

ABBREVIATIONS

A.B.	ANCHOR BOLT	MIN.	MINIMUM
ALUM.	ALUMINUM	M.O.	MASONRY OPENING
APPROX.	APPROXIMATE	MTL.	METAL
BD.	BOARD	(N)	NEW
BLKG.	BLOCKING	N/A.	NOT APPLICABLE
BM.	BEAM	N.I.C.	NOT IN CONTRACT
BT.	BOTTOM	N.T.S.	NOT TO SCALE
C.B.	CABINET	O./	OVER
C.J.	CONTROL JOINT	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OPENG.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OSB	ORIENTED STRAND BOARD
COL.	COLUMN	P.A.F.	POWDER ACTUATED FASTENER
CONC.	CONCRETE	PL.	PLATE
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DIM.	DIMENSION	P.V.C.	POLY VINYL CHLORIDE
DN.	DOWN	QTR.	QUARTER
D.F.	DOUGLAS FIR	R.	RADIUS
D.W.	DISHWASHER	REF.	REFRIGERATOR
E.A.	EACH	REINF.	REINFORCING
EL.	ELEVATION	REQ'D.	REQUIRED
EQ.	EQUAL	RM.	ROOM
EQUIP.	EQUIPMENT	RND.	ROUND
EXIST.	EXISTING	R.O.	ROUGH OPENING
(E)	EXISTING	RWD.	REDWOOD
EXT.	EXTERIOR	S.A.F.	SELF-ADHERING FLASHING
FDN.	FOUNDATION	S.C.	SOLID CORE
F.M.	FLOOR MATERIAL	SIM.	SIMILAR
F.O.B.	FACE OF BLOCK	S.P.C.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SQ.	SQUARE
F.O.F.	FACE OF FINISH	S.S.	STAINLESS STEEL
F.O.S.	FACE OF STUD	STD.	STANDARD
FT.	FOOT OR FEET	STL.	STEEL
FG.	FOOTING	STRUCT.	STRUCTURAL
G.A.	GAUGE	SYNTH.	SYNTHETIC WOOD
GALV.	GALVANIZED	T&G	TONGUE & GROOVE
G.I.	GALVANIZED IRON	T.I.C.	TONGUE IN CHEEK
G.L.B.	GLUE LAM BEAM	THK.	THICK
G.S.M.	GALVANIZED SHEET METAL	T.O.C.	TOP OF CONCRETE
H.C.	HOLLOW CORE	T.O.P.	TOP OF PLATE
HDR.	HEADER	T.O.S.	TOP OF SLAB
H.M.	HOLLOW METAL	T.O.W.	TOP OF WALL
HORIZ.	HORIZONTAL	T.O.S.F.	TOP OF SUB-FLOOR
HT.	HEIGHT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	W/	WITH
JT.	JOINT	W.C.	WATERCLOSET
K.D.	KILN DRIED	WB.	WOOD
LAM.	PLASTIC LAMINATE	WDW.	WINDOW
LAV.	LAVATORY	WH.	WATER HEATER
MAX.	MAXIMUM	W/O.	WITHOUT
M.B.	MACHINE BOLT	W.R.B.	WEATHER RESISTIVE BARRIER
MFR.	MANUFACTURER	WT.	WEIGHT
		W.W.M.	WELDED WIRE MESH

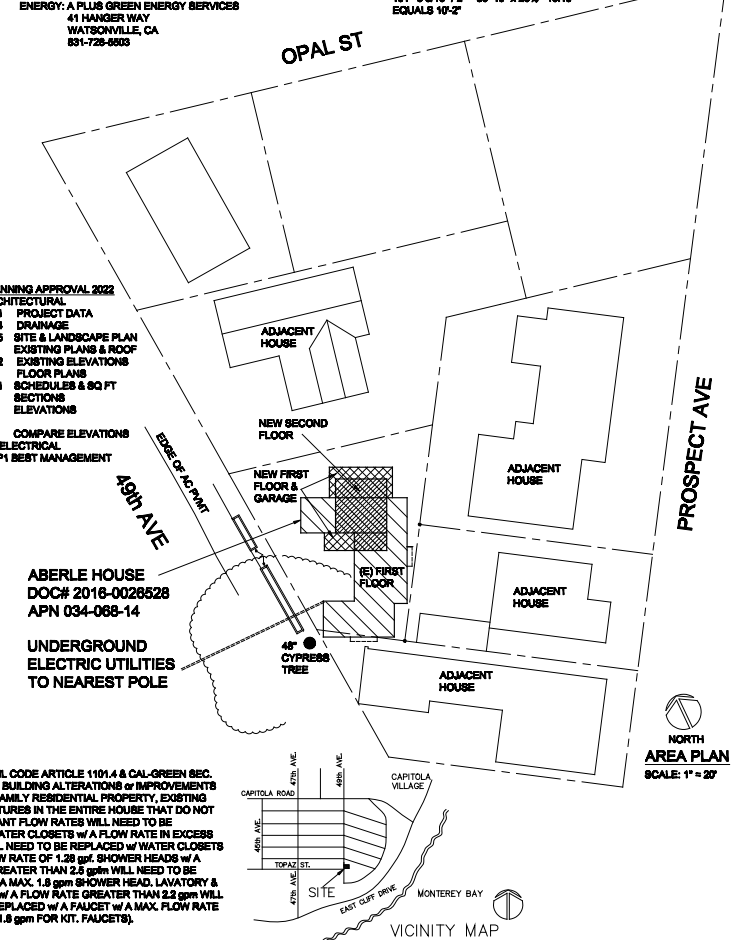
CONDITIONS OF APPROVAL

- The project approval consists of a 666 sf. addition that includes a new 226 sf. one-car garage, a 379 sf. 2nd floor living space above the garage, and a 61 sf. addition to the first floor to accommodate a bathroom, stair well & stairway to a 2nd floor with a variance for a side yard setback at 1350 49th Ave. within the R-1 (single family residential) zone district. The max. Floor Area Ratio for the 3,216 sf property is 57% (1,833 sf). The total FAR of the project is 57% with a total of 1,833 sf, compliant with the max. FAR within the zone. The proposed project is approved as indicated on the final plans reviewed & approved by the Planning Commission (PC) on May 5, 2018, except as modified through conditions imposed by the PC during the hearing.
- Prior to construction, a building permit shall be secured for any new construction or modification to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the PC. All construction & site improvements shall be completed according to the approved plans.
- At time of submittal for a building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
- At time of submittal for a building permit review, Public Works Standard Detail SMP STRUM shall be printed in full & incorporated as a sheet into the construction plans. All construction shall be done according with the Public Works Standard Detail SMP STRUM.
- Prior to making changes to approved plans, modification must be specifically requested & submitted in writing to the Community Development Dept. (CDD) Any significant changes to the site or exterior appearance of the structure shall require Planning Commission approval.
- Prior to issuance of building permit, a final landscape plan shall be submitted & approved by the CDD. Landscape plans shall be reflected the PC approval & shall identify type, size, and location of species and details of irrigation systems.
- Prior to issuance of a building permit, all Planning fees of permit #18-0050 to be paid in full.
- Prior to issuance of a building permit, Affordable housing fees shall be paid as required to ensure compliance with the City of Capitola (Inclusionary) Housing Ordinance.
- Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Dept., Soquel Creek Water District, and Central Fire Protection District.
- Prior to issuance of a building permit, an erosion control plan shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention & Protection.
- Prior to issuance of a building permit, the applicant shall submit a storm water management plan to the satisfaction of the Director of public Works with all applicable Port Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development.
- Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion & sediment control plan.
- Prior to any work in the City road right-of-way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
- During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the city, construction noise shall be prohibited between the hours of nine p.m. & seven-thirty a.m. on weekdays, Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. & four p.m. or emergency work approved by the building official. 9.12.010B 15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the public Works Dept. All replaced driveways approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
- Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director (CDD). Upon evidence of non-compliance with conditions of approval of applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the CDD or shall file an application for a permit amendment for PC consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
- This permit shall expire 24 months from the date of issuance, the applicant shall have an approved building permit & construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
- The planning and infrastructure review and approval are transferable with title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit can not be transferred off site on which the approval was granted.
- Upon receipt of certificate of occupancy, garbage & recycling containers shall be placed out of public view on non-collection days. 20. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

PROJECT DATA

PROJECT ADDRESS: 1350 49th AVE., CAPITOLA CA
APN 084-068-14
ZONING: NEW GARAGE AND 2nd FLOOR MASTER BEDRM & BATH
PROJECT PERMIT: #18-0050
OWNER: RICK ABERLE
 1350 49th AVE., CAPITOLA CA
 rick@aberleconstruction.com
APPLICANT: STEPHEN LANG
 1300 40th AVE., CAPITOLA CA 95010
 stephen@aberleconstruction.com
DESIGN CONSULT: JOHN MOFACRE - ARCHITECT
 Planning Approval 1375 40th AVE., CAPITOLA CA 95010 831-286-2488
 johnmofacre@icoglobal.net
SURVEY: BOWMAN AND WILLIAMS (ALAN BRODIE SQUOEL)
 3849 RESEARCH PARK COURT, SUITE 100, SOQUEL CA 95073
 831-428-3080
 brodie@bowmanandwilliams.com
STRUCTURAL: DESIGN EVEREST INC (BRYCE WOOD)
 386 FLOWER LANE, MOUNTAINVIEW CA 94043
 850-727-1080
ENERGY: A PLUS GREEN ENERGY SERVICES
 41 HANGER WAY
 WATSONVILLE, CA
 831-728-5533

- ARCHITECTURAL**
 A1.1 PROJECT DATA
 A1.2 CAL-GREEN
 A1.3 CAL-GREEN
 A1.4 DRAINAGE
 A1.5 SITE & LANDSCAPE PLAN
 A2 EXISTING PLANS & ROOF ELEVATIONS
 A3 FLOOR PLANS
 A3.1 SCHEDULES & SQ FT
 A4 SECTIONS
 A4.1 ELEVATIONS
 A4.2 DETAILS
 A4.3 DETAILS
 A7 WINDOW/DOOR PROTECTION
 A8 SPECIFICATIONS
 E1 ELECTRICAL
- ENERGY**
 EN-1
 EN-2
GB.1 CAL GREEN MANDATORY
BMP1 BEST MANAGEMENT
STRUCTURAL
 S-1.0 GENERAL NOTES
 S-2.0 FOUNDATION
 S-2.1 ROOF FRAMING
 S-2.2 ROOF FRAMING
 S-3.0 DETAILS
 S-3.1 DETAILS
 S-4.0 DETAILS
 S-4.1 DETAILS
 S-4.2 DETAILS
 S-4.3 STRONG WALL
 S-4.1 STRONG WALL



PLANNING APPROVAL 2022
ARCHITECTURAL
 A1.1 PROJECT DATA
 A1.4 DRAINAGE
 A1.5 SITE & LANDSCAPE PLAN
 A2 EXISTING PLANS & ROOF ELEVATIONS
 A3 FLOOR PLANS
 A3.1 SCHEDULES & SQ FT
 A4 SECTIONS
 A5 ELEVATIONS
A.C COMPARE ELEVATIONS
E1 ELECTRICAL
BMP1 BEST MANAGEMENT

ABERLE HOUSE DOCH 2018-0026528
APN 034-068-14

UNDERGROUND ELECTRIC UTILITIES TO NEAREST POLE

PER CALIF CIVIL CODE ARTICLE 1101.4 & CAL-GREEN SEC. 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS w/ A FLOW RATE IN EXCESS OF 1.8 gpf WILL NEED TO BE REPLACED w/ WATER CLOSETS w/ A MAX. FLOW RATE OF 1.28 gpf. SHOWER HEADS w/ A FLOW RATE GREATER THAN 2.5 gpm WILL NEED TO BE REPLACED w/ A MAX. 1.8 gpm SHOWER HEAD. LAVATORY & K.T. FAUCETS w/ A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED w/ A FAUCET w/ A MAX. FLOW RATE OF 1.2 gpm for 1.8 gpm FOR K.T. FAUCETS).

GREEN PROGRAM CITY OF CAPITOLA

FIGURED ON HEATED AREA
 1151 (EXISTING) + 61 (1st FLR ADD) + 393 (2nd FLR ADD) = 1,605 sf
 FIRST 350 sf (REMAINING 1,255 sf) 5 POINTS
 1,255 sf (12.55 100'S) 13 x 1.1 = 14.3 15 POINTS
 20 POINTS REQUIRED

CATEGORY	INDEX	POINTS	LOCATION
B. COMMUNITY	B-4 MIN. DISRUPT PLANTS	1	SHT. A1.5 & A2.1
D. STRUCTURAL	D6a - OSB FLOOR	1	GREEN NOTES A3.1
	D6b - OSB SHEATH	1	GREEN NOTES A3.1
F. PLUMBING	F1 - INSUL HOT W PIPES	2	GREEN NOTES A3.1
	F3 - DUAL FLUSH WC	2	GREEN NOTES A3.1
	F- ELECTRICAL		
	F1 - CFL LIGHTS (6)	2	GREEN NOTES A3.1
	F3 - LIGHT CONTROLS(4)	2	GREEN NOTES A3.1
I. WINDOWS	I1a - DOUBLE PANE (NEW)	1	WINDOWS SHT A3.1
	I1c - LOW-E (NEW)	1	WINDOWS SHT A3.1
	I1c - NON-CONDUCT FRAME	2	WINDOWS SHT A3.1
M. INDOOR AIR	M2 - LOW/NO-VOC	1	GREEN NOTES A3.1
	M10 - TRIM FINGER-JOINT	1	GREEN NOTES A3.1
O. OTHER	O1 - GREEN on COVER SHEET	1	A1.1
		22	TOTAL

OWNER MAY NOT USE SOME FEATURES (POINTS) AS LONG AS THE MINIMUM OF 20 POINTS ARE ACHIEVED.

DATA (CONTINUE)

ZONE DISTRICT: R1

BUILDING HEIGHT: 25' MAX. (+/-23'-0" PROPOSED)

OFF-STREET PARKING: 1 COVERED & 1 UNCOVERED

PARCEL AREA: 3,216 S.F. IRREGULAR (approx.)

GARAGE: 226 SF (NEW)

EXISTING FIRST FLOOR AREA: 1151 SF (FIRST FLOOR)
 EXISTING 1166 SF - 15 SF = 1151 SF
 (FIREPLACE & SOUTH PROJECTION REMOVED 15 sf)

ADDITION FIRST FLOOR AREA 61 SF (1st FLR. ADD - BATHRM #1)
(TOTAL FIRST FLR = 1212 SF)

TOTAL FLOOR AREA 393 SF (2nd FLR. ADD)
 1831 SF

FLOOR AREA (for parking allotment) 1831 SF

REFERENCE CODE: 2019 CGBC (CALIFORNIA GREEN BUILDING CODE)
 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ENERGY CODE, 2019 CA GREEN BUILDING STANDARDS

NUMBER OF STORIES: ONE STORY **CONSTRUCTION TYPES:** TYPE V B

OCCUPANCY GROUPS: DWELLING UNIT: R-3 PRIVATE GARAGE: U

FIRE SPRINKLERS: NONE IN EXISTING HOUSE - ADDITION NOT REQUIRED



DRAWING DATE
6/12/19

REVISIONS

No.	DESCRIPTION	DATE
1	PLAN CHECK	9/12/19
2	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20190208 (INCLUDED REVISIONS 1 & 2).
 THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES BUT THE SITE PLAN, SQ. FOOTAGE, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL (with REVISED FLOOR PLAN)
 COVER SHEET & PROJECT DATA

NORTH AREA PLAN
 SCALE: 1" = 20'

SHEET

A1.1

STORM WATER PERMIT INFORMATION

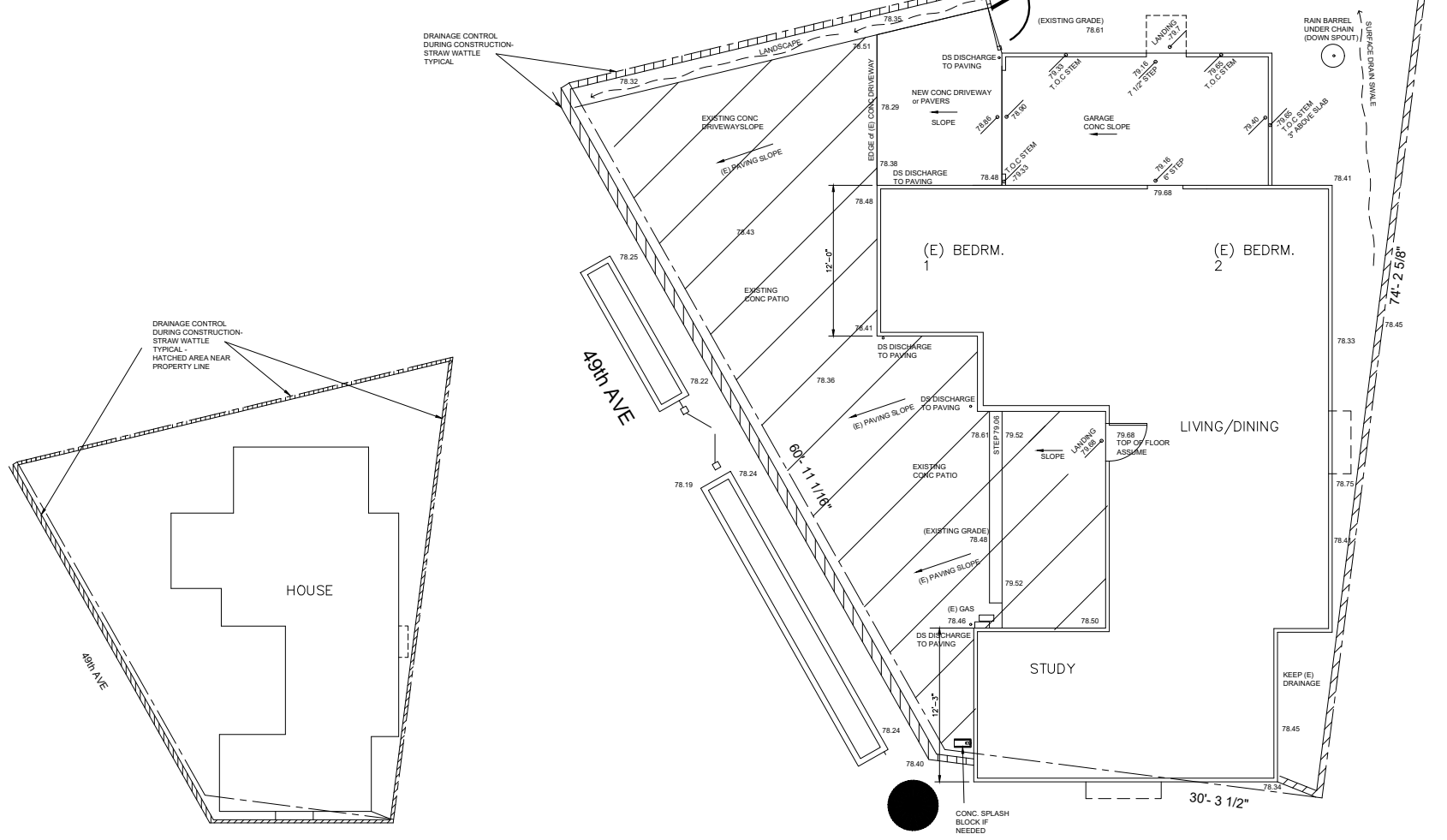
PARCEL SIZE: 3216 SF

EXISTING IMPERVIOUS SURFACE AREA
1152 SF EXISTING HOUSE
1028 SF PAVING AREA (LARGE HATCH)
2181 SF TOTAL

61 SF REPLACED IMPERVIOUS SURFACE AREA (HALL REPLACES PAVING)

NEW IMPERVIOUS SURFACE AREA CREATED
280 SF (GARAGE)
128 SF (DRIVEWAY)
388 SF TOTAL

2181 + 388 = 2569 TOTAL PROPOSED POST-PROJECT IMPERVIOUS AREA



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by PERMIT #20190208 (INCLUDED
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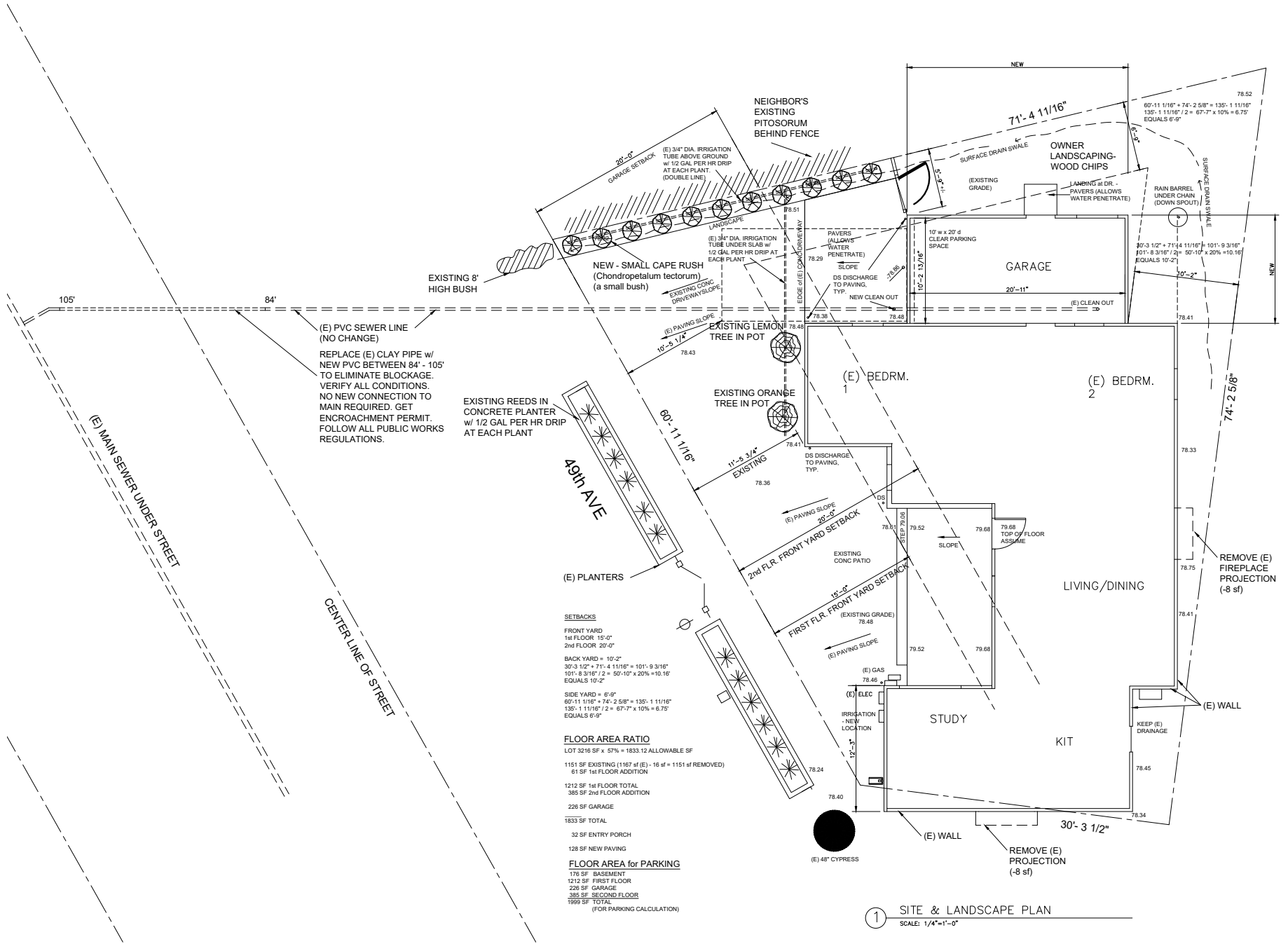
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THESE PLANS ARE NOTED AS:

NEW PLAN & 8/26/21

**ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)**
1,350 49th AVE, CAPITOLA, CA

② EROSION CONTROL DURING CONSTRUCTION
SCALE: 1/8"=1'-0"

① DRAINAGE PLAN
SCALE: 1/4"=1'-0"



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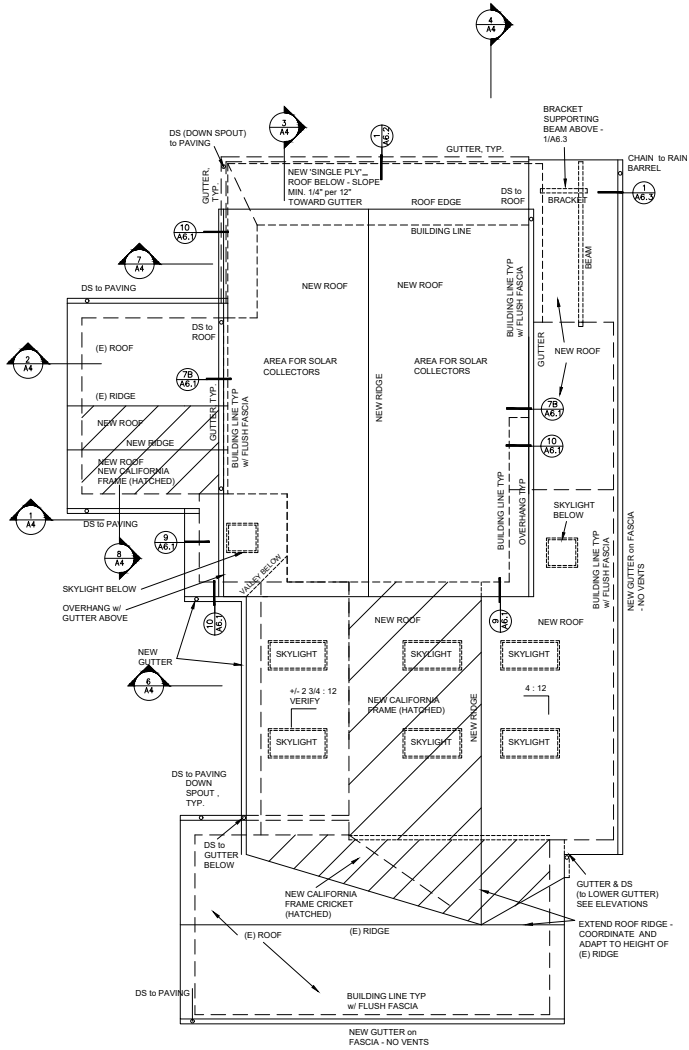
ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA, CA

SETBACKS
FRONT YARD
1st FLOOR: 15'-0"
2nd FLOOR: 20'-0"
BACK YARD = 10'-2"
30'-3 1/2" x 71'-4 11/16" = 101'-9 3/16"
101'-8 3/16" / 2 = 50'-10" x 20% = 10.16'
EQUALS 10'-2"
SIDE YARD = 6'-0"
60'-11 1/16" x 74'-2 5/8" = 135'-1 11/16"
135'-1 11/16" / 2 = 67'-7" x 10% = 6.75'
EQUALS 6'-9"

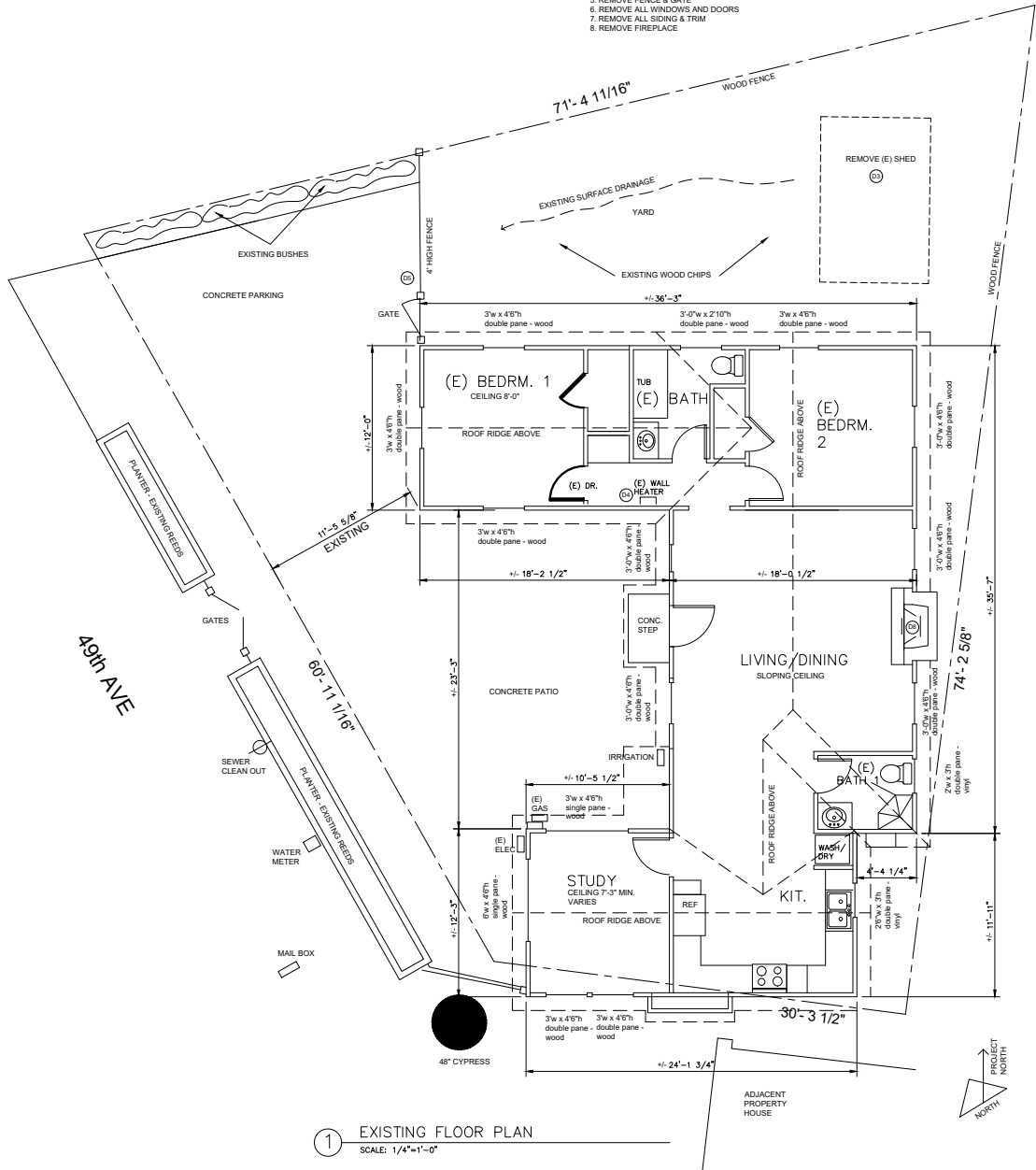
FLOOR AREA RATIO
LOT: 3216 SF x 57% = 1833.12 ALLOWABLE SF
1151 SF EXISTING (1167 sf of (E) - 16 sf of 1151 sf REMOVED)
61 SF 1st FLOOR ADDITION
1212 SF 1st FLOOR TOTAL
365 SF 2nd FLOOR ADDITION
228 SF GARAGE
1833 SF TOTAL
32 SF ENTRY PORCH
128 SF NEW PAVING

FLOOR AREA for PARKING
176 SF BASEMENT
1212 SF FIRST FLOOR
228 SF GARAGE
365 SF SECOND FLOOR
1999 SF TOTAL
(FOR PARKING CALCULATION)

① SITE & LANDSCAPE PLAN
SCALE: 1/4"=1'-0"



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



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

- EXISTING FLOOR PLAN NOTES:
1. ALL DIMENSIONS & LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMS. IN FIELD.
 2. REMOVE ALL (E) MATERIALS AS NEEDED TO FIT NEW CONSTRUCTION. SPECIFIC REMOVAL ITEMS NOTED DON'T REPRESENT A COMPLETE LIST.
 3. REMOVE SHED
 4. REMOVE WALL HEATER
 5. REMOVE FENCE & GATE
 6. REMOVE ALL WINDOWS AND DOORS
 7. REMOVE ALL SIDING & TRIM
 8. REMOVE FIREPLACE

RICK
ABERLE
1350 49th AVE
CAPITOLA, CA 95001

DRAWING DATE
6/2/19

NO.	DESCRIPTION	DATE
1	PLAN CHECK	9/12/19
2	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20190208 (INCLUDED REVISIONS 1 & 2).

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NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA, CA

SHEET

A2.1

DRAWING DATE
 6/12/19

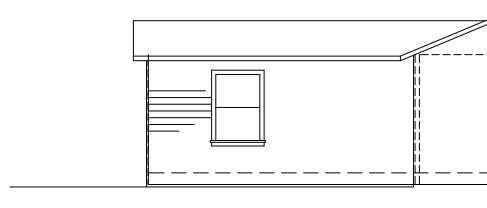
REVISIONS		
No.	DESCRIPTION	DATE
△	PLAN CHECK	9/12/19
△	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
 by PERMIT #201902008 (INCLUDED
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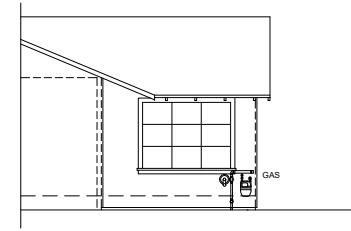
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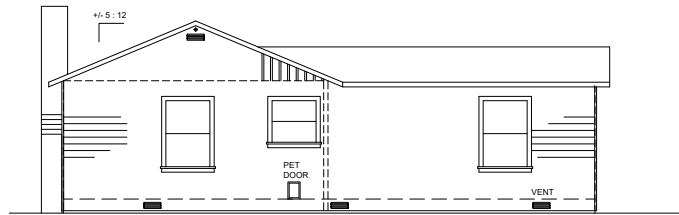
ABERLE RESIDENCE ADDITION/REMODEL
 (with REVISED FLOOR PLAN)
 1350 49th AVE., CAPITOLA, CA



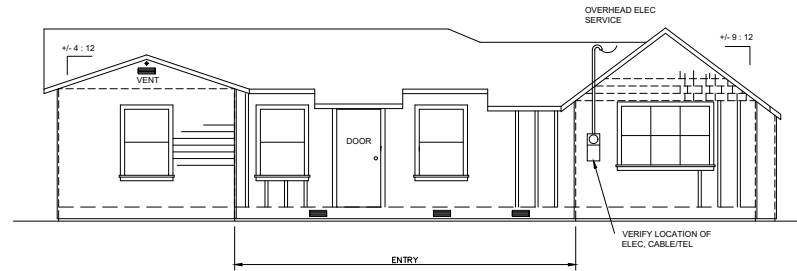
⑥ SOUTH - ENTRY
 SCALE: 1/4"=1'-0"



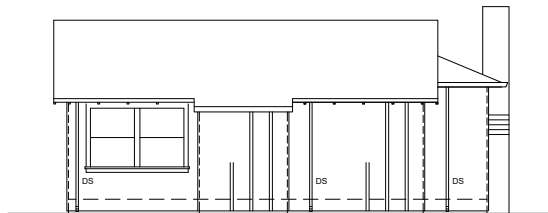
⑤ NORTH - ENTRY
 SCALE: 1/4"=1'-0"



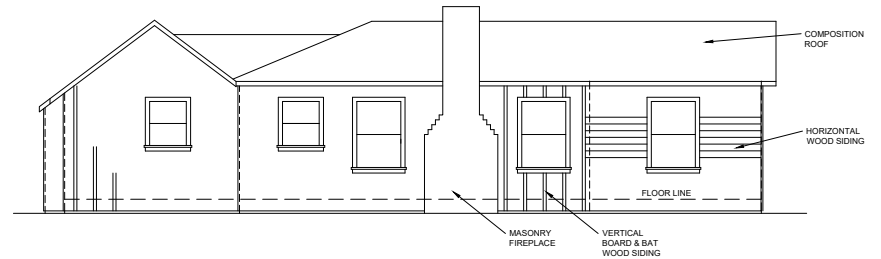
④ NORTH
 SCALE: 1/4"=1'-0"



③ WEST - STREET SIDE
 SCALE: 1/4"=1'-0"



② SOUTH
 SCALE: 1/4"=1'-0"



① EAST
 SCALE: 1/4"=1'-0"

EXISTING ELEVATIONS

SHEET

A2.2

DRAWING DATE
6/12/19

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▲	PLAN CHECK	1/2/20

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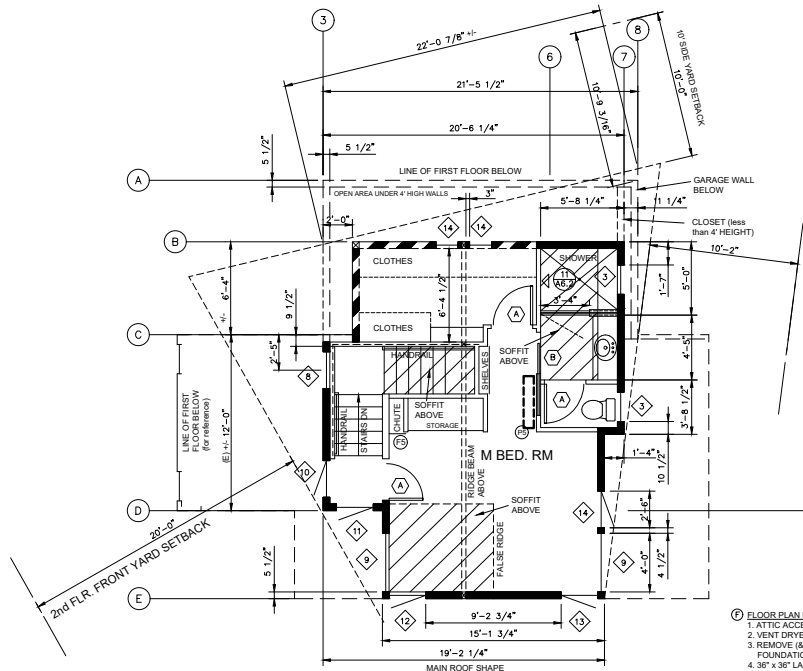
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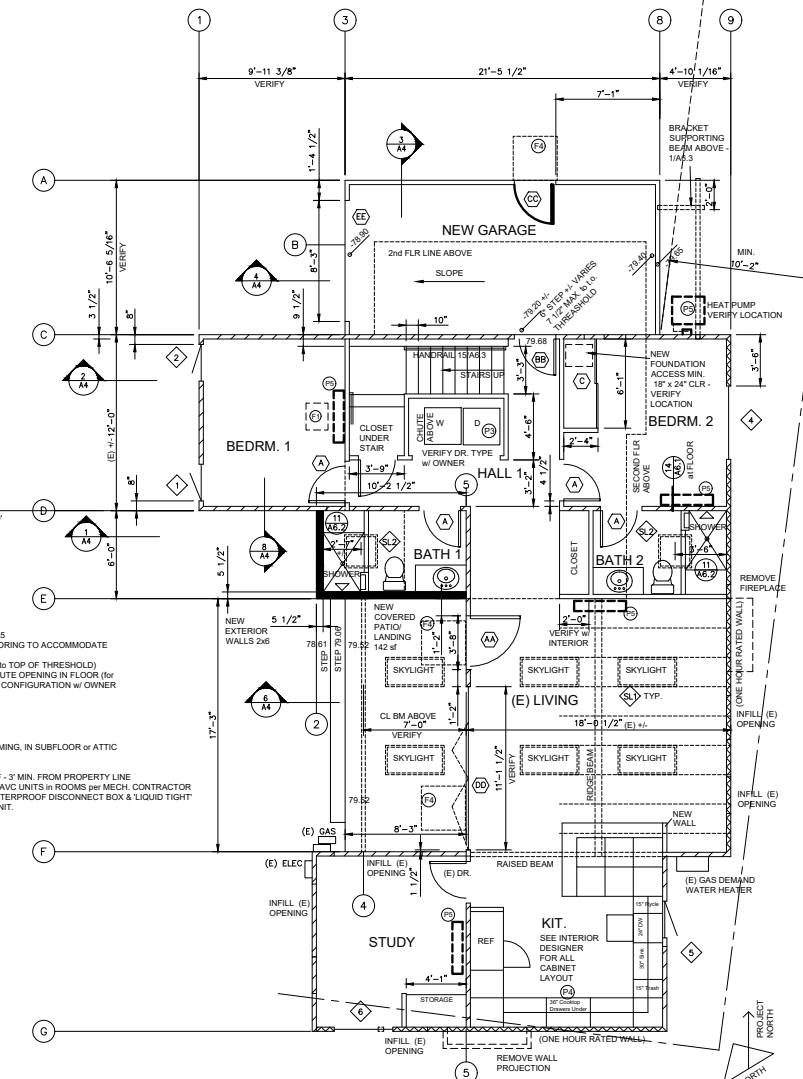
ABERLE RESIDENCE ADDITION/REMODEL (with REVISED FLOOR PLAN)
1350 49th AVE., CAPITOLA, CA

SHEET

A3



- FLOOR PLAN NOTES:**
- ATTIC ACCESS 22" x 30" CLEAR
 - VENT DRYER TO EXTERIOR - SEE 2/A5
 - REMOVE (8 REPLACE) SUBFL. & FLOORING TO ACCOMMODATE FOUNDATION WORK
 - 36" x 36" LANDING at DR. (MAX. 7 3/4" to TOP OF THRESHOLD)
 - PROVIDE CABINET w/ OPENING TO CHUTE OPENING IN FLOOR (for CLOTHES CHUTE to LAUNDRY) VERIFY CONFIGURATION w/ OWNER
- PLUMBING/MECHANICAL NOTES:**
- FIXTURES CHOSEN BY OWNER
 - ALL WATER & GAS PIPING THRU FRAMING, IN SUBFLOOR or ATTIC (& NOT UNDER ANY CONC. SLAB)
 - VENT DRYER TO EXTERIOR
 - HOOD VENT DISCHARGE THRU ROOF - 3" MIN. FROM PROPERTY LINE
 - ELECTRIC HEAT PUMP w/ LINES TO HVAC UNITS IN ROOMS per MECH. CONTRACTOR DESIGN BUILD. PROVIDE EXTERIOR WATERPROOF DISCONNECT BOX & LIQUID TIGHT FLEXIBLE CONDUIT CONNECTION TO UNIT.



FIRE WALL OPTION 1 - IF EXTERIOR WOOD FINISH IS STUCCO
STUCCO (CEMENT PLASTER) w/ UNDERLAMENT OVER GYPSUM BD.
EXTERIOR RATED WALL (code CBC CHAPTER 7 Table 721.1(2) (ITEM 15.1.3))
ONE HOUR RATED
2x4 STUDS at 16" oc w/ METAL LATH & 7/8" CEMENT PLASTER (STUCCO) on the EXTERIOR SURFACE. PLASTER MIX 1:4 FOR SCRATCH COAT, 1:5 FOR BROWN COAT. BY VOLUME. CEMENT TO SAND. INTERIOR SIDE 5/8" TYPE 'X' GYP BD. NAILED w/ 6d (or EQUAL SCREW) at 8" oc. ATTACH DIRECTLY TO STUDS. 3" MIN. BATT INSULATION.

FIRE WALL OPTION 2 - IF EXTERIOR WOOD FINISH IS WOOD SIDING
SIDING AND WRN OVER GYPSUM BD.
GYPSUM ASSOCIATION GA FILE # WP #105 **ONE HOUR RATED**
- GENERIC EXTERIOR - ONE LAYER 48" WIDE 5/8" TYPE X GYP SHEATHING APPLIED PARALLEL TO 2x4 WOOD STUDS 24" oc (MAX) w/ 1 3/4 GALV. ROOFING NAILS 4" oc AT VERTICAL JOINTS & 7" oc AT INTERMEDIATE STUDS AND TOP & BOTTOM PLATES. JOINTS OF GYP SHEATHING MAY BE LEFT UNTREATED. EXTERIOR SIDING TO BE ATTACHED THRU SHEATHING TO STUDS.
- INTERIOR SIDE: ONE LAYER TYPE X GYP WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, or GYPSUM VENEER BASE APPLIED PARALLEL TO DR AT RIGHT ANGLES TO STUDS w/ 6d COATED NAILS 1 7/8" LONG (3915' SHANK), 1 1/4" HEADS, 7" oc (LOAD-BEARING)

- EXISTING WALL
- NEW 2x4 WALL
- NEW 2x6 WALL
- NEW 2x6 WALL ABOVE
- EXISTING WALL (MODIFY TO ONE HOUR RATED)
SEE OPTIONS 1 & 2.

WINDOW SCHEDULE

KEY	ROUGH OPENING SIZE WIDTH HEIGHT	FUNCTION	TYPE	NOTES
1	2'-6" 4'-0"	CASEMT		MEET BEDRM ESCAPE REGS
2	2'-6" 4'-0"	CASEMT		MEET BEDRM ESCAPE REGS
3	2'-0" 2'-0"	CASEMT		TEMPERED SAFETY GLASS IN SHOWER
4	5'-0" 3'-0"	SLIDE		MEET BEDRM ESCAPE REGS
5	2'-6" 3'-0"	CASEMT		
6	4'-0" 4'-0"	SLIDE		
7	4'-0" 3'-0"	SLIDE		TEMPERED SAFETY GLASS
8	2'-6" 4'-0"	FIX		
9	4'-0" 4'-0"	FIX		
10	2'-6" 4'-0"	CASEMT		TEMPERED SAFETY GLASS
11	2'-6" 4'-0"	CASEMT		
12	2'-6" 4'-0"	CASEMT		
13	2'-6" 4'-0"	CASEMT		
14	2'-6" 4'-0"	CASEMT		MEET BEDRM ESCAPE REGS
15	1'-6" 1'-6"	FIX		
SL1	2'-0" 4'-0"	OPENVENT		DOUBLE PANE CLEAR GLASS
SL2	2'-0" 2'-0"	OPENVENT		DOUBLE PANE CLEAR GLASS

WINDOW NOTES

- WINDOWS SHALL BE MILGARD STYLELINE (VERIFY) w/ NAIL FIN. NO EXTRA EXTERIOR OR INTERIOR EXTENSIONS. COLOR - VERIFY w/ OWNER
- GLAZING SHALL BE CLEAR, DUAL GLAZED, w/ LOW 'E' PER TITLE 24 COMPLIANCE.
- GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER 2019 CALIF. RESIDENTIAL CODE SHALL BE TEMPERED.
- VERIFY ACTUAL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO ORDERING.
- REFER TO PLANS & ELEVATIONS TO VERIFY ORIENTATION OF HANDING OR SLIDING DIRECTION.
- ALL OPERABLE EXTERIOR WINDOWS SHALL HAVE REMOVABLE SCREENS BY WINDOW MANUFACTURER
- INTERIOR TRIM SIM. TO (E).
- WINDOW GLASS MAX. U-VALUE = 0.30.

RICK
ABERLE
1350 49th AVE.
CAPITOLA, CA 95001

DRAWING DATE
6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
▲	PLAN CHECK	9/12/19
▲	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20190208 (INCLUDED REVISIONS 1 & 2).

THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES BUT THE SITE PLAN, SD, FOOTAGE, BUILDINGS FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

▲ NEW PLAN & 8/26/21

EXTERIOR DOOR SCHEDULE

KEY	NOMINAL SIZE WIDTH HEIGHT	THICK.	OPERATION	DESCRIPTION	NOTES
AA	3'-6" 6'-8"		SWING	THERMA-TRU	VERIFY STYLE w/ OWNER
BB	2'-8" 6'-8"		SWING	THERMA-TRU SMOOTH STAR	SEE NOTE #8
CC	2'-0" 6'-8"		SWING	THERMA-TRU SMOOTH STAR	SINGLE LITE FIXED UPPER PANE
DD	4'-10" 7'-0"		FOLDING		
EE	8'-0" 7'-0"			SECTIONAL ROLL-UP	VERIFY R.O. (AUTOMATIC DR. OPENER)

INTERIOR DOOR SCHEDULE

KEY	NOMINAL OPENING SIZE WIDTH HEIGHT	THICK.	OPERATION	DESCRIP.	SCPC# = SOLID CORE PRIME COAT HARDBOARD
A	2'-8" 6'-8"	1.38"	SWING		SCPC#
B	2'-8" 6'-8"	1.38"	POCKET		SCPC#
C	(2) 3'-0" 6'-8"	1.38"	BI-PASS		SCPC#

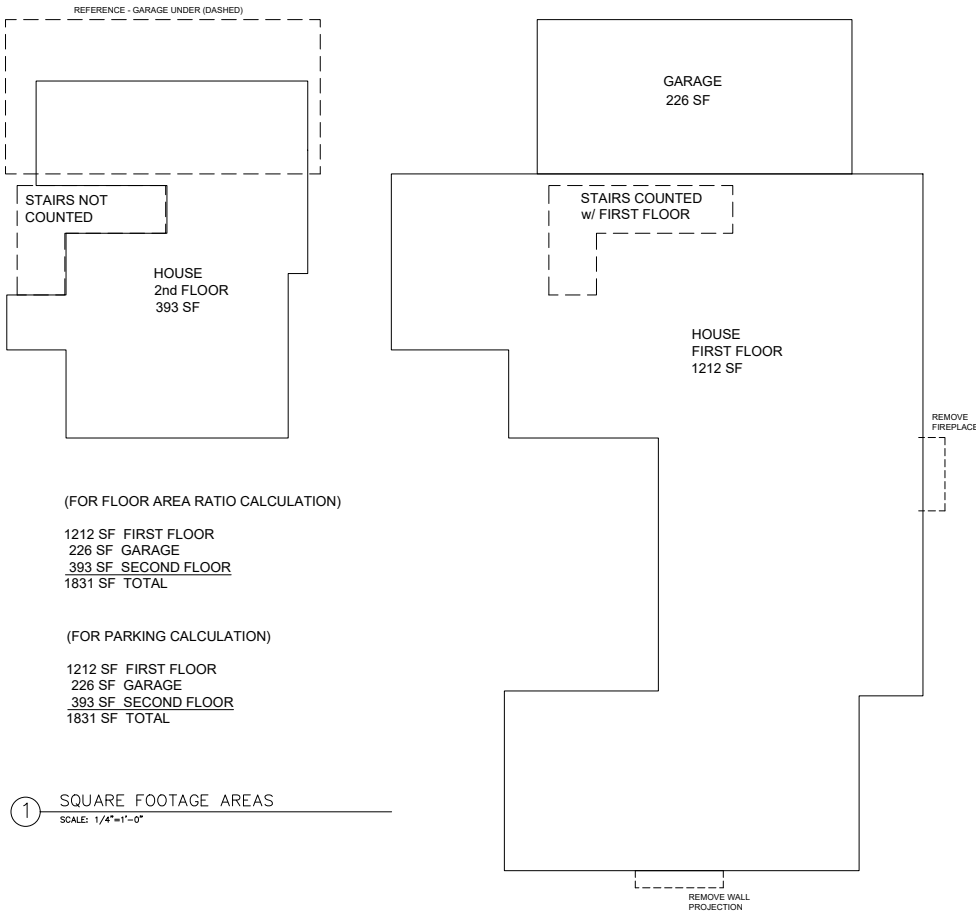
DOOR NOTES

- GLAZING SHALL BE CLEAR (UNLESS NOTED), DUAL GLAZED, PER TITLE 24 COMPLIANCE.
- GLAZING FOR ENTRY, FOLDING & GARAGE SWING DR. SHALL BE TEMPERED.
- VERIFY ACTUAL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO ORDERING.
- REFER TO PLANS TO VERIFY PROPER ORIENTATION OF OPENING PORTION OF DOORS.
- EXTERIOR DRIS. TO HAVE FULL WEATHERSTRIPPING (w/ THRESHOLD).
- HARDWARE FINISH (INCLUDING HINGES) TO BE SIM. TO (E).
- EXTERIOR DOORS TO HOUSE TO HAVE A DEAD BOLT LOCK.
- INTERIOR DOOR TRIM & WINDOW SILLS TO BE PAINT GRADE FINGER JOINTED WOOD SIM SHAPE/SIZE TO (E)
- DR. BB TO BE SOLID CORE 1-3/8" THICK (or MIN. 20-min. FIRE RATED), TIGHT FITTING AND SELF LATCHING.

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1,350 49th AVE, CAPITOLA, CA

SHEET

A3.1



ROOM NAME	FLOOR	WALLS				CEILING	BASE			NOTES
		CABRET	WOOD	TILE or FLANSIONE	VINYL		WOOD	VINYL	NONE	
GARAGE										1 = FLAT WALL PAINT 2 = SEMI-GLOSS PAINT
LIVING/DINING										
KIT										
STUDY										
HALL 1										
BEDRM 1 & CLOSET										
BEDRM 2 & CLOSET										
BATH 1										
BATH 2										
STAIR										
CLOSET UNDER STAIR										
M. BEDRM / CLOSET										
MASTER BATH										

FINISH SCHEDULE NOTES:

- VERIFY ALL FINISHES WITH OWNER & INTERIOR DESIGNER
- GYP. BD. FINISHED TO MATCH (E)
- SHOWER AREA - USE CEMENT BD. (or MORTAR BED) UNDER TILE & WATER RESISTANT GYP. BD. ELSEWHERE. TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OF FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. W.R. GYP. BD.) TO A HEIGHT OF 72" MIN. ABOVE THE DRAIN INLET. SEE DETAIL 111A&2
- INTERIOR PAINT TO BE LOW OR NO VOC.
- FOAM INSULATION IN CATHEDRAL CEILING TO BE SMD QUICK-SHIELD 112 CLOSED CELL CODE COMPLIANCE RESEARCH REPORT CCR-1011

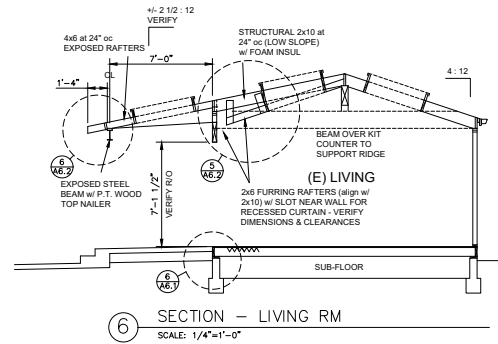
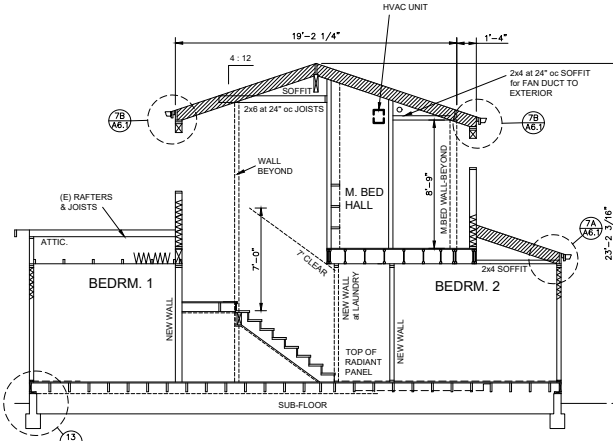
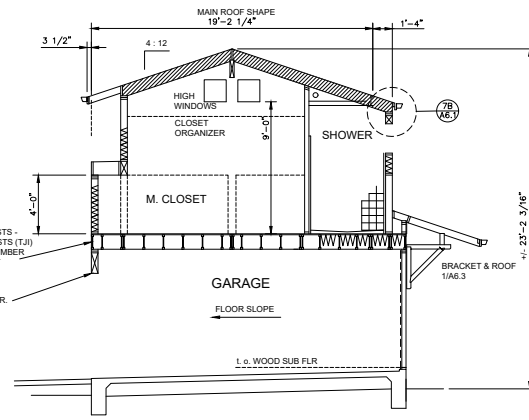
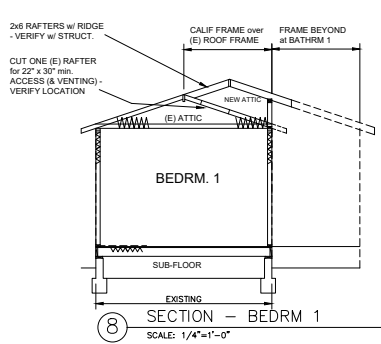
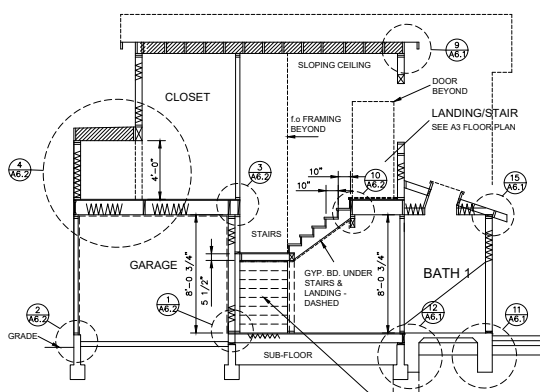
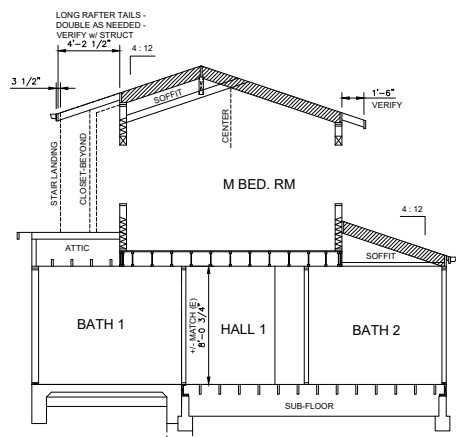
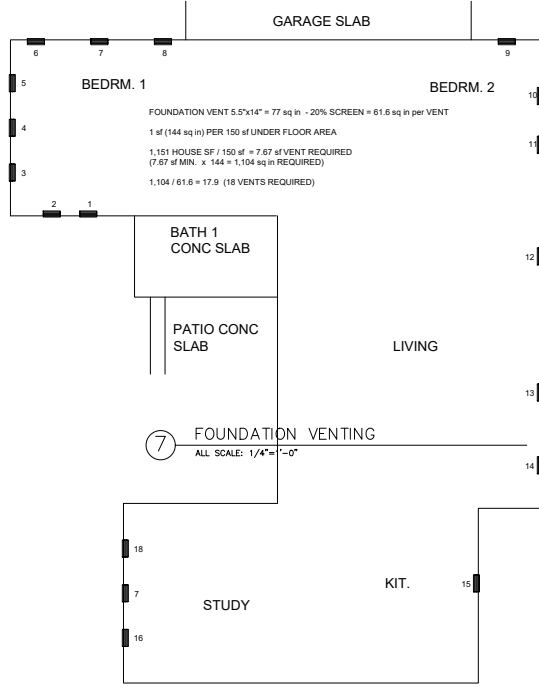
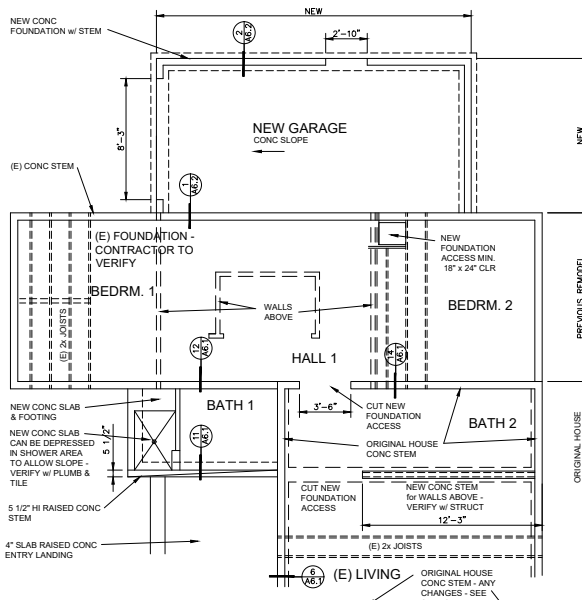
REVISIONS		
No.	DESCRIPTION	DATE
▲	PLAN CHECK	9/12/19
▲	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
BY PERMIT #20190208 (INCLUDED
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THESE ARE NEW PLANS
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▲ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
 1350 49th AVE., CAPITOLA, CA



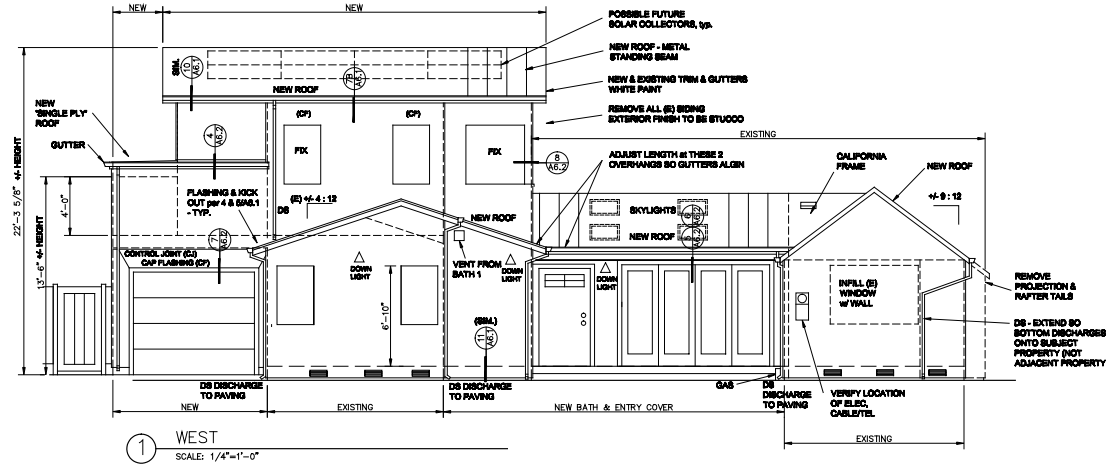
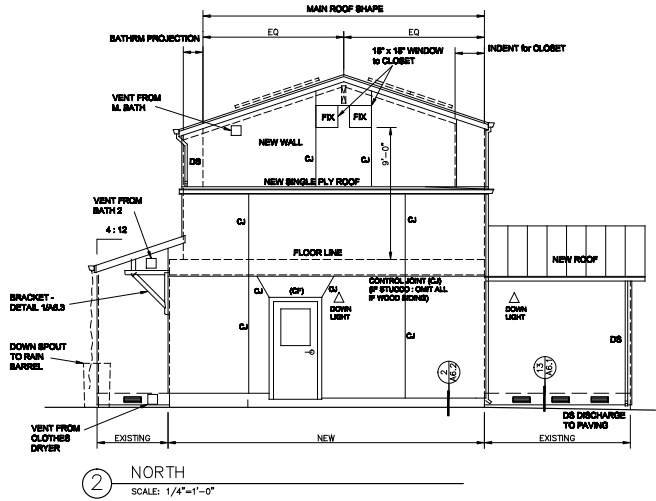
DRAWING DATE
6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK	9/12/19
2	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
BY PERMIT 20080208 (INCLUDED
REVISIONS 1 & 2).

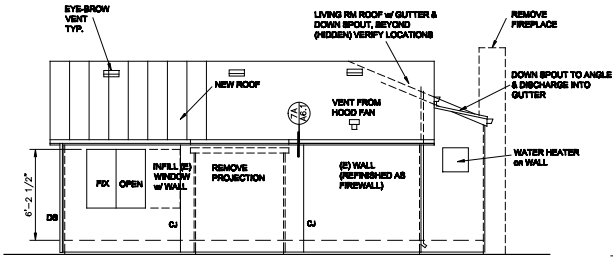
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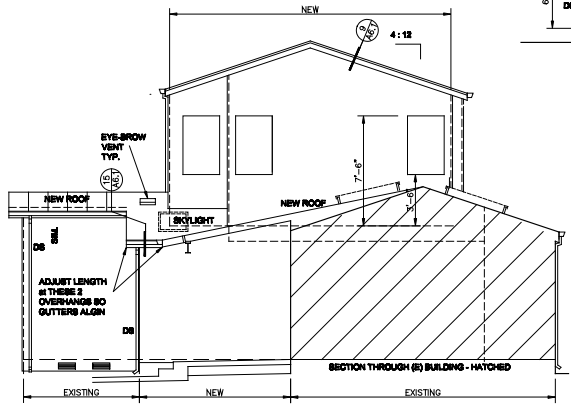
2 NORTH
SCALE: 1/4"=1'-0"

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

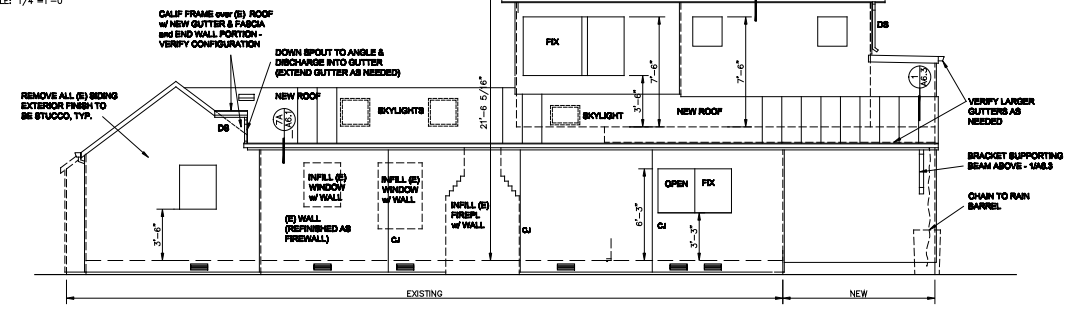


EXTERIOR ELEVATIONS NOTE:
1. PAINT COLORS: SEE APPROVED COLOR BOARD
2. REMOVE (S) SIDING. PROVIDE NEW STUCCO FINISH - SAND FLOAT WHITE COLOR
3. WINDOW TRIM TO MATCH (S)
4. ROOFING: METAL STANDING BEAM w/ UNDERLAYMENT per CODE

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



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



3 EAST - BACKYARD
SCALE: 1/4"=1'-0"

**ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)**
1350 49th AVE, CAPITOLA, CA

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 spilled, 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 remodelled residential, commercial, retail, and industrial projects.

In addition to the mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) and 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 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/ceqa/ceqa_bmp.htm.

◆ 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 (BMP) Handbook, California Stormwater Quality Association (CASQA).
 - Construction Site Best Management Practices (BMP) Manual, Storm Water Quality Handbook, Caltrans.

Good Housekeeping Practices

- Designate one area of the site located away from storm drains, drainage ways, and creeks for auto parking and heavy equipment storage, vehicle refueling and equipment maintenance.
- To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a waste area on the site, but away from storm drains, drainage channels, creeks, and other water bodies. 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 drains and/or into storm drains.
- 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 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 out a dumpster by hosing it down on the construction site.

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS	DRAWN 2/14	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.		DRAWING No.	
		STRM-BMP-1	

STEVEN ABERLE, PUBLIC WORKS DIRECTOR

- Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff near residues or paved surfaces. Use dry cleaning methods whenever possible. Water may only be used in minimum quantities to prevent dust.
- Portable toilets are used, ensure that the housing 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 Planning

- Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- Soil grading/hearing limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excavation or unnecessary disturbances and exposure prior to construction.
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion control 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, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.28.
- 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 containment "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 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 water runoff that will transport earth, sediments and garden chemicals to the storm drain through irrigation or rain events. Other exterior 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 and Garden Maintenance

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Schedule grading and excavation during dry weather.
- Use temporary check dams or ditches to extend runoff away from storm drains or drainage channels.
- Protect storm drain inlets with sandbags, gravel filled bags, straw wattles, filter fabric or other sediment controls.
- Re-vegetation is an excellent form of erosion control for all sites.
- 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 pool, hot tub, 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 in the site's storm water discharge relative to pre-construction activities. 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 measures include: protect storm drain inlets inside sand bag barriers, 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 versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMP) Handbook, California Stormwater Quality Association (CASQA).

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.		DRAWING No.	
		STRM-BMP-2	

STEVEN ABERLE, PUBLIC WORKS DIRECTOR

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- Silt 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 bulldozer), and energy dissipaters (such as riprap, sand bags and rock) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble 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 all 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, on-site inspections are required in accordance with the CGP.

◆ Earth Moving Activities & Heavy Equipment
Soil excavation and grading operations loosen large amounts of soil that 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. Often, earth moving activities require use and storage of heavy equipment. Properly maintained vehicles 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, inspected 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.
- To 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 on-site cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during all rain events.

Precautions 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 (BMP) 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 on site.
- Clean up spills immediately. Use 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 as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.		DRAWING No.	
		STRM-BMP-3	

STEVEN ABERLE, PUBLIC WORKS DIRECTOR

DRAWING DATE 6/12/19

REVISIONS

No.	DESCRIPTION	DATE
1	PLAN CHECK	9/12/19
2	PLAN CHECK	1/2/20

NEW PLAN & 8/26/21

THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES AND THE SITE PLAN, SO FOOTAGE, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

◆ 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 wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and waterways.

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 tributyltin 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 even if 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 or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- For water based paints, paint out brushes to the extent possible and rinse into an interior sink 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.
- Direct, 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.
- Place paving machines over dips or areas of absorbent materials.
- Never wash sweepings from excavated 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 up material stockpiles (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.

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.		DRAWING No.	
		STRM-BMP-4	

STEVEN ABERLE, PUBLIC WORKS DIRECTOR

◆ 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 of fresh concrete or cement mortar on-site.
- During the curing, 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 travel mixer is used, a suitable washout box, excavation or self-washing mixer able to contain waste material shall be 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. Never leave or abandon materials onsite. Ensure that nothing has drifted toward the street, gutter or catch basin.

◆ Site Clean Up

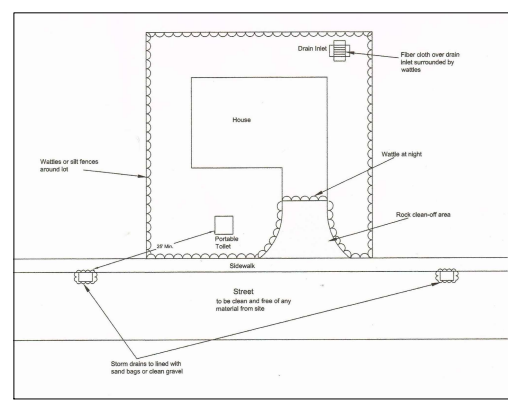
- Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush 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, alley, or alleyway. 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: _____ Date: _____
Project Owner or General Contractor

Print Name: _____

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
DRAWN BY: M.P.			
CHECKED BY: S.E.J.		DRAWING No.	
		STRM-BMP-5	

STEVEN ABERLE, PUBLIC WORKS DIRECTOR



ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)

TABLE 150.0-A
CLASSIFICATION OF HIGH-EFFICACY LIGHT SOURCES
Light sources shall comply with one of the columns below:

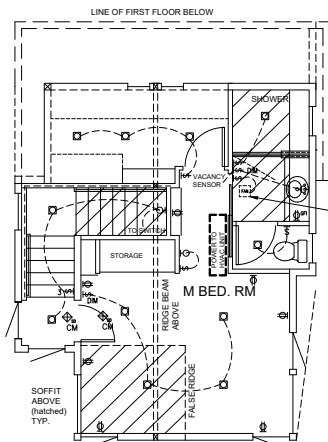
Light sources in this column, other than those installed in ceiling recessed downlight luminaires, are classified as high efficacy & are NOT required to comply with Reference Joint Appendix JAB

Light sources in this column are only considered to be high efficacy if they are certified to the Commission a High Efficacy Light sources in accordance with Reference Joint Appendix JAB & marked as required by JAB

- 1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.
- 2. Pulse-start metal halide light sources.
- 3. High pressure sodium light sources.
- 4. Luminaires with hardwire high frequency generator & induction lamp.
- 5. LED light sources installed outdoors.
- 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.
- 8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in section 150.0(k)1C.
- 9. Any light source not otherwise listed in this table.

ENERGY CODE 150(k)1 Luminaires requirements

- A. Luminaire efficacy. All installed luminaires shall meet the requirements in Table 150.0-A.
- B. Blank electrical boxes. The number of electrical boxes that are more than 5 feet above the finished floor & do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
- C. Recessed downlight luminaires in ceilings, in addition to complying with 150(k)1A, luminaires recessed into ceilings shall meet all of the following:
 - i. Ballast, as defined in Section 100.1, for zero clearance installation contact (IC) by Underwriters Lab or other nationally recognized testing laboratory, and
 - ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight and
 - iii. Be sealed with a gasket or caulk between the luminaire housing & ceiling, and have all air leak paths between conditioned & unconditioned spaces sealed with a gasket or caulk and iv. For luminaires with hardwired ballasts or drivers allow ballast or driver maintenance & replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling, and
 - v. Shall not contain crew based sockets.
- D. Electronic ballasts for fluorescent lamps. Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
- E. Night lights, step lights & path lights. Night lights, step lights & path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power & emit no more than 150 lumens.
- F. Lighting integral to exhaust fans. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150(k).
- G. Exception to 150.0(k)1G: Luminaires shall contain lamps for high intensity discharge lamps.
- H. Light sources in enclosed or recessed luminaires. Lamps and other separable light sources that are not compliant with JAB elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
- I. Light sources in drawers, cabinets & linen closets. Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power & emit no more than 150 lumens and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.



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

ELECTRICAL NOTES

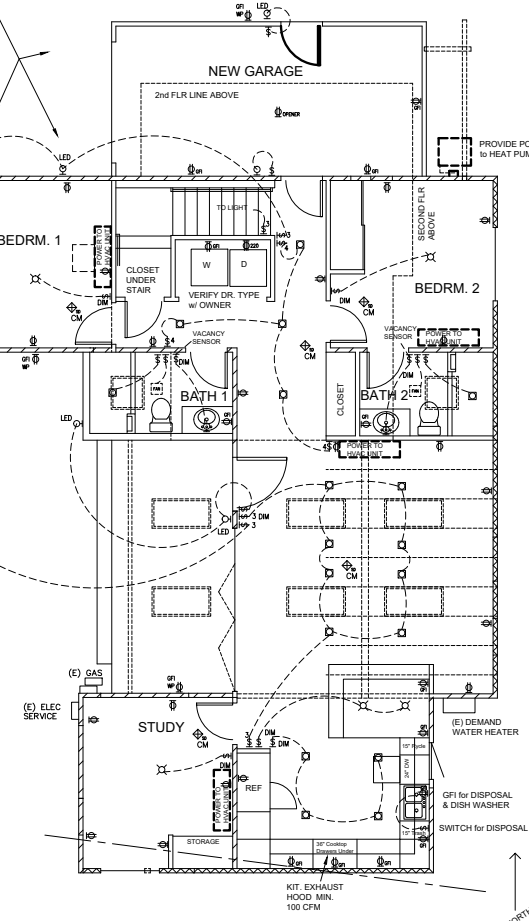
GENERAL

- G1. VERIFY THE LOCATION OF ALL FIXTURES w/ OWNER PRIOR TO ROUGH-IN. FIXTURE TYPE & FINISHES SHALL BE SELECTED BY THE OWNER.
- G2. THESE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS.
- G3. PROVIDE ELECTRICAL SERVICE AS REQUIRED TO ALL MECHANICAL UNITS & APPLIANCES.

OUTLETS, SWITCHES & CIRCUITS

- 1. INTERIOR OUTLET HEIGHTS TO BE 15" MIN ABOVE FLOOR. WALL SWITCH HEIGHT TO BE 44", UNLESS NOTED.
- 2. ALL EXTERIOR OUTLETS MUST BE WITHIN 78" OF FINISHED GRADE AND GFCI PROTECTED.
- 3. MINIMUM BRANCH CIRCUITS PER CEC ART. 210-11(c), SHALL BE INSTALLED (KITCHEN, BATHRM).
- 4. A DEDICATED 20 AMP CIRCUIT SHALL SUPPLY THE REQUIRED BATHROOM OUTLETS, THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
- 5. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE 15 & 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DEN, BEDROOMS, CLOSETS, HALLWAYS, KITCHENS & LAUNDRY, OR SIMILAR RM'S OR AREAS SHALL BE AFCI-CIRCUIT INTERRUPTER (ACI) PROTECTED PER CEC 210.12(A)(8)
- 6. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT PER CEC 406.12
- 7. DRYERS & COOKING UNITS REQUIREMENT HAVE CONDUCTOR WIRES w/ INSULATED NEUTRAL & A FOUR PRONG OUTLET.
- 8. ALL BATH FANS SHALL BE EQUIPPED WITH A MOISTURE SENSOR SWITCH.
- 9. SEPARATE CIRCUIT FOR DISHWASHER & SEPARATE CIRCUIT FOR DISPOSAL.
- 10. PROVIDE GFI PROTECTION FOR ALL RECEPTACLES SERVING KITCHEN COUNTER TOP SURFACES. ADDITIONAL LOCATIONS OF GFCI PROTECTION a) WITHIN 6 FT OF ANY SINK, b) LAUNDRY AREAS
- 11. RECESSED FIXTURES TO BE AIRTIGHT INSULATION COMPATIBLE FOR GFLS.
- 12. ALL EXTERIOR LIGHTS TO BE LED.
- 13. SMOKE DETECTORS SHALL BE 110V w/ BATTERY BACKUP WHICH ARE AUDIBLE IN ALL BEDROOMS & HALLS LEADING TO BEDROOMS AND SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND APPROVED BY THE STATE FIRE MARSHAL.
- 14. APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDRMS.
- 15. LUMINAIRES LOCATED IN THE SHOWER (OR SHOWER/TUB) COMPARTMENT SHALL BE LISTED FOR USE IN DAMP LOCATIONS. LUMINAIRES INSTALLED WITHIN THE SHOWER COMPARTMENT ITSELF, OR SUCH THAT IT SHALL BE SUBJECT TO SHOWER SPRAY SHALL BE LISTED FOR USE IN WET LOCATIONS.
- 16. PROVIDE A USER GROUNDING ELECTRODE BONDED TO WATER LINES. PROVIDE IF NOT EXISTING.
- 17. LIGHT FIXTURES IN CLOSETS TO BE MIN. 6" FROM FACE OF SHELF IF FLUORESCENT OR RECESSED.
- 18. SMOKE DETECT SHALL NOT BE LOCATED WITH 20' OF COOKING APPLIANCE OR WITH 3' OF A DR. TO A BATHRM.
- 19. IN THE AREA OF NEW CONSTRUCTION OR EXISTING ROOMS WHERE THE AREA ABOVE THE CEILING IS ACCESSIBLE, THE SMOKE AND CO DETECTION ALARMS SHALL BE INTERCONNECTED & POWERED BY AN A/C POWER SOURCE w/ BATTERY BACK-UP. ALARMS, IN EXISTING AREAS WHERE ACCESS TO THE AREA ABOVE THE CEILING IS NOT POSSIBLE, MAY BE POWERED BY A D/C BATTERY SOURCE.
- 20. PROVIDE GFI OUTLET FOR ANY MICROWAVE IN AN ISLAND. VERIFY LOCATION w/ OWNER
- 21. PROVIDE GFI ELEC. OUTLET UNDER SINK
- 22. BATHRM FANS & RANGE HOOD TO HAVE DUCT TO EXTERIOR. EXHAUST MIN. 36" FROM OPENING TO HOUSE, w/ WINDOW 23. NOT USED
- 24. LIGHTING CONTROLS: INSTALL TITLE 20 COMPLIANT DIMMER OR VACANCY SENSOR
- 25. USE ONLY CAT 4/5 RATED RECESSED LIGHT FIXTURES (EM GREEN PROGRAM ITEM Q-M16)
- 26. ALL NEW LIGHTING TO BE HIGH-EFFICACY per 2019 CALIFORNIA ENERGY CODE.
- 27. ONE LIGHT IN EACH BATHROOM TO HAVE AN OCCUPANCY SENSOR SWITCH.
- 28. PROVIDE MIN. 2 - 20 AMP SMALL APPLIANCE CIRCUITS FOR KIT. COUNTER TOPS. SUCH CIRCUITS SHALL HAVE NOT OTHER OUTLETS. LOADS SHALL BE LIMITED TO 1500 WATT.
- 29. ALL EXTERIOR LIGHTS TO BE HIGH-EFFICACY & INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL & MOTION SENSOR, PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROL, OR, ENERGY MANAGEMENT CONTROL SYSTEM per CEC 150.0(k)13

ALL EXTERIOR WALL LIGHTS TO BE CANOPY TYPE - DIRECTING LIGHT DOWN



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

TITLE 24 ENERGY NOTES

SEE SHEET EN2 FOR 2016 LOW RISE RESIDENTIAL MANDATORY MEASURES

ELECTRICAL SYMBOLS

- DUPLEX WALL OUTLET
- FOUR-DUPLEX WALL OUTLET
- DUPLEX FLOOR OUTLET
- 220 VOLT WALL OUTLET
- GROUND FAULT INTERRUPT CIRCUIT
- SWITCHED OUTLET
- WATERPROOF GFI OUTLET
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- PENDANT OR SURFACE LIGHT FIXTURE
- PENDANT OR SURFACE LIGHT FIXTURE w/ PULL CHAIN
- FLOURESCENT
- CABLE TV OUTLET
- 110 V. SMOKE DETECTOR w/ BATTERY BACKUP
- CARBON MONOXIDE SENSOR/ALARM
- LIGHT/EXHAUST FAN COMBINATION
- EXHAUST FAN
- FIXTURES APPROVED BY MANUFACTURERS FOR MOST ENVIRONMENTS
- ELECTRICAL MAIN PANEL
- ELECTRICAL SUB PANEL
- SPEAKER LOCATION
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE, CEILING MOUNTED
- UNDER CABINET STRIP FIXTURE
- TRACK LIGHTING
- JUNCTION BOX
- TELEPHONE OUTLET
- DUAL RUN CAT 5 R06 CABLE DATA PLUS CONDUIT FOR FUTURE FIBER OPTIC
- CEILING FAN
- TIME CLOCK
- WALL MOUNTED MOTION SENSOR

DRAWING DATE
6/12/19

NO.	DESCRIPTION	DATE
Δ	PLAN CHECK	9/12/19
Δ	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20190208 (INCLUDED REVISIONS 1 & 2).

THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES OUT THE SITE PLAN, SS, FOOTING, BEAMS, FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

Δ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)

1350 49th AVE., CAPITOLA, CA

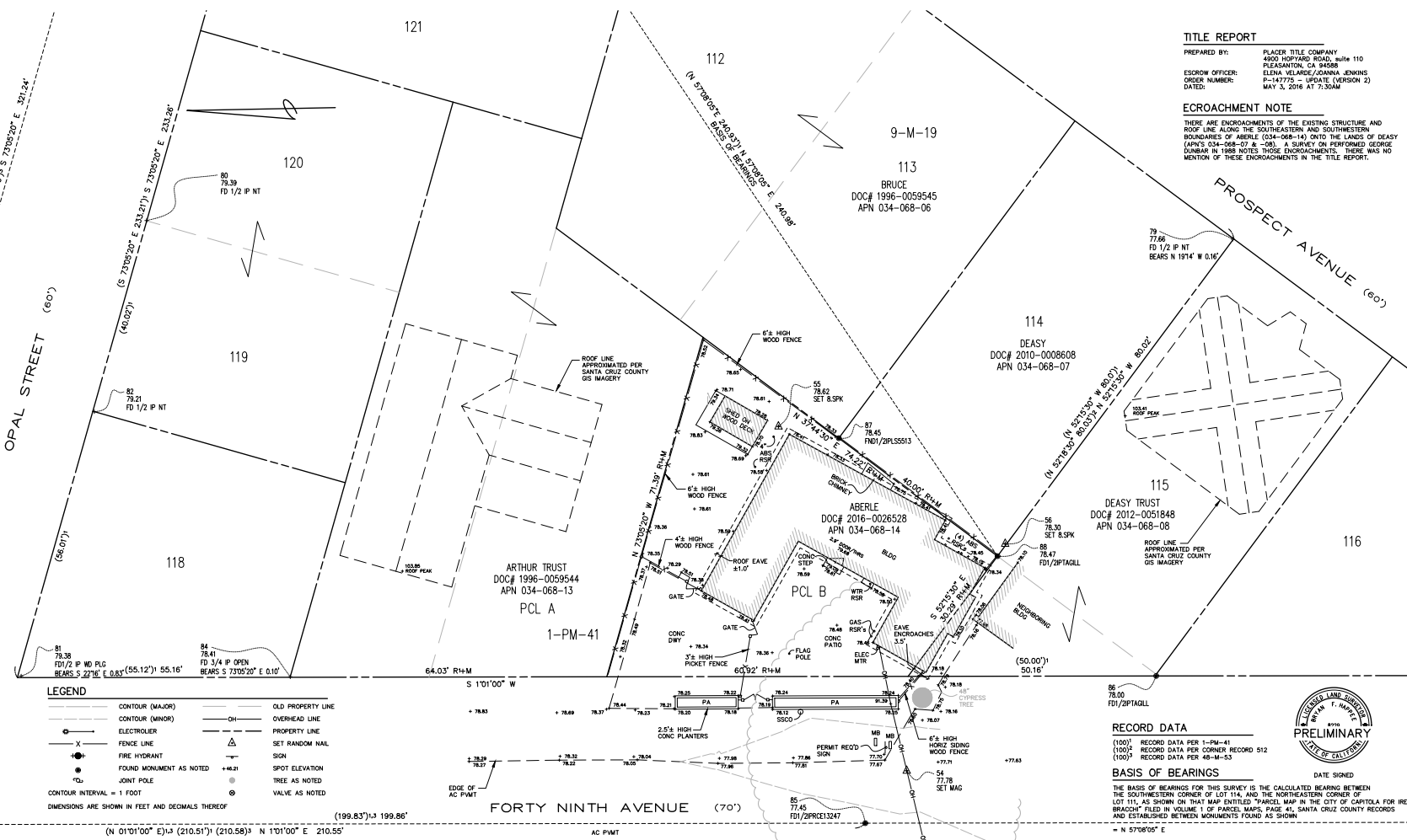
SHEET

E1

ABBREVIATIONS	
ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CONC	CONCRETE
DWV	DRIVEWAY
ELECTR	ELECTRIC
ELEC	ELECTRIC
FC	FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FL	FLOWLINE
GR	GRATE
GV	GAS VALVE
HORIZ	HORIZONTAL
ILL	IMPLE
INVERT	INVERT
IP	IRON PIPE
JP	JOINT POLE
LS	LAND SURVEYOR
LVL	LEAD & TAG
MAG	MAGNETIC
MB	MARLBOR
MTR	METER
NT	NOT TAG
PLG	PLUS OR MINUS
PL	PLANTING AREA
PLG	PLUG
PWMT	PAVEMENT
R&M	RECORD & MEASURED
RCE	REGISTERED CIVIL ENGINEER
RECD	REQUIRED
RM	RIM ELEVATION
RSR	RISER
SPL	SPRING
SSCO	SANITARY SEWER CLEANOUT
SSM	SANITARY SEWER MANHOLE
THRS	THRESHOLD
WD	WOOD
WTR	WATER
WV	WATER VALVE

TITLE REPORT
 PREPARED BY: PLACER TITLE COMPANY
 4900 HOPKINS ROAD, BOX 110
 PLEASANTON, CA 94588
 ESCROW OFFICER: ELOHA VELAZQUEZ/GABRIELA ENRIQUEZ
 ORDER NUMBER: P-14772 - UPDATE (VERSION 2)
 DATED: MAY 3, 2016 AT 7:30AM

ENCROACHMENT NOTE
 THERE ARE ENCROACHMENTS OF THE EXISTING STRUCTURE AND ROOF LINE ALONG THE SOUTHEASTERN AND SOUTHWESTERN BOUNDARIES OF ABERLE (034-068-14) ONTO THE LANDS OF DEASY (APN'S 034-068-07 & -08). A SURVEY ON PERFORMED GEORGE BONHAR IN 1988 NOTES THOSE ENCROACHMENTS. THERE WAS NO MENTION OF THESE ENCROACHMENTS IN THE TITLE REPORT.



LEGEND

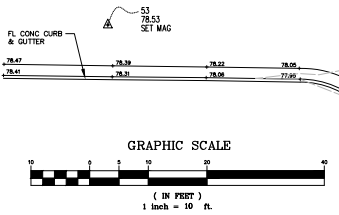
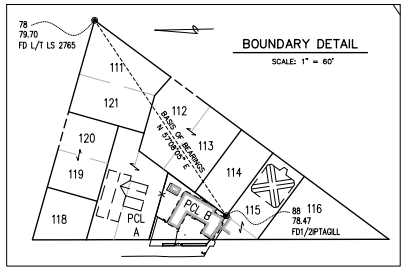
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	ELECTROLIER
	FENCE LINE
	FIRE HYDRANT
	FOUND MONUMENT AS NOTED
	JOINT POLE
CONTOUR INTERVAL = 1 FOOT DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF	
	OLD PROPERTY LINE
	OVERHEAD LINE
	PROPERTY LINE
	SET RANDOM NAIL
	SIGN
	SPOT ELEVATION
	TREE AS NOTED
	VALVE AS NOTED

RECORD DATA
 (100') RECORD DATA PER 1-PM-41
 (100') RECORD DATA PER CORNER RECORD 512
 (100') RECORD DATA PER 48-M-53

BASIS OF BEARINGS DATE SHOWN
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED BEARING BETWEEN THE SOUTHWESTERN CORNER OF LOT 114, AND THE NORTHEASTERN CORNER OF LOT 115, AS SHOWN ON THAT MAP ENTITLED "PARCEL MAP IN THE CITY OF CAROLLA FOR IRVINE BRACON" FILED IN VOLUME 11 OF PARCEL MAPS, PAGE 41, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN
 = N 57°06'05" E

BASIS OF ELEVATIONS
 THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK #61. DESCRIPTION: PUNCH ON TOP OF VALVE CHAMBER ON YELLOW FIRE HYDRANT, 28' WEST FROM CENTERLINE OF PROSPECT AVENUE, & 28' NORTH FROM CENTERLINE OF GARNET STREET
 ELEV = 86.05' (NAVD83)

REVISIONS			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 428-3560		TOPOGRAPHIC MAP OF THE LANDS OF ABERLE DOC. NO. 2016-0026528 SURVEYED AT THE REQUEST OF STEPHEN LANG 1350 49TH AVENUE CAPITOLA, CALIFORNIA	
SCALE 1" = 10'	DRAWN DLN	JOB NO. 27137	SHEET
DATE: DECEMBER 10, 2017	CHECKED:	INDEX: ROSEGO 3D	TP-1
BOUNDARY ABB	DWG NAME: 27137.TPO	FILE NO. 27137	OF 1



TOPAZ (40°)



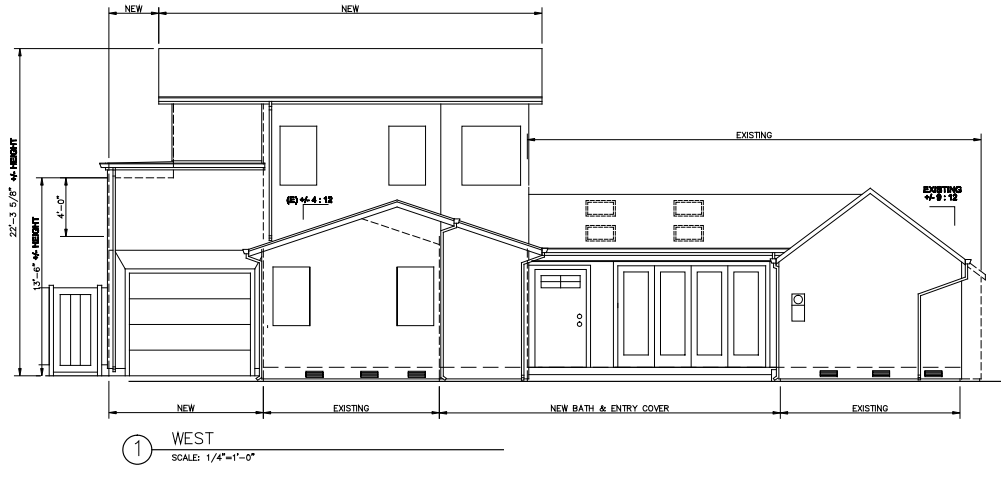
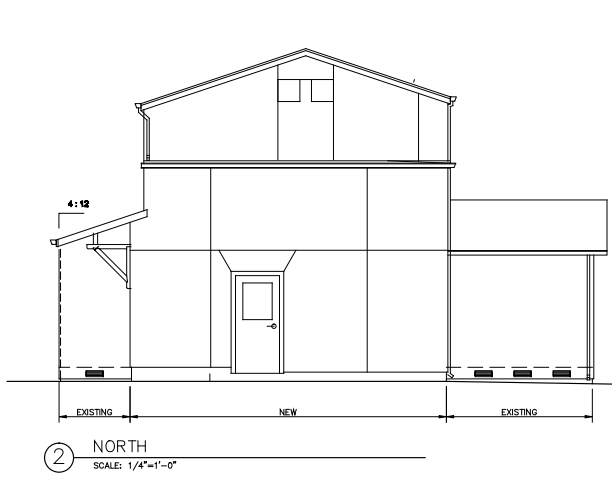
DRAWING DATE
6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
△	PLAN CHECK	9/12/19
△	PLAN CHECK	1/2/20

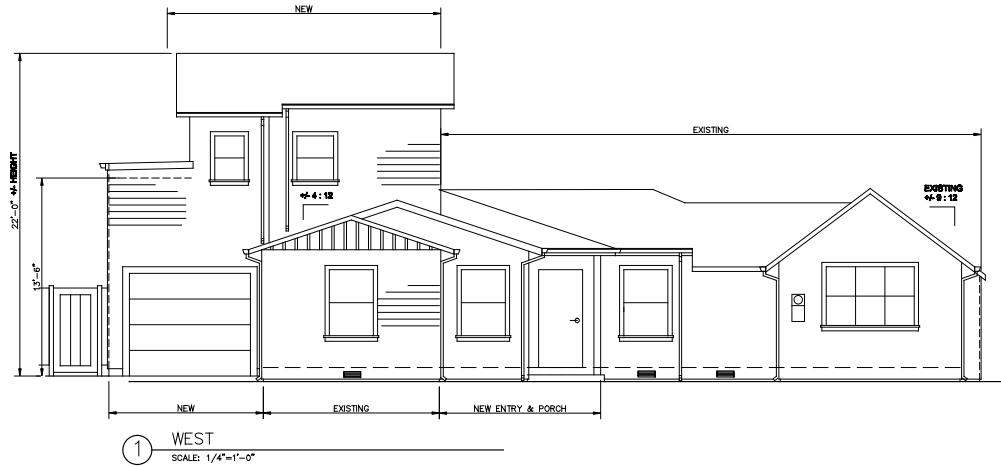
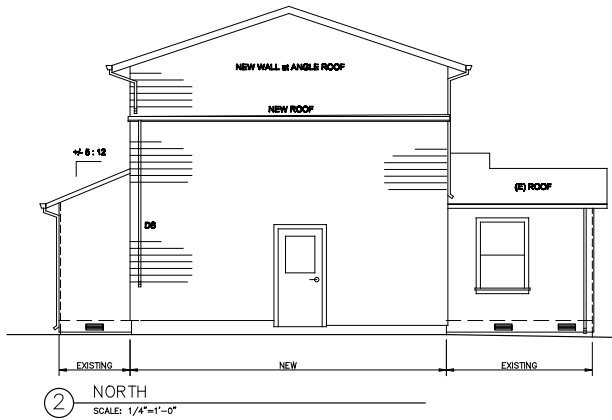
ORIGINAL PLANS WERE APPROVED
by PERMIT 201902008 (INCLUDED
REVISIONS 1 & 2).

THESE ARE NEW PLANS
INCLUDING MANY FLOOR PLAN
CHANGES BUT THE SITE PLAN,
SS, FOOTING, BUILDING
FOOTPRINT, BUILDING SHAPE &
HEIGHT ARE OBLIGED TO THE
ORIGINAL APPROVED PLANS.
THESE PLANS ARE NOTED AS:

△ NEW PLAN & 8/26/21



PROPOSED DESIGN



PERMITTED DESIGN