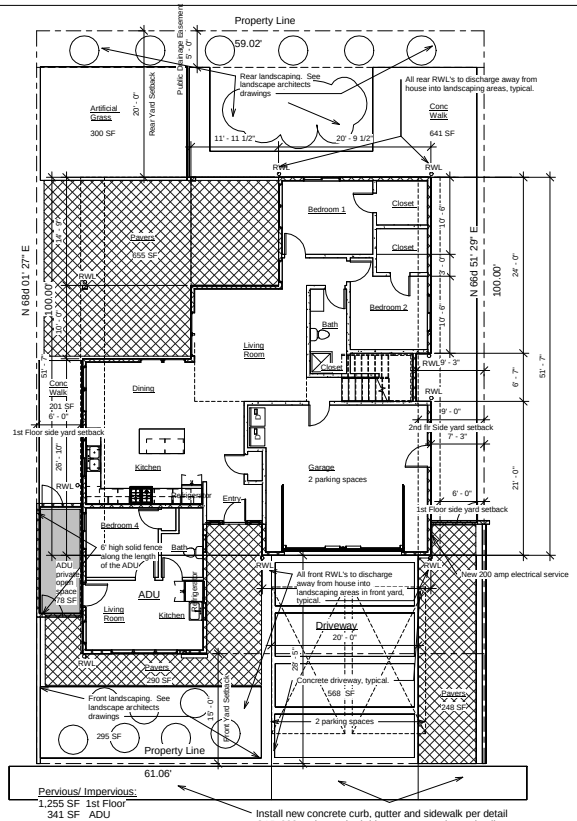


Pervious/ Impervious:
1,255 SF 1st Floor
341 SF ADU
495 SF Garage
1,410 SF Concrete Driveway + Walks
1,192 SF Pervious Pavers
300 SF Artificial Turf

Install new concrete curb, gutter and sidewalk per detail CAP-003 and standard driveway approach per detail CAP-008. City of Capitola details on sheet A108. typical.

Note:
Existing overhead utilities lines will be underground to the nearest utility pole.

Cabrillio St

Public Works Notes

1. The extent of all improvements or modifications shall be limited to those areas fronting the property boundary and shall not impact the frontage of adjacent parcels.

2. Capitola Public Works ADA compliant details are called out on the Site Plan. Any exisitng vegetation blocking the sidewalk shall be removed.

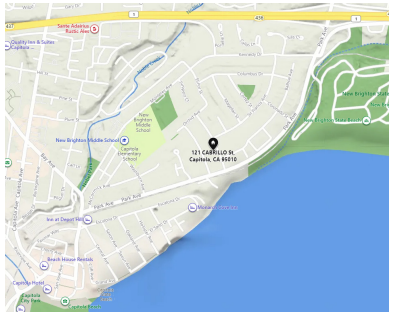
3. RWL's in front half will drain to front planting areas and RWL's in back half will drain to rearyard planting areas.

(5) Public Works
1/4" = 1'-0"

Proposed Site Plan

(1) Level 1 Heck SITE proposed
1/8" = 1'-0"

Vicinity Map



Project Data

All work to comply with all City of Capitola local codes and approved building standards. All work to comply with 2019 California Building, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Code, 2019 California Fire and Energy Codes and the 2019 California Residential Building Code.

This project is to demolish an existing 1900 SF house and garage and build a new residence.

A.P.N.:	036-185-10
Lot Size:	6,003 SF 61' x 100'
Zoning:	R-1
Max FAR (48%):	2,881 SF
Construction Type:	VB Sprinklered
Occupancy:	R-3/U
Fire Sprinklers:	Yes
Setbacks:	20' front + rear yard, side : 6' 1st floor, 9' 2nd floor side yard setback

	Existing	New
Habitable Space:		
1st Floor	1,900 SF	1,255 SF
2nd Floor		397 SF
2nd Flr 16' ht		177 SF
ADU		341 SF
Garage:	409 SF	495 SF
Total	2,309 SF	2,665 SF (2,881 Max)

Impervious Surfaces	Existing		New	
1st Floor	1,900 SF		1,255 SF	
Garage	409 SF		495 SF	
ADU			341 SF	
Conc Driveway + Walks	1,056 SF		1,410 SF	
Total		56.1% 3,365 SF		58.3% 3,501 SF

Owner:
Chris + Lee Heck
121 Cabrillio
Capitola CA

(2) Project Data
1/4" = 1'-0"

Drawing Index

A101	Site Plan + Project Data
A102	Existing Site + Floor Plan
A103	Proposed Floor Plans
A104	Proposed Exterior Elevations
A105	Proposed Exterior Elevations
A106	Building Sections + Roof Plan
A107	Colors + Material Board
A108	Public Works Details
L1	Landscape Site Plan
C1	Land Survey

(3) Drawing Index
1/4" = 1'-0"

Consultants

Architect:
Kurt Useldinger Architect
218 Mount Hermon Rd #E
Scotts Valley CA 95066
408-204-3431

Landscape Architect
Greg Lewis Landscape Architect
730 Park Way
Santa Cruz CA 95065
831-359-0960

Land Survey
Hogan Land Services
2601 41st Ave #B
Soquel CA 95073
831-425-1617

(4) Consultants
1/4" = 1'-0"

Useldingerarchitects.com
Kurt Useldinger
Architect
408-204-3431
license#18189
Kwurto@aol.com
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Scotts Valley CA 95066
Northern California
2173 De Mille Rd
Paradise CA 95969

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Heck Residence
121 Cabrillo St
Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

Site + Roof Plan

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU

A101

Scale As indicated

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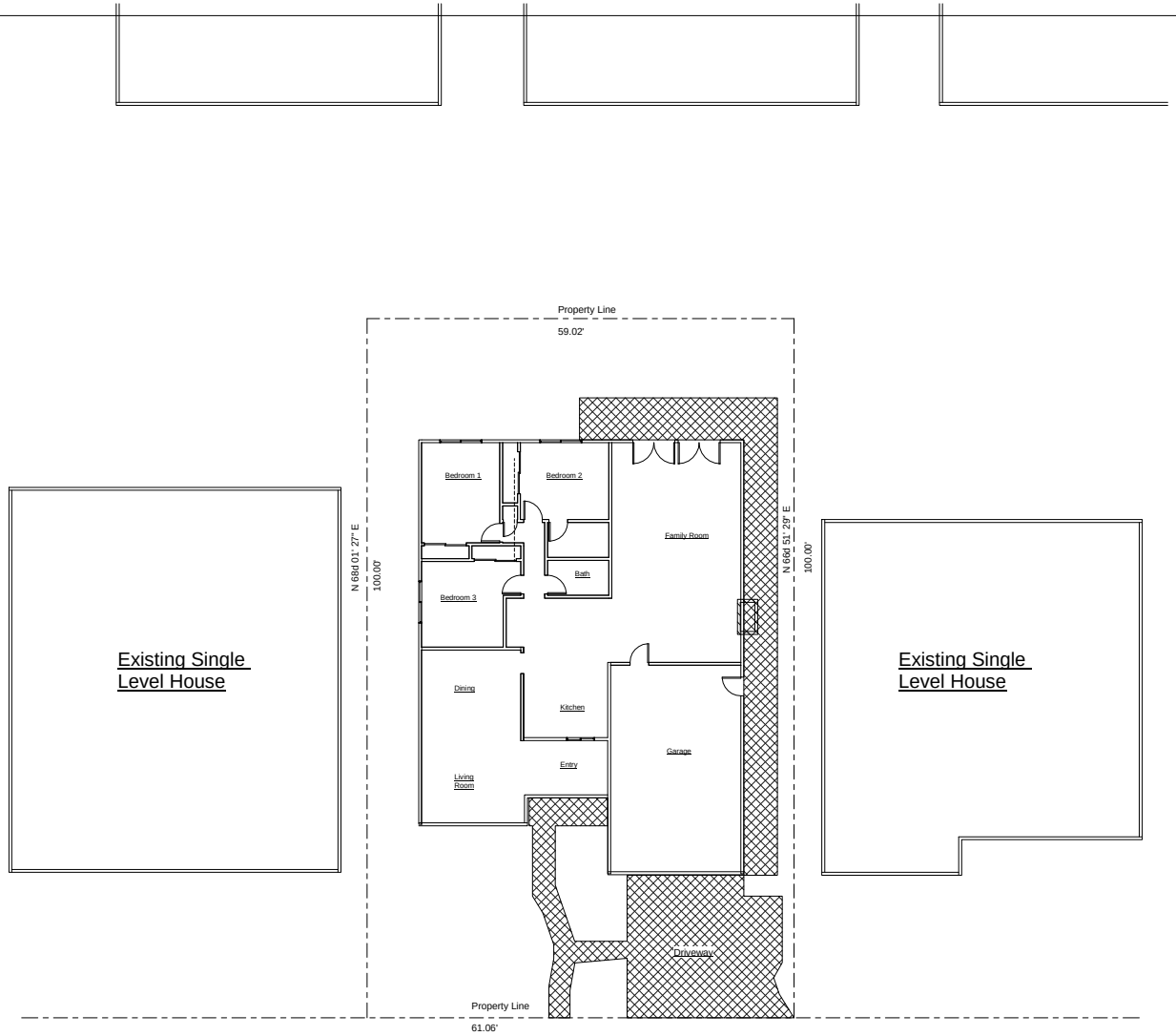

North

Cabrillio St

Existing Floor + Site Plan

1 Level 1 Heck SITE existing
1/8" = 1'-0"

408-204-3431
license#18189
Kwurto@aol.com

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Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

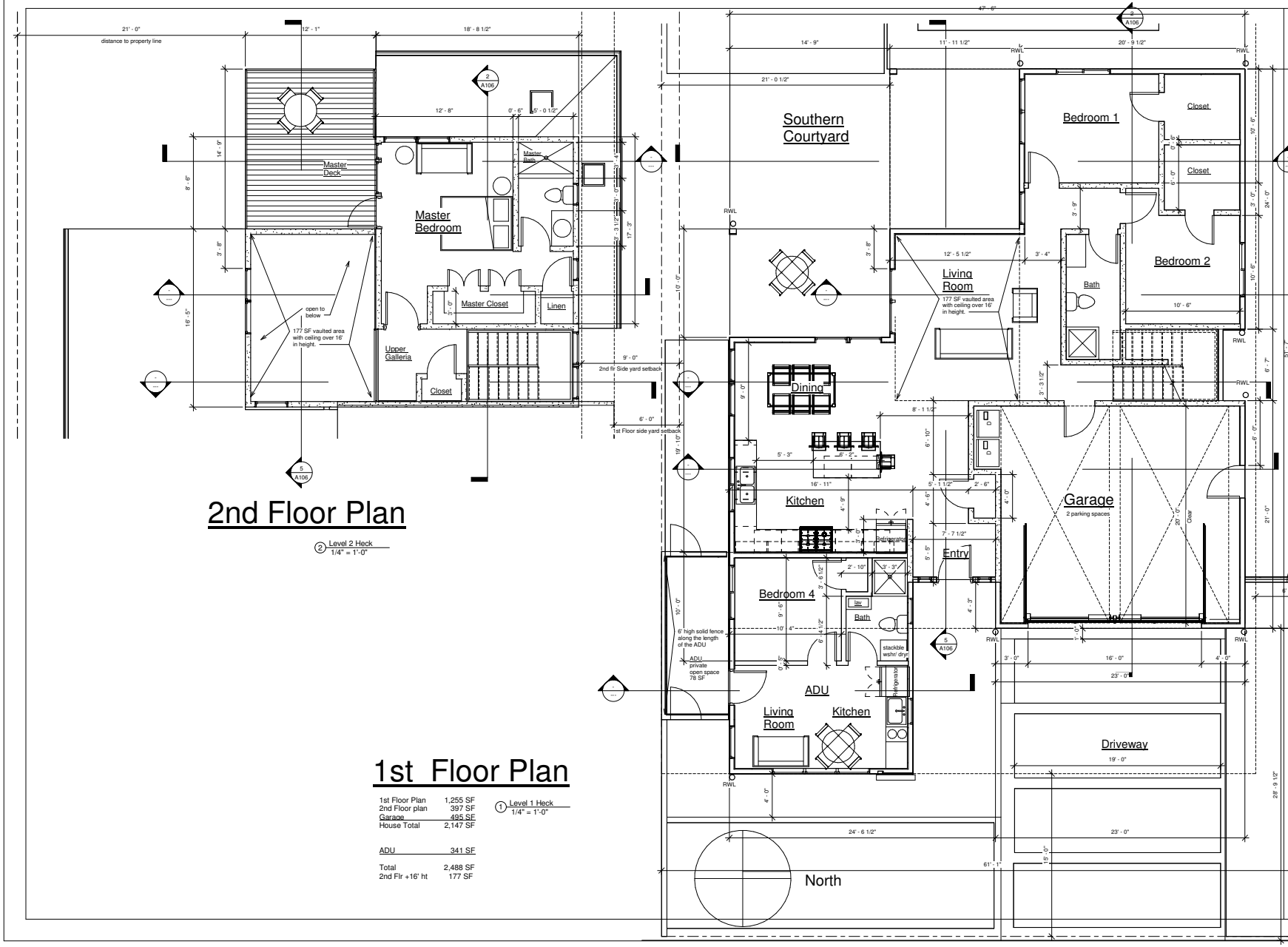
Existing Site + Floor Plan

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU

A102

Scale	1/8" = 1'-0"

9/12/2022 3:49:18 PM



2nd Floor Plan

2 Level 2 Heck
1/4" = 1'-0"

1st Floor Plan

1 Level 1 Heck
1/4" = 1'-0"

1st Floor Plan	1,255 SF
2nd Floor plan	397 SF
Garage	495 SF
House Total	2,147 SF
ADU	341 SF
Total	2,488 SF
2nd Flr +16' ht	177 SF

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Architect

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Heck Residence
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Capitola CA 95010
APN 036-185-10

No.	Description	Date

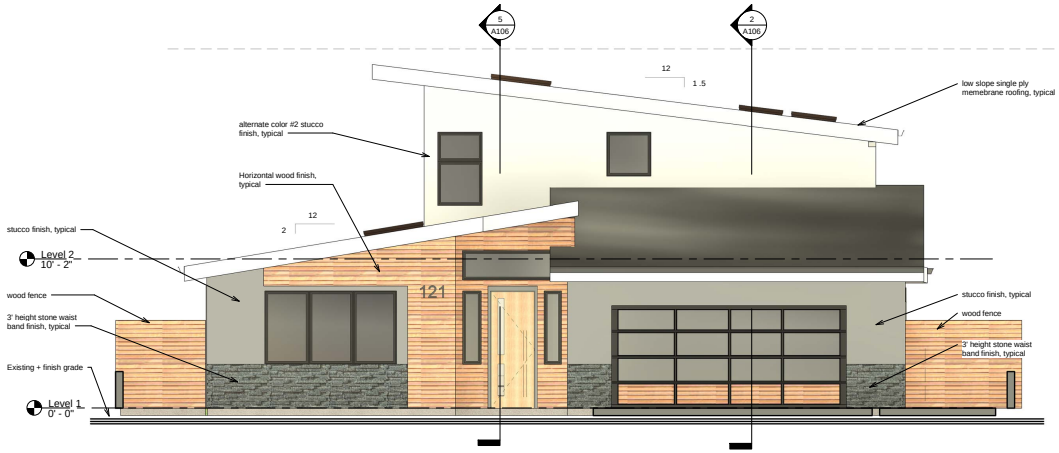
Heck Residence

Proposed Floor Plans

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU
Scale	1/4" = 1'-0"

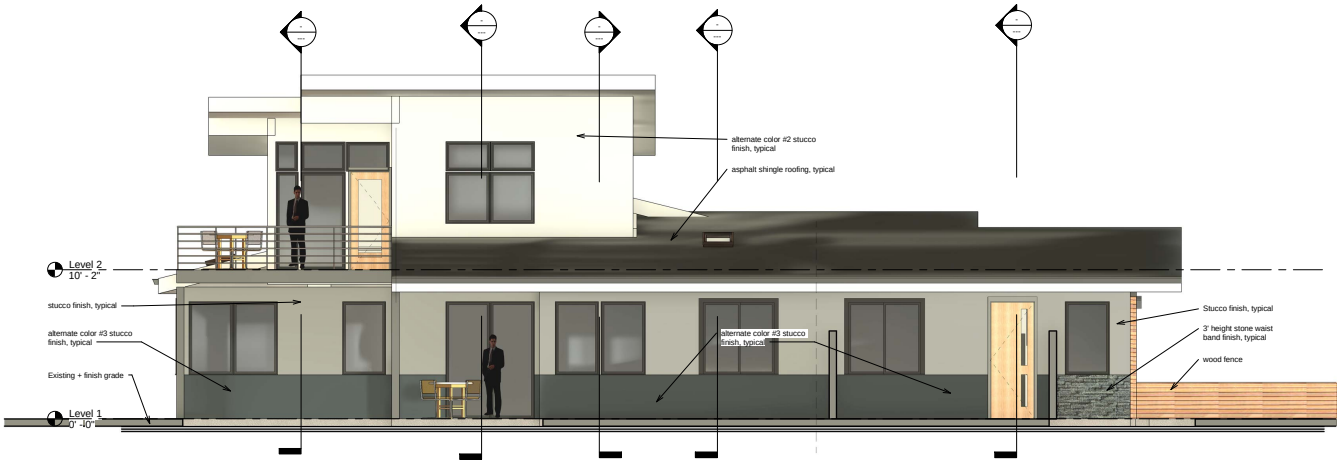
A103

11/21/2022 8:20:33 PM



East Elevation

2 East
1/4" = 1'-0"



South Elevation

1 South
1/4" = 1'-0"

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Architect

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Heck Residence
121 Cabrillo St
Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

Exterior Elevations

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU

A104

Scale	1/4" = 1'-0"

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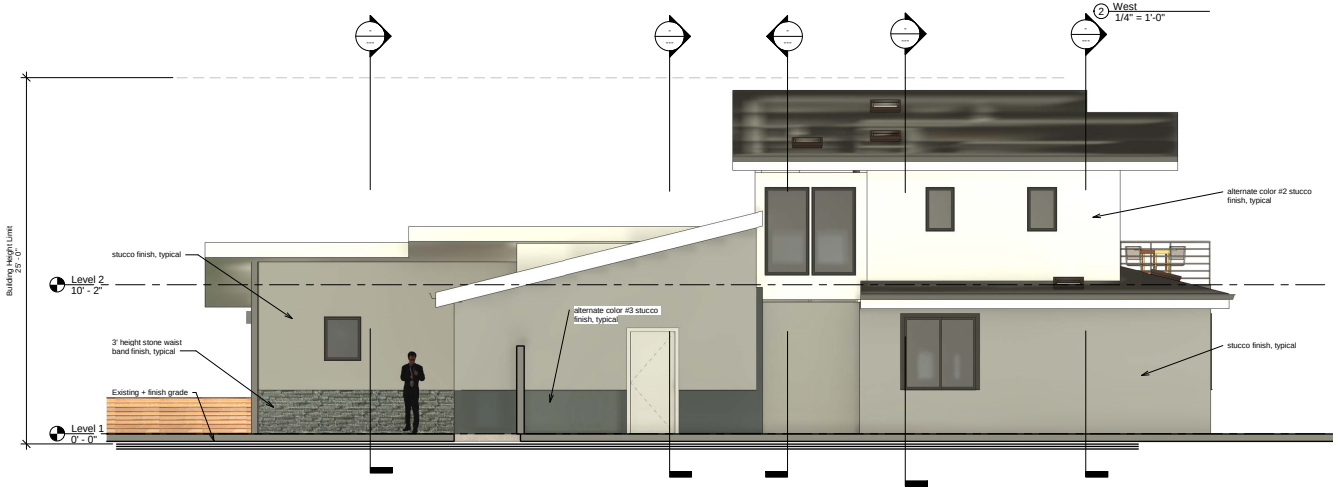
West Elevation



North Elevation

1 North
1/4" = 1'-0"

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Architect

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Kwurtg@aol.com

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Heck Residence
121 Cabrillo St
Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

Exterior Elevations

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU

A105

Scale	1/4" = 1'-0"

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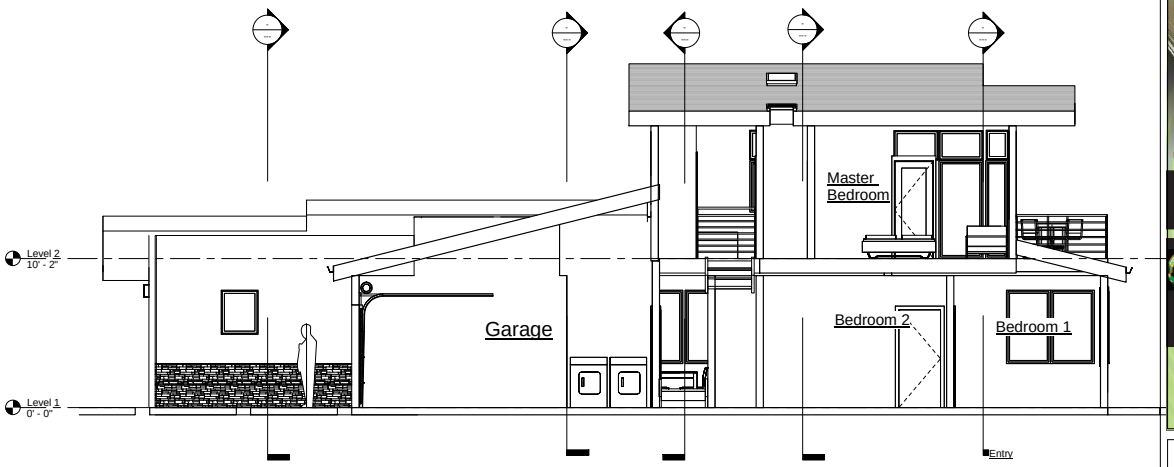
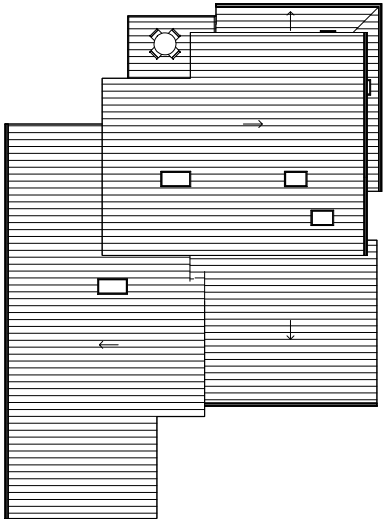


Building Section

2 Section 3
1/4" = 1'-0"



Roof Plan

1 ROOF Heck
1/8" = 1'-0"

Building Section

5 Section 5
1/4" = 1'-0"

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Heck Residence
121 Cabrillo St
Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

Building Sections + Roof Plan

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU

A106

Scale	As indicated

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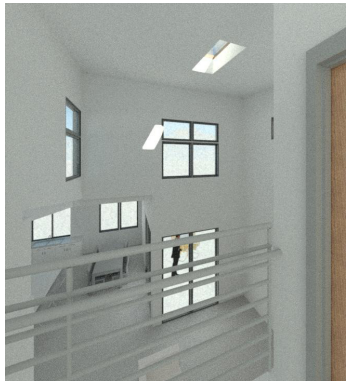
Color + Material Board



5 05082022_2 Int Galleria 1_1
12" = 1'-0"

6 05082022_1 Int Nook to LR_1
12" = 1'-0"

1 05082022_Ext Street 4_1
12" = 1'-0"

3 05082022_Ext Courtyard 2_1
12" = 1'-0"

2 05082022_Ext Street 1_1
12" = 1'-0"

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Architect

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Kwurto@aol.com

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Heck Residence
121 Cabrillo St
Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

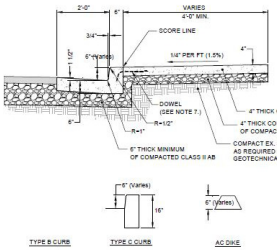
Colors + Material Board

Project number	332021
Date	22 August 2022
Drawn by	KU
Checked by	KU

A107

Scale	12" = 1'-0"

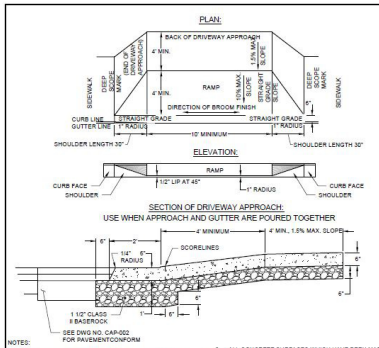
9/12/2022 4:04:11 PM



NOTES:

1. ALL WORK AND MATERIAL SHALL CONFIRM TO THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. CONCRETE SHALL BE SIX SACK MIX, CLASS A WITH 2,500 PSI IN 28-DAY (MINIMUM).
3. COMPACT SUBBASE SOIL AND CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION.
4. SEE SCORELINE AND EXPANSION JOINTS PER CAP-006.
5. ALL CONCRETE CURBS, GUTTERS SIDEWALKS, AND DRIVEWAY APPROACH REMOVALS SHALL BE SAWCUT ON EXISTING SCORELINES. LIMITS OR REMOVAL TO BE DETERMINED BY CITY.
6. ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACED WILL NOT BE ACCEPTED.
7. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB, 3" DOWN FROM TOP OF CURB AND 4" INTO THE CONCRETE.

NOT TO SCALE	CITY OF CAPITOLA INCORPORATED 1949	STANDARD DRAWINGS FOR **CURB, GUTTER, AND SIDEWALK**	DRAWN: 1/15 REV:
DRAWN BY: B&W			
CHECKED BY: JFR		STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No. CAP - 003



NOTES:

1. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. CONCRETE SHALL MEET 2,500 PSI IN 28-DAY REQUIREMENS (MINIMUM).
3. DRIVEWAY APPROACH SHALL BE GIVEN A MEDIUM BROOM FINISH FROM END TO END.
4. SCORELINES SHALL CORRESPOND WITH THE SCORELINS OF THE ADJACENT SIDEWALK WHEN PRACTICAL.
5. ALL DRIVEWAY APPROACH REMOVALS SHALL BE SAW CUT ON EXISTING SCORELINES. LIMITS OF REMOVAL TO BE DETERMINED BY CITY.
6. ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACED WILL NOT BE ACCEPTED.
7. USE 1/4" RADIUS JOINTER FOR ALL SCORELINES WHICH SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH.
8. 5' MINIMUM BETWEEN DRIVEWAY APPROACHES.
9. 6 X 6 X #10 WIRE MESH WILL BE INSTALLED FULL LENGTH FROM BACK OF GUTTER TO BACK OF SIDEWALKS ON ALL DRIVEWAYS.
10. DIFFERENCE IN SLOPE OF THE DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5'-0" FROM GUTTER LINE SHALL NOT EXCEED 15%. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.

NOT TO SCALE	CITY OF CAPITOLA INCORPORATED 1949	STANDARD DRAWINGS FOR **STANDARD DRIVEWAY APPROACH**	DRAWN: 1/15 REV:
DRAWN BY: B&W			
CHECKED BY: JFR		STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No. CAP - 008

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Heck Residence
121 Cabrillo St
Capitola CA 95010
APN 036-185-10

No.	Description	Date

Heck Residence

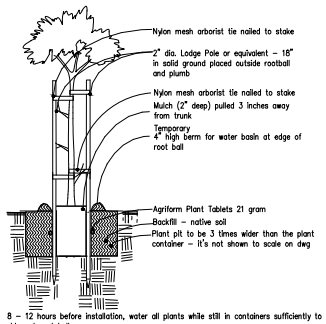
Public Works Detail

Project number	332021
Date	22 August 2022
Drawn by	Author
Checked by	Checker

A108

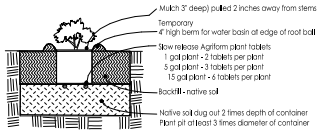
Scale

9/12/2022 4:05:35 PM



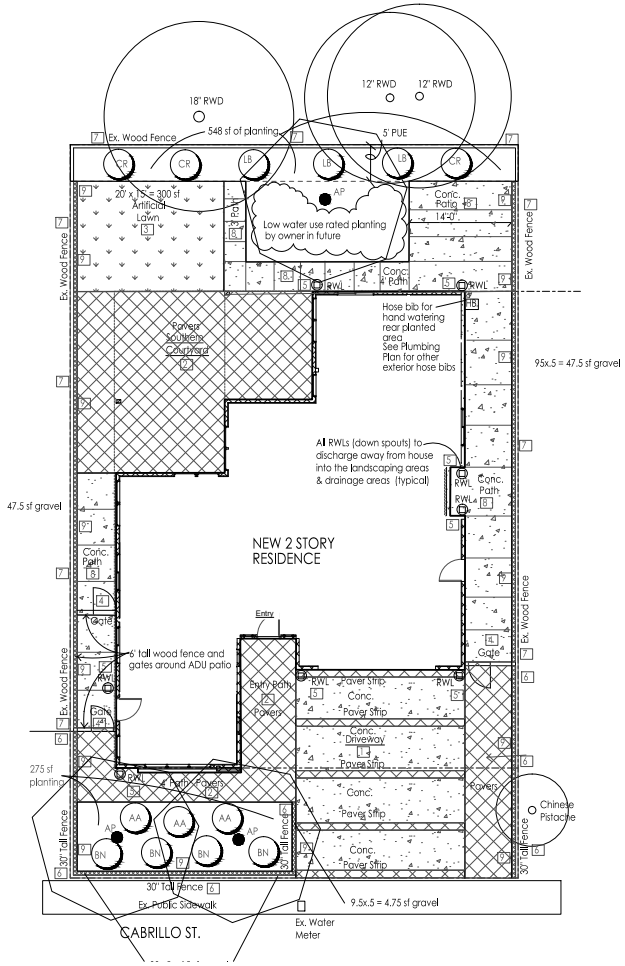
1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole at least 3" deeper than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gouge holes in the side of the plant pit – 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16"dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting
No Scale



1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting
No Scale



Landscape Plan &
Tree Canopy Coverage
Lot Size is 6003 sf

1/8"=1'-0"
0' 8' 16'

Landscape Site Legend

1. Driveway - Poured in place concrete, natural color, with 12 inch wide strips of interlocking conc. pavers or just all concrete
2. Paths and Patios - Interlocking conc. pavers or poured in place concrete - brand, pattern, and color to be selected by owner - one option is Calstone Mission, gray, charcoal, tan
3. Artificial Lawn
4. 3' wide x 6' tall wood gate and fence with horiz. 1x4s
5. Down spouts (rain water leaders RWL) locations
6. 30 inch tall wood fence with horiz. 1x4 or 1x6 stained to match wood on house
7. Existing solid wood fence to remain
8. Poured in place conc. paving - color and finish to be selected by owner
9. 6 inch wide gravel border with ¾" to 1-1/2" Noiya rounded gravel 3 inches deep

Plant Palette

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS RATING
TREES					
AP	3	15	Acer palmatum Ostio Beni or Sango Kaku	Red Japanese Maple Coral Bark Maple	MED MED
SHRUBS					
CR	3	5	Cycas revoluta	Sago Palm	MED
GROUND COVERS					
LB	3	1	Lomandra Breeze		LOW
BN	4	1	Billbergia Nutans	Queens Tears	LOW
AA	3	5	Agave attenuata Ray of Light	Variegated Agave	LOW

Tree Canopy Coverage

Total Parcel Area = 6003 sf
15% required
Min. canopy coverage required .15 x 6003 = 900.45 sf

Front Yard Japanese Maples
20' dia. mature canopy = 314 sf each
2 x 314 sf = 628 sf
Rear Yard Japanese Maple
1 x 314 sf = 314 sf
Total canopy coverage = 942 sf

942/6003 = 15.7%

Landscape Notes

1 There is 823 sf of Planting and Irrigation (Soquel Creek Water District Tier 1) The plants will be hand watered with a hose bib and hose so no Irrigation Plan is being provided.

2 There is 300 sf of Artificial Lawn (rear yard) that is considered pervious.

3 There is 115 sf of 6" wide gravel strip that is pervious

Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
708 Park Way - Santa Cruz, CA 95065 (831) 359-0980
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Exp. 12/31/24 9/7/22 STATE OF CALIFORNIA

Heck Residence
121 Cabrillo St., Capitola, CA 95010

Date 9/7/22
Scale As Noted
Drawn Greg
Job
Sheet L1
of 1

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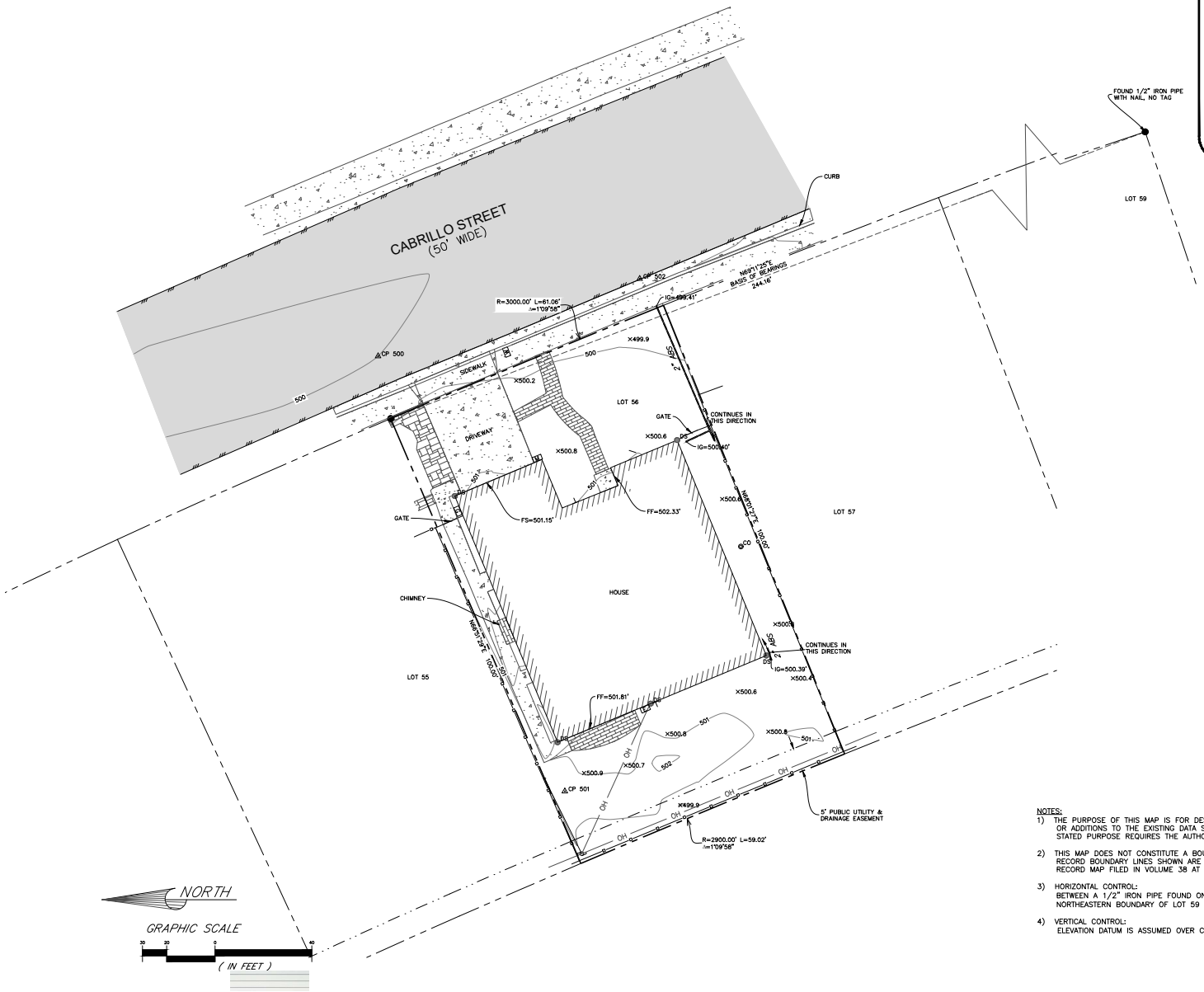

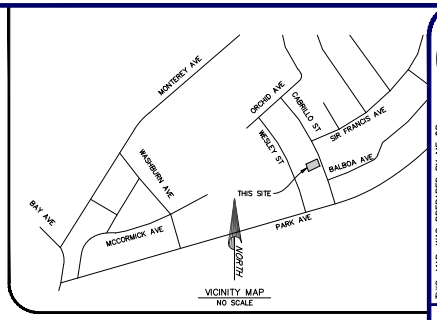

VICINITY MAP
NO SCALE

LEGEND

	RECORD BOUNDARY LINE
	RECORD ADJOINING BOUNDARY LINE
	RECORD EASEMENT LINE
	TIE LINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT CONCRETE
	EDGE OF BUILDING
	WOOD FENCE
OH	OVERHEAD WIRE
	MINOR CONTOUR
100	MAJOR CONTOUR
12" CMP	STORM-DRAIN W/SIZE & TYPE
	ASPHALT CONCRETE SURFACE
	CONCRETE SURFACE
	SLATE/PAVERS SURFACE
	BRICK SURFACE

SYMBOLS

×143.2	SPOT ELEVATION
	POWER POLE W/ GUY ANCHOR
E	ELECTRIC METER
W	WATER METER
	HOSE BIB
G	GAS METER
CO	SEWER CLEAN OUT
DS	ROOF DOWNSPOUT
M	MAIL BOX
●	FOUND 1/2" IRON PIPE, NO TAG
△3	RANDOM CONTROL POINT W/#

ABBREVIATIONS

ABS	ACRYLONITRILE BUTADIENE STYRENE
IG	INVERT GRADE
FF	FINISHED FLOOR
FS	FINISHED SLAB

NOTES:

1) THE PURPOSE OF THIS MAP IS FOR DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.

2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN VOLUME 38 AT PAGE 27, SANTA CRUZ COUNTY RECORDS.

3) HORIZONTAL CONTROL: BETWEEN A 1/2" IRON PIPE FOUND ON THE NORTHEASTERN BOUNDARY OF LOT 56 AND A 1/2" IRON PIPE ON THE NORTHEASTERN BOUNDARY OF LOT 59 AS SHOWN ON 38M27 (N69°11'25"E)

4) VERTICAL CONTROL: ELEVATION DATUM IS ASSUMED OVER CP 500 (500.00 FEET)

LAND SURVEYOR ADAM S. RIVERA LS 8451 STATE OF CALIFORNIA

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF CHRIS HECK IN FEBUARY, 2022

2/4/22

ADAM S. RIVERA PLS 8451

DRN:	JPG	JOB #:	5430
CHK:	KB		
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