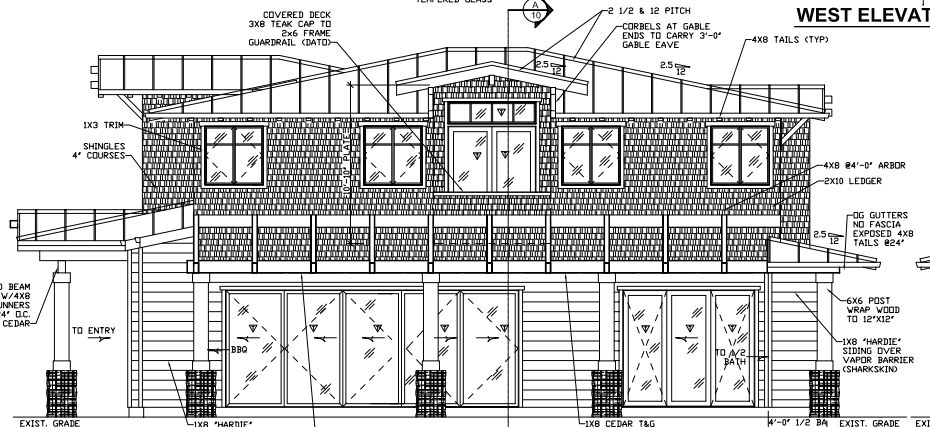
SHEET
 4
 OF # SHEETS

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

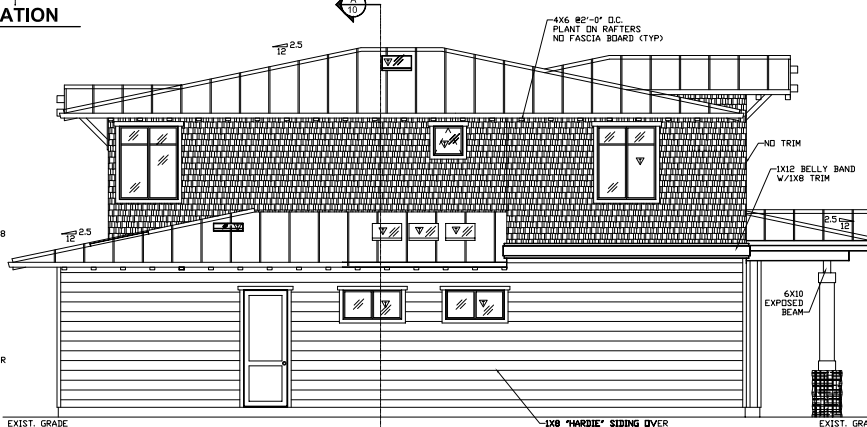
NOTE: ▽ = TEMPERED GLASS



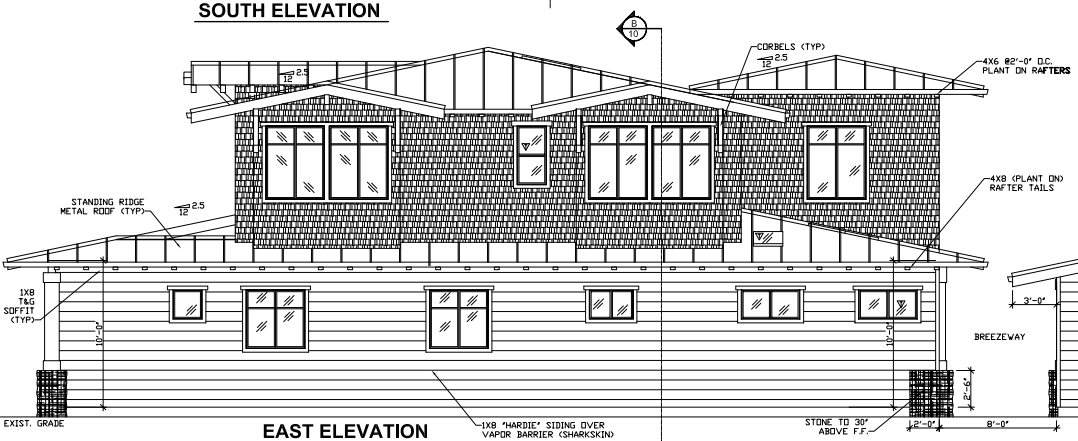
WEST ELEVATION



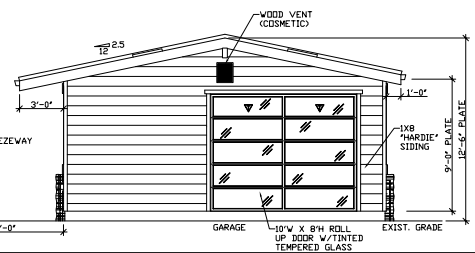
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



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ELEVATIONS

DRAWN:	GG
SCALE:	1/4" = 1'-0"
JOB NO.:	ELSALTO
DATE:	07/11/22
SHEET	5
OF # SHEETS	5

REVISIONS:	BY:

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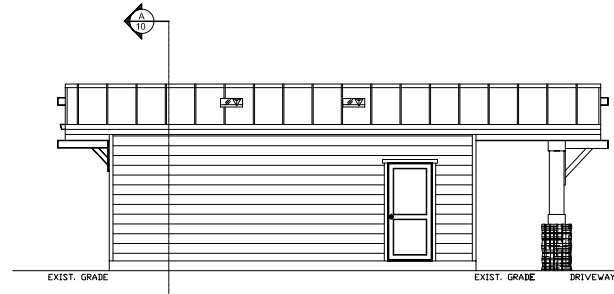
KELLY RESIDENCE
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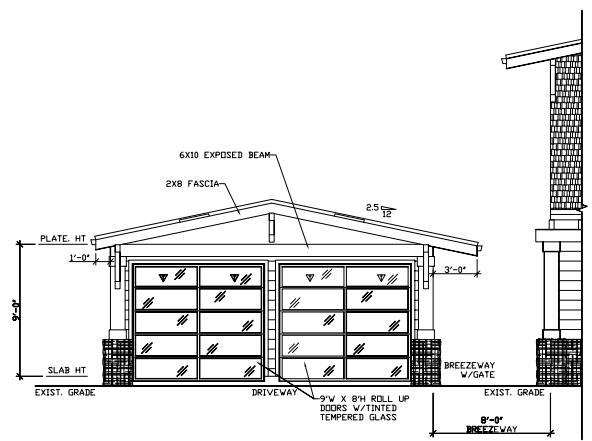
GARAGE
 ELEVATIONS

DRAWN: GG
 SCALE: 1/4" = 1'-0"
 JOB NO: ELSALTO
 DATE: 07/11/22

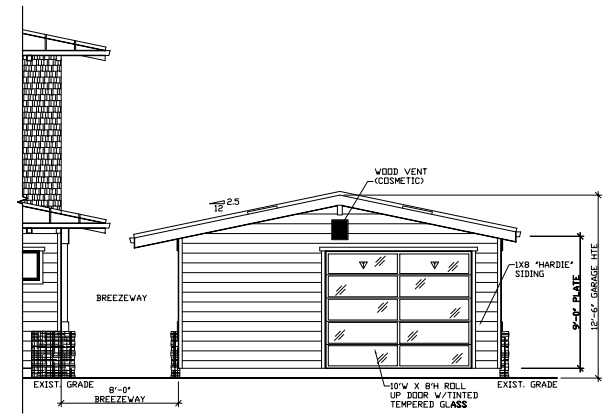
SHEET
 6
 OF # SHEETS



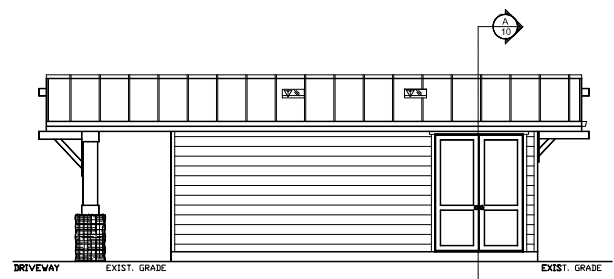
NORTH ELEVATION



WEST ELEVATION

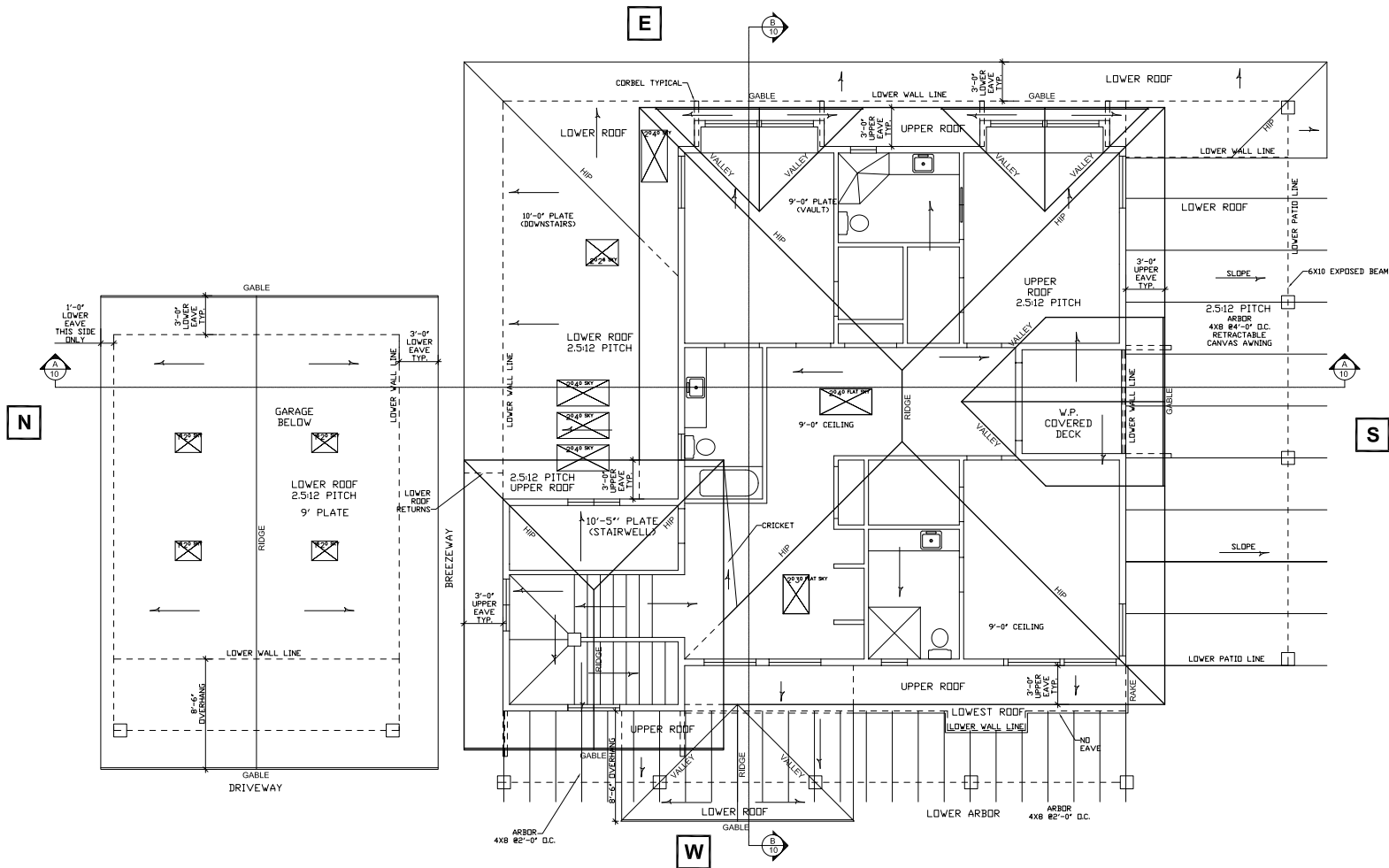


EAST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

NOTE: ▽ = TEMPERED GLASS



NOTE:
ALL ROOF DRAINAGE
DOWNSPOUTS TO SPASHBLOCKS
TO VEGETATED AREAS

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

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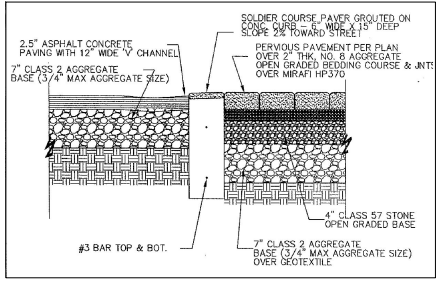
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ROOF
PLAN

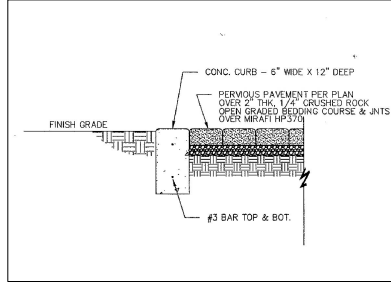
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SCALE: 1/4"=1'-0"
JOB NO. ELSALTO
DATE: 07/11/22

SHEET
8
OF # SHEETS

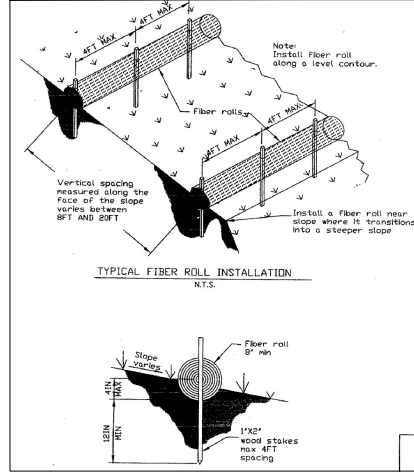
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



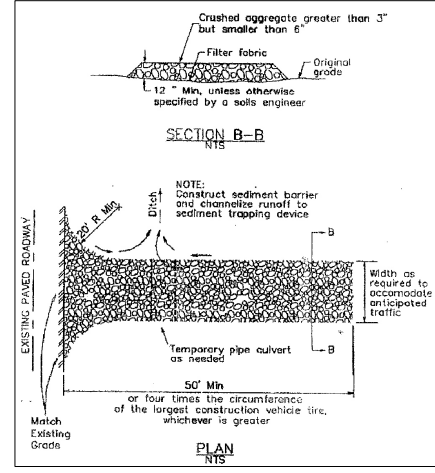
2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



3 FIBER ROLL



4 CONSTRUCTION ENTRANCE



5 TREE PROTECTION PLAN

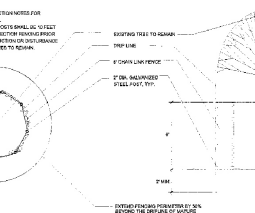
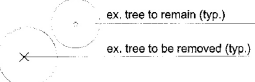
TREE PROTECTION NOTES:

1. Prior to installing any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mat of 1-2 inch solid wood planks shall be placed at a depth of 4 inches where no excavation is to occur on the vicinity of the trees to be protected.
2. The tree protection fence shall be 5' high chain link with immovable posts. The fencing shall form a continuous barrier without entry points around each tree. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs or canopy trees shall be pruned prior to grading, or any equipment mobilization in the area. The purpose of this requirement is to avoid going lines for every equipment. All sites to be protected shall be inspected by the arboreal expert for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no soil shall enter the fence perimeter for any reason needed for the purpose of maintaining the health of the tree. Accidental damage to bark, root zone, or limbs may increase the potential for future decline in the health of the tree.
5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.
6. A warning sign shall be posted at each tree following the purpose of the fencing.

THE OBJECTIVE OF NOTES TO BE OBSERVED AND THE SITE ARBOREAL EXPERT SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PLAN AND TREE PROTECTION PLAN.

7. Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction activity that is scheduled prior to landscape installation.
8. Roots of single standing trees extend up to three times the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is arbitrarily established as the minimum root zone area required to preserve tree health. As much area around the circumference of the tree should have minimum incision to further insure tree survival and health.
9. Unauthorized tree removal is subject to a double replacement equal to the mature resource lost as determined by the City.
10. The contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed per arborist recommendations to maintain healthy growth throughout the construction period. Six foot diameter minimum by six foot tall cork forms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to specific site tree requirements.
11. Relocation of existing trees (if desired) shall occur under the observation and direction of a certified arborist approved by the County of Santa Cruz. Contact County for additional notes regarding tree relocation.
12. Please consult specifications concerning tree protection and maintenance prepared by project architect or more information.
13. No trenching shall occur within the tree protection zone.
14. All digging within the drip line of trees shall be done by hand.
15. Exposed soil after demolition must be covered immediately with a six inch layer of wood chip mulch.
16. Inoperative County standard provisions as applicable (Protection of Trees during Construction Activities):
 - a. All existing heritage trees and designated trees on the job site require protection from construction activities within the drip lines. Temporary ten-foot high fencing and plastic construction fence are acceptable as protective barriers for tree protection purposes. Fencing shall be minimum two feet (2') high. Tree protection shall remain in place until all construction is complete.
 - b. No excavation within the tree protection zone are allowed unless approved by the County and under the supervision of a licensed arborist. Any filling within the tree protection zone shall be done in accordance with a detailed improvement plan approved by the County. No trenching, cutting, or removal of designated trees are allowed without the approval by the county and supervision of a licensed arborist.
 - c. No storage of materials, disposal of debris, storage of other noxious materials, operation of equipment, parked cars, unnecessary trenching, grading or compaction shall be allowed within the drip line of any trees.

EXISTING TREE LEGEND

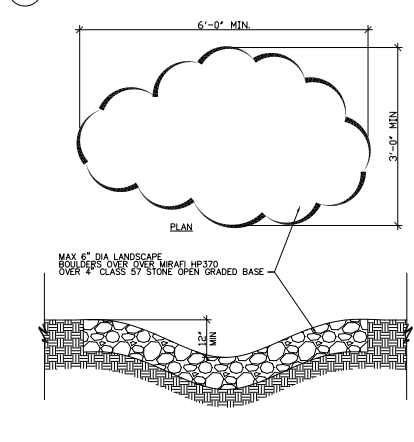


PROTECTIVE FENCING FOR EXISTING TREES

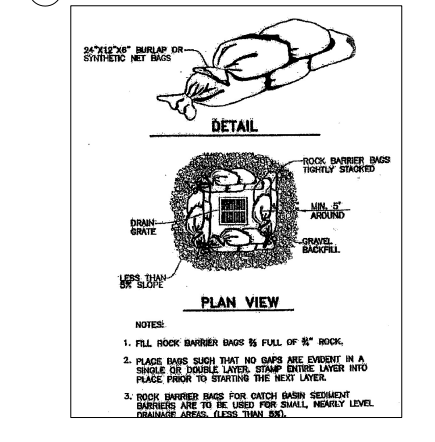
SCALE: 1/4" = 1'-0"

NOTES:
ALL NEWLY PLANTED TREES TO BE DOUBLE STACKED USING RUBBER TIRES.
PROTECTIVE TREE FENCING AND OTHER PROTECTION MEASURES SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES PRIOR TO SIGNATURE OF BUILDING PERMITS AND SHALL REMAIN THROUGH ALL PHASES OF CONSTRUCTION PER TOWN CODE REQUIREMENTS. INCLUDE A TREE PROTECTION PLAN WITH THE CONSTRUCTION PLANS. THE LOCATION OF TREE PROTECTION MEASURES MUST BE INCLUDED ON A PLAN. ALL APPROVED TREE REPLACEMENT SHALL MEET THE REQUIREMENTS OF SECTION 29.10.0605 OF THE TOWN CODE, WHICH REQUIRES 24" OR 36-INCH BOX TREES AS REPLACEMENT FOR REMOVAL OF TREES ON SINGLE FAMILY LOTS EXCEEDING 10,000 SQUARE FEET.

6 BIOSWALE



7 STORM DRAIN INLET PROTECTION



8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOILS, SPILLS, AGGREGATE, FL-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BEMED.
- ALL CHEMICALS SHALL BE STORED IN WATER TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUITS, INSULATORS, BRIGGS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

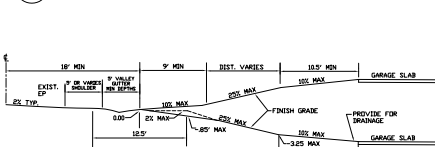
9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
- EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BUMPS.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

11 TYPICAL DRIVEWAY



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APN 036-142-03

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SITE PLANNING DETAILS

DRAWN: GG
SCALE: N/A
JOB NO.: ELSALTO
DATE: 01/21/22

SHEET
9
OF # SHEETS

Stormwater Pollution Prevention and Protection for Construction Projects

In the City of Capitola, water in streets, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment. When debris, paint, concrete and other harmful pollutants from construction sites and home construction projects get soiled, leaked or washed into the street or storm drain they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs. These BMPs apply to both new and remodeled residential, commercial, retail, and industrial projects.

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CGP (excluding water service sites) must be done by a qualified SWPPP Developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/compspermits.shtml

General Construction & Site Supervision
All construction BMPs, sediment and erosion control must be installed prior to beginning construction and maintained throughout the project duration. Compliance with the CGP and below BMPs is required year round.

- General Principles**
- Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streets, gutters, storm drains and drainage channels.
 - Ensure dust control water does not leave the site or discharge to storm drains.
 - Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
 - Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
 - Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
 - Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG)
 - Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA)
 - Construction Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbooks, Caltrans

- Good Housekeeping Practices**
- Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
 - To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into storm drains.
 - Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
 - Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
 - Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean up a dumpster by tossing it down on the construction site.

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS	DRAWN 214	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN EBERSOLD, PUBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-1	

- Clean up leaks, spills and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent dust.
- Portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
- Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

- Advanced Planting**
- Site development shall be filled to the topography and soils in order to minimize the potential for erosion.
 - Soil grading/erosion limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbances and exposure prior to construction.
 - Schedule excavation and grading activities before rainy weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
 - Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, cleaning, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola and Grading Code Chapter 15-78.
 - Control the amount of runoff crossing your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

- Materials & Waste Handling**
- Practice contaminant "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
 - Recycle excess materials such as concrete, asphalt, scrap metal, solvents, degreasers, paper, and vehicle maintenance materials whenever possible.
 - Dispose of all wastes properly by ensuring that materials that cannot be recycled are taken to an appropriate land fill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or drainage channel.

- Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance**
Many landscaping activities and practices expose soils and increase the likelihood of an outdoor water that will transport earth, sediments and garden chemicals into the storm drain system during irrigation or rain events. Any outdoor amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

- Landscaping & Garden Maintenance**
- Protect stockpiles and landscaped materials from wind and rain by storing them under tarps or secured plastic sheeting.
 - Schedule grading and excavation during dry weather.
 - Use temporary check drains or ditches to direct runoff away from storm drains or drainage channels.
 - Protect storm drain inlets with sandbags, gravel filled bags, straw wattles, fiber fabric or other sediment controls.
 - Re-vegetation is an excellent form of erosion control for any site.
 - Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

- Ponds/Fountains/Pool/Spa Maintenance**
- When draining a pond, fountain, pool or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Capitola Public Works Department. The City will provide guidance on handling special cleaning waste, flow rate restrictions and backflow prevention.

- Preventing Water & Sediment Runoff**
Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment to the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sandbags, berms, heavy rubber mats to cover and seal the inlet, and sediment traps or basins. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent version of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).

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- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- Site fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
- If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
- Whenever possible, use terracing, surface roughening (e.g. with a ballzooiler), and energy dissipaters (such as riprap, sand bags and coles) on slopes to reduce runoff velocity and top sediments. Do not use asphalt rubber or other demolition debris for this purpose.
- All on-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.
- A qualified person should conduct inspections of on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the CGP.

- Earth Moving Activities & Heavy Equipment**
Soil excavation and grading operations shall not take place until such time as can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Offsite earth moving activities require use and storage of heavy equipment. Poorly maintained drains and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

- Site Planning**
- Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
 - Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
 - If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste.
 - Recycle whenever possible.
 - Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
 - Cover exposed fifth wheel hitches and other oily or greasy equipment during all rain events.

- Practices During Construction**
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
 - Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).
 - Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

- Spill Clean Up**
- Maintain a spill clean-up kit or kit.
 - Clean up spills immediately with dry cleanup methods if possible.
 - Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter and/or rags) whenever possible and properly dispose of absorbent materials.
 - Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
 - Use all waste water as possible for dust control. If water is used, ensure it does not leave soil or discharge to storm drains, catch basins or storm drains. If it poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

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- Painting, Varnish & Application of Solvents & Adhesives**
Paints, varnish, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and waste and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

- Handling of Surface Coatings**
- Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or paint thinner must never be discharged into the storm drain system.
 - When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

- Removal of Surface Coatings**
- Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or trichloroethylene must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
 - When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
 - Wash water from painted buildings constructed pre-1978 can contain high amounts of lead event paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

- Clean Up of Surface Coatings**
- Never clean brushes at time paint or varnish contains into a gutter, street, storm drain, French drain or creek.
 - For water based paints, paint out brushes to the extent possible and rinse into a storm drain that goes to the sanitary sewer.
 - For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess liquids and residue as hazardous waste.
 - When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

- Disposal of Surface Coatings**
- Recycle, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of as hazardous waste. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

- Roadwork & Paving**
- Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
 - The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
 - Dried, saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
 - After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
 - Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
 - In the event of rain during construction, divert runoff around work areas and cover materials.
 - Park paving machines over drip pans or absorbent materials.
 - Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
 - Remove and clean debris (i.e. asphalt and sand) by the end of each week or, if during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.

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- Concrete, Cement, & Masonry Products**
- Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
 - Avoid mixing excess amount of fresh concrete or cement mortar on-site.
 - During tile cutting, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dried slurry must be cleaned up and disposed of properly.
 - Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete transit mixer is used, a suitable washout box, excavation or self-washing mixer may be used to contain waste material that is provided on-site.
 - Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
 - If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
 - When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted toward the street, gutter or catch basin.

- Site Clean Up**
- Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
 - The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
 - If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
 - Discarded building materials and demolition wastes must never be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

Signed and Agreed to by:
Project Owner or General Contractor
Signed: _____ Date: _____
Print Name: _____

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 214	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN EBERSOLD, PUBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-5	

REVISIONS:	BY:

OWNER:
BRUCE & HANLEY KELLY
22549 ROLLING HILLS RD
SARATOGA CA 95075
408-640-8507

KELLY RESIDENCE
602 EL SALTO DR
CAPITOLA, CA 95010
APN 036-142-03

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
1715-C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
WWW.DENNISNORTON.COM

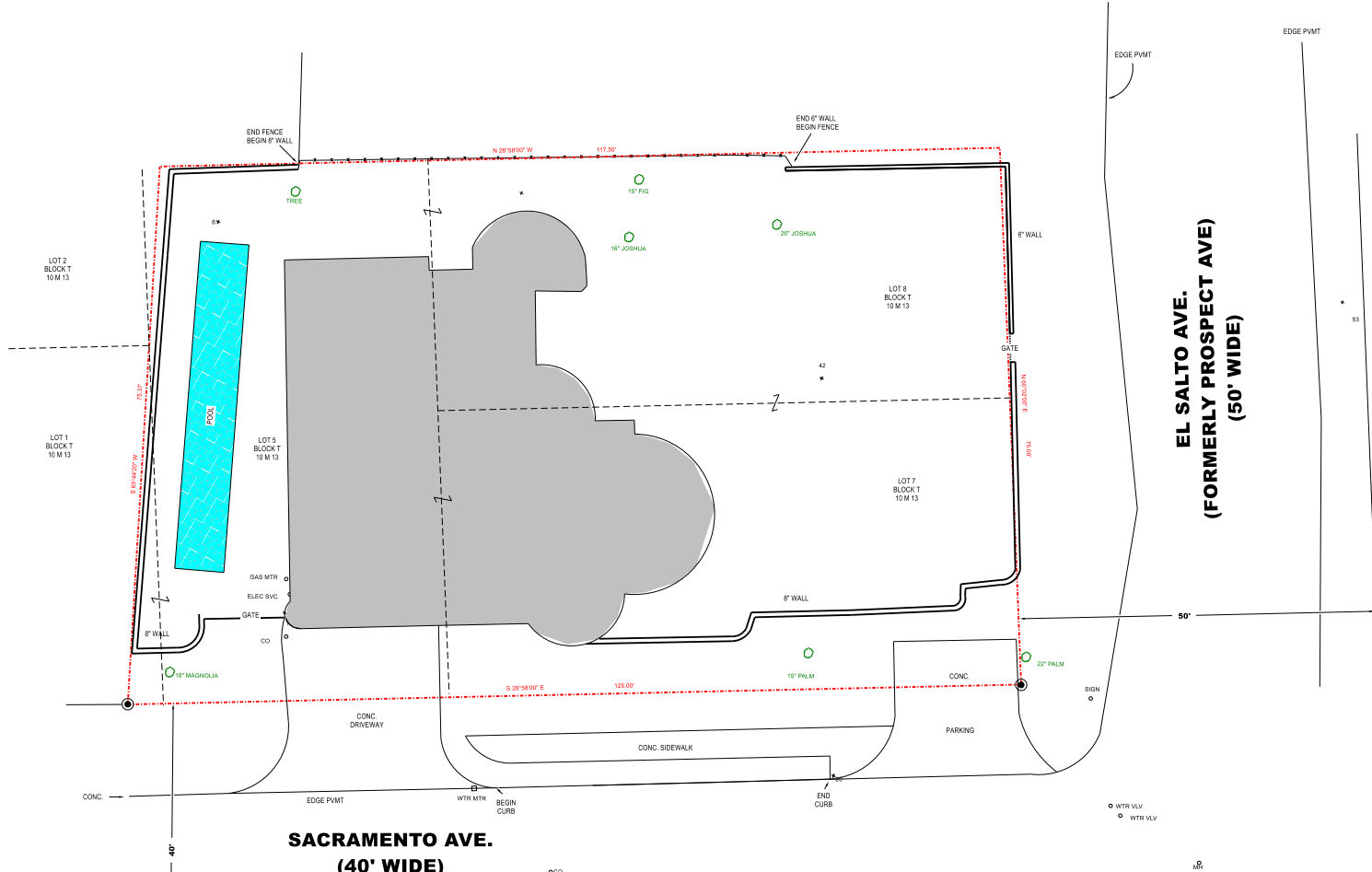
BEST MANAGEMENT PRACTICES

DRAWN: GG
SCALE: NONE
JOB NO: ELSALTO
DATE: 01/21/22

SHEET
BMP

LEGEND

- - - - - = PROPERTY LINES
- = ADJOINING PROPERTY LINES
- (N.XX°XXX' W) = RECORD DATA
- = FOUND 3/8" IRON PIPE



REFERENCES

10 M 13
 53 M 31
 DOC. # 2021-0044891

NOTE

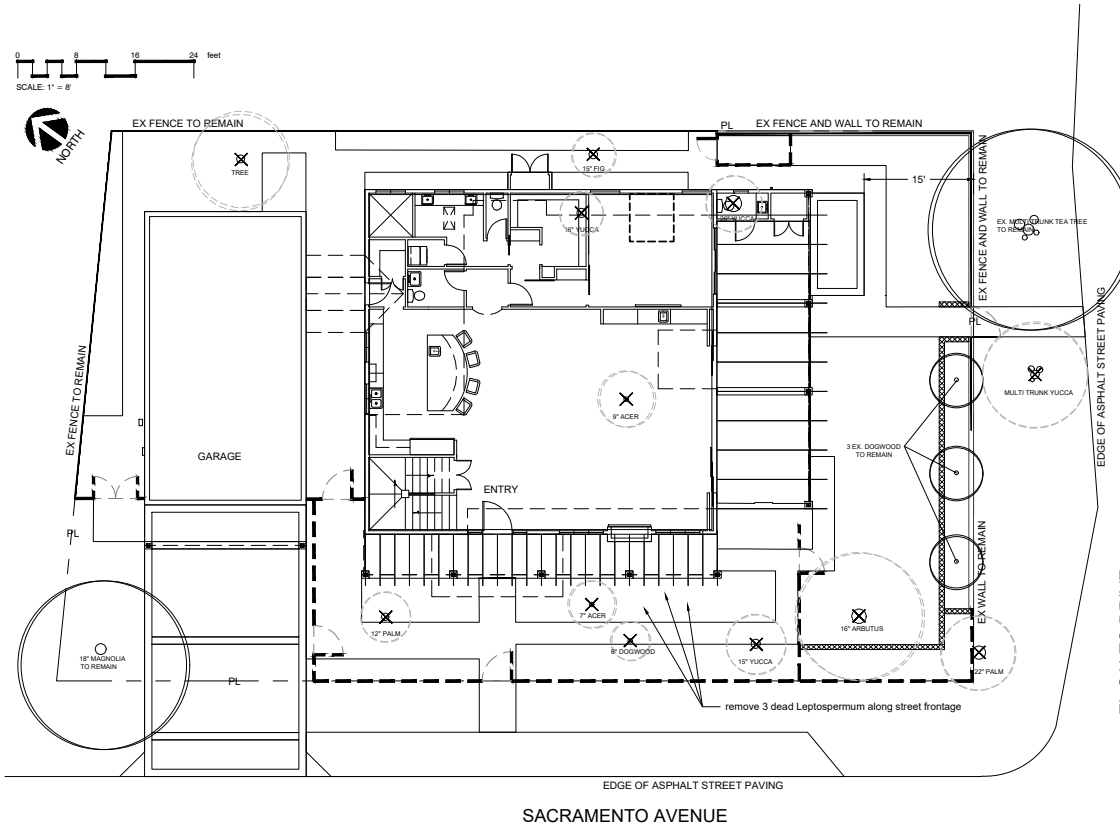
THIS IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE DRAWN FROM RECORD DATA AND MAY BE FOUND TO BE DIFFERENT PENDING THE RESULTS OF A FULL BOUNDARY SURVEY.

PAUL JENSEN
 PROFESSIONAL LAND SURVEYOR
 SANTA CRUZ, CALIFORNIA

SCALE 1" = 8'

DECEMBER, 2021

SITE MAP
 of the Lands of
BRUCE KELLY
 602 EL SALTO AVE.
 CAPITOLA, CA.
 APN 036-142.03



EXISTING TREE LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

KELLY RESIDENCE
602 EL SALTO DRIVE
CAPITOLA, CALIFORNIA

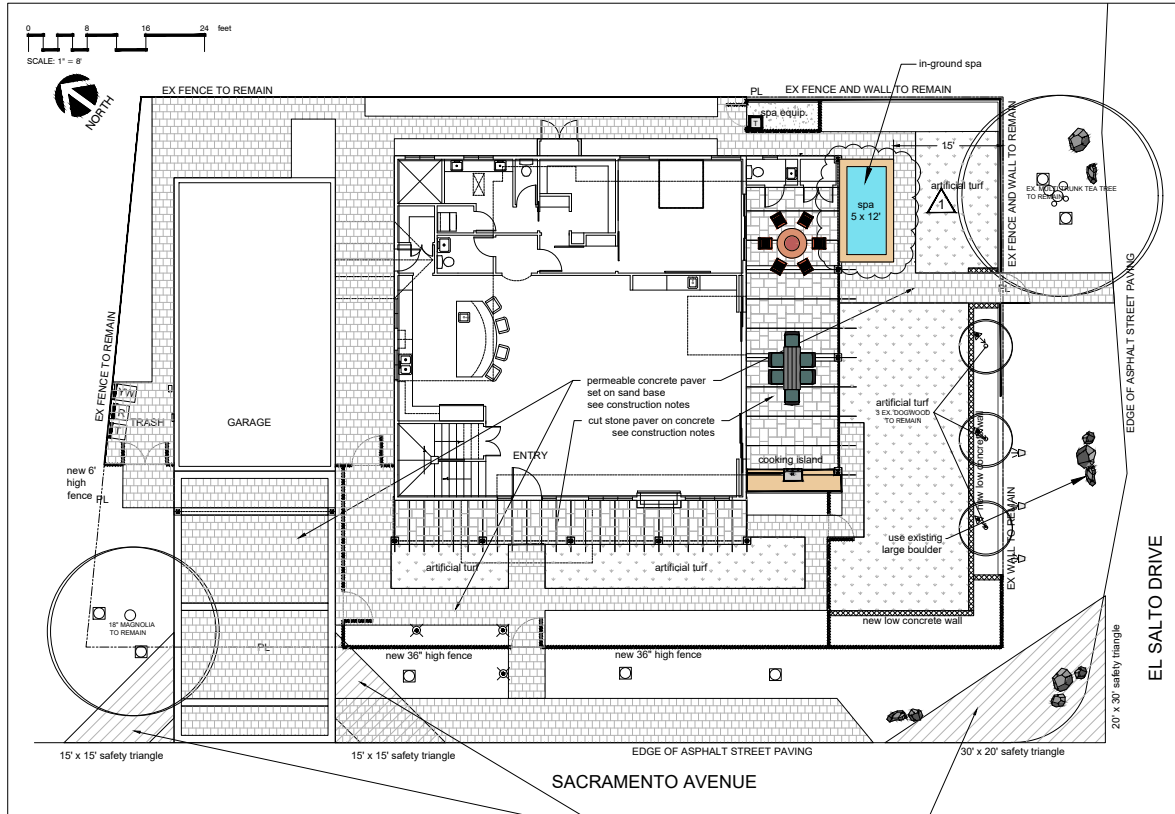
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REVISIONS

	9.19.22	add ex. tree sheet
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EXISTING TREES

JOB NO. 202205
SCALE 1/8" = 1' - 0"
DRAWN MA
CHECK
DATE 9.19.2022
SHEET
T-1.0



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
□	FX LUMINAIRE DX-SS TRANSFORMER 150 Watt in Stainless Steel cabinet	1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
↔	FX Luminaire NP - LED Up Light Aluminum Alloy, (AL) Almond, (PM) PostMount, (LS) Long Shield Lamp: 3LED, 10.1W, 2900K	3
⊕	FX Luminaire MS - LED Wall Light N/A, (AB) Antique Bronze, Wall Mount Lamp: 1LED, 2W, 2900K Accessories: N/A	3
⊗	FX Luminaire CV - LED Path Light Copper, (AB) Antique Bronze, (PM) PostMount, Riser 12" Lamp: 3LED, 2W, N/A	3
□	FX Luminaire KG - LED Well Light Aluminum/Brass, (AB) Antique Bronze on Brass, N/A, N/A Lamp: 6LED, 10.1W, N/A	7

SIGHT VISIBILITY TRIANGLES:
Within this area, nothing shall be erected, placed, planted, or allowed to grow exceeding three feet in height with the exception of trees with canopies no lower than six feet. Shown for design speed of 25 mph.



Belgard Aqua Dublin permeable pavers in Victorian color



Tumbled Connecticut Bluestone

CONSTRUCTION NOTES:

- Contractor shall notify Underground Service Alert (USA) at 811 to verify the location and depth of all existing utilities prior to any demolition, trenching or excavation.
- Contractor shall take care not to damage in any way, any existing elements to remain. Such damage is the responsibility of the contractor and shall be replaced or repaired to match the original at no additional cost to the owner.
- All dimensions and elevations shall be verified in the field and chalked, flagged or string lined prior to any construction. If any discrepancies occur, notify Landscape Architect immediately before proceeding.
- CONTRACTOR SHALL CLEARLY LAYOUT ENTIRE HARDSCAPE DESIGN USING CHALK, FLAGS, OR PAINT TO DEFINE ALL NEW LANDSCAPE ELEMENTS. CONTRACTOR SHALL RECEIVE APPROVAL FROM OWNER PRIOR TO START OF INSTALLATION OF LANDSCAPE ELEMENTS SHOWN ON PLANS.
- Contractor shall place 3" diameter sleeves (chases) under all paving crossings as shown on plan to be used for drip irrigation lines, irrigation laterals or low voltage lighting cable.
- Pavers for driveway and walkways shall be Belgard Aqua Dublin Permeable pavers in Victorian color. Install as per manufacturer's specifications using metal edge for interior border. (www.belgard.com) 877.235.4273. See photo example.
- Cut stone for porch and back patio shall be Tumbled Connecticut Bluestone available at GraniteRock in Santa Cruz or Central Home Supply in Scotts Valley. See photo example.

KELLY RESIDENCE
602 EL SALTO DRIVE
CAPITOLA, CALIFORNIA

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REVISIONS

△ 8.25.22 relocate spa

HARDSCAPE & LIGHTING PLAN

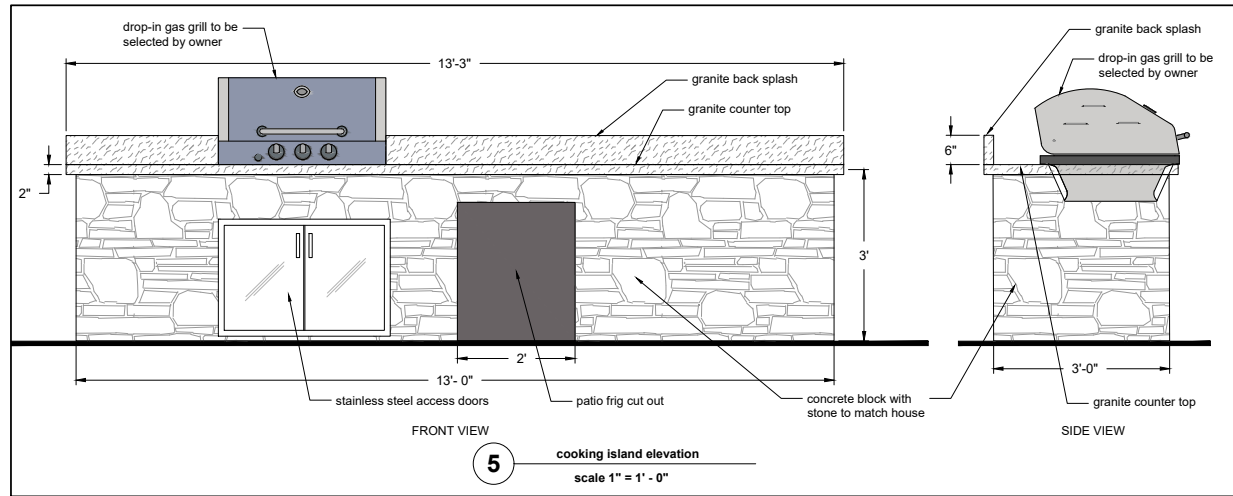
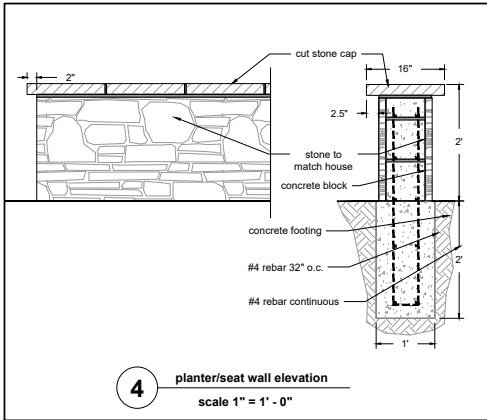
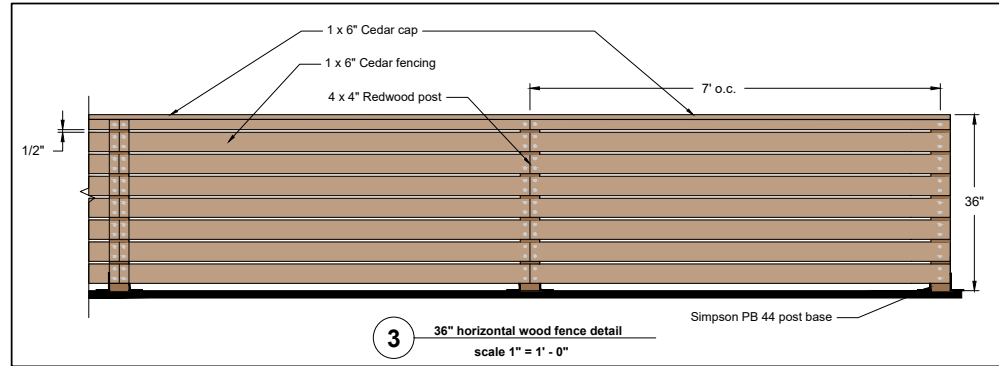
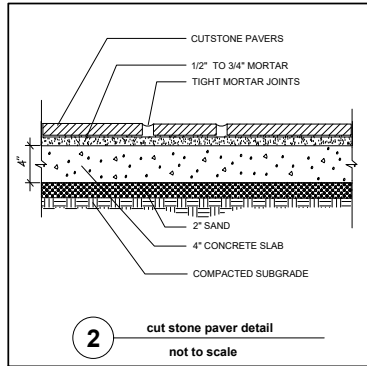
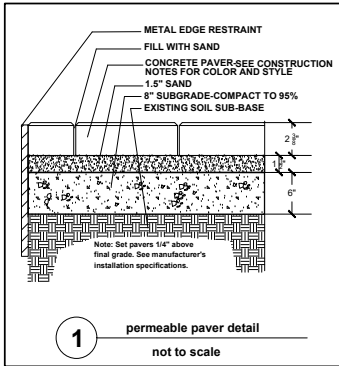
JOB NO. 202205

SCALE 1/8" = 1' - 0"

DRAWN MA SHEET

CHECK

DATE 9.19.2022 **L-1.0**



KELLY RESIDENCE
602 EL SALTO DRIVE
CAPITOLA, CALIFORNIA

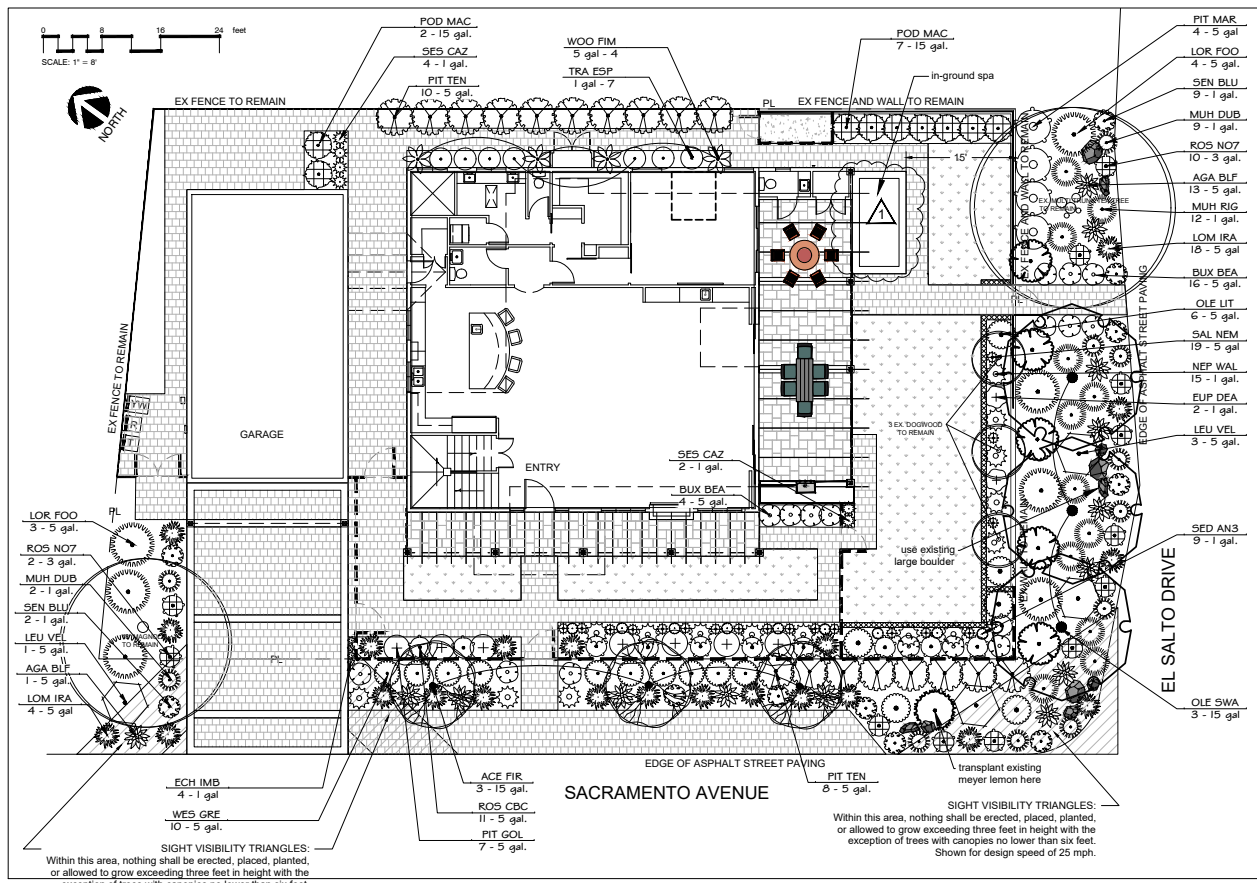
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REVISIONS

ELEVATIONS & DETAILS

JOB NO. 202205
SCALE 1/8" = 1' - 0"
DRAWN MA SHEET
CHECK
DATE 9.19.2022 L-1.1



PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	COUNT	QTY
ACE FIR	ACE FIR	Acer palmatum Fireglow / Fireglow Japanese Maple	15 gal.	3
OLE SWA	OLE SWA	Olea europaea 'Swan Hill' / Swan Hill Olive (multi-trunk)	15 gal.	3
BUX BEA	BUX BEA	Buxus microphylla japonica 'Green Beauty' / Green Beauty Japanese Boxwood	5 gal.	16
ECH IMB	ECH IMB	Echeveria imbricata / Hen and Chicks	1 gal.	4
EUP DEA	EUP DEA	Euphorbia 'Dean's Hybrid' / Dean's Hybrid Euphorbia	1 gal.	2
LEU VEL	LEU VEL	Leucospermum x 'Vadfire' / Vadfire Protea	5 gal.	4
LOM IRA	LOM IRA	Lomandra longiloba 'Breeze' TM / Breeze Mat Rush	5 gal.	22
LOR FOO	LOR FOO	Loropetalum chinense Raspberry / Raspberry Fringe Flower	5 gal.	7
MUH DUB	MUH DUB	Muhlenbergia dubia / Fine Muhly	1 gal.	11
MUH RIG	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal.	12
NEP WAL	NEP WAL	Nepeta x 'fassenet' Walker's Low / Walker's Low Catmint	1 gal.	15
OLE LIT	OLE LIT	Olea europaea 'Little Olive' TM / Little Olive Olive	5 gal.	6
PIT TEN	PIT TEN	Pittosporum tenuifolium / Tahitihi	5 gal.	18
PIT MAR	PIT MAR	Pittosporum tenuifolium 'Majora Channon' / Tahitihi	5 gal.	4
PIT GOL	PIT GOL	Pittosporum tenuifolium 'Gold Ball' / Gold Ball Tahitihi	5 gal.	7
POD MAC	POD MAC	Podocarpus macrophyllus / Yew Pine	15 gal.	9
ROS CBC	ROS CBC	Rosa x 'Iceberg' / Iceberg Floribunda Rose	5 gal.	11
ROS NO7	ROS NO7	Rosa x 'Noaschnee' TM / Flower Carpet White Groundcover Rose	3 gal.	12
SAL NEM	SAL NEM	Salvia nemorosa 'East Friesland' / East Friesland Perennial Sage	5 gal.	19
SED AN3	SED AN3	Sedum x 'Angelina' / Angelina Sedum	1 gal.	9
SEN BLU	SEN BLU	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 gal.	11
SES CAZ	SES CAZ	Seselia x 'Campo Azul' / Campo Azul Moor Grass	1 gal.	6
TRA ESP	TRA ESP	Trachelospermum jasminoides / Star Jasmine Trellis	1 gal.	7
WES GRE	WES GRE	Westringia lucida 'Grey Box' / Grey Box Westringia	5 gal.	10
WOO FM	WOO FM	Woodwardia fibrata / Giant Chain Fern	5 gal.	4

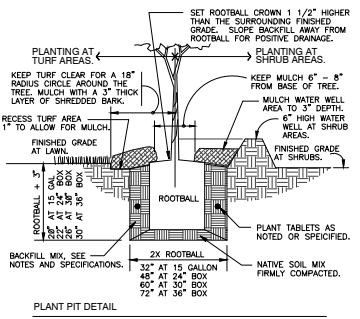
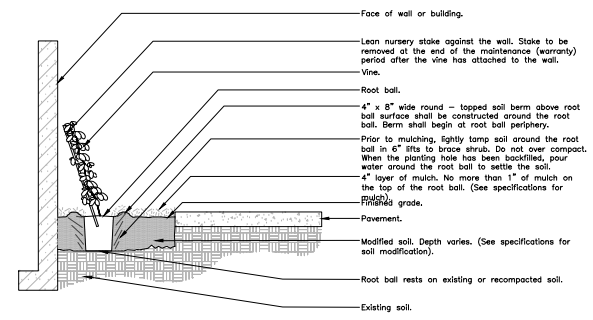
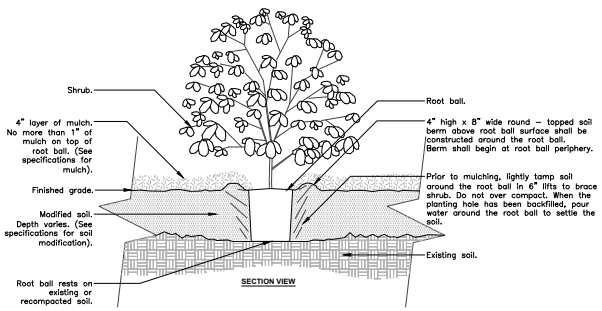
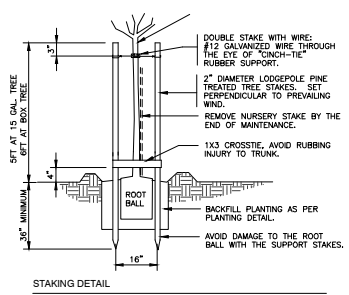
KELLY RESIDENCE
602 EL SALTO DRIVE
CAPITOLA, CALIFORNIA

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REVISIONS	
△ 8.25.22	relocate spa

PLANTING PLAN

JOB NO. 202205
SCALE 1/8" = 1' - 0"
DRAWN MA SHEET
CHECK
DATE 9.19.2022 L-2.0



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
DRWN SOURCE FREE TO USE
FX-PL-FX-SHRB-03

Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 VINE - MODIFIED SOIL
1/2" = 1'-0"

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FX-PL-FX-VINE-03

1 TREE PLANTING DOUBLE STAKE
1" = 1'-0" FX-PL-FX-TREE-10

PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Michael Arnone
Kelly, Capitola
03/31/22
Page 2

The pH value of this soil is slightly alkaline in reaction and is somewhat higher than desirable for these plants. The low electrical conductivity reading shows that the levels of soluble salt are safely low.

The soil fertility analysis shows low nitrogen for this soil at this time. The concentrations of all other nutrients are in satisfactory to high ranges.

The sodium and chloride levels are low and will not cause toxicity problems. The low SAR and ESP value shows the sodium that is present will not cause a hazard to the soil structure. The cation exchange capacity of this soil indicates it has satisfactory nutrient holding properties.

The organic matter content is high at this time. The free lime content in this soil is safely low. The mechanical analysis indicates this is a loamy sand textured soil. A loamy sand soil generally has a satisfactory infiltration rate of 2.0 inches per hour.

Preplanting will require the following per 1000 sq ft of bed area:

- Tiger 90 Soil Sulfur (90% S) 20.0 lbs
- Feather meal (12-0-0) 25.0 lbs

The above materials should be incorporated into the upper 6-8" of the soil profile.

The post planting fertilizer program should include an application of Feather Meal applied 6 months after planting at a rate of 10.0 lbs per 1000 sq ft of bed area.

If you have any questions, please give me a call.

Respectfully submitted,

Clifford B. Low, M.S.

PLANTING NOTES

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
- Pre-planting should consist of adding the following fertilizer materials per 1000 sq ft of planting bed area:
Feather meal (12-0-0) 20 lbs.
Tiger 90 Soil Sulfur (90% S) 25 lbs.
The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for aiding in bidding only. Contractor shall verify all quantities.
- Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
- No plants shall be planted with root balls or new pits in a dry condition.
- Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
- All newly planted material shall be watered by deep soaking within 3 hours of planting.
- All planting areas shall receive 3 inches of mini grind bark chip top dressing (mulch).
- Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
- Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.

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REVISIONS

DETAILS, SOILS
REPORT &
PLANTING NOTES

JOB NO. 202205

SCALE as noted

DRAWN MA

CHECK

DATE 9.19.2022

SHEET

1

L-2.1

PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Michael Arnone
3370 Samuel Place
Santa Cruz, CA 95062

424 AIRPORT BOULEVARD
WATSONVILLE, CA 95076
Telephone 831/722-7606
Fax 831/722-5693
March 31, 2022

Soil Analyses
March 23, 2022

Chemical analyses on samples received:

Sample Identification	pH	Electrical Conductivity (EC)	Ammonium Nitrogen (N)	Nitrate Nitrogen (N)	Phosphorus (P)	Potassium (K)	Calcium (Ca)	Magnesium (Mg)	Sulfur (S)	Sodium (Na)	Chloride (Cl)	Copper (Cu)	Manganese (Mn)	Zinc (Zn)	Iron (Fe)	Boron (B)	Molybdenum (Mo)	SAR	ESP	Organic Matter (%)	Free Lime (%)	CEC	Soil Texture
General Guidelines: South Africa, Australia & California Native Plants	6.5 - 8.5	1.0 - 3.0	15 - 30	5 - 10	100 - 300	2000 - 4000	300 - 500	25 - 50	1.5 - 3.0	10 - 20	50 - 100	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0	>3.0	<0.5	>10	Medium
Kelly, Capitola	7.5	1.4	4	13	52	325	3834	471	140	0.3	2.2	8.3	6.3	8.3	9.7	2.3	1.9	1.0		1.1	43		

RESULTS REPORTED IN PARTS PER MILLION OF DRY SOIL

milliequivalents per liter

Organic Matter (%)	Free Lime (%)	Mechanical Analyses, % by weight, USDA Classifications	soil texture
Optimum Values	<0.5	Sand 78 Silt 17 Clay 5	loamy sand 2.00

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