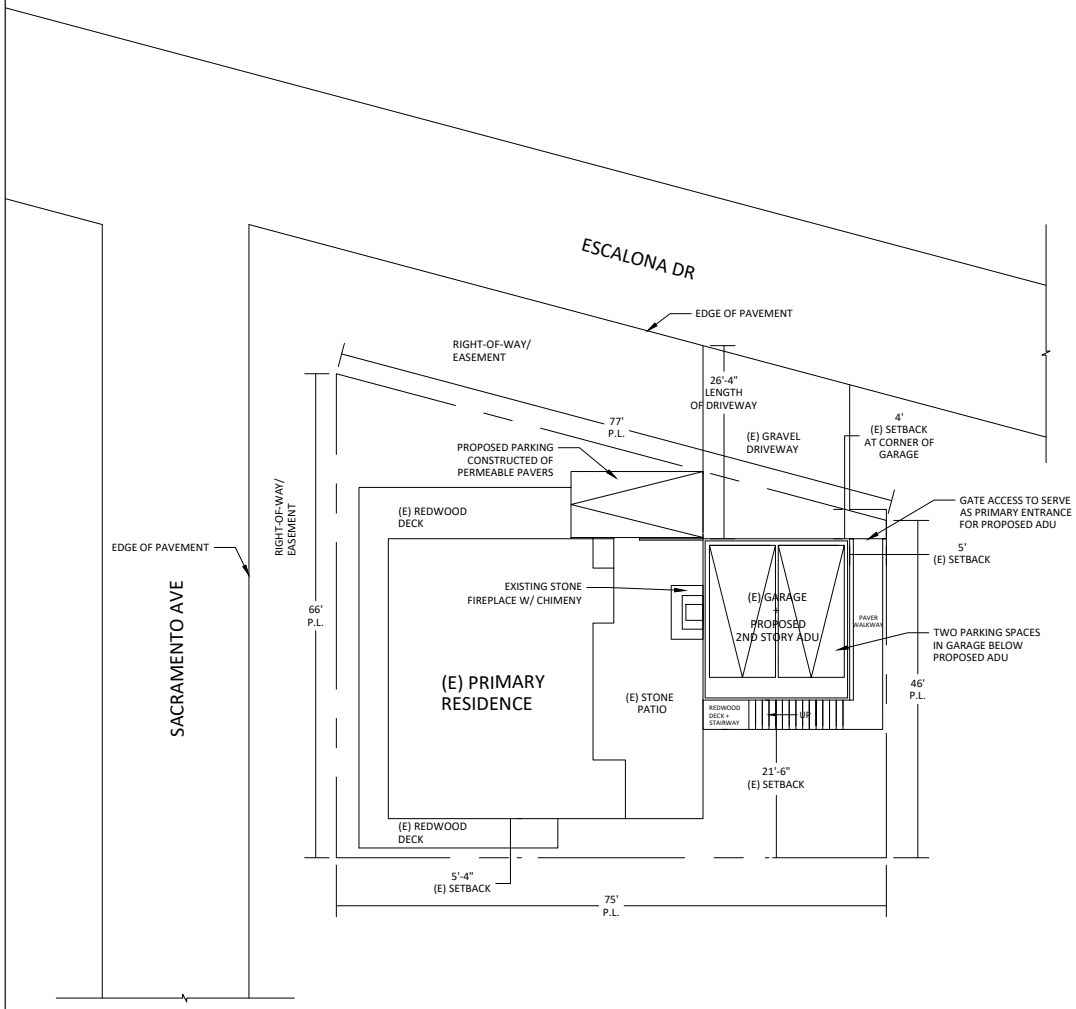
SITE PLAN

1/8" = 1'



PROJECT INFORMATION:

PROJECT DESCRIPTION:	CONSTRUCTION OF A 440 S.F. 2ND STORY ACCESSORY DWELLING UNIT ABOVE THE EXISTING GARAGE. ADU TO BE 1 BEDROOM, 1 BATHROOM. CONSTRUCTION OF A REDWOOD STAIRCASE AND UPPER LEVEL DECK TO SERVE AS AN ENTRANCE TO THE PROPOSED ADU. INSTALLATION OF A 100 AMP SERVICE PANEL FOR THE PROPOSED ADU.
PROJECT SITE:	603 ESCALONA DR. CAPITOLA, CA 95010
APN:	036-142-16
OWNER INFORMATION:	STAN KETNER 603 ESCALONA DR. CAPITOLA, CA 95010 sketner@gmail.com
ZONING CLASS:	R-1 020 - SINGLE RESIDENCE

FLOOR AREA CALCULATIONS

LOT SIZE:	4,400 S.F.
EXISTING RESIDENCE:	1,085 S.F.
EXISTING GARAGE:	440 S.F.
PROPOSED 2ND STORY ADU:	440 S.F.
TOTAL HEATED SPACE:	1,525 S.F.

SHEET SCHEDULE

1	SITE PLAN/ COVER PAGE
2	PROPOSED ADU ELEVATIONS
3	PROPOSED ADU FLOOR PLAN
4	EXISTING GARAGE ELEVATION & EXISTING GARAGE FLOOR PLAN
5	SITE DRAINAGE PLAN

THESE PLAN SHEETS ARE FOR CONCEPTUAL REVIEW ONLY. THE PURPOSE OF THESE PLAN SHEETS ARE TO PRESENT A DESIGN FOR A SECOND STORY ADU BUILT ABOVE THE EXISTING GARAGE AT 603 ESCALONA DRIVE. UPON PERMISSION BY THE CITY OF CAPITOLA AND THE COASTAL COMMISSION, A SET OF ARCHITECTURAL DESIGNS AND ENGINEERED PLAN SHEETS WILL BE SUBMITTED FOR AN OFFICIAL REVIEW BY THE BUILDING DEPARTMENT.

CALIFORNIA GREEN BUILDING STANDARDS CODE:

CONSTRUCTION WASTE-REDUCTION, DISPOSAL AND RECYCLING

A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. (CGBC 4.408.1), CRC R334.1 SCC REQUIREMENT

STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL ON THE SITE.
1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM.

BUILDING MAINTENANCE AND OPERATION

OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACE DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   D. LANDSCAPE IRRIGATION SYSTEMS.
   E. WATER REUSE SYSTEMS.
3. INFORMATION FROM PUBLIC UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

CONSTRUCTION SHALL COMPLY WITH:
CALIFORNIA BUILDING CODE 2022
CALIFORNIA RESIDENTIAL CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA ENERGY STANDARDS 2022
CALIFORNIA FIRE CODE 2022
CALIFORNIA GREEN BUILDING CODE 2022
CITY OF CAPITOLA AMMENDMENTS

PROPERTY LINES AND SETBACKS:

CONTRACTOR AND PROPERTY OWNER TO VERIFY ALL PROPERTY LINES AND SETBACKS BEFORE STARTING PROJECT. THE BUILDING INSPECTOR HAS THE AUTHORITY TO REQUEST A PARTIAL OR FULL SURVEY OF THE PROPERTY IN ORDER TO DETERMINE PROPERTY LINES. ALL COST TO DETERMINE PROPERTY LINES TO BE PAID BY PROPERTY OWNER.

VICINITY MAP

SCALE: N.T.S.

REVISIONS	BY

GERALD WALKER DESIGNS
263 APTOS SCHOOL RD
APTOS, CA 95003
GERALDPHILIPWALKER@GMAIL.COM

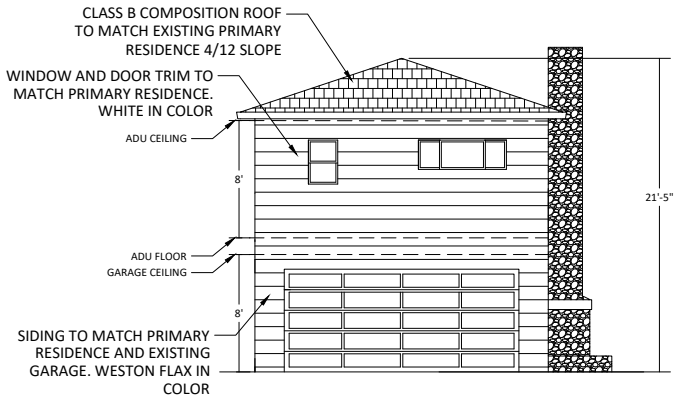
SITE PLAN & COVER SHEET

SECOND STORY ADU
603 ESCALONA DR
CAPITOLA, CA 95010
APN: 036-142-16

DATE: 2/15/2023
SCALE: AS NOTED
DRAWN BY: *GERALD*
SHEET
1

PROPOSED ADU ELEVATIONS

1/4" = 1'



NORTH

WEST

EAST

SOUTH

REVISIONS	BY

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PROPOSED ADU ELEVATIONS

SECOND STORY ADU
603 ESCALONA DR
CAPITOLA, CA 95010
APN: 036-142-16

DATE: 2/15/2023

SCALE: 1/4" = 1'

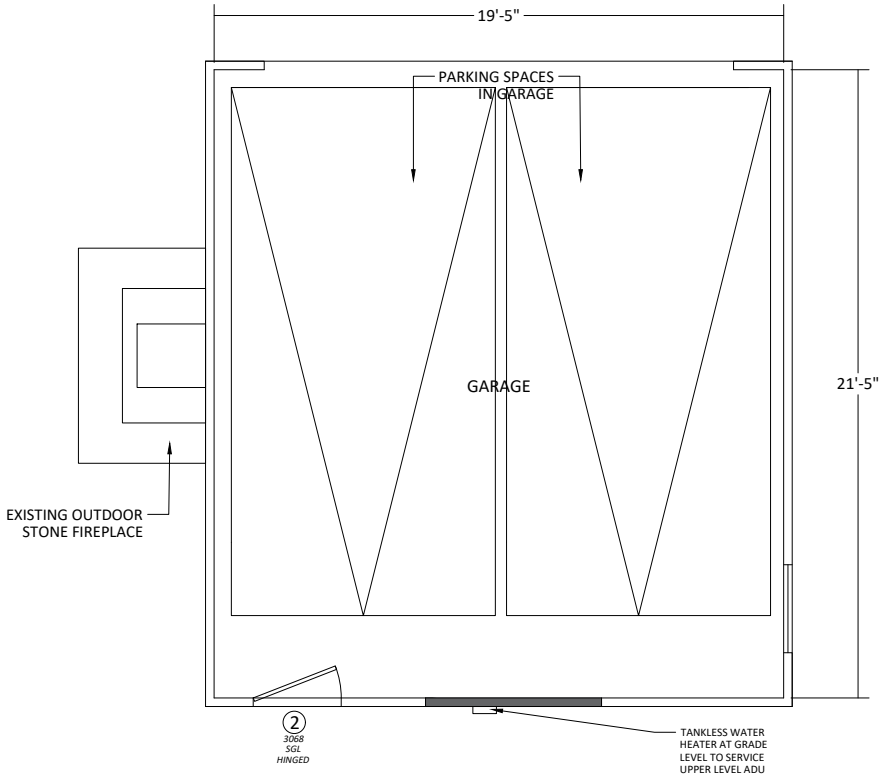
DRAWN BY: *GERALD*

SHEET

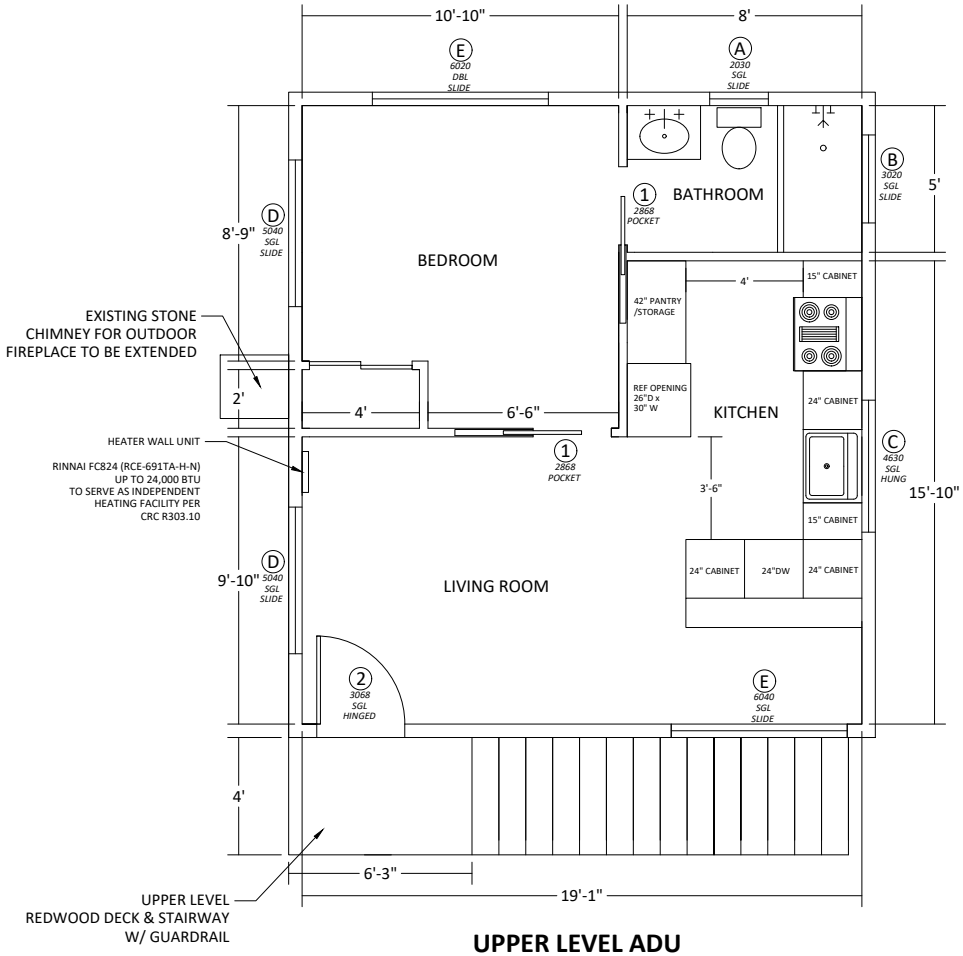
2

PROPOSED ADU FLOOR PLAN

1/4" = 1'



LOWER LEVEL GARAGE



UPPER LEVEL ADU

ENTIRETY OF UPPER LEVEL & REDWOOD DECK/STAIRWAY TO BE NEW CONSTRUCTION

SIDING ON ADU TO MATCH THAT OF (E) PRIMARY RESIDENCE. WESTON FLAX IN COLOR

WINDOW SCHEDULE

SCHED.	SIZE	TYPE	QUANTITY	LOCATION	MANUFACTURER	U	SHGC	NOTES
A	2030	SGL SLIDING	1	BATHROOM	MILGARD	TBD	TBD	TEMPERED
B	3020	SGL SLIDING	1	BATHROOM	MILGARD	TBD	TBD	TEMPERED
C	4630	SGL HUNG	1	KITCHEN	MILGARD	TBD	TBD	TEMPERED/ OPAQUE
D	5040	SGL SLIDING	2	BEDROOM/ LIVINGROOM	MILGARD	TBD	TBD	
E	6020	DBL SLIDING	1	BEDROOM	MILGARD	TBD	TBD	
F	6040	SGL SLIDING	1	KITCHEN	MILGARD	TBD	TBD	

DOOR SCHEDULE

SCHED.	SIZE	TYPE	QUANTITY	LOCATION	MANUFACTURER	U	SHGC	NOTES
1	2868	POCKET	2	INTERIOR/ ADU BED+BATH		N/A	N/A	
2	3068	SGL HINGED WINDOWED	2	ADU ENTRY/ GARAGE		TBD	TBD	SAFETY GLASS

WATER HEATER, HEATER, INSULATION TYPE, AND WINDOW U-FACTOR/SHGC RATINGS TO BE DETERMINED BY TITLE 24 REPORT

ALL STRUCTURAL ASPECTS OF CONSTRUCTION TO BE DETERMINED BY ENGINEERED PLAN SHEETS

ALL APPLIANCES TO BE ENERGY STAR RATED

EXISTING
NEW
TO BE REMOVED

REVISIONS	BY

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PROPOSED ADU FLOOR PLAN

SECOND STORY ADU
603 ESCALONA DR
CAPITOLA, CA 95010
APN: 036-142-16

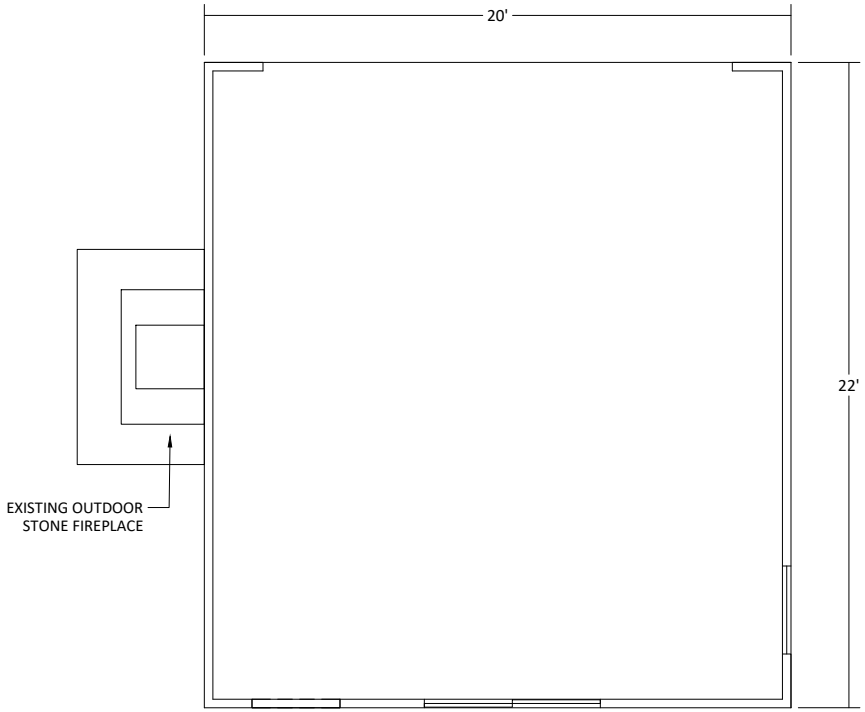
DATE: 2/15/2023
SCALE: 1/2" = 1'
DRAWN BY: *GERALD*

SHEET

3

EXISTING GARAGE FLOOR PLAN

1/2" = 1'



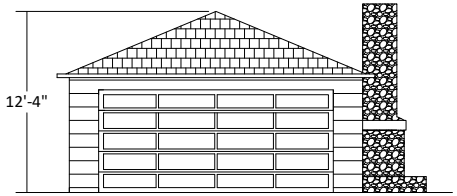
EXISTING

NEW

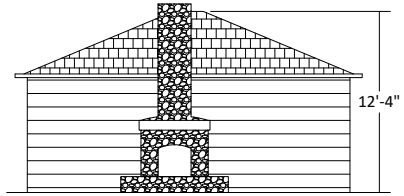
TO BE REMOVED

EXISTING GARAGE ELEVATIONS

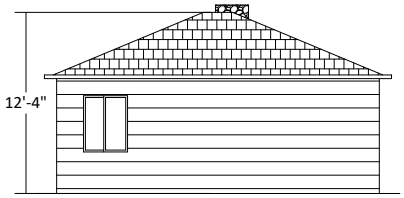
1/4" = 1'



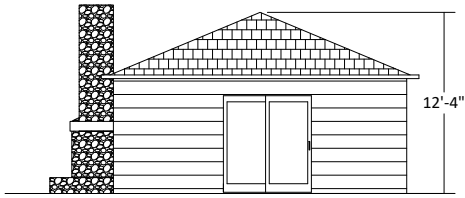
NORTH



WEST



EAST



SOUTH

REVISIONS	BY

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EXISTING GARAGE ELEVATIONS & FLOOR PLAN

SECOND STORY ADU
603 ESCALONA DR
CAPITOLA, CA 95010
APN: 036-142-16

DATE: 2/15/2023

SCALE: AS NOTED

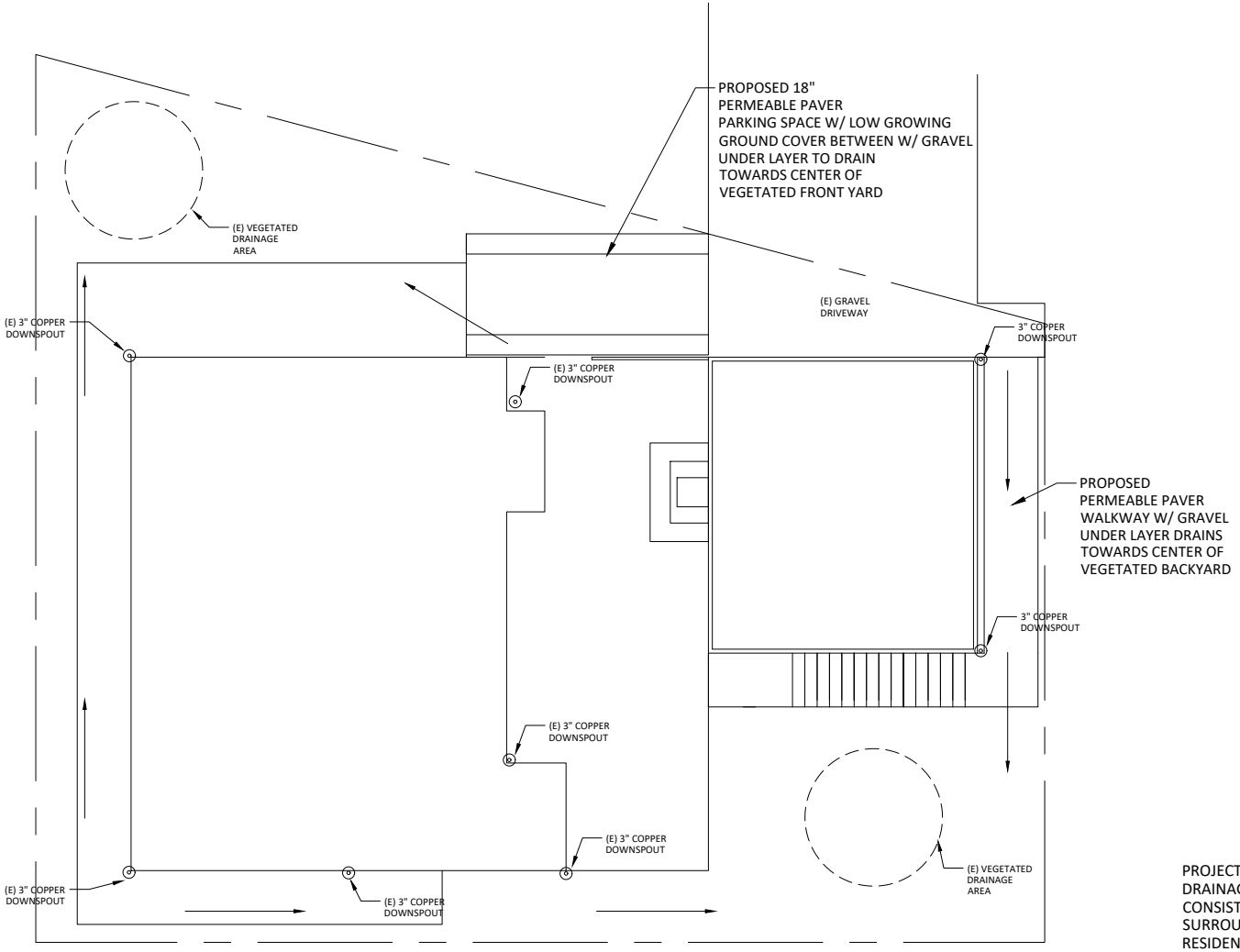
DRAWN BY: *GERALD*

SHEET

4

SITE DRAINAGE PLAN

1/4" = 1'



PROJECT TO UTILIZE EXISTING DRAINAGE ON PROPERTY. THIS CONSISTS OF COPPER GUTTERS SURROUNDING BOTH PRIMARY RESIDENCE AND PROPOSED 2ND STORY ADU. 3" COPPER DOWNSPOUTS DRAIN AWAY FROM STRUCTURES AND ALL RUNOFF IS TAKEN TO VEGETATED DRAINAGE AREAS IN BOTH FRONT AND BACK YARDS. ARROWS INDICATE DIRECTION OF RUNOFF

REVISIONS	BY

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SITE DRAINAGE PLAN

2ND STORY DETACHED ADU
603 ESCALONA DR
CAPITOLA, CA 95010
APN: 036-142-16

DATE: 2/15/2023

SCALE: 1/4" = 1'

DRAWN BY: *GERALD*

SHEET

5