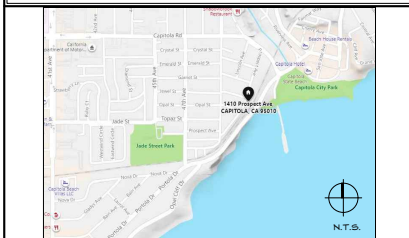


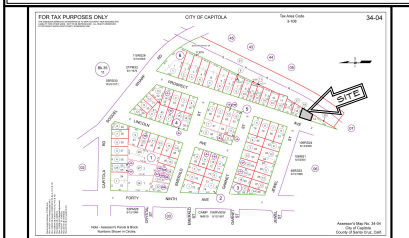
JOHNSON RESIDENCE



VICINITY MAP



PARCEL MAP



PROJECT DATA

SETBACKS		REQUIRED	EXISTING	PROPOSED	
FRONT YARD	GARAGE	18'-0"	- 8 3/4"	1'-6"	
	1st STORY	15'-0"	- 4 3/4"	5'-1"	
REAR YARD	2nd STORY	20'-0"	- 4 3/4"	5'-1"	
	1st STORY	20'-0"	3'-4 3/4"	0'-0"	
SIDE YARD	2nd STORY	20'-0"	18'-9 3/4"	12'-1 1/2"	
	1st STORY	7'-0" (L) & 7'-0" (R)	5'-9" (L) & 4 3/4" (R)	10'-0" (L) & 4 3/4" (R)	
	2nd STORY	9'-6" (L) & 9'-6" (R)	5'-9" (L) & 3'-1 1/2" (R)	10'-0" (L) & 26'-4" (R)	
HEIGHT		25'-0"	21'-7"	23'-0"	
FLOOR AREA RATIO	LOT SIZE	MAX (56%)	EXISTING (67%)	PROPOSED (58.9%)	
	2,415 sq.ft.	1,400.7 sq.ft.	1,624 sq.ft.	1,423 sq.ft.	
FLOOR AREA	HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH (<150 sq.ft. CREDIT>)	SECOND FLOOR DECK	GARAGE	TOTAL
BASEMENT	<978 sq.ft.>				<978 sq.ft.>
MAIN LEVEL	978 sq.ft.	<12 sq.ft.>		608 sq.ft.	996 sq.ft.
UPPER LEVEL	427 sq.ft.		258 sq.ft.	250 = 18 sq.ft.	427 sq.ft.
(P) TOTAL					1,423 sq.ft.
** AREA NOT COUNTED PER CHAPTER 17.4B.040					
*** STAIR AREA COUNTED ONCE AT GROUND LEVEL					
PARKING		REQUIRED	PROPOSED		
		3 SPACES, ONE OF WHICH MUST BE COVERED	1 COVERED SPACE 2 UNCOVERED		
TOTAL		3 SPACES	3 SPACES		

BUILDING INFORMATION

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 1,654 sq.ft. SINGLE FAMILY RESIDENCE, AND CONSTRUCTION OF A NEW TWO-STORY, 1,423 sq.ft. SINGLE FAMILY DWELLING AND 978 sq.ft. BASEMENT. RELOCATE EXISTING DETACHED GARAGE.

PROJECT ADDRESS:
1410 PROSPECT AVE
CAPITOLA, CA 95010

PARCEL NUMBER:
034-146-19

ZONING DESIGNATION:
R1

OCCUPANCY CLASSIFICATION:
R-3

CONSTRUCTION TYPE:
TYPE V-B UNSPRINKLERED

CODE NOTE:
THESE PLANS CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE. AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

OWNER:
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FAX: (831) 426-8446
derek@vanalstine.com

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SCOTT'S VALLEY, CA 95066
PH: (831) 438-4453

DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
L1	SURVEY
A1	LANDSCAPE PLAN
D1	EXISTING SITE PLAN
A2	SITE DRAINAGE PLAN
A3	EXISTING FLOOR PLANS
A4	FLOOR PLANS
A5	EXISTING EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS

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95062
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DVRD
DEREK VAN ALSTINE
REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 10000

JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

034-046-19

ISSUE DESCRIPTION

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

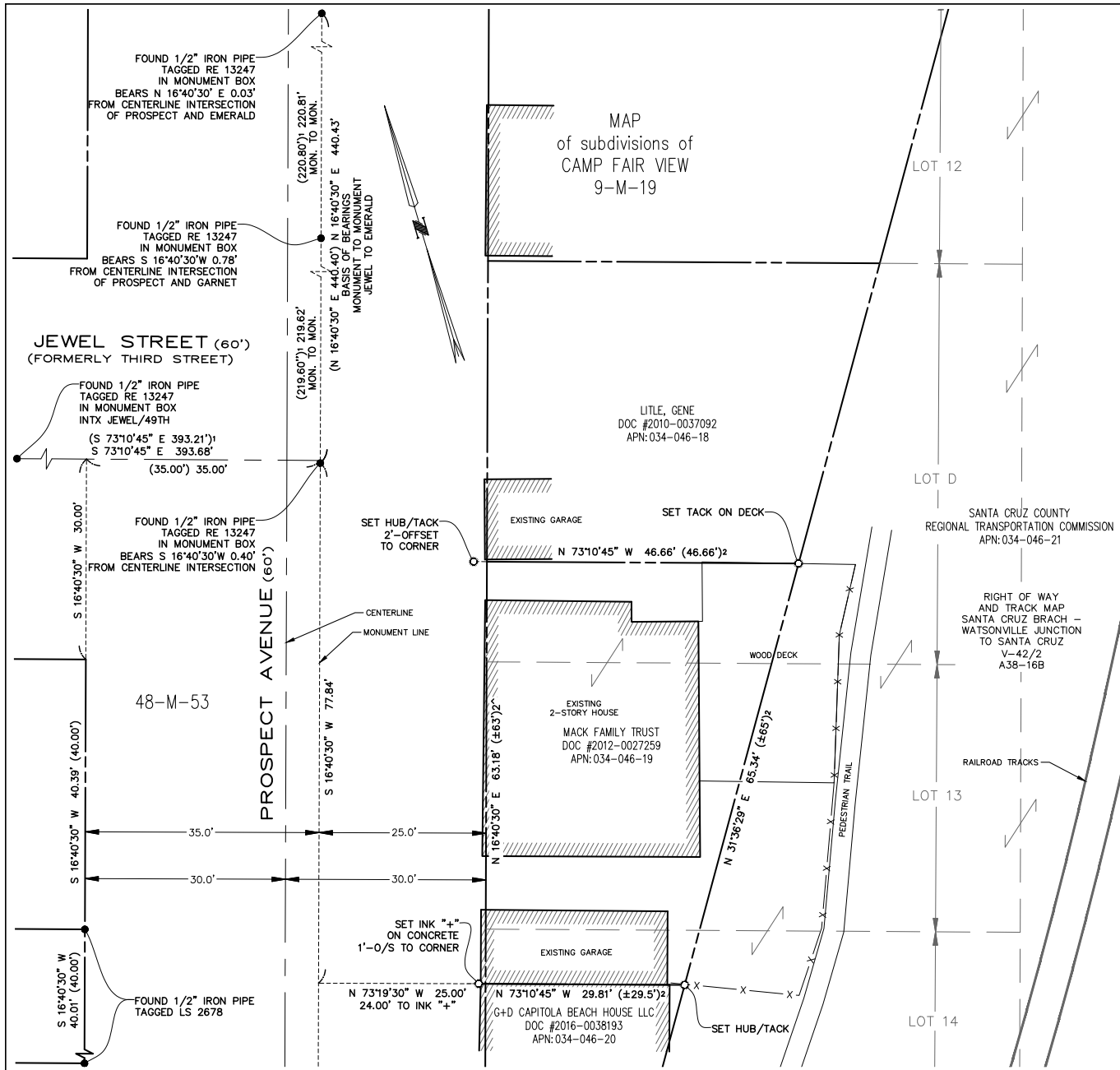
REVISIONS

FEB. 6, 2022

TITLE SHEET

T 1

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BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE MONUMENT LINE ALONG PROSPECT AVENUE AS SHOWN ON THAT RECORD OF SURVEY FILED IN VOLUME 48 OF MAPS, PAGE 53, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN HEREON.

SOUTH 16°40'30" WEST

SURVEYORS NOTES

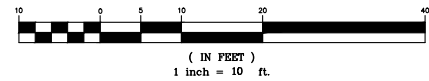
1. BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORDED MAPS AND DEEDS AS LISTED IN THE REFERENCE DOCUMENTS. NO LIABILITY IS ASSUMED BY ALPHA LAND SURVEYS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.
2. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.
3. NO REPRESENTATION IS MADE AS TO ANY PRESCRIPTIVE OR OTHER RIGHTS TO LANDS INCLUDED IN THIS SURVEY.
4. NUMEROUS BUILDINGS ALONG EASTERN SIDE OF PROSPECT AVENUE ENCROACH INTO RIGHT OF WAY.

LEGEND

---	PROPERTY LINE
- - - - -	EASEMENT LINE
- · - · -	OLD PROPERTY LINE
— · — · —	CENTERLINE
- x - x - x -	FENCE LINE
— · — · — · — · —	MONUMENT LINE OR TIE LINE
100	DISTANCE MEASURED
(100)	RECORD DATA PER 9-M-19
(100) ¹	RECORD DATA PER 48-M-53
(100) ²	RECORD DATA PER DOC #2012-0027259
●	FOUND MONUMENT, AS NOTED
○	SET BOUNDARY, AS NOTED

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF

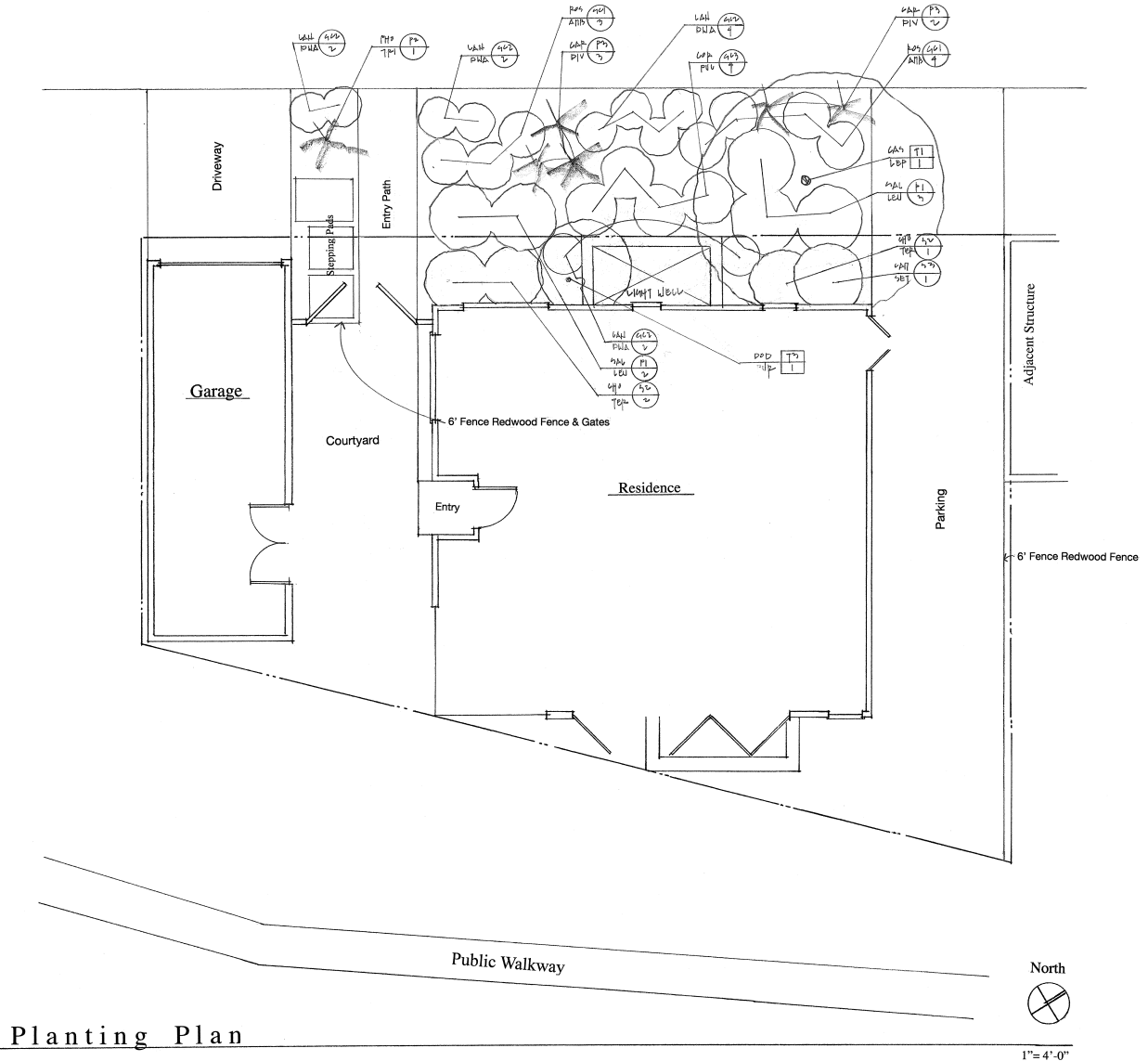
GRAPHIC SCALE



SANTA CRUZ COUNTY APN: 034-046-19

ALPHA LAND SURVEYS, INC.

4444 SCOTT VALLEY DR. #7 SCOTT VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	BOUNDARY SURVEY LANDS OF MACK 1410 PROSPECT AVE CAPITOLA, CA	SHEET 1 OF ONE
1" = 10'	DATE: 10/9/19	JOB#: 2019-077	



Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
Trees				
T1	Acer palmatum	Green Japanese Maple	15GC	1
T2	Cassia leptophylla	Gold Medallion Tree	15GC	1
T3	Dodonaea viscosa 'Purpurea' - std.	Purple Hoopseed Bush-single trunk	15GC	1
Shrubs				
S1	Rhodocoma capensis	Cape Rest	5GC	1
S2	Choyisia ternata	White Mexican Orange	5GC	2
S3	Camellia sasanqua 'Sersugekka'	White Sasanqua Camellia	5GC	1
Perennials				
P1	Salvia leucantha	Purple Mexican Sage	1GC	5
P2	Phormium 'Ticolor'	Green/White/Pink NZ Flax	5GC	1
P3	Carex divulsa	Berkeley Sedge	1GC	5
Groundcover				
Courtyard				
GC1	Rosa 'Amber Flower Carpet'	Amber Flower Carpet Rose	2GC	7
GC2	Lantana 'Dwarf White'	White Trailing Lantana	1GC	10
GC3	Correa pulchella	Light Pink Australian Fuchsia	1GC	4

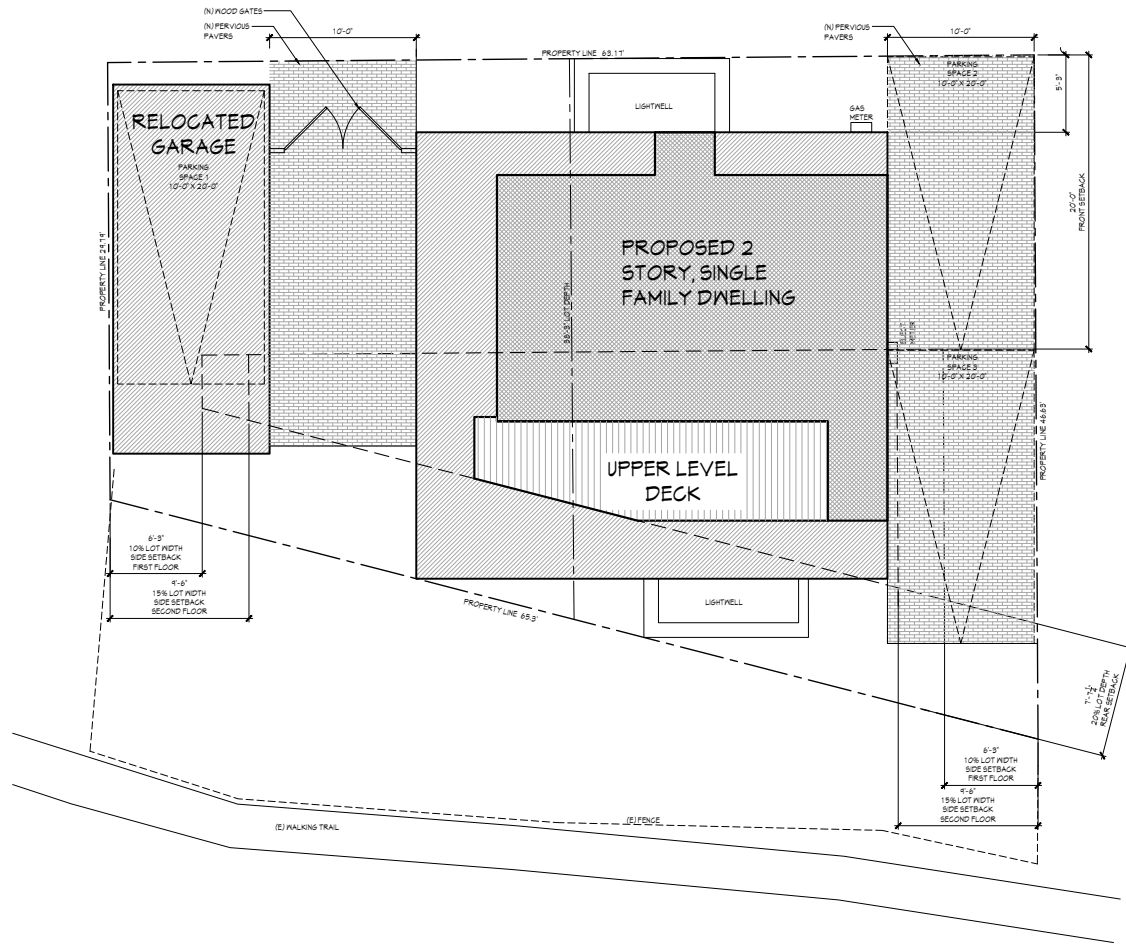
Notes

- PLANTING AREA PREPARATION**
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
 2. Cultivate all planting areas to a minimum of 6" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
 3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
 4. Existing plants to be saved shall be protected from injury.
 5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.
- QUALITY OF PLANT MATERIALS**
1. All plant material shall be nursery grown, healthy and free from disease and pests.
 2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
 3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
- INSTALLATION**
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
 2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
 3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
 4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

Planting Plan



1" = 4'-0"



1 LOWER LEVEL FLOOR PLAN / SITE PLAN
SCALE: 1/4" = 1'-0"

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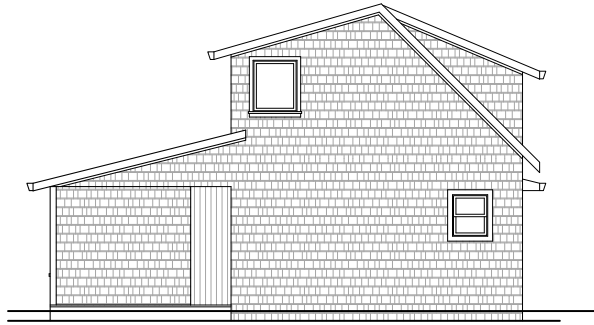
DEREK VAN ALSTINE
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(214) 444-4444

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ARCHITECT
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JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

024-016-19
ISSUE DESCRIPTION
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL AUG. 24, 2021
BUILDING SUBMITTAL
REVISIONS
REVISIONS FEB. 6, 2022

SITE PLAN
A2



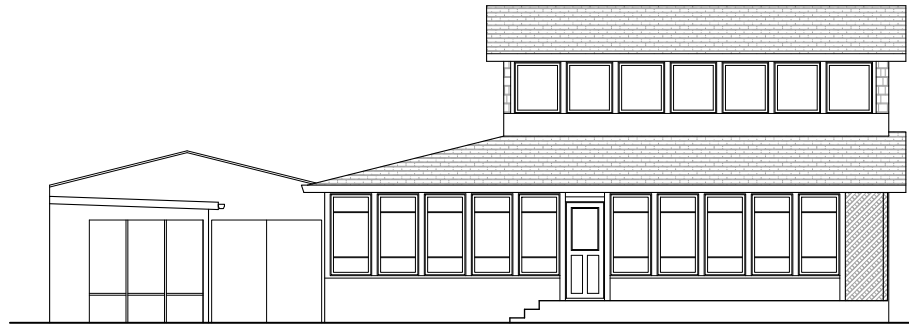
2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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1410 PROSPECT AVE.
CAPITOLA, CA 95010

024-016-18

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

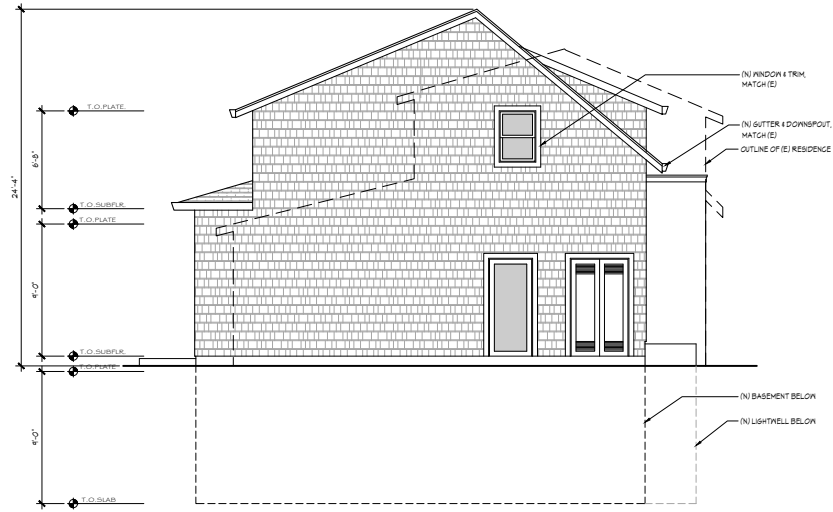
REVISIONS

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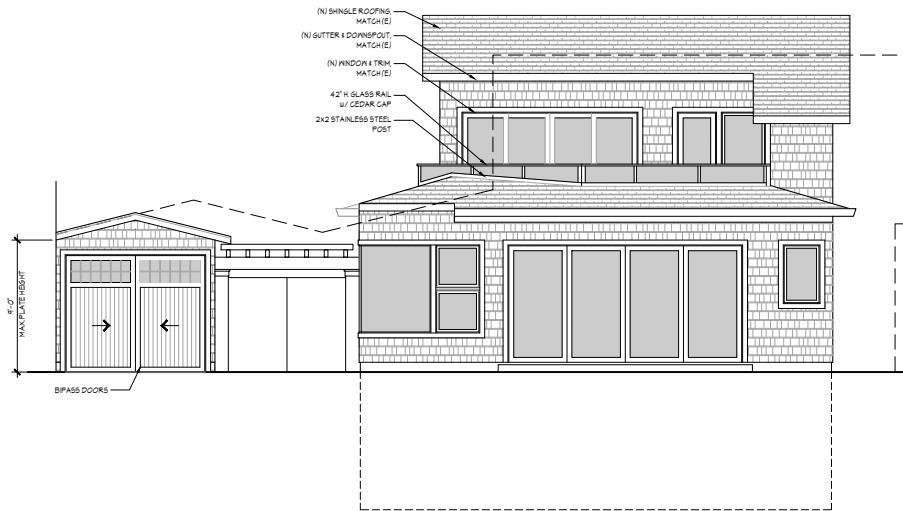
FEB. 6, 2022

EXTERIOR
ELEVATIONS

A5



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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DEREK VAN ALSTINE
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CANTON, CA 95010

024-016-18

ISSUE DESCRIPTION

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

PLANNING REVISIONS

FEB. 6, 2022

EXTERIOR ELEVATIONS

A6

