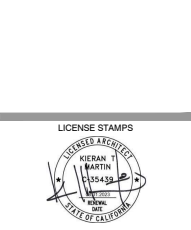




WESTERVELT RES. 1830 47TH AVE. CAPITOLA, CA APN: 034-022-35

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PLANNING DESIGN
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SOLEAD, CA. 93960
860.459.4629_cell
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PROJECT NAME
A NEW SINGLE FAMILY
RESIDENCE
WESTERVELT
1830 47TH AVE
CAPITOLA, CALIFORNIA
APN: 034-022-35

SHEET TITLE
COVER SHEET

DRAWING STATUS

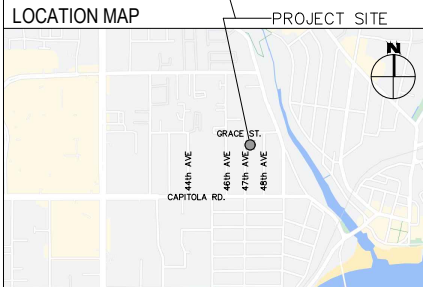
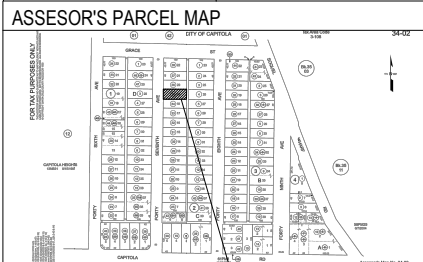
PLANNING SUBMITTAL

REVISIONS		
Sym.	Description	Date
G-1	COVER SHEET	

Drawn By: **KM**
Date Issued: **08.16.2022**
Scale: **NTS**
Project No.: **21040**

SHEET No.
G-1

ABBREVIATIONS	LEGEND	SYMBOL	PROJECT TEAM
A AND ∠ ANGLE AT CENTERLINE Ø DIAMETER OR ROUND ⊥ PERPENDICULAR PLATE P FOUND OR NUMBER A.B. ANCHOR BOLT A.B.S. ACRYLONITRILE BTADENE ASPHALTIC CONCRETE A/C AIR CONDITIONING ACOUS. ACOUSTICAL ADJ. ADJUSTABLE ADJ.F. ABOVE FINISH FLOOR AGGR. AGGREGATE ALUM. ALUMINUM ANOD. ANODIZED A.P.A. AMERICAN PLYWOOD ASSOCIATION APPROX. APPROXIMATE ARCH. ARCHITECTURAL A.S. ADJUSTABLE SHELF BD. BOARD BT. BUTYRINOUS BLDG. BUILDING BLKG. BLOCKING BM. BEAM B.M. BENCHMARK BOT. BOTTOM BRC. BRACING BTWN. BETWEEN B.U.R. BUILD-UP ROOFING B.W. BOTH WAYS CAB. CABINET C.B. CATCH BASIN CEM. CEMENT CERAMIC C.F. CUBIC FEET C.I. CAST IRON C.J. CONTROL JOINT CL. CLOSET CLG. CEILING CLKG. CALKING CLR. CLEARANCE C.M.U. CONCRETE MASONRY UNIT COL. COLUMN COMP. COMPOSITION CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS COR. CORRUGATED C.O.T.G. CLEAN-OUT TO GRADE CSMT. CASMENT CSWK. CASEWORK C.T. CERAMIC TILE CTR. COUNTER CTSK. COUNTERSINK C.Y. CUBIC YARD DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL D.F. DOUGLAS FIR D.G. DECOMPOSED GRANITE D.H. DOUBLE HUNG DIAG. DIAGONAL DIA. DIAMETER DIMEN. DIMENSION DISP. DISPENSER/DISPOSER DN. DOWN DR. DOOR DRWG. DRAWING D.S.B. DOUBLE STRENGTH B GRADE (CLASS) D.S. DOWNSPOUT DWR. DRAINER D.W. DISH WASHER EAST. EAST E.A. EACH E.J. EXPANSION JOINT ELEV. ELEVATION/ELEVATOR ELEC. ELECTRICAL EMER. EMERGENCY ENCL. ENCLOSURE EQUIP. EQUIPMENT (S) EXISTING EXH. EXHAUST EXP. EXPOSED/EXPANSION EXT. EXTERIOR F.A. FIRE ALARM FAST. FASTENER F.A. FLAT BAR F.D. FLOOR DRAIN F.G. FINISH GRADE FND. FOUNDATION F.F. FIRE EXTINGUISHER F.F. FURNITURE FIXTURES AND EQUIPMENT FIBERGL. FIBERGLASS FIN. FINISH(ED) F.H.M.S. FLATHEAD MECHANICAL SCREW FLASH. FLASHING FLR. FLOORING	FLOOR. FLOURESCENT F.O. FACE OF BLOCK F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.P. FIREPLACE F.R.P. FIBERGLASS REINFORCED PANEL F.S. FIREPLACE FT. FOOT/FEET FTG. FOOTING FUR. FURRING(ING) FUT. FUTURE GA. GAUGE/GAGE GLANZ. GALVANIZED G.B. GRAB BAR G.I. GALVANIZED IRON GL. GLASS/GLAZING GL.B. GLUE-LAM BEAM GR. GRASS(ING) G.W.B. GYPSUM WALLBOARD H.B. HARD BOARD HBD. HARDBOARD H.C. HOLLOW CORE HDR. HEADER HDWR. HARDWARE H.M. HOLLOW METAL HORZ. HORIZONTAL HT. HEIGHT HTG. HEATING H.W. HOT WATER HWD. HARDWOOD HVAC. HEATING/VENTILATION/AIR CONDITIONING I.C.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS I.D. INSIDE DIAMETER INCL. INCLUDED(ING) INSL. INSULATION INT. INTERIOR INVT. INVERT JAN. JANITOR JOINT J.T. JOINT KIT. KITCHEN L. LENGTH LAM. LAMINATE L.V. LAVORATORY L.B. LAG BOLT LOC. LOCATION L.V.L. LAMINATED VENEER LUMBER L.W. LUMBER M. MASONRY MAT. MATERIAL(S) MAX. MAXIMUM M.B. MACHINE BOLT M.C. MECHANICAL CABINET M.H. MAN HOLE MECH. MECHANICAL MEMB. MEMBRANE MEZZ. MEZZANINE MFR. MANUFACTURE(R) MIN. MINIMUM MISC. MISCELLANEOUS MIRR. MIRROR M.L.W. MALLEABLE IRON M.O. MASONRY OPENING MTD. MOUNTED MUL. MULLION N. NORTH (N) NEW NAT. NATURAL NOM. NOMINAL NOT IN CONTRACT O/ OVER OBS. OBSOLETE ON CENTER(S) O.D. OUTSIDE DIAMETER OFF. OFFICE O.H.M.S. OVALHEAD MACHINE SCREW O.H.W.S. OVALHEAD WOOD SCREW OPNG. OPENING OPR. OPPOSITE P. PART P.B. PANIC BAR P.C. PARTICLE BOARD PCF. POUNDS PER CUBIC FOOT P.D. POWER DRIVEN P.G. PAINT GRADE PERF. PERFORATE PLF. POUNDS PER LINEAR P.L. PROPERTY LINE PLAM. PLASTIC LAMINATE PLAS. PLASTIC PLYWD. PLYWOOD PR. PAIR	PPF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH P.T. PRESSURE TREATED PART P.T. DSR. PAPER TOWEL DISPENSER P.V.C. POLYVINYL CHLORIDE R. RISER R.A. RETURN AIR RAD. RAD. REGISTER R.D. ROOF DRAIN REF. REFRIGERATOR REINFC. REINFORCED REINFC. REINFORCED REO.D. REQUIRED REMIT. REQUIREMENT RES. RESISTANT R.H.M.S. ROUNDHEAD MACHINE SCREW R.H.W.S. ROUNDHEAD WOOD SCREW RM. ROOM R.O. ROUGH OPENING R.O.W. RIGHT OF WAY R.S. RESILVNY RUB. RUBBER REDWD. REDWOOD R.W.L. RAIN WATER LEADER S. SOUTH S.B. SOLID BLOCKING S.C. SOLID CORE SCHED. SCHEDULE S.D. STORM DRAIN SECT. SECTION SERV. SERVICE S.F. SQUARE FOOT S.F. SQUARE FOOT SH. SHELF/SHELVING SHWR. SHOWER SHT. SHEET SHTG. SHEATHING SM. SIMILAR S.S. STAINLESS STEEL INVERT S.M. SHEET METAL S.M.S. SHEET METAL SCREW SPEC. SPECIFICATION SQ. SQUARE STL. STEEL STD. STANDARD STAG. STAGGERED STOR. STORAGE STRUC. STRUCTURAL LOC. LOCATION SYM. SYMMETRY(CAL) SYS. SYSTEM T. TREAD T.B. TOWER BAR T.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED T.E.N. TYPICAL EDGE NAILING T&G. TONGUE AND GROVE THK. THICK(NESS) THRESH. THRESHOLD T.J. TRUSS JOINT INTERNATIONAL T.O. TOP OF T.P.H. TOILET PAPER HOLDER MDG. MOLDING/MOLDING TV. TELEVISION T.W. TOP OF WALL TRYP. TYPICAL U.B.C. UNIFORM BUILDING CODE U/L. UNDERWATER LAB. U.O.N. UNLESS OTHERWISE NOTED UR. VERIFY IN FIELD V.I.F. VERIFY IN FIELD W. WITH W.C. WATER CLOSET WD. WOOD WDR. WINDOW WH. WATER HEATER W.I.C. WOODWORK INSTITUTE OF AMERICA W/O WITHOUT W.P. WATERPROOF(ING) WR. WEATHER RESISTANT W.S. WOOD SCREW WISCOT. WANGCOOT WT. WEIGHT W.W.M. WELDED WIRE MESH	OWNER ALEX WESTERVELT 1830 47TH AVE. CAPITOLA, CA 93010 ARCHITECT MAPD Martin Architecture Planning Design 43002 ARROYO SECO RD SOLEAD, CA 93960 PH: 860.459.4629 EMAIL: KIERAN@M-A-P-D.COM CONTACT: KIERAN MARTIN, AIA, RA SURVEY/CIVIL RASSMUSSEN LAND SURVEYING, INC. 2150 GARDEN RD. SUITE A-3 MONTEREY, CA 93942 PH: 831.375.7240



SCOPE OF WORK

THE PROJECT INCLUDES THE DEMOLITION OF AN EXISTING, NON-CONFORMING, 930 SF RESIDENCE AND 922 SF. OF DECK, THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE OF 922 SF. GARAGE OF 220 SF. AND 130 SF. ACCESSORY DWELLING UNIT W/ 80 SF. SLEEPING LOFT.

PROJECT INFORMATION

OWNER NAME: ALEX WESTERVELT
 ACCESSOR'S PARCEL NO. 034-022-35
 ZONING: R-1-CZ
 LOT SIZE: 4182 SF.
 WATER SOURCE: SOQUEL WATER DISTRICT
 SEWER PROVIDER: CITY SEWER
 ELECTRICITY & GAS: PG&E
 TREES TO BE REMOVED: 5 GARDEN VARIETIES, 0 NATIVE
 GRADING: CUT - 6 CY
 FILL - 6 CY
 MAX BUILDING HEIGHT: 25'-0"
 PROPOSED HEIGHT: 14'-11"
 ACCESSORY STRUCTURES: 15'-0" (ADU EXEMPTION 16'-0")
 PROPOSED ACC. HEIGHT: 15'-9"
 CONSTRUCTION TYPE: V-B SPRINKLERED
 OCCUPANCY TYPE: R-3
 LOT COVERAGE: N/A
 FLOOR AREA RATIO: 0.53(4180) = 2215 SF. (0.31 PRP5D)
 BUILDING AREA CALCS: 922 SF. RESIDENCE
 220 SF. GARAGE
 342 SF. ADU
 TOTAL: 1,514 BUILT AREA (C2215 SF 50 0K)

SHEET INDEX

SHEET #	SHEET TITLE
GENERAL	
G-1	COVER SHEET
SURVEY	
SRVY	TOPOGRAPHIC SURVEY
ARCHITECTURAL	
A-1	PROPOSED SITE PLAN
A-2	FLOORPLAN
A-3	BUILDING ELEVATIONS & EXTERIOR MATERIALS
A-4	MODEL VIEWS
LANDSCAPE	
L-1	LANDSCAPE & SITE LIGHTING
L-2	GRADING & STORM WATER CONTROL
L-3	EROSION CONTROL & CONSTRUCTION BMPs

Map Legend:

Basis of Bearings: The bearing of 500° 17' 00"E as shown on 13 Maps 31 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 1 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Record Map References:

R1: "Map of Capitola Heights" filed in Volume 13 of Maps at Page 31, in the Santa Cruz County Recorder's Office, State of California.

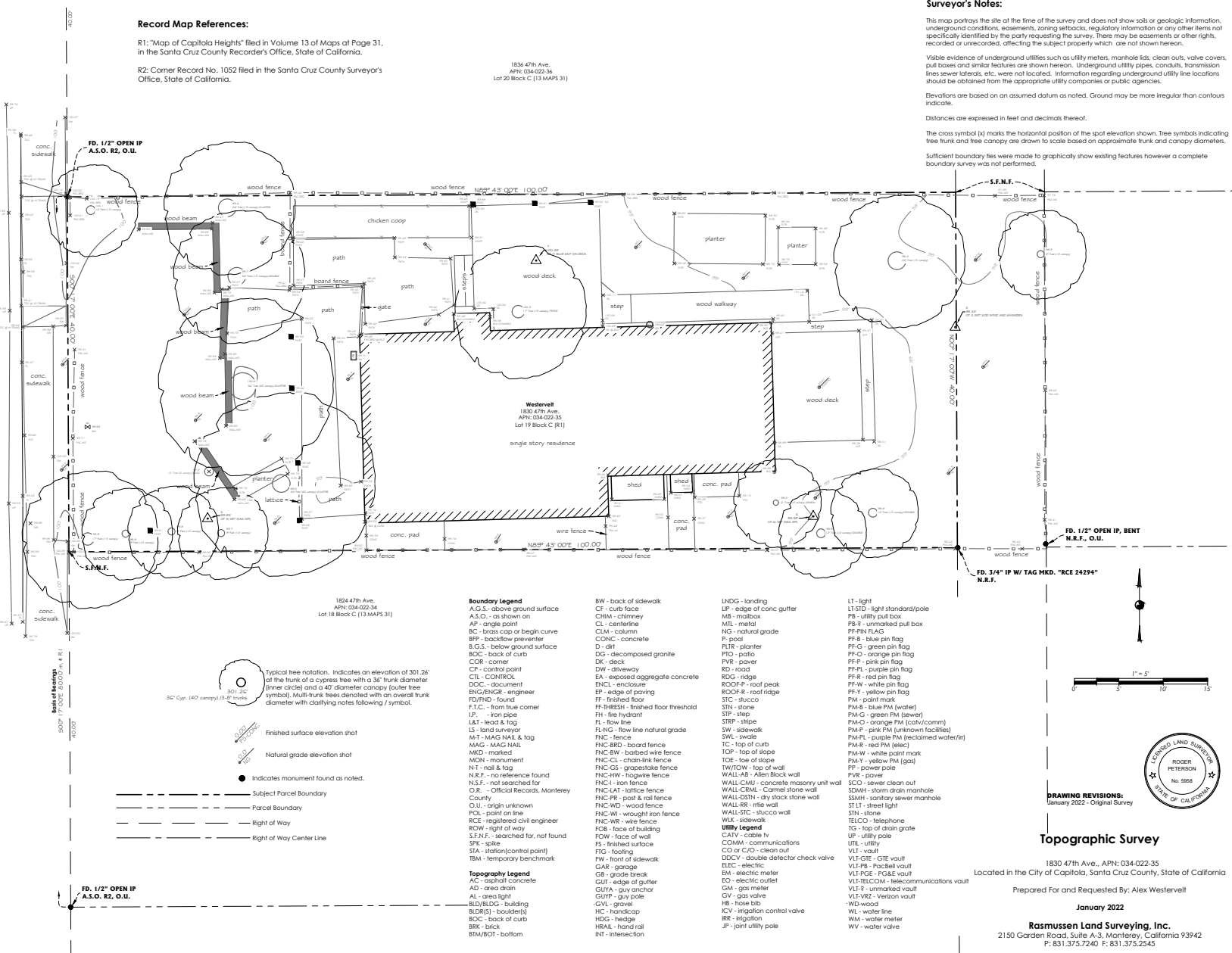
R2: Corner Record No. 1052 filed in the Santa Cruz County Surveyor's Office, State of California.

1836 47th Ave.
APN: 034-022-34
Lot 20 Block C (13 MAPS 31)

Westview
1836 47th Ave.
APN: 034-022-35
Lot 19 Block C (R1)

1824 47th Ave.
APN: 034-022-34
Lot 18 Block C (13 MAPS 31)

- ▣ catch basin/drain
- △ control point
- ⊠ electric meter or pull box
- ⊠ fire hydrant
- ⊠ gas meter or pull box
- ⊠ gas valve
- ⊠ guy anchor
- ⊠ irrigation pull box
- ⊠ irrigation control valve
- ⊠ light standard
- ⊠ manhole
- ⊠ point on line
- ⊠ sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- ⊠ telephone signal box
- ⊠ traffic signal box
- ⊠ cable television pull box
- ⊠ unmarked pull box
- utility pole
- ⊠ water meter
- ⊠ water valve
- well



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc., were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

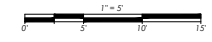
Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Boundary Legend

- AG.S - above ground surface
- A.S.O. - as shown on
- AP - angle point
- BC - brass cap or begin curve
- BFP - backflow preventer
- B.G.S. - below ground surface
- BOC - back of curb
- COR - corner
- CP - control point
- CTL - CONTROL
- DOC - document
- ENG/ENGR - engineer
- FD/FND - found
- F.T.C. - from true corner
- IP - iron pipe
- L&T - lead & tag
- L.S - land surveyor
- M&T - MAG NAIL & tag
- MAG - MAG NAIL
- MKD - marked
- MON - monument
- NT - nail & tag
- N.R.F. - no reference found
- N.S.F. - not searched for
- O.R. - Official Records, Monterey County
- O.U. - origin unknown
- PCL - point on line
- RCE - registered civil engineer
- ROW - right of way
- S.F.N.F. - searched for, not found
- SPK - spike
- STA - station/control point
- TM - temporary benchmark
- BW - back of sidewalk
- CF - curb face
- CHIM - chimney
- CL - centerline
- CLM - column
- CONC - concrete
- D - dirt
- DG - decomposed granite
- DK - deck
- DW - driveway
- EA - exposed aggregate concrete
- ENCL - enclosure
- EP - edge of paving
- FF - finished floor
- FF-THRESH - finished floor threshold
- FI - fire hydrant
- FL - flow line
- FLNG - flow line natural grade
- FNC - fence
- FNC-BRD - board fence
- FNC-BW - barred wire fence
- FNC-CL - chain-link fence
- FNC-GS - grapestake fence
- FNC-HW - hogwire fence
- FNC-I - iron fence
- FNC-LAT - lattice fence
- FNC-RR - post & rail fence
- FNC-WD - wood fence
- FNC-WI - wrought iron fence
- FNC-WR - wire fence
- FOB - face of building
- FOW - face of wall
- FS - finished surface
- FTG - footing
- FW - front sidewalk
- GAR - garage
- GB - grade break
- GUT - edge of gutter
- GUYA - guy anchor
- GUPP - guy pole
- GV - gravel
- HC - handicap
- HED - hedge
- HRAL - hand rail
- INT - intersection
- LANDG - landing
- LP - edge of conc gutter
- MB - mailbox
- MTL - metal
- NG - natural grade
- P - pool
- PLTR - planter
- PLD - patio
- PVR - paver
- RD - road
- RDD - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STIP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TOE - toe of slope
- WALL-AB - Allen Block wall
- WALL-CRM - Carmel stone wall
- WALL-DSTN - dry stack stone wall
- WALL-RR - rrie wall
- WALL-STC - stucco wall
- WLC - sidewalk

Topography Legend

- AC - asphalt concrete
- AD - area drain
- AL - area light
- BLD(BLD) - building
- BLDR(S) - boulder(s)
- BOC - back of curb
- BRK - brick
- BTM/BOT - bottom
- LT - light
- LT-STD - light standard/pole
- PB - utility pull box
- PB-? - unmarked pull box
- PF-PIN FLAG
- PF-B - blue pin flag
- PF-G - green pin flag
- PF-O - orange pin flag
- PF-P - pink pin flag
- PF-PL - purple pin flag
- PF-R - red pin flag
- PF-Y - yellow pin flag
- PM - paint mark
- PM-B - blue PM (water)
- PM-G - green PM (sewer)
- PM-O - orange PM (cctv/comm)
- PM-P - pink PM (unknown facilities)
- PM-PL - purple PM (reclaimed water/in)
- PM-R - red PM (elec)
- PM-W - white paint mark
- PM-Y - yellow PM (gas)
- PP - power pole
- PVR - paver
- SCO - sewer clean out
- SDMH - storm drain manhole
- SDMH - sanitary sewer manhole
- ST-LT - street light
- STN - stone
- TELO - telephone
- TG - top of drain grate
- UP - utility pole
- UR - utility
- VLT - vault
- DDCV - double detector check valve
- ELEC - electric
- EM - electric meter
- EO - electric outlet
- GM - gas meter
- GV - gas valve
- HS - hose bib
- ICV - irrigation control valve
- BR - irrigation
- W - water line
- WM - water meter
- WV - water valve



DRAWING REVISIONS:
January 2022 - Original Survey

Topographic Survey

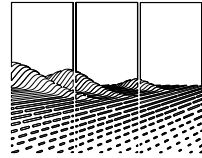
1830 47th Ave., APN: 034-022-35
Located in the City of Capitola, Santa Cruz County, State of California

Prepared For and Requested By: Alex Westervelt

January 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

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LICENSE STAMPS



PROJECT NAME
 A NEW SINGLE FAMILY RESIDENCE

WESTERVELT
 1830 47TH AVE
 CAPITOLA, CALIFORNIA
 APN: 034-022-35

SHEET TITLE
PROPOSED SITE PLAN

DRAWING STATUS

PLANNING SUBMITTAL

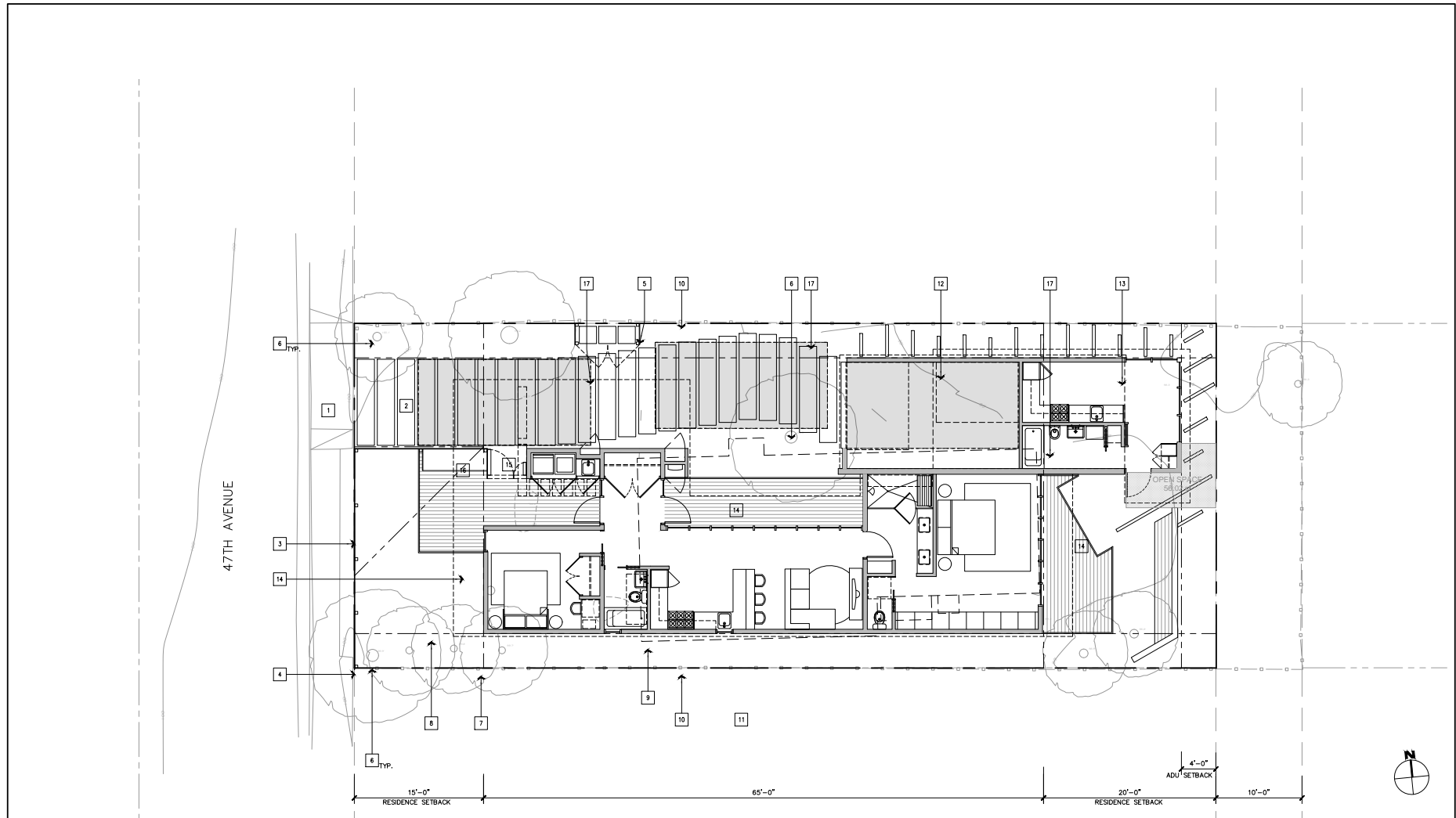
REVISIONS

Sym.	Description	Date

Drawn By	KM
Date Issued	08.16.2022
Scale	3/16" = 1'-0"
Project No.	21040

SHEET No.

A-1



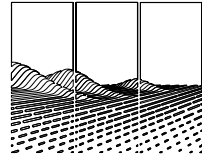
KEYNOTES

1 (E) DRIVEWAY CURB CUT TO REMAIN, REPAIR ANY CRACKS GREATER THAN 1/4" WIDE	9 FOOTPRINT OF (E) RESIDENCE	17 20'x10' OFF-STREET PARKING SPACE (x3)
2 (N) 2' x 10' C.I.P. CONCRETE PAVER DRIVEWAY, PERMEABLE BETWEEN PAVERS	10 (E) FENCE TO REMAIN	
3 (N) 30" HIGH FENCE AT FRONT PROPERTY LINE	11 (N) MAIN RESIDENCE	
4 TIE (N) FENCE INTO (E) FENCE AT SOUTHWEST CORNER OF PROPERTY	12 (N) GARAGE	
5 (N) TRASH ENCLOSURE, MATCH (E) FENCE HEIGHT	13 (N) ACCESSORY DWELLING UNIT	
6 (E) TREE TO REMAIN, PROTECT IN PLACE	14 (N) REDWOOD DECK	
7 PROPERTY LINE, TYP.	15 (N) ENTRY GATE	
8 ZONING SETBACK, SEE DIMENSIONS	16 (N) BENCH	

SITE PLAN - 1830 47TH STREET A021

SCALE: 3/16" = 1'-0" **1**

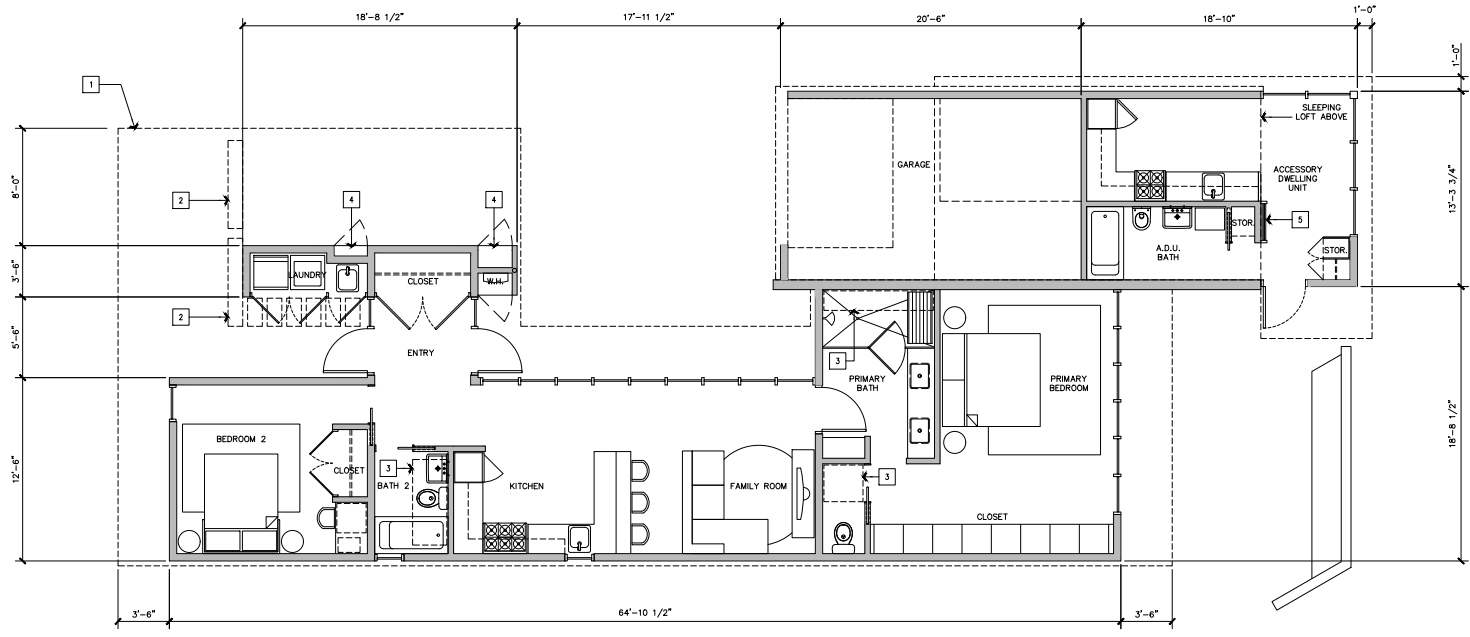
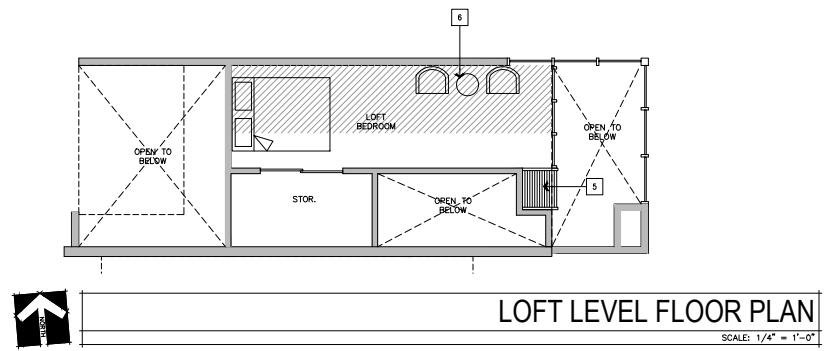
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GROUND LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

KEYNOTES

- | | | | |
|---|------------------------|---|---|
| 1 | LINE OF OVERHANG ABOVE | 5 | LADDER TO LOFT BEDROOM |
| 2 | EXTERIOR ROOF OPENING | 6 | AREA OF LOFT w/ HEIGHT GREATER THAN 4'-0". TOTAL = 45 SF. |
| 3 | LINE OF SKYLIGHT ABOVE | 7 | LAUNDRY CLOSET, 30 SF. |
| 4 | UTILITY CLOSET | | |

LICENSE STAMPS



PROJECT NAME
 A NEW SINGLE FAMILY RESIDENCE

WESTERVELT
 1830 47TH AVE
 CAPITOLA, CALIFORNIA
 APN: 034-022-35

SHEET TITLE

FLOORPLAN

DRAWING STATUS

PLANNING SUBMITTAL

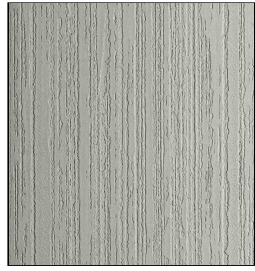
REVISIONS

Sym.	Description	Date

Drawn By	KM
Date Issued	08.16.2022
Scale	1/4" = 1'-0"
Project No.	21040

SHEET No.

A-2



1

VERTICALLY RAKED, UNCOLORED CEMENT PLASTER



2

BUILT-UP ROOFING



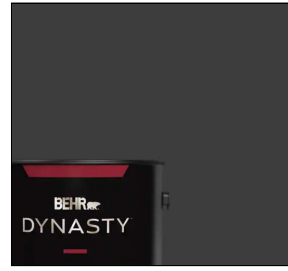
3

RESAWN REDWOOD HORIZONTAL NICKEL-GAP SIDING



4

BRONZE ANODIZED ALUMINUM WINDOWS & DOORS



5

TRIM PAINT, BEHR LIMOUSINE LEATHER MQ5-5

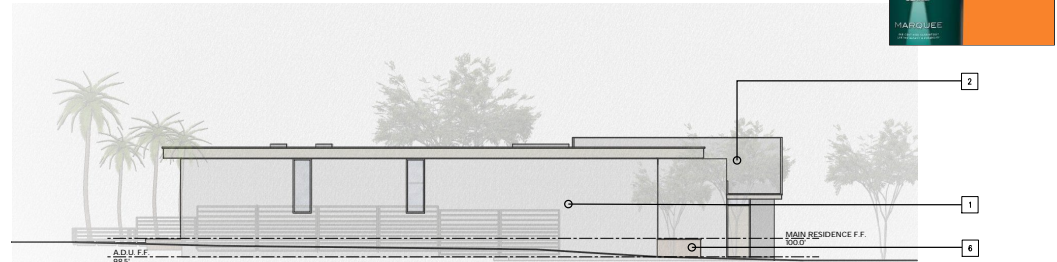
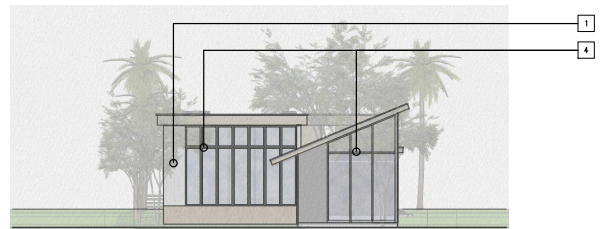
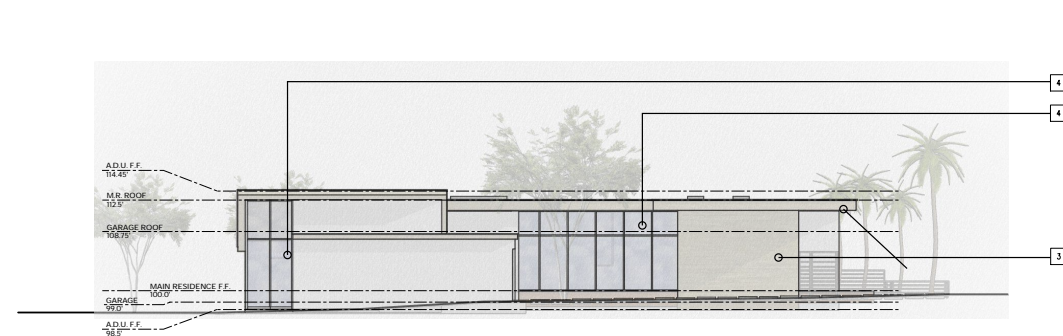


7

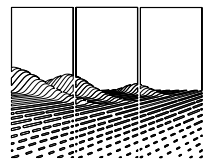
WASHED CONCRETE SITE PAVERS

EXTERIOR BUILDING MATERIAL BOARD

SCALE: NTS



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PROJECT NAME
A NEW SINGLE FAMILY
RESIDENCE
WESTERVELT
1830 47TH AVE
CAPITOLA, CALIFORNIA
APN: 034-022-35

SHEET TITLE

BUILDING ELEVATIONS & EXTERIOR MATERIALS

DRAWING STATUS

PLANNING SUBMITTAL

REVISIONS

Sym.	Description	Date

BUILDING ELEVATIONS

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

KEYNOTES

- | | |
|---|--|
| 1 VERTICALLY RAKED, UNCOLORED CEMENT PLASTER | 5 TRIM PAINT, BEHR LIMOUSINE LEATHER MQ5-5 |
| 2 BUILT-UP ROOFING | 6 REDWOOD DECKING AND FASCIA BOARDS |
| 3 RESAWN REDWOOD HORIZONTAL NICKEL-GAP SIDING | 7 WASHED CONCRETE SITE PAVERS |
| 4 BRONZE ANODIZED ALUMINUM WINDOWS & DOORS | |

Drawn By	KM
Date Issued	08.16.2022
Scale	1/8" = 1'-0"
Project No.	21040

SHEET No.

A-3

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VIEW FROM 47TH AVENUE



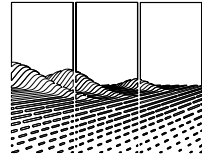
VIEW FROM THE NORTH



VIEW OF ROOF FROM NORTHEAST



VIEW FROM ABOVE FROM NORTHWEST



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SHEET TITLE

BUILDING ELEVATIONS & EXTERIOR MATERIALS

DRAWING STATUS

PLANNING SUBMITTAL

REVISIONS

Sym.	Description	Date

Drawn By	KM
Date Issued	08.16.2022
Scale	NTS
Project No.	21040

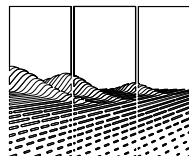
SHEET No.

MODEL VIEWS

SCALE: NTS

A-4

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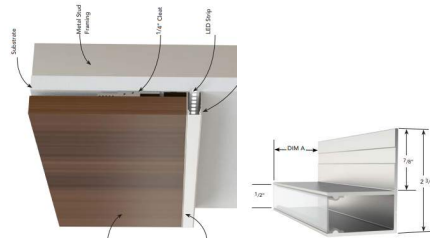
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1
 LUCEPLAN FIENILE ALUMINUM BOLLARD



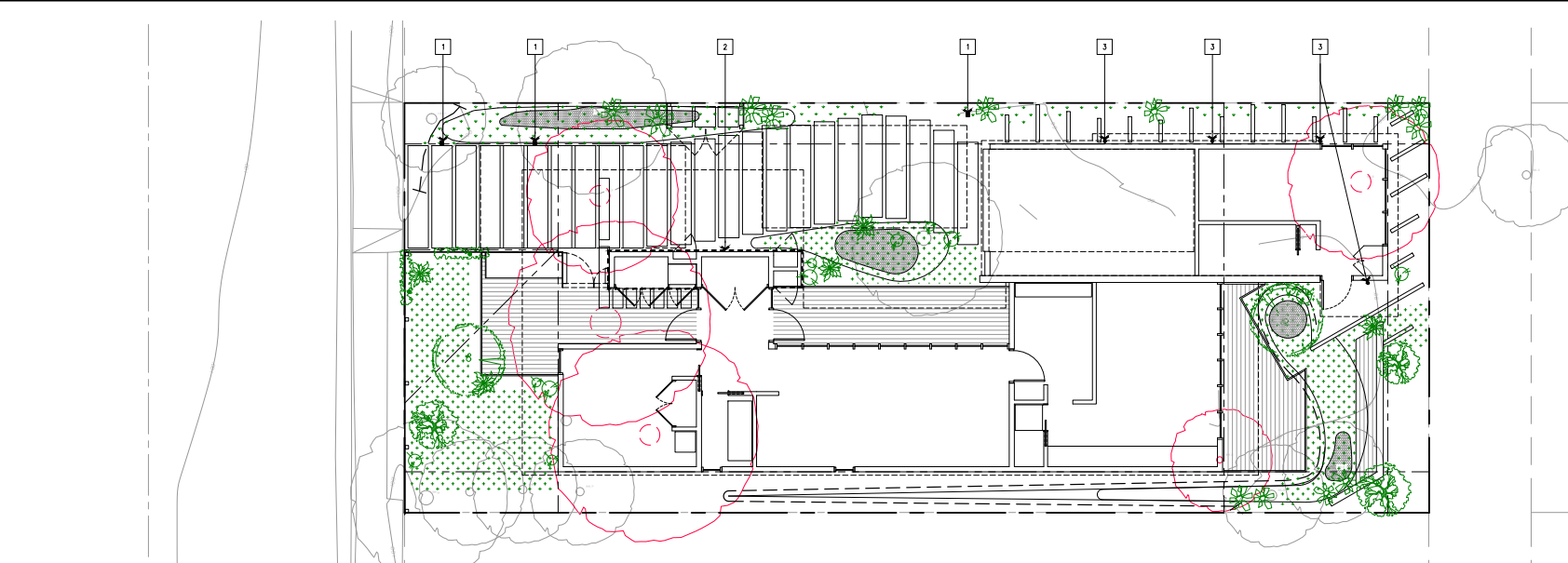
2
 FRY-REGLET WALL-WASH L.E.D. TAPE LIGHT



3
 WEST ELM CYLINDER OUTDOOR DOUBLE SCENCE, WHITE

SITE LIGHTING TYPES

L-1
 SCALE: NTS **2**



PLANTING KEY

	CEONOTHUS JULIA PHELPS JULIA PHELPS MOUNTAIN LILAC (3 TOTAL - REPLACEMENT TREES, 15-GAL. MIN.)		MUHLENBERGIA DUBIA TEXAS DEERGRASS		EXISTING TREE TO REMAIN PROTECT IN PLACE		ARBUTUS MARINA MADRONE (2 TOTAL - REPLACEMENT TREES, 15-GAL. MIN.)
	MANDEVILLA LAXA CHILEAN JASMINE (2 TOTAL - REPLACEMENT VINES, 15-GAL. MIN.)		FESTUCA RUBRA RED FESCUE		EXISTING TREE/VINE TO BE REMOVED (5 TOTAL)		
	AGAVE ATTENUATA FOX TAIL AGAVE		KOELERIA MACRANTHA "BARKOAL" BARKOAL JUNEGRASS				
	WOODWARDIA FLORIBATA GIANT CHAIN FERN						

LANDSCAPE & PLANTING PLAN - 1830 47TH STREET

L-1
 SCALE: 3/16" = 1'-0" **1**

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PROJECT NAME
 A NEW SINGLE FAMILY
 RESIDENCE

WESTERVELT

1830 47TH AVE
 CAPITOLA, CALIFORNIA
 APN: 034-022-35

SHEET TITLE

**LANDSCAPE &
 SITE LIGHTING**

DRAWING STATUS

PLANNING SUBMITTAL

REVISIONS

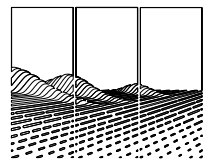
Sym.	Description	Date

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Scale	3/16" = 1'-0"
Project No.	21040

SHEET No.

L-1

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PROJECT NAME
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WESTERVELT
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 APN: 034-022-35

SHEET TITLE
GRADING & STORM WATER CONTROL

DRAWING STATUS

PLANNING SUBMITTAL

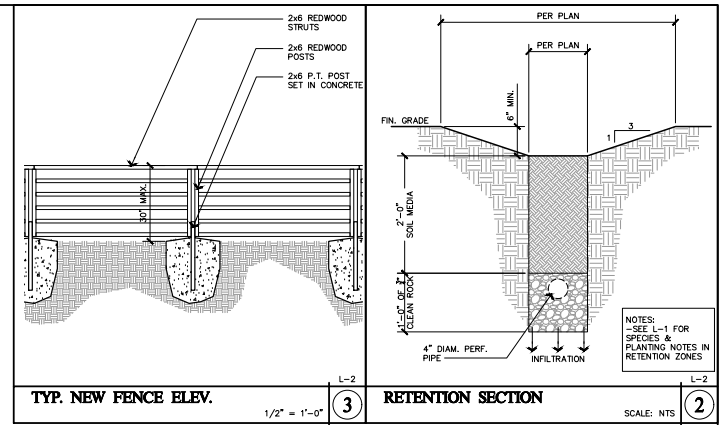
REVISIONS

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Date Issued	08.16.2022
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Project No.	21040

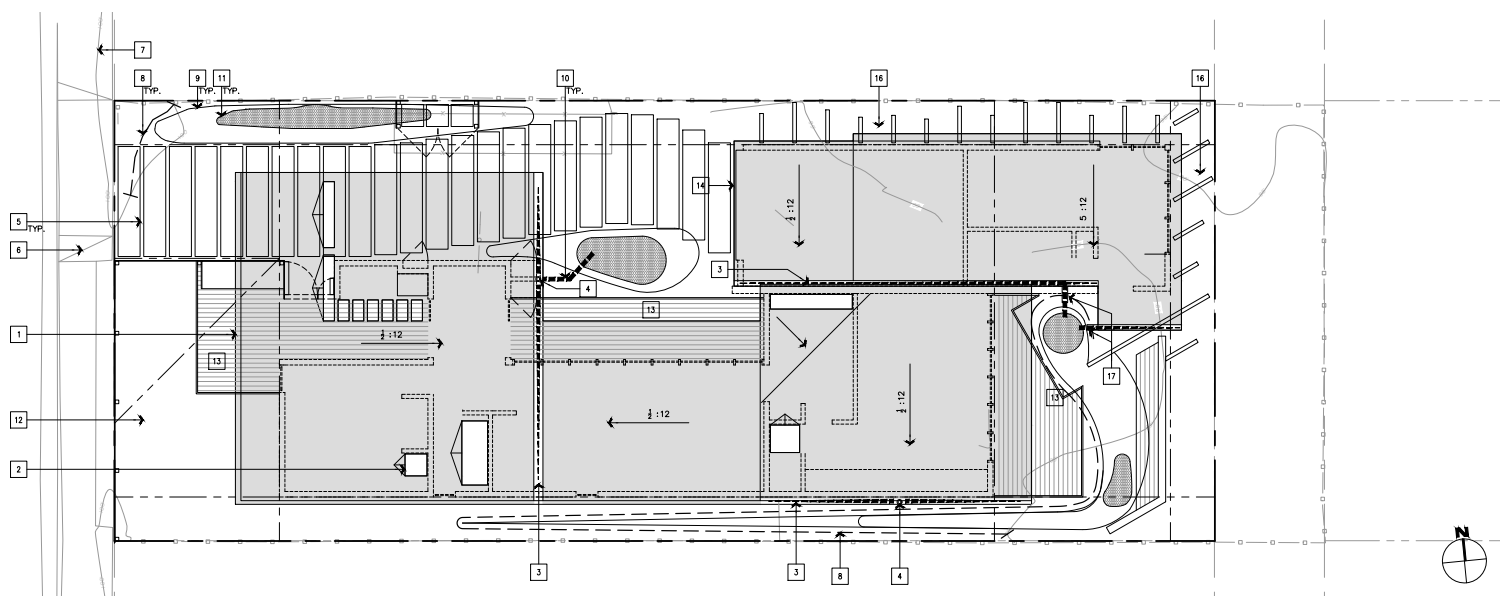
SHEET No.

L-2



TYP. NEW FENCE ELEV. 1/2" = 1'-0" **3**

RETENTION SECTION SCALE: NTS **2**



KEYNOTES

- | | | |
|---|---|--|
| 1 ROOF, SHOWN HATCHED | 9 GRADE BREAK FOR STORM WATER RETENTION ZONE | 17 EXPOSED RAINWATER SCUPPER, POWDER-COATED STEEL |
| 2 SKYLIGHT W/ CRICKET, TYP. | 10 FLOOR OF STORM WATER RETENTION ZONE | |
| 3 ROOF GUTTER | 11 4" P.V.C. TO RETENTION, OUTLET INTO GRAVEL PIT W/ MIN. 4" COVER | |
| 4 ROOF DOWNSPOUT, IN-WALL/ BELOW GRADE TO RETENTION ZONE | 12 FRONT PLANTING AREA, ALL RAINWATER TO PERMEATE ON-SITE | |
| 5 CONCRETE PAVER DRIVE, FREE DRAINING GRAVEL OR RIVER ROCK BETWEEN | 13 EXTERIOR DECK, REDWOOD ON P.T. FRAMING, CONC. PIER FOOTINGS | |
| 6 (E) SIDEWALK AND CURB-CUT TO MAIN | 14 GARAGE SLAB, SLOPE 1" PER FOOT TOWARDS DOOR | |
| 7 (E) TOPOGRAPHY, SEE SURVEY | 15 CONC. & WOOD SITE BENCH | |
| 8 REVISED FINISH GRADING | 16 DECOMPOSED GRANITE PATH W/ FLUSH RECLAIMED RAILROAD TIES @ 36" O.C. | |

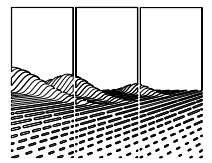
GENERAL NOTES

- STORM WATER DESIGN PROMOTES ON-SITE INFILTRATION
- AFTER PLANTING RETENTION AREAS, PROVIDE A 1" GRAVEL COVER
- FINISH GRADE TO DIRECT WATER AWAY FROM BUILDING FOUNDATIONS AND AWAY FROM PROPERTY LINES
- ALL DOWNSPOUTS FEED INTO SUB-GRADE STORM DRAINS TO DISCHARGE INTO ENERGY DISSIPATER IN GRAVEL LAYER OF RETENTION SECTION

GRADING & DRAINAGE PLAN - 1830 47TH STREET

SCALE: 3/16" = 1'-0" **1**

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 APN: 034-022-35

SHEET TITLE

EROSION CONTROL & CONSTRUCTION BMPs

DRAWING STATUS

PLANNING SUBMITTAL

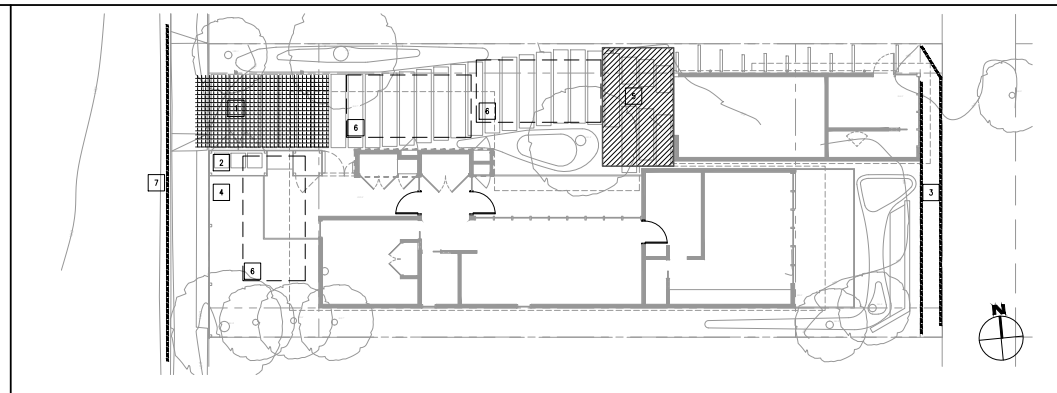
REVISIONS

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Project No.	21040

SHEET No.

L-3



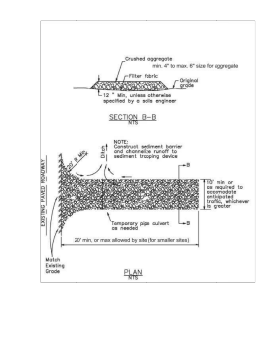
- 1 STABILIZED CONSTRUCTION ENTRY/EXIT, PER CASQA TC-1
- 2 CONCRETE WASTE WASHOUT BASIN PER CASQA WM-8
- 3 FIBER ROLLS PER 3/- MINIMUM 2 ROWS PER SLOPE @ 10'-0" APART
- 4 PORTABLE SANITATION FACILITY PER 5/-
- 5 MATERIAL STORAGE, PER 4/-
- 6 CONSTRUCTION PARKING
- 7 GUTTER PROTECTION, PER 7/-
- 8

EROSION CONTROL - 1830 47TH STREET SCALE: 1/8" = 1'-0" **1**

1. BEST MANAGEMENT PRACTICES (BMPs) AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- A. WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
 - B. EXISTING VEGETATION PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
 - C. EROSION AND SEDIMENT CONTROL AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT-ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
 - D. STOCKPILE MANAGEMENT 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 - E. WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
 - F. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
 - G. DRAININLET PROTECTION & PERIMETER CONTROLS DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.
 - H. SWEEPING ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
 - I. DEWATERING NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER MONTEREY CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
 - J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.

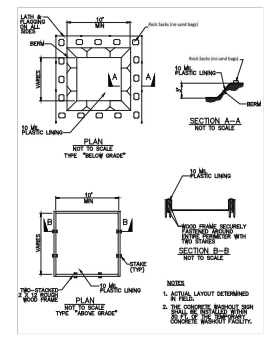
EROSION AND SEDIMENT CONTROL NOTES SCALE: 1/8" = 1'-0" **2**

Stabilized Construction Entrance/Exit TC-1



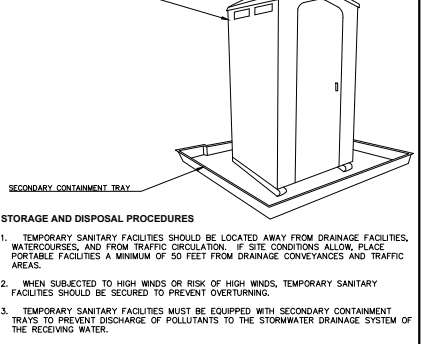
STABILIZED CONSTRUCTION ENTRANCE SCALE: NTS **8**

Concrete Waste Management WM-8



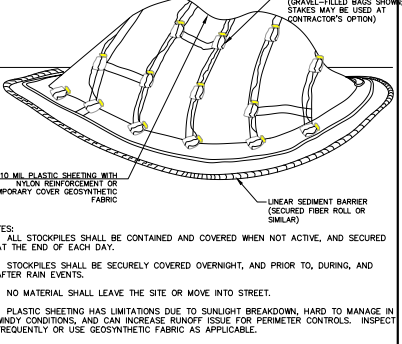
CURB & GUTTER CONTAINMENT SCALE: NTS **7**

TEMPORARY SANITARY FACILITY



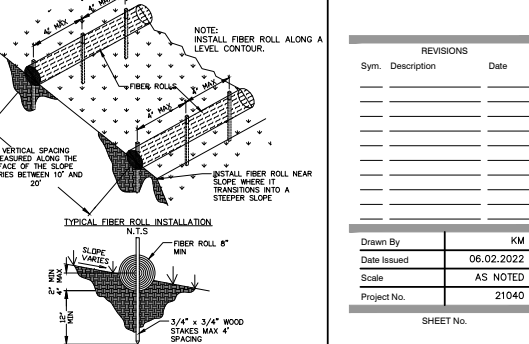
SANITARY WASTE MANAGEMENT SCALE: NTS **5**

TEMPORARY COVER ON STOCKPILE



TEMPORARY COVER ON STOCKPILE SCALE: NTS **4**

FIBER ROLLS



FIBER ROLLS SCALE: NTS **3**

SEP 2022 California Stormwater BMP Handbook 1 of 1 L-3

SEP 2022 California Stormwater BMP Handbook 1 of 1 L-3

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