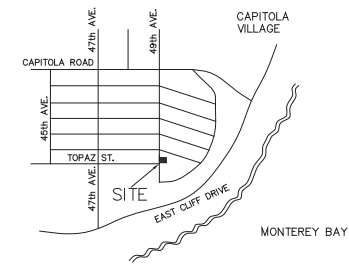


VICINITY MAP



PROJECT ADDRESS: 1350 49th AVE., CAPITOLA CA

APN 034-068-14

PROJECT: NEW GARAGE AND 2nd FLOOR MASTER BEDRM & BATH

OWNER: RICK ABERLE
1350 49th AVE., CAPITOLA CA
rick@aberleconcrete.com

APPLICANT: STEPHEN LANG
1350 49th AVE., CAPITOLA CA 95010
stephen@aberleconcrete.com

DESIGN: JOHN HOFACRE - ARCHITECT
CONSULT: 1375 49th AVE., CAPITOLA CA 95010 831-295-2468
jhhofacre@sbcglobal.net

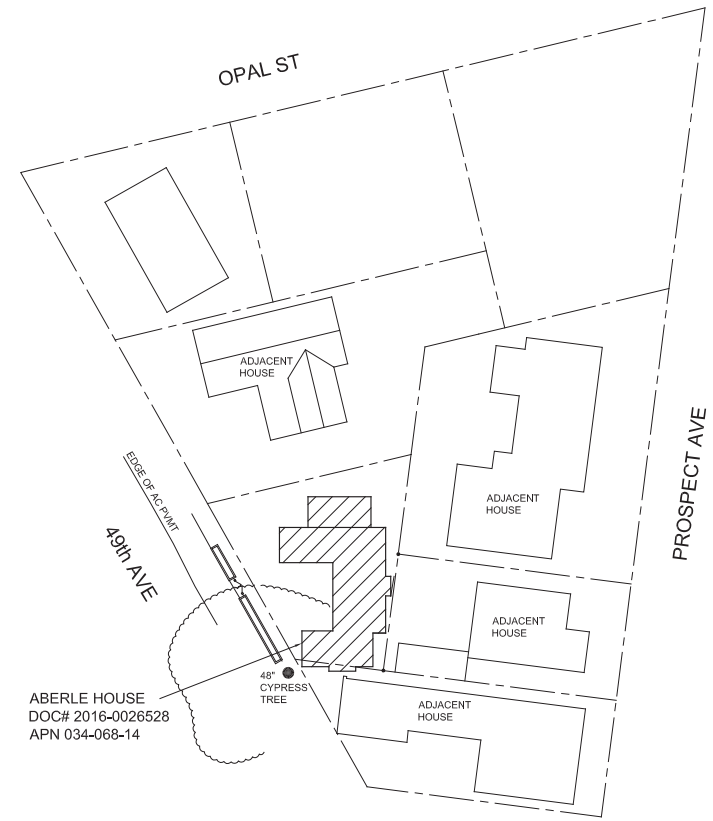
SURVEY: BOWMAN AND WILLIAMS (ALAN BRODIE FRENCH)
3949 RESEARCH PARK COURT, SUITE 100, SOQUEL CA 95073
831-426-3560
brodlw@bowmanandwlliams.com

SETBACKS

FRONT YARD
1st FLOOR: 15'-0"
2nd FLOOR: 20'-0"

BACK YARD = 10'-2"
30'-3 1/2" + 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'-9"
60'-11 1/16" + 74'-2 5/8" = 135'-1 11/16"
135'-1 11/16" / 2 = 67'-7" x 10% = 6.75"
EQUALS 6'-9"



AREA PLAN
SCALE: 1" = 20'
NORTH

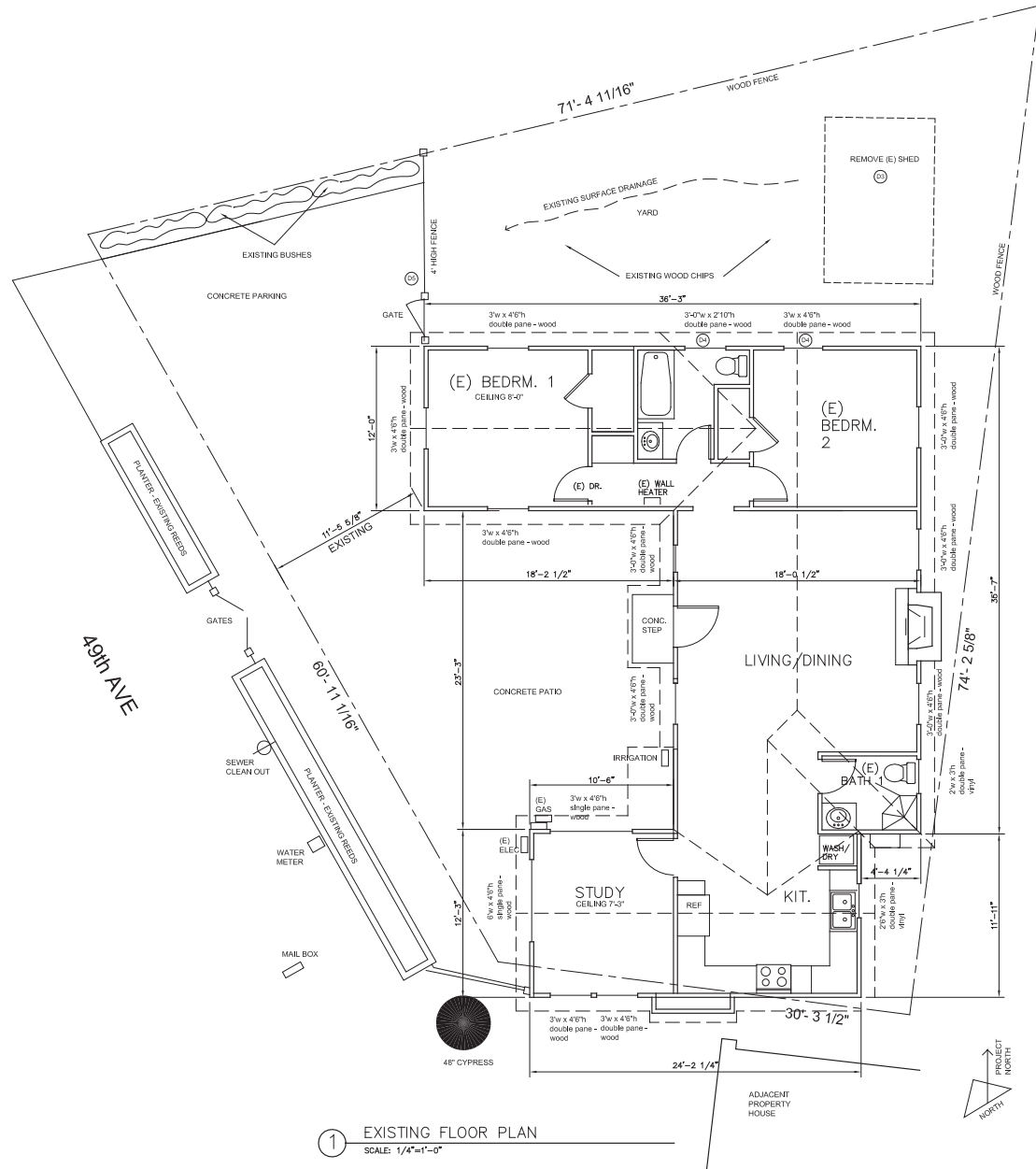
RICK ABERLE
1350 49th AVE.
CAPITOLA, CA 95010

DESIGN CONSULTANT
JOHN HOFACRE
ARCHITECT
1375 49th AVE.
CAPITOLA, CA 95010
831-295-2468

DRAWING DATE
3/1/18

REVISIONS		
No.	DESCRIPTION	DATE

ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE., CAPITOLA CA
COVER SHEET & PROJECT DATA



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

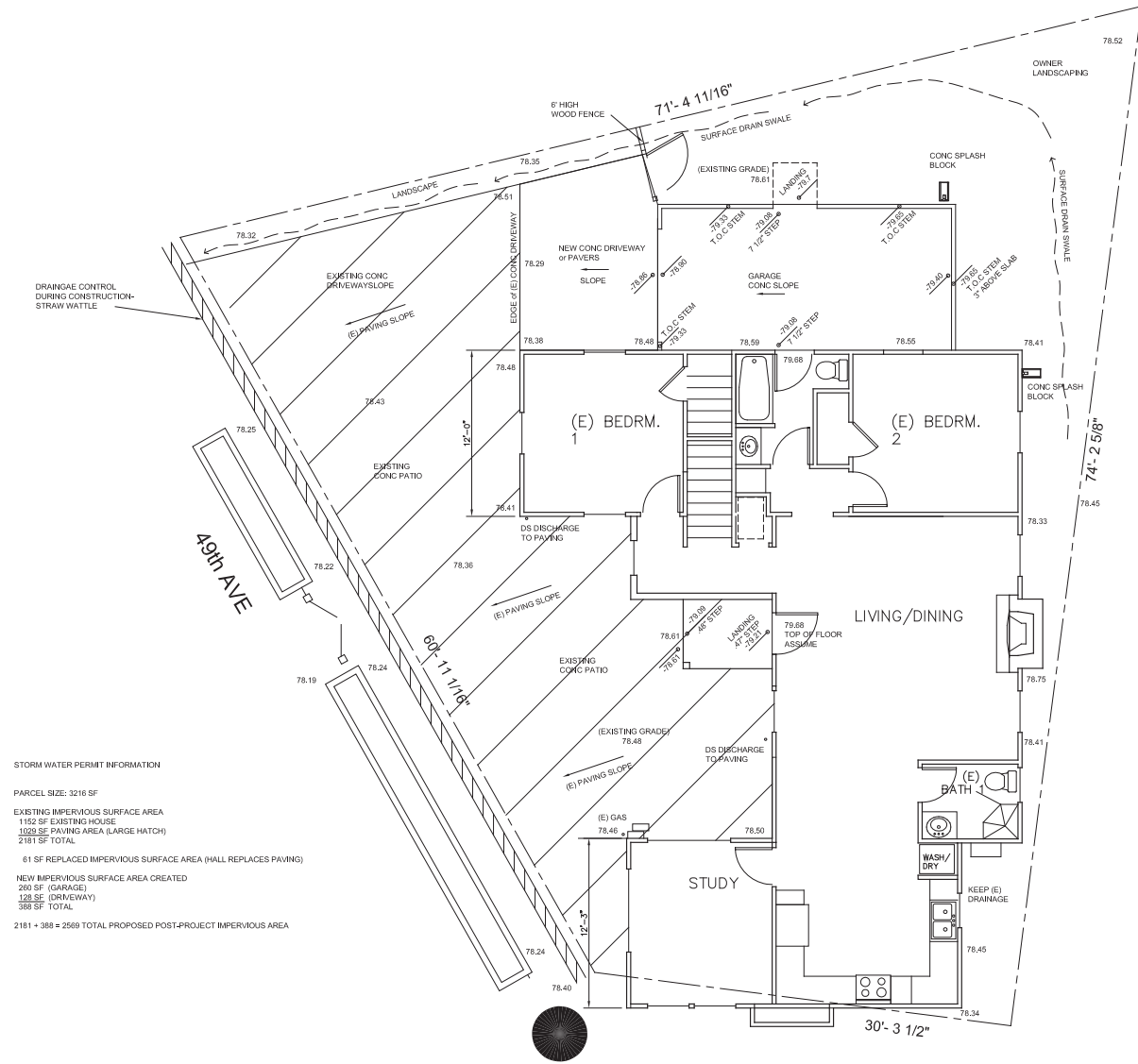
ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

RICK
ABERLE
1350 49th AVE
CAPITOLA, CA 95001

DESIGN CONSULTANT
JOHN HOFACRE
ARCHITECT
1375 49th AVE.
CAPITOLA, CA 95001
831-295-2468

DRAWING DATE
3/1/18

REVISIONS		
No.	DESCRIPTION	DATE



STORM WATER PERMIT INFORMATION

PARCEL SIZE: 3216 SF

EXISTING IMPERVIOUS SURFACE AREA
1152 SF EXISTING HOUSE
1022 SF PAVING AREA (LARGE HATCH)
2181 SF TOTAL

61 SF REPLACED IMPERVIOUS SURFACE AREA (HALL REPLACES PAVING)

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

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

ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

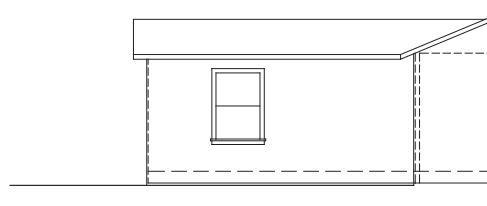
1 DRAINAGE PLAN
SCALE: 1/4"=1'-0"

RICK
 ABERLE
 1380 49th AVE.
 CAPITOLA, CA 95010

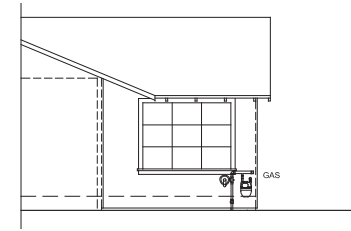
DESIGN CONSULTANT
 JOHN HOFMAGRE
 ARCHITECT
 1375 49th AVE.
 CAPITOLA, CA 95010
 831-295-2468

DRAWING DATE
 3/1/18

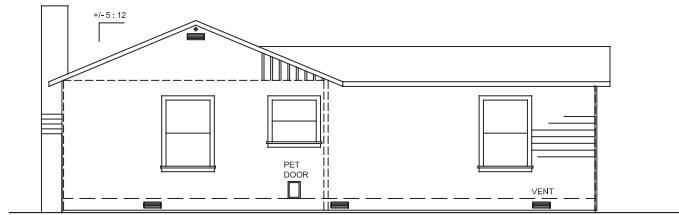
REVISIONS		
No.	DESCRIPTION	DATE



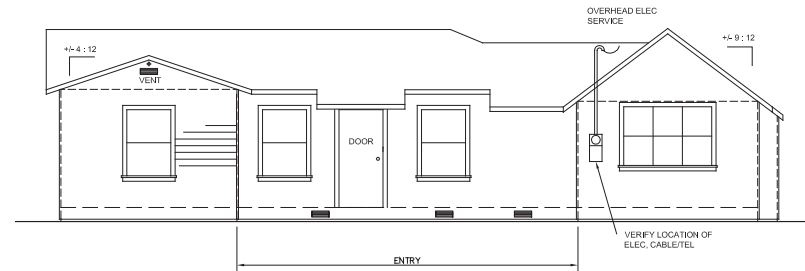
⑥ SOUTH - ENTRY
 SCALE: 1/4"=1'-0"



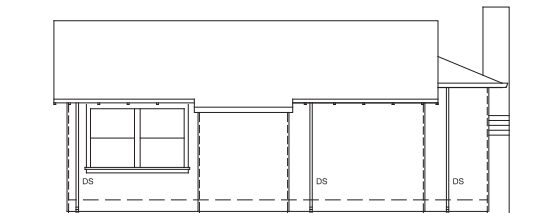
⑤ NORTH - ENTRY
 SCALE: 1/4"=1'-0"



④ NORTH
 SCALE: 1/4"=1'-0"



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



② SOUTH
 SCALE: 1/4"=1'-0"



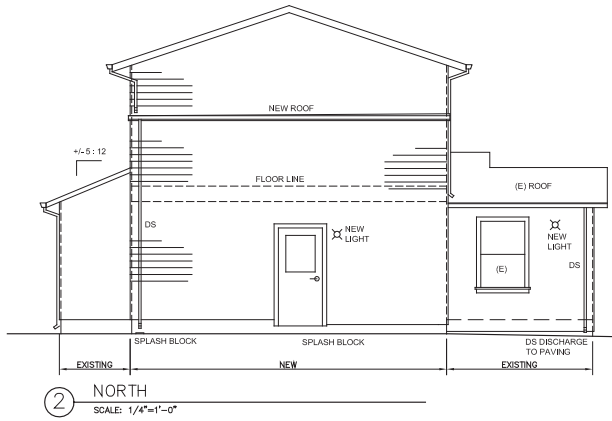
① EAST
 SCALE: 1/4"=1'-0"

ABERLE RESIDENCE ADDITION/REMODEL
 1380 49th AVE, CAPITOLA CA

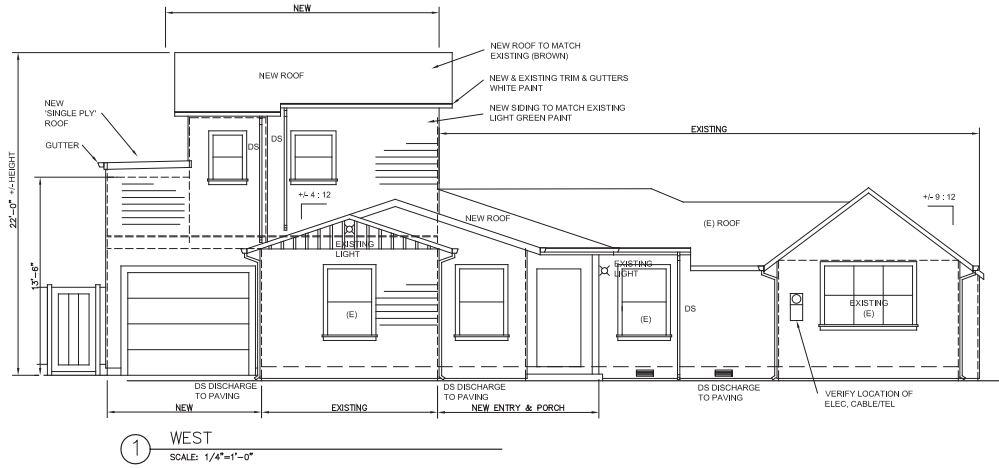
EXISTING ELEVATIONS

SHEET

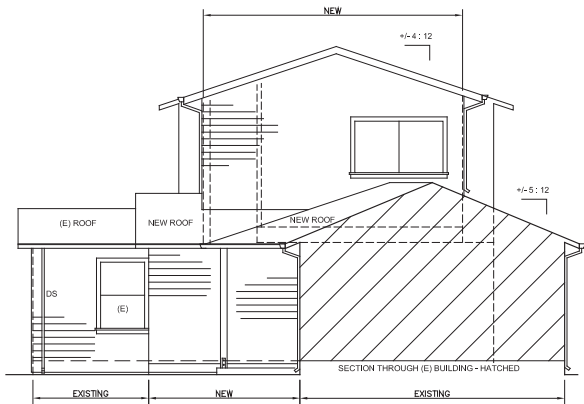
6



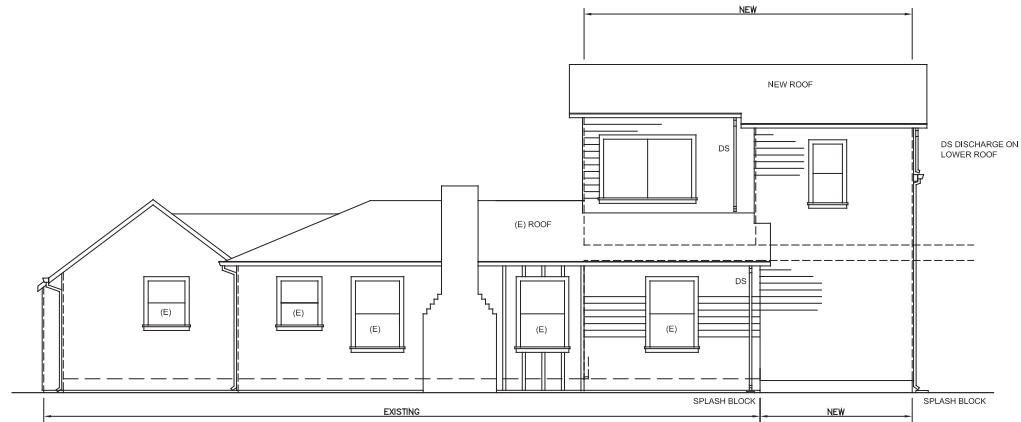
② NORTH
SCALE: 1/4"=1'-0"



① WEST
SCALE: 1/4"=1'-0"



④ SOUTH
SCALE: 1/4"=1'-0"



③ EAST - BACKYARD
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS NOTES:
1. PAINT COLORS: SEE COLOR BOARD
2. SIDING TO MATCH (E) HORIZONTAL WOOD
3. WINDOW TRIM TO MATCH (E)
4. ROOFING TO MATCH (E)

ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

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	IMBLEE
INVT	INVERT
IP	IRON PIPE
JP	JOINT POLE
LS	LAND SURVEYOR
LVT	LEAD & TAG
MAG	MAGNETIC
MB	MARBOL
MTR	METER
NT	NOT TAG
PL	PLUS OR MINUS
PLG	PLANTING AREA
PMT	PAVEMENT
R&M	RECORD & MEASURED
RCE	REGISTERED CIVIL ENGINEER
RECD	REQUIRED
RIM	RIM ELEVATION
RISR	RISER
SPL	SPRING
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
THRS	THRESHOLD
WD	WOOD
WTR	WATER
WV	WATER VALVE

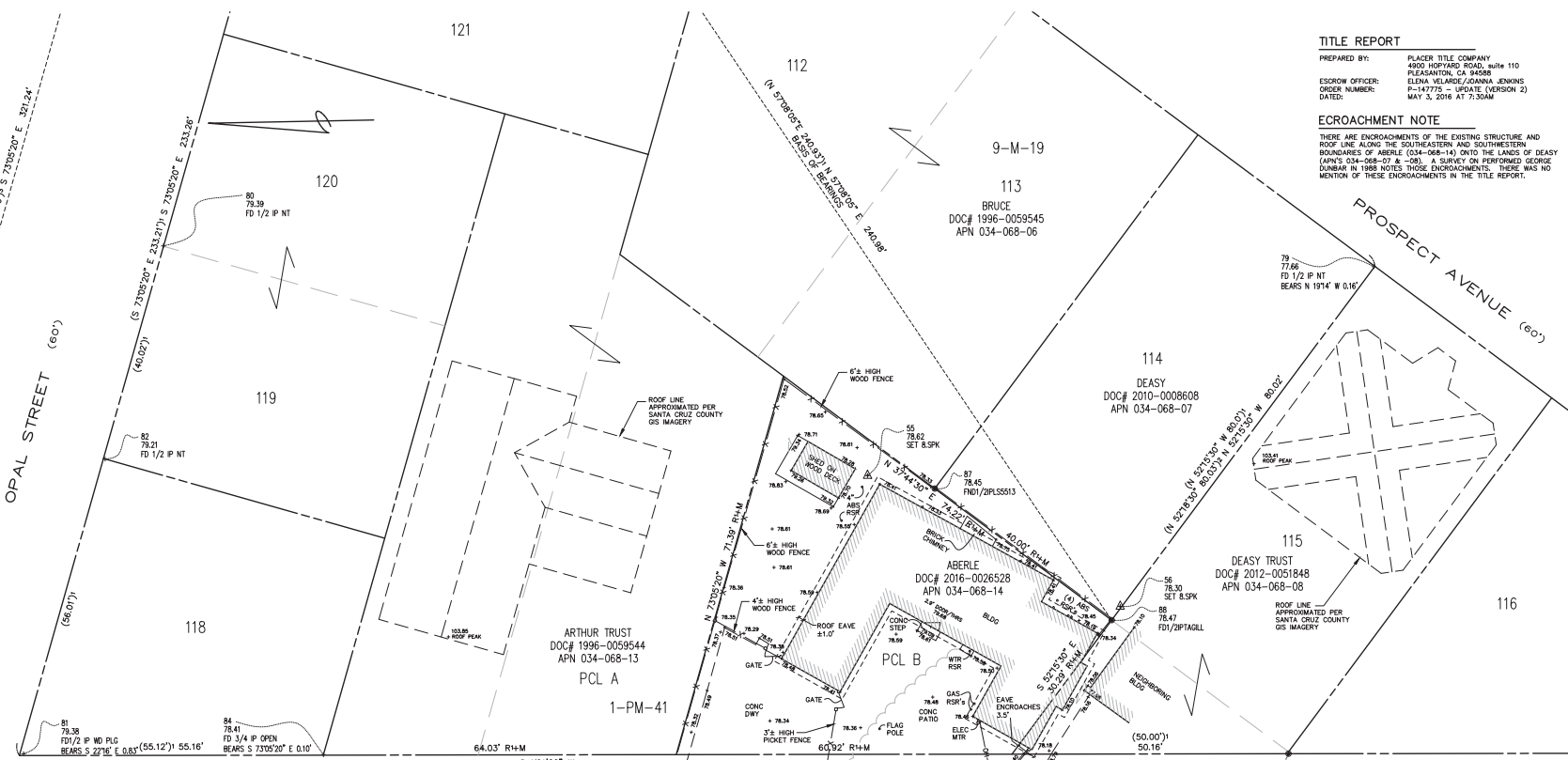
TITLE REPORT

PREPARED BY: PLACER TITLE COMPANY
4800 HOPKINS ROAD, SUITE 110
PLEASANTON, CA 94588

ESCROW OFFICER: ELOHA VELAZQUEZ/GARMA SENHUIS
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 GUNBAR IN 1988 NOTES THOSE ENCROACHMENTS. THERE WAS NO MENTION OF THESE ENCROACHMENTS IN THE TITLE REPORT.



LEGEND

—	CONTOUR (MAJOR)	—	OLD PROPERTY LINE
—	CONTOUR (MINOR)	—	OVERHEAD LINE
⊙	ELECTROLIER	—	PROPERTY LINE
—X—	FENCE LINE	△	SET RANDOM NAIL
⊙	FIRE HYDRANT	⊙	SIGN
⊙	FOUND MONUMENT AS NOTED	⊙	SPOT ELEVATION
⊙	JOINT POLE	⊙	TREE AS NOTED
⊙	CONTOUR INTERVAL = 1 FOOT	⊙	VALVE AS NOTED

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

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 CAPITOLA FOR IRVINE BRACON" FILED IN VOLUME 1 OF PARCEL MAPS, PAGE 41, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN
= N 57°06'05" E

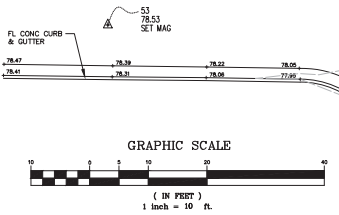
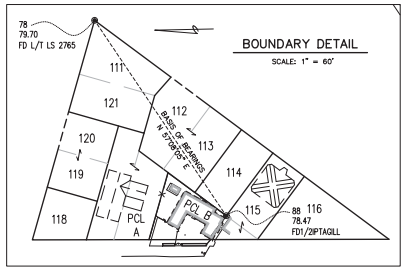
BASIS OF ELEVATIONS

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' (NAVD88)

75
78.71
FD1/2P/RC13247

76
78.68
FD1/2P/RC13247

(10.68')
(10.75')
10.69'



TOPAZ STREET (40°)

APN 034-068-14

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
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SCALE: 1" = 10'	DRAWN: DLN	SJOB NO: 27137	SHEET
DATE: DECEMBER 10, 2017	CHECKED: ROSSO 3D	INDEX: ROSSO 3D	TP-1
BOUNDARY: AFB	DWG NAME: 27137.TPO	FILE NO: 27137	OF 1

