

APPLICABLE CODES

CALIFORNIA BUILDING CODE (CBC)	2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2022 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2022 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2022 EDITION
CALIFORNIA FIRE CODE (CFC)	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
CRC AND CITY OF CAPATOLA ORDINANCES	2022 EDITIONS
CALIFORNIA GREEN BUILDING STANDARDS	2022 EDITIONS

PROJECT DATA

AP# 036-125-100-00
 ADDRESS 209 HOLLISTER AVENUE, CAPATOLA, CA 95010
 ZONING (R-1)
 BUILDING OCCUPANCY (R-3/U)
 CONSTRUCTION TYPE (VB)

	PROPOSED	
LOT AREA	4,000 SQFT	
RESIDENCE MAIN FLOOR	867.9 SQFT	
RESIDENCE SECOND FLOOR	1026.0 SQFT	
FRONT PORCH	94.2 SQFT	
GARAGE	266.1 SQFT	
ADU	749.9 SQFT	
MAIN RESIDENCE FOOTPRINT AREA	1292.1 SQFT	
TOTAL RESIDENCE FLOOR AREA	1893.9 SQFT	
TOTAL LOT COVERAGE	2042.0 SQFT	

ABBREVIATIONS

BLKG	BLKG	FJ	FLOOR JOIST	TOC	TOP OF CONCRETE
BM	BEAM	GYP BD	GYPSUM BOARD	TYP	TYPICAL
B/S	BOTH SIDES	L	SHEAR WALL LENGTH	UNO	UNLESS NOTED OTHERWISE
CJ	CEILING JOIST	(N)	NEW		
CL	CENTER LINE	OC	ON CENTERS	W	WITH
CONT	CONTINUOUS	PEN	PLYWOOD EDGE NAIL		
COL	COLUMN	PLYWD	PLYWOOD		
DS	DOWN SPOUT	PNL	PANEL		
(E)	EXISTING	PT	PRESSURE TREATED		
EA WAY	EACH WAY	SAD	SEE ARCHITECTURAL DRAWING		
FDN	FOUNDATION	T/B	TOP & BOTTOM		

SCOPE OF WORK

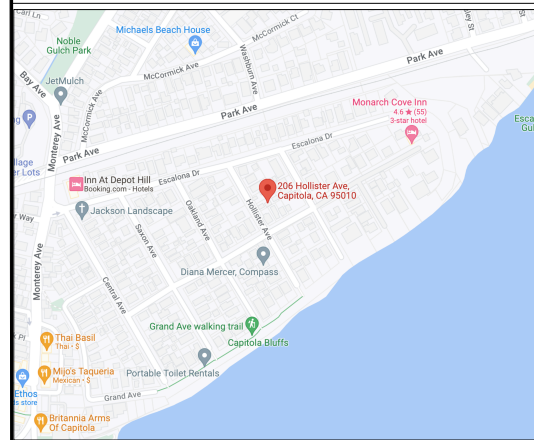
- BUILD NEW 1893.9 SQFT RESIDENCE AND GARAGE, AND 749.9 SQFT ADU

INDEX TO DRAWINGS

PROJECT DETAILS	PROJECT DETAILS & VICINITY MAP
PROPOSED SITE PLAN	PROPOSED SITE PLAN
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A2	PROPOSED SECOND FLOOR & ADU PLAN
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A5	ADU ELEVATIONS
A6	LANDSCAPE PLAN
A7	DRAINAGE PLAN

PROJECT NOTES

VICINITY



FOR: MC CONSTRUCTION





PROJECT: NEW RESIDENCE
 206 HOLLISTER AVE.
 CAPATOLA, CA 95010

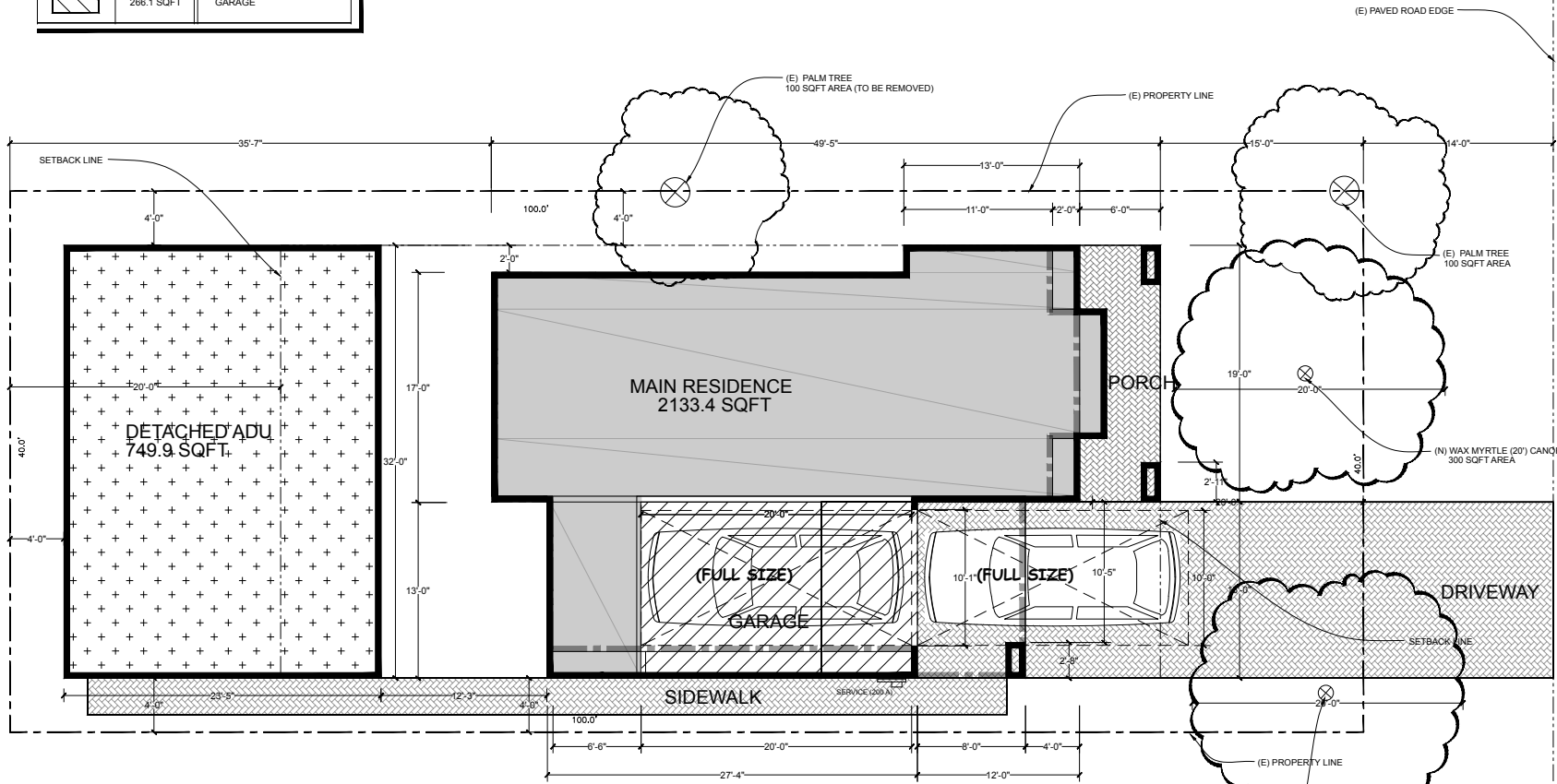
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REV.2.0	11/26/22	
REV.3.0	12/02/22	
REV.4.0	12/06/22	
REV.6.0	12/14/22	
REV.7.0	3/28/22	design permit
REV.7.3	6/1/22	
REV.7.5	6/14/23	
REV.7.6	7/20/23	

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Page:
 PROJECT DETAILS

LEVEL LEGEND

SYMBOL	AREA	DESCRIPTION
	1026.0 SQFT	MAIN HOUSE LOWER LEVEL
	867.9 SQFT	MAIN HOUSE SECOND LEVEL
	749.9 SQFT	ADU
	266.1 SQFT	GARAGE



PROPOSED SITE PLAN

SCALE 1/4" = 1'-0"



HOLLISTER AVE.

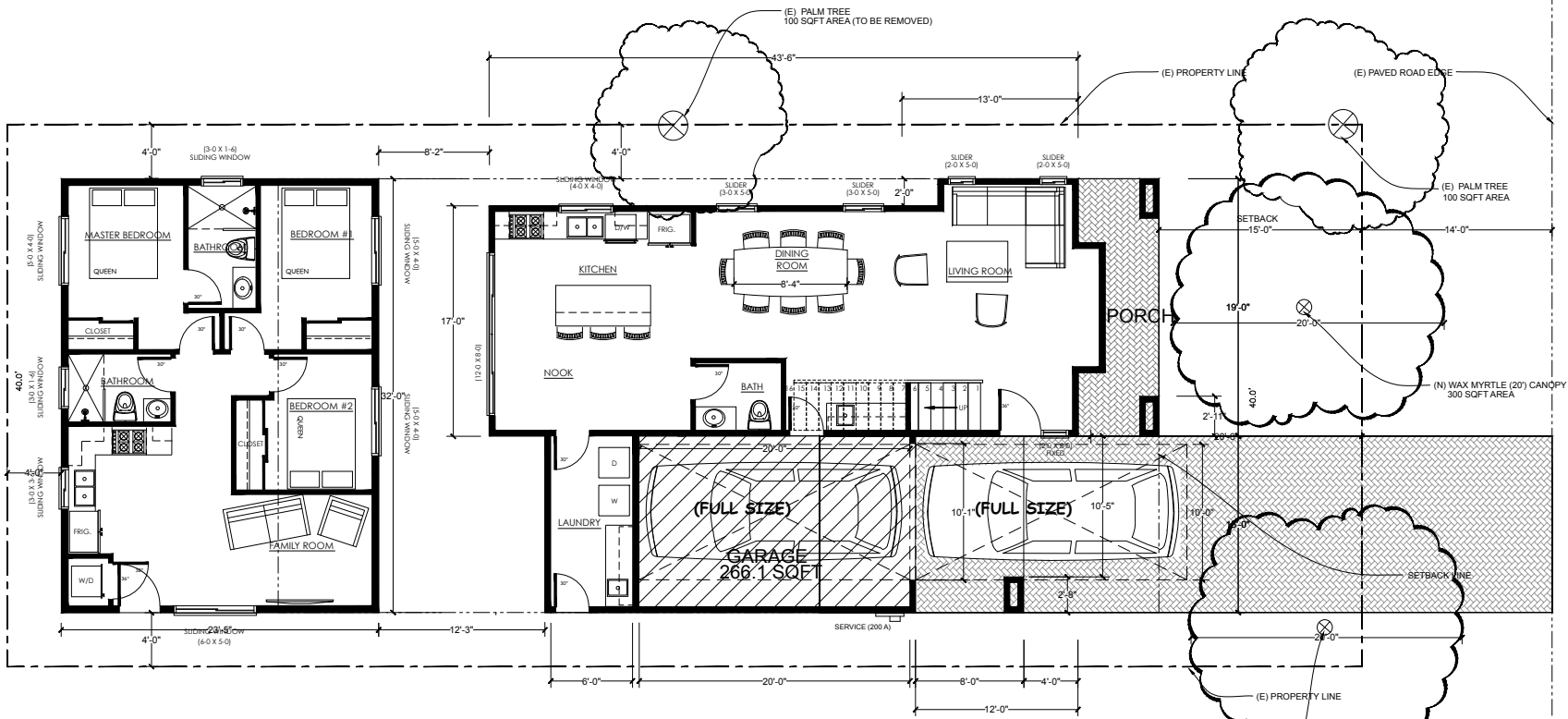
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CAPATOLA, CA 95010

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REV.4.0	12/06/22	
REV.6.0	12/14/22	
REV.7.0	3/28/22	design permit
REV.7.1	5/6/22	
REV.7.3	6/1/22	
REV.7.5	6/14/23	
REV.7.6	7/20/23	

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Page:
PROPOSED
SITE PLAN



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FIRST FLOOR AREA = 867.9 SQFT
 GARAGE AREA = 266.1 SQFT
 ADU AREA = 749.9 SQFT



HOLLISTER AVE

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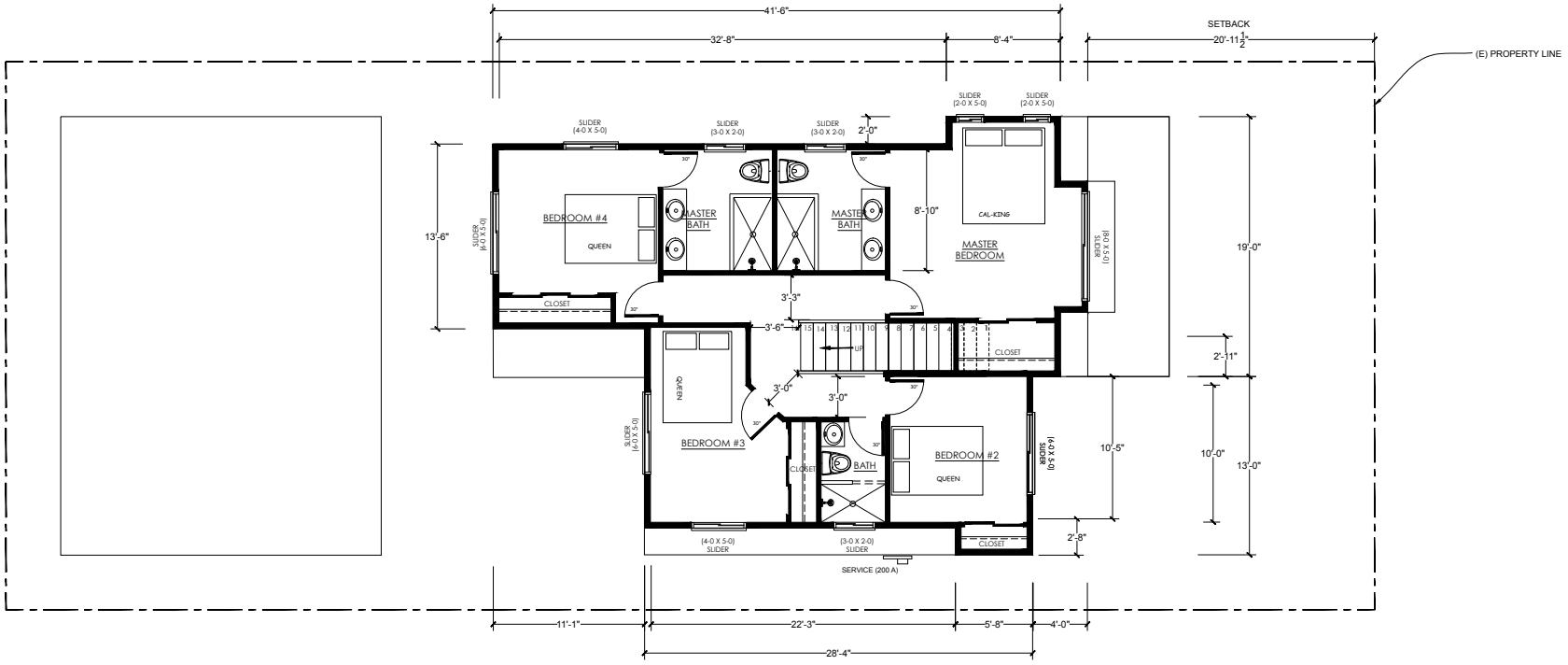
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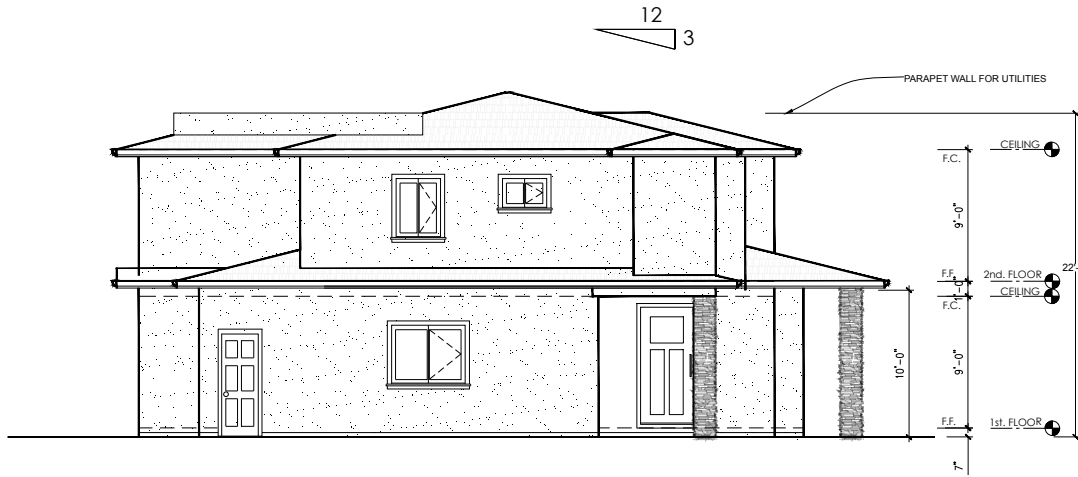
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SECOND FLOOR PLAN

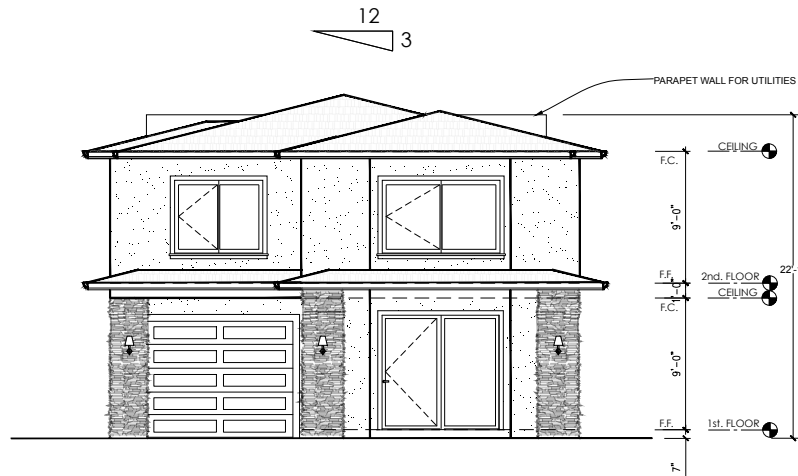
SCALE 1/4" = 1'-0"
SECOND FLOOR AREA = 1026.0 SQFT





LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

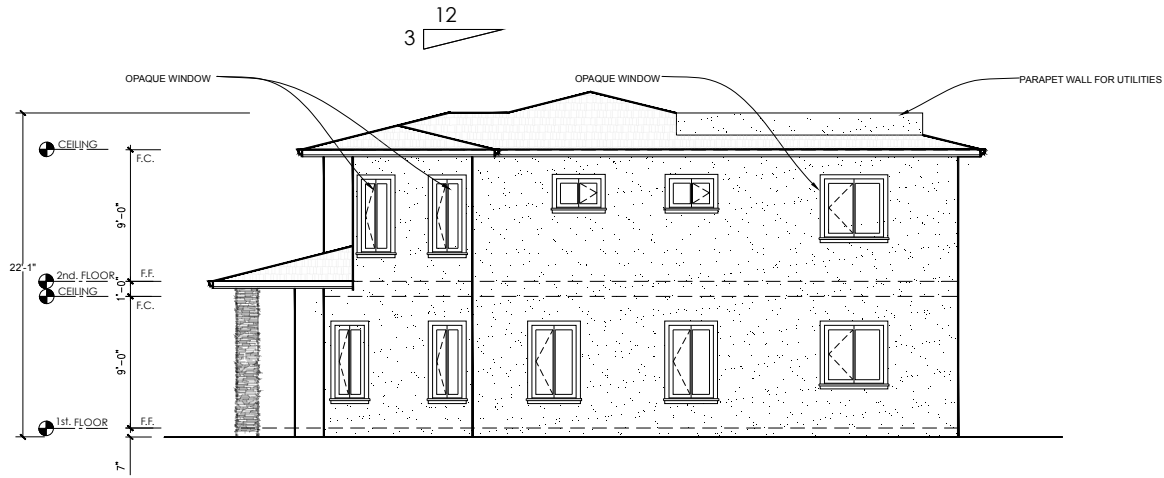
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MC CONSTRUCTION

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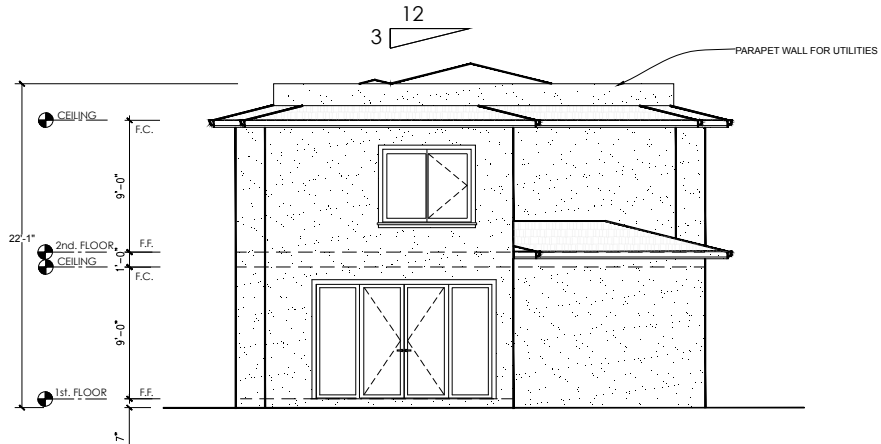
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REV:7.0	3/28/22	design permit
REV:7.1	5/6/22	
REV:7.2	5/17/22	
REV:7.3	6/1/22	
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RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

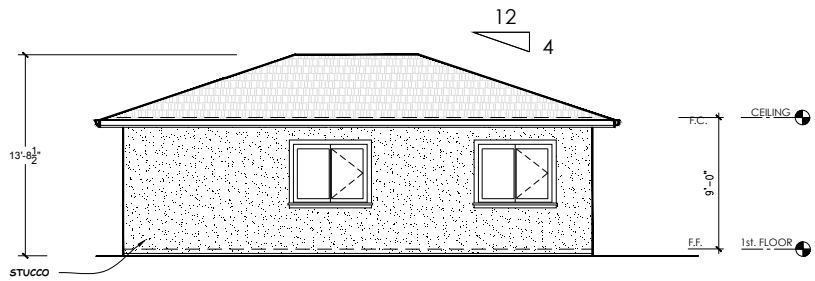
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REV:6.0	12/14/22	
REV:7.0	3/28/22	design permit
REV:7.1	5/6/22	
REV:7.2	5/17/22	
REV:7.3	6/1/22	
REV:7.5	6/14/23	
REV:7.6	7/20/23	

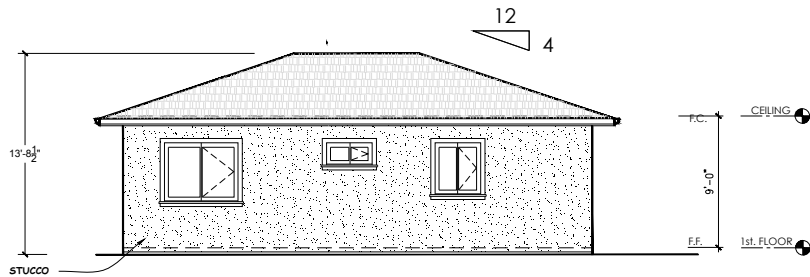
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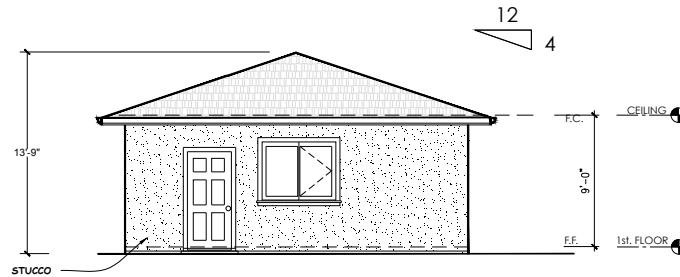
ADU FRONT ELEVATION

SCALE 1/4" = 1'-0"



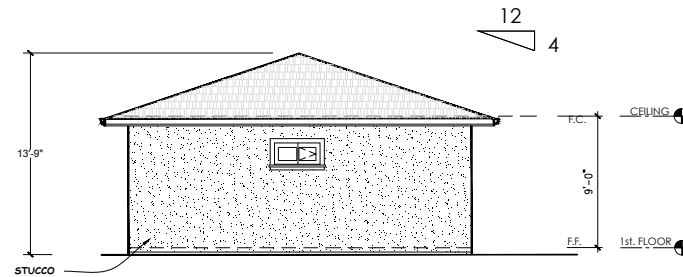
ADU REAR ELEVATION

SCALE 1/4" = 1'-0"



ADU LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



ADU RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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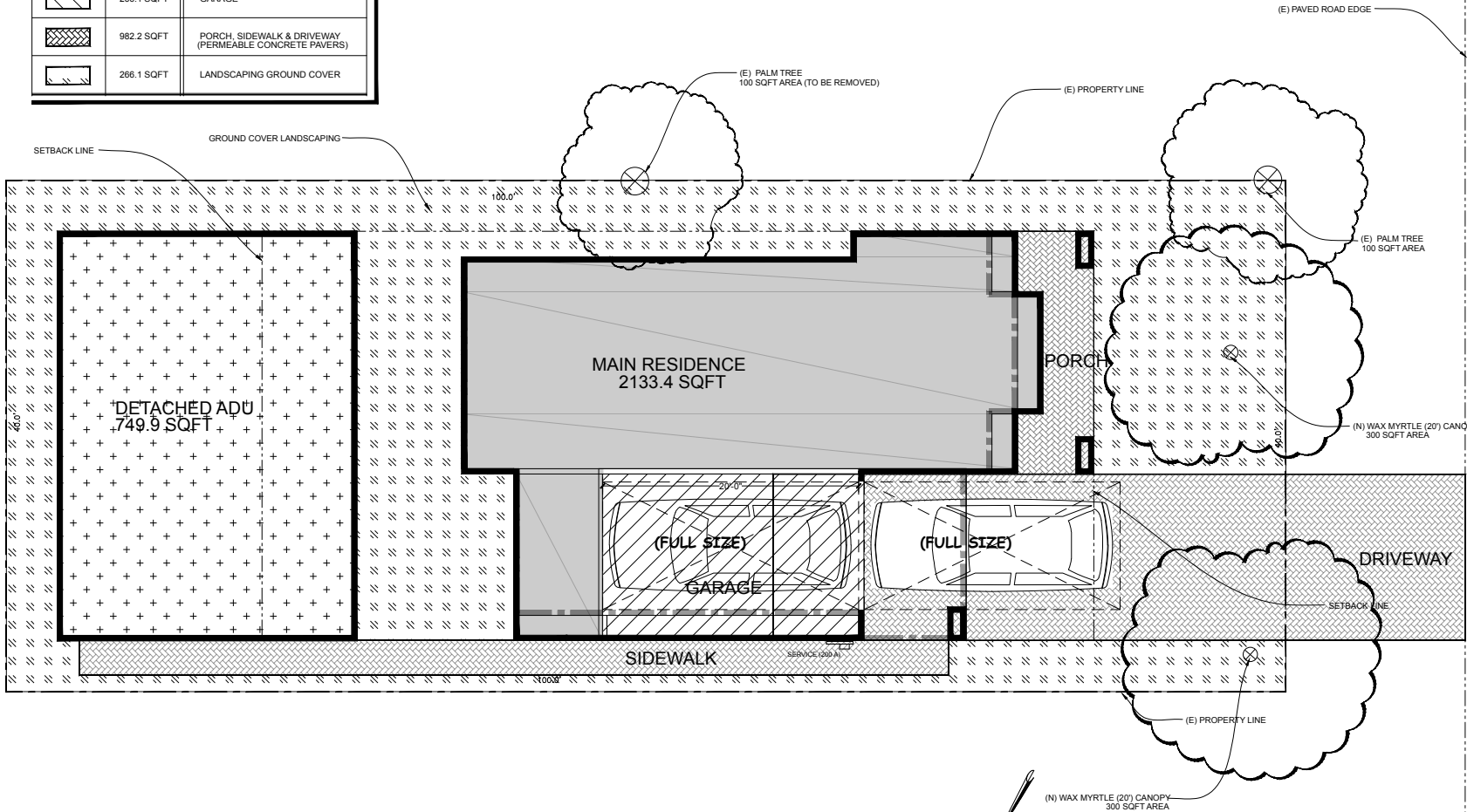
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LEVEL LEGEND

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	867.9 SQFT	MAIN HOUSE SECOND LEVEL
	749.9 SQFT	ADU
	266.1 SQFT	GARAGE
	982.2 SQFT	PORCH, SIDEWALK & DRIVEWAY (PERMEABLE CONCRETE PAVERS)
	266.1 SQFT	LANDSCAPING GROUND COVER



LANDSCAPE PLAN

SCALE 1/4" = 1'-0"



HOLLISTER AVE.

FOR: **MC CONSTRUCTION**

PROJECT: **NEW RESIDENCE
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CAPATOLA, CA 95010**

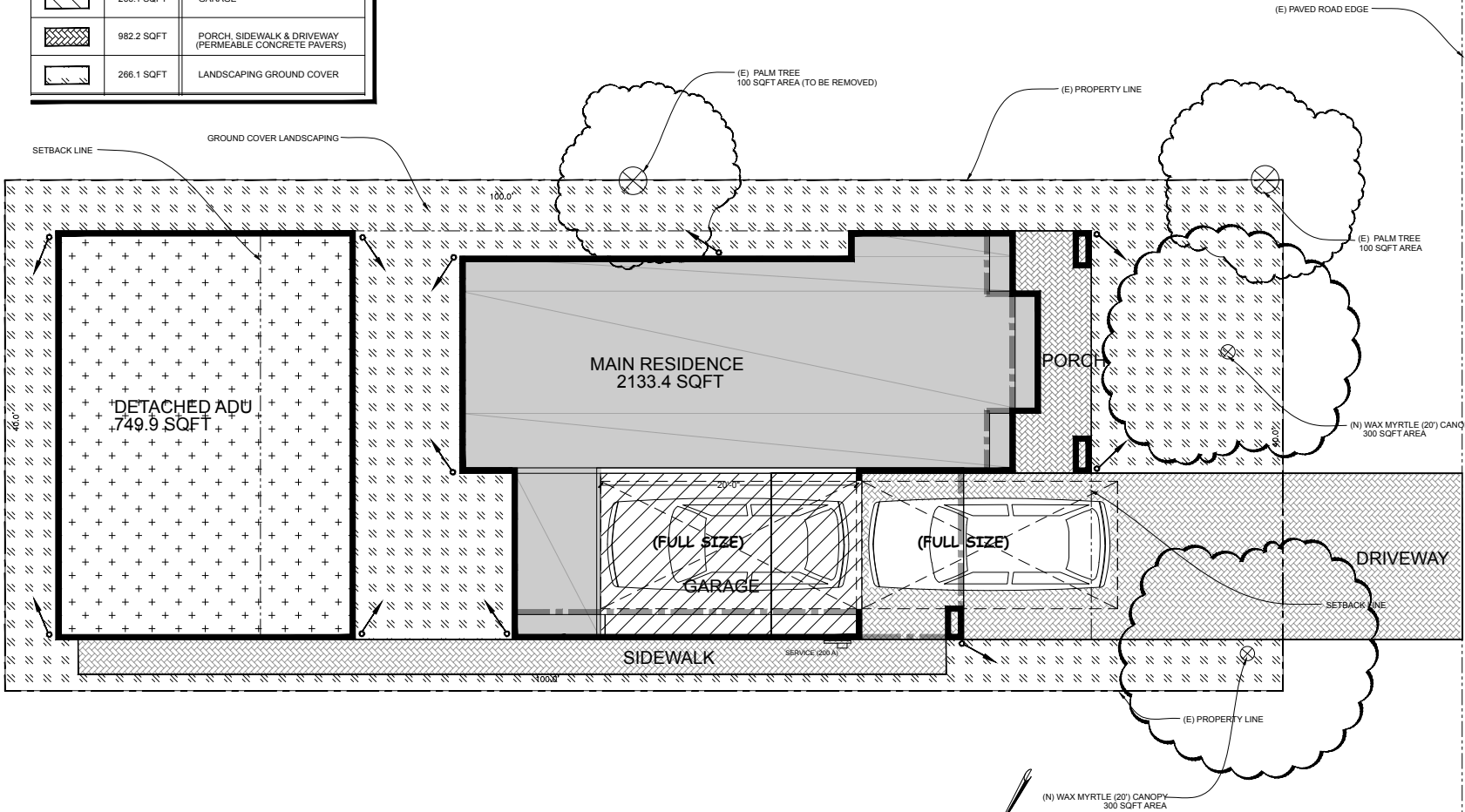
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	982.2 SQFT	PORCH, SIDEWALK & DRIVEWAY (PERMEABLE CONCRETE PAVERS)
	266.1 SQFT	LANDSCAPING GROUND COVER



DRAINAGE PLAN

SCALE 1/4" = 1'-0"

HOLLISTER AVE.

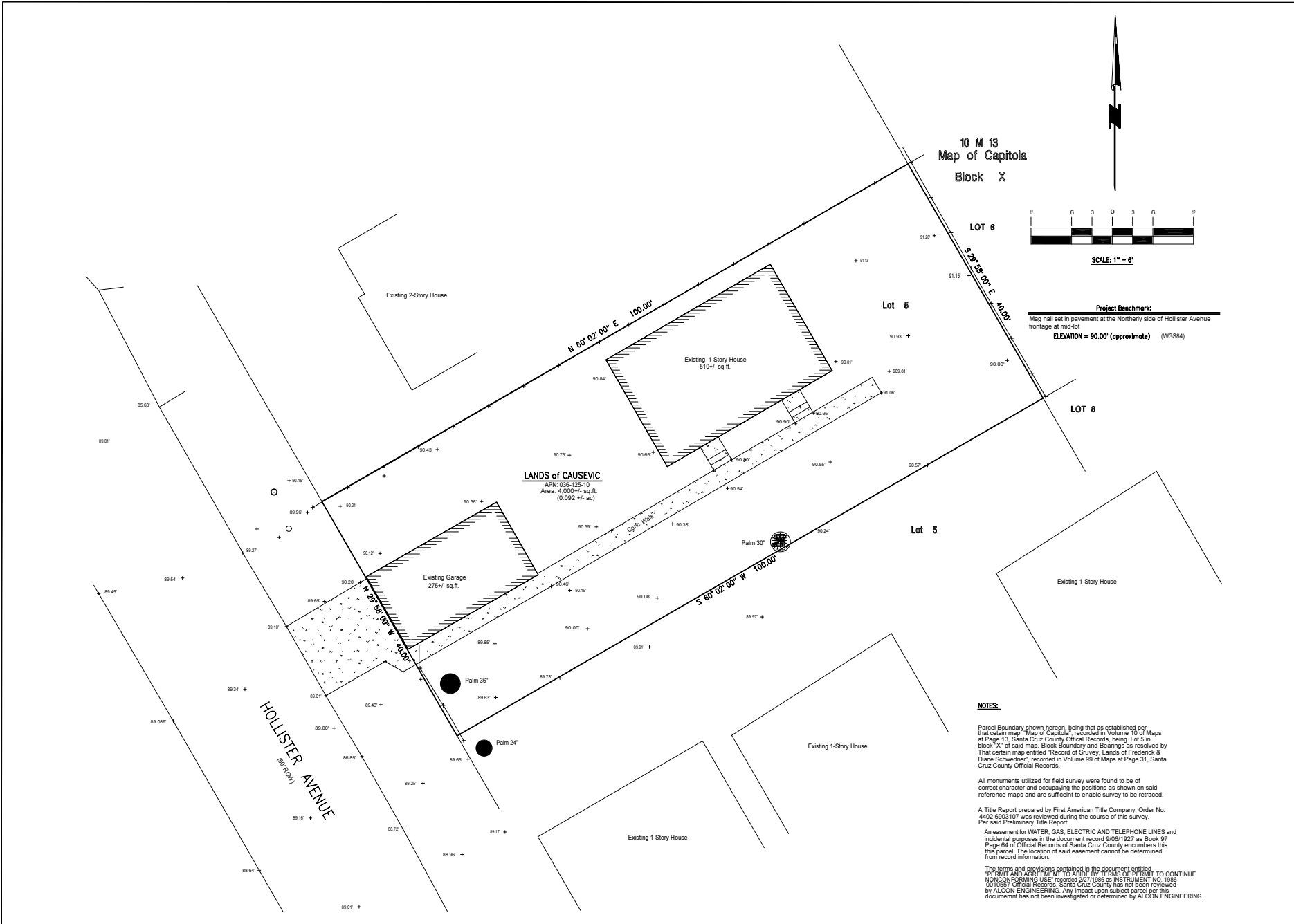
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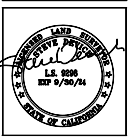


REVISIONS	



LANDS OF CAUSEVIC
206 HOLLISTER AVENUE
CAPITOLA, CALIFORNIA

TOPOGRAPHIC SURVEY
PRELIMINARY BOUNDARY SURVEY



DATE	12/09/22
SCALE	AS NOTED
JOB #	3026 122
FILE	
DRAWN BY :	SD
SHEET	C1
OF	1 SHEETS

10 M 13
Map of Capitola
Block X



Project Benchmarks:
Mag nail set in pavement at the Northernly side of Hollister Avenue
frontage at mid-lot
ELEVATION = 90.00' (approximate) (WGS84)

NOTES:

Parcel Boundary shown hereon, being that as established per that certain map "Map of Capitola", recorded in Volume 10 of Maps at Page 13, Santa Cruz County Official Records, being Lot 5 in block "X" of said map, Block Boundary and Bearings as resolved by That certain map entitled "Record of Survey, Lands of Frederick & Diane Schwedner", recorded in Volume 99 of Maps at Page 31, Santa Cruz County Official Records.

All monuments utilized for field survey were found to be of correct character and occupying the positions as shown on said reference maps and are sufficient to enable survey to be retraced.

A Title Report prepared by First American Title Company, Order No. 4402-6903107 was reviewed during the course of this survey.
Per said Preliminary Title Report:

An easement for WATER, GAS, ELECTRIC AND TELEPHONE LINES and incidental purposes in the document record 010511927 as Book 07 Page 64 of Official Records of Santa Cruz County encumbers this parcel. The location of said easement cannot be determined from record information.

The terms and provisions contained in the document entitled "PERMIT AND AGREEMENT TO ABIDE BY TERMS OF PERMIT TO CONTINUE NONCONFORMING USE" recorded 2/27/1985 as INSTRUMENT NO. 1985-001697 Official Records, Santa Cruz County has not been reviewed by ALCON ENGINEERING. Any impact upon subject parcel per this document has not been investigated or determined by ALCON ENGINEERING.