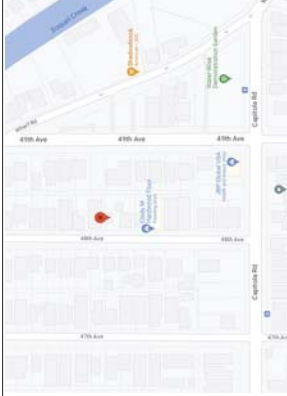


SCOPE OF WORK:

MAJOR REMODEL AND DEMOLITION OF EXISTING 755 SQ. FT. HOME AND CREATING A NEW EXPANDED SINGLE FAMILY RESIDENCE. REMOVE DETACHED GARAGE AT THE REAR OF THE PROPERTY AND ADD ATTACHED GARAGE UP FRONT. COMPLETELY RECONFIGURE THE STRUCTURE TO OPEN UP HOME, ADD ONE BEDROOM AND ONE AND ONE HALF BATHROOMS, UPDATE ELECTRICAL PANEL, ALL ELECTRICAL IN HOUSE, ALL NEW PLUMBING AND HVAC. UPDATE EXTERIOR AND INSTALL NEW ROOF.



VICINITY MAP

PROJECT INFORMATION:

OWNERS: Anthony Guin
ADDRESS: 1760 48th Ave, Capitola, CA 95010
APN: 034-023-22
EXISTING FIRE SPRINKLERS: NO
ZONING: R-1
(E) GROSS FLOOR AREA: 755 SQ. FT.
(E) GARAGE FLOOR AREA: 230 SQ. FT.
(N) ADDITION 1ST FLOOR: 1026 SQ. FT.
TOTAL LIVING AREA: 1781 SQ. FT.
(N) GARAGE: 230 SQ. FT.
TOTAL AREA INC GARAGE: 2011 SQ. FT.
TOTAL FOOTPRINT AREA: 2011 SQ. FT. INC GARAGE
LOT SIZE: 4008 Sq. Ft.
MAX FAR 53%: FAR CALCULATION - 50%
 2011/4008= 50

LAYOUT PAGE TABLE		
LABEL	TITLE	COMMENTS
P-1	PROJECT INFORMATION	SCOPE OF WORK, PROJECT INFORMATION
P-2	PERMITS	
P-3	CAPITOLA PUBLIC WORKS STANDARD DETAILS	
A-1	EXISTING & DEMO PLAN	EXISTING FLOORPLAN AND DEMOLITION PLAN
A-2	PROPOSED FLOOR PLAN	NEW ADDITION AND REMODEL
E-1	EXTERIOR ELEVATIONS - EXISTING	EXTERIOR VIEWS AND DETAILS
E-2	PROPOSED ELEVATIONS	EXTERIOR VIEWS AND DETAILS
E-3	DOOR SCHEDULE	INTERIOR CROSS SECTIONS

NUMBER	DATE	REVISION BY	DESCRIPTION

OWNER INFORMATION:
 Anthony Guin
 1760 48th Ave
 Capitola, CA 95010

PROJECT INFORMATION

DRAWINGS PROVIDED BY:
 Top Shelf Construction

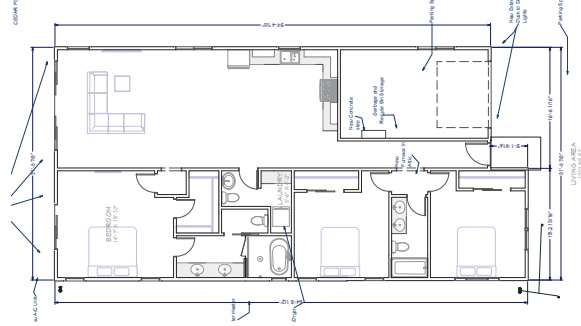
DATE:
 7/29/2024

SCALE:

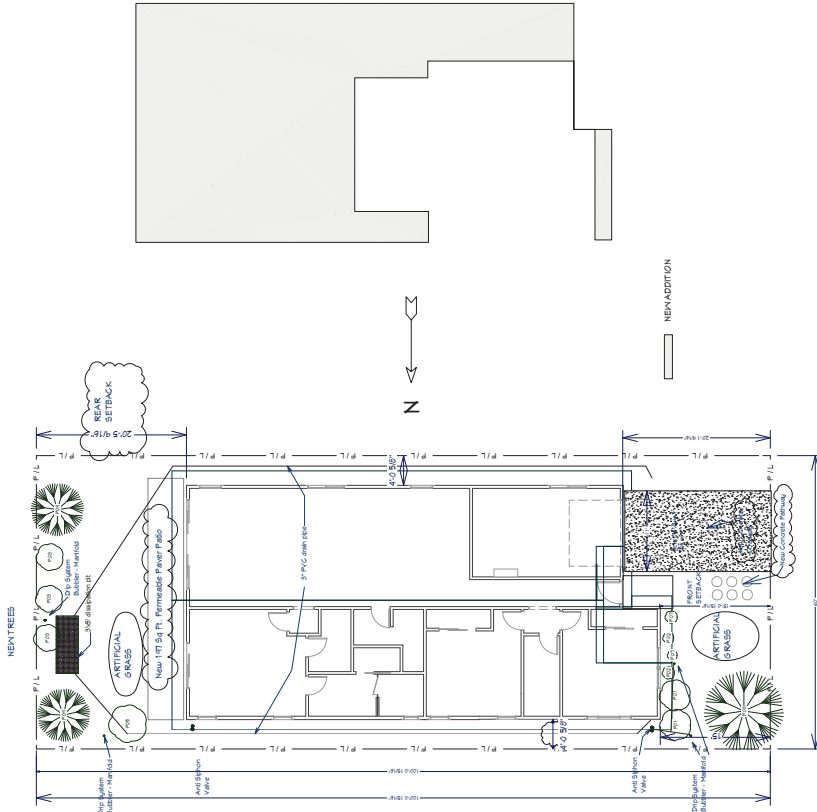
SHEET:
 P-1



SATELLITE PHOTO



FOOTPRINT FOR STRUCTURE = 2011 SQ. FT.



PLOT PLAN
1/8" = 1'

NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH LAG.
 2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES AT THE JOB SITE PRIOR TO CONSTRUCTION.
 3. SITE ALL FINISH GRADES AWAY FROM STRUCTURE AT A MINIMUM OF 1' OR TO SLOPE TO PROVIDE POSITIVE DRAINAGE.
 4. LOCATE UTILITIES AT JOB SITE PRIOR TO CONSTRUCTION.

PLANT SCHEDULE (10%+ Drought Tolerant)

NUMBER	COMMON NAME	PLANT SCHEDULE	TOLENTS	HEIGHT AT MATURE	CLASSIFY
001	AUSTRIAN GRASS TREE	XANTHORRIZA GYNERIOLATA	NEEDS MODERATE DROUGHT	12'	12'
002	BULBUL	ANGELICA CARPENSIS	NEEDS MODERATE DROUGHT	3'	30'
003	GREAT RANGER SILVERLEAF BRUSH	LEUCOPHYLLUM FRUTICOSUM	NEEDS MODERATE DROUGHT	4-5'	12'
004	TEXAS SAGE	LEUCOPHYLLUM FRUTICOSUM	NEEDS MODERATE DROUGHT	4-5'	12'
005	WAXER PROPER SHEET	ERIGONIA BICOLOR	NEEDS MODERATE DROUGHT	4-5'	12'
006	MOTHER-IN-LAW	DIPLAZIUM BARTERI	NEEDS MODERATE DROUGHT	4-5'	12'
007	LODGEPOLE FINE SHORE FINE	COAST FINE BEACH FINE	NEEDS MODERATE DROUGHT	6-8'	12'
008	LODGEPOLE FINE SHORE FINE	COAST FINE BEACH FINE	NEEDS MODERATE DROUGHT	6-8'	12'

NUMBER	DATE	REVISION	DESCRIPTION

OWNER INFORMATION:
 Anthony Guin
 1760 48th Ave
 Capitola, CA 95010

PLOT PLAN

Top Shelf Construction
 DRAWINGS PROVIDED BY:

DATE:
 7/29/2024

SCALE:

SHEET:
 P-2

NUMBER	DATE	REVISION / DESCRIPTION

OWNER INFORMATION:
 Anthony Guin
 1760 45th Ave
 Capitola, CA 95010

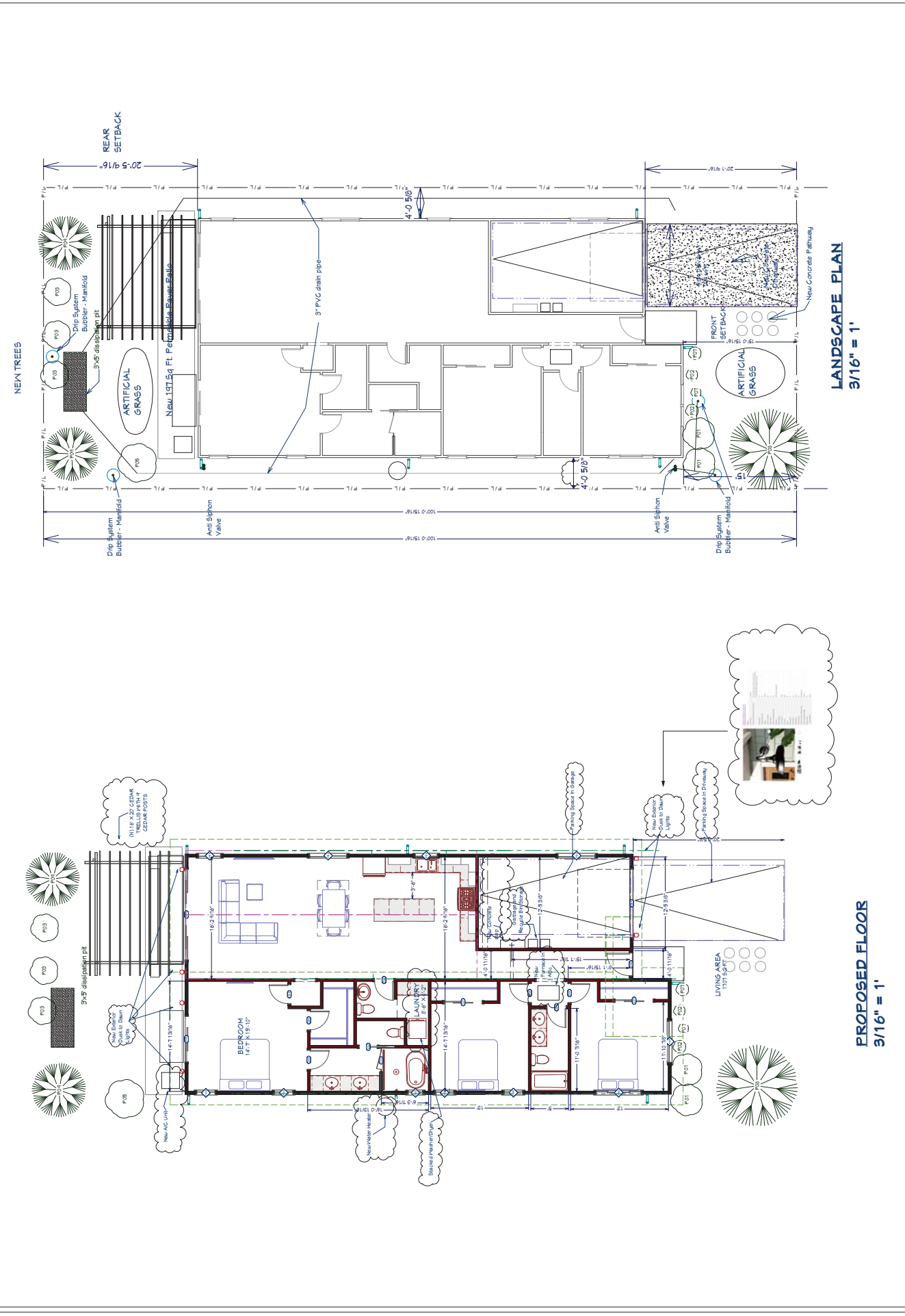
PROPOSED FLOOR PLAN

DRAWINGS PROVIDED BY:
 Top Shelf Construction

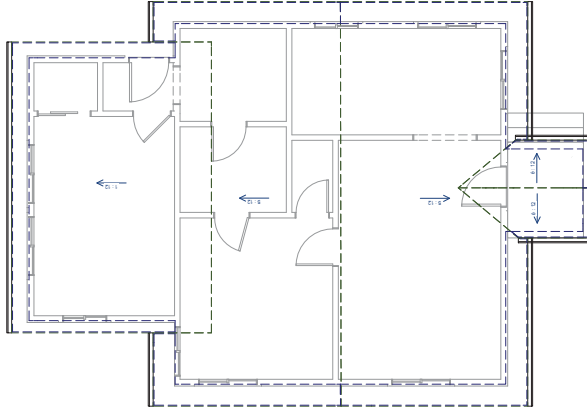
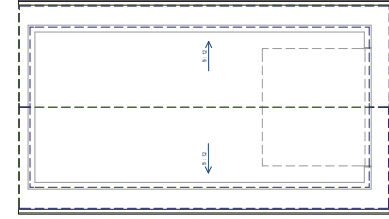
DATE:
 7/29/2024

SCALE:
 3/16" = 1'

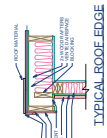
SHEET:
 A-2



Attic Ventilation: Provide cross ventilation at all attic and enclosed rafter spaces. The net free ventilation shall be a minimum ratio of 1:150 of the area or space ventilated (e.g. 1 square foot of ventilation for each 150 square feet of attic space). Located not more than 5 feet below the ridge or highest point and the remaining vents are eave or cornice vents.

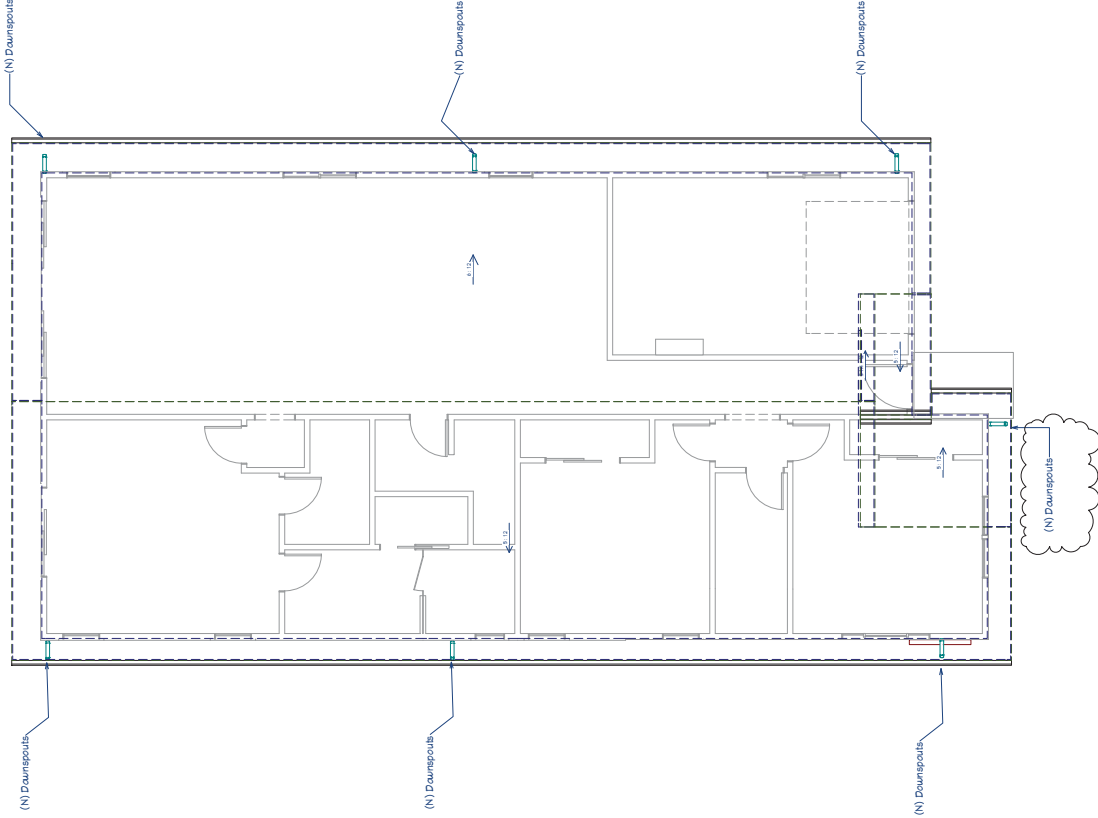


EXISTING ROOF PLAN
1/4" = 1'



The projection of sills, eaves, belt courses, cornices, canopies and other architectural features can extend no further than 2 feet into the attic space in any setback area. S.J.M.C. 20.30.400

ATTIC FURNACE NOTES:
1. Provide Access opening within 20 ft.
2. Provide Access opening to and in front of furnace.
3. Depth of 20".
4. Attic access 30" x 32" (ok, 22" x 30" if furnace can fit) Light saction and convenience outlet



PROPOSED ROOF PLAN
1/4" = 1'

NUMBER	DATE	REVISOR	DESCRIPTION

OWNER INFORMATION:
Anthony Guin
1760 45th Ave
Capitola, CA 95010

ROOF PLANS

DRAWINGS PROVIDED BY:
Top Shelf Construction

DATE:
7/29/2024

SCALE:
1/4" = 1'

SHEET:
A-3

NUMBER	DATE	REVISION BY	DESCRIPTION

Anthony Guin
1760 48th Ave
Capitola, CA 95010

EXTERIOR ELEVATIONS -
EXISTING

Top Shelf Construction
DRAWINGS PROVIDED BY:

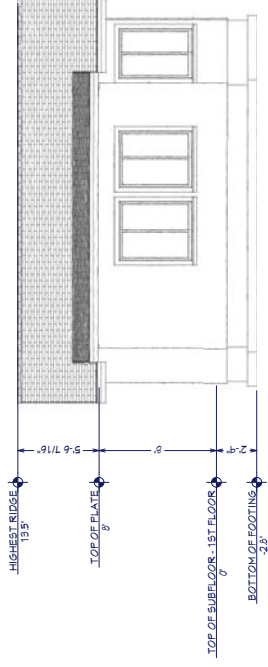
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7/29/2024

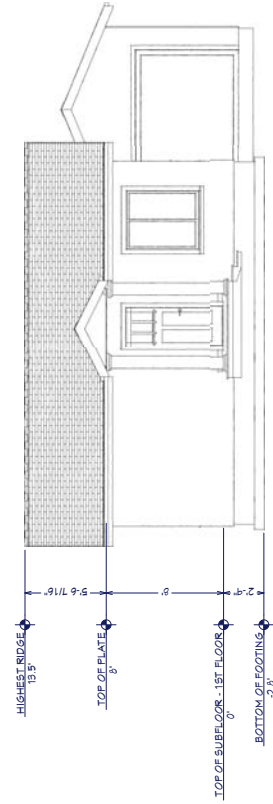
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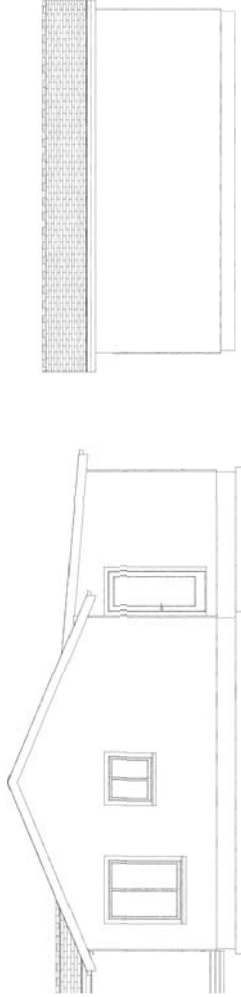
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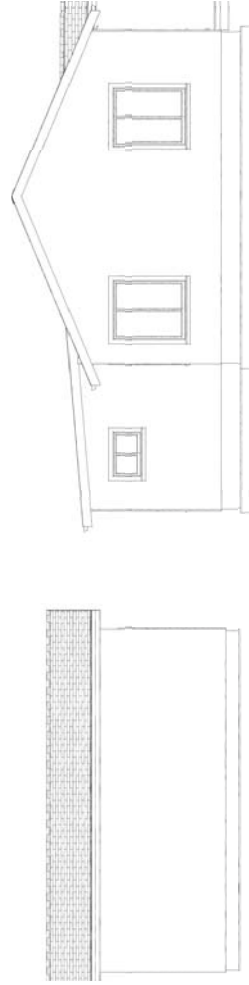
Existing Rear Elevation



Elevation 4



Existing Right Side Elevation



Existing Left Side Elevation

NUMBER	DATE	REVISION BY	DESCRIPTION

Anthony Guin
1760 45th Ave
Capitola, CA 95010

PROPOSED ELEVATIONS

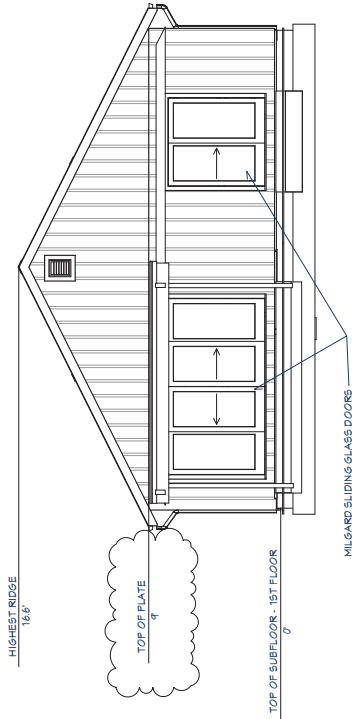
Top Shelf Construction
DRAWINGS PROVIDED BY:

DATE:
7/29/2024

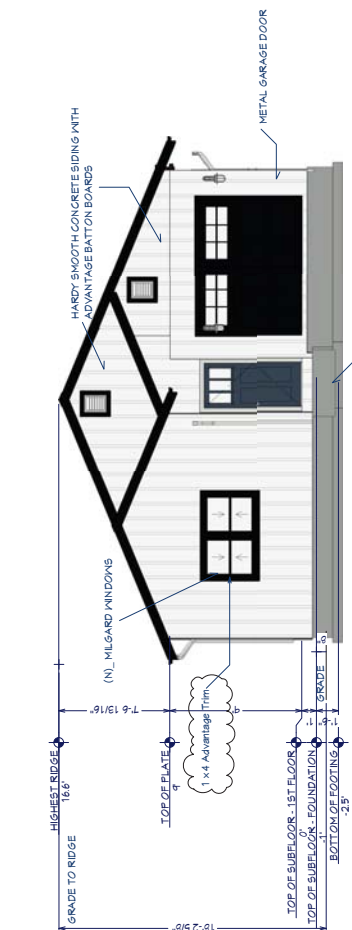
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SHEET:

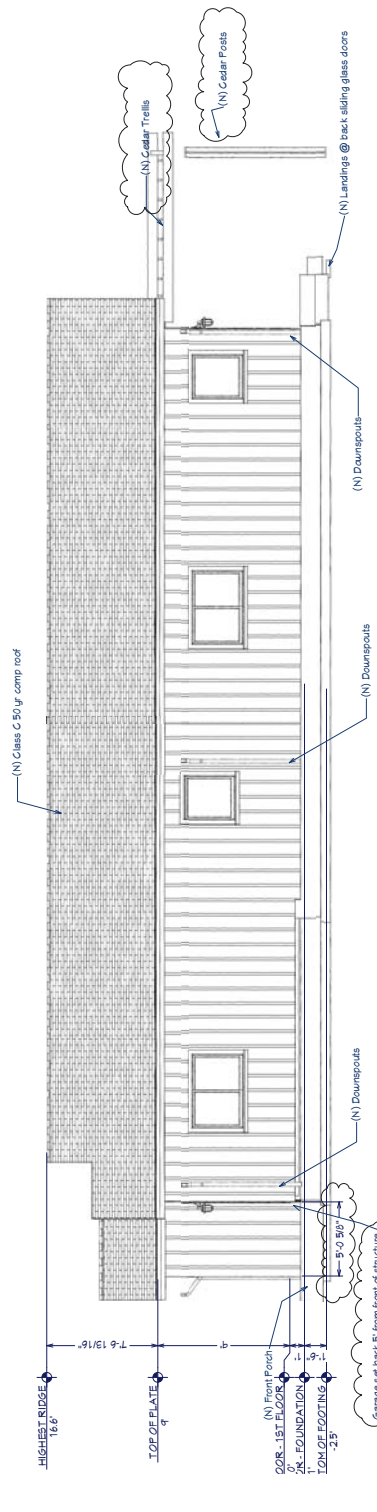
E-2



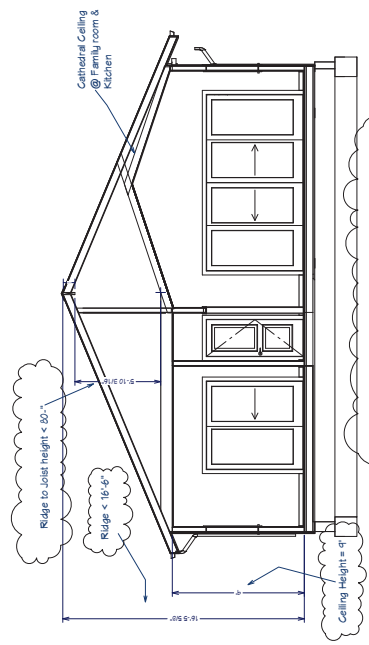
Proposed Elevation Back
1/4" Scale



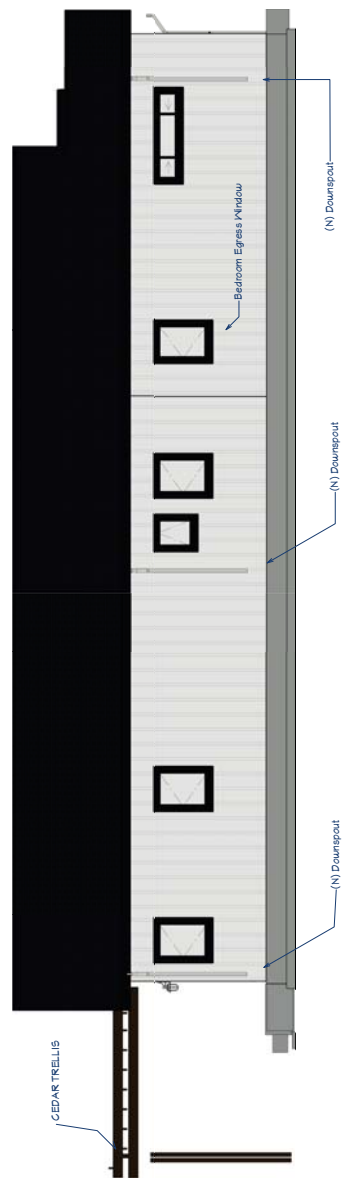
Proposed Elevation Front
1/4" Scale



Proposed Elevation Right Side
1/4" Scale



Cross Section - Attic Space
1/4" = 1'



Proposed Elevation Left Side
1/4" Scale

3D EXTERIOR ELEVATION NUMBER	3D ELEVATION	QTY	DOOR SIZE	NO.	DOOR DESCRIPTION	MANUFACTURER	COMMENTS
D01	1206 L X 68 R	1	1206 L X 68 R	1206 L X 68 R	EXT. GLASS SLIDER GLASS PANEL	ZN1206144T(2)	
D02	2468 L	1	2468 L	2468 L	ROCKET DOOR R04	ZN2468144T(2)	
D03	2468 R	1	2468 R	2468 R	SHOWER GLASS SLAB		
D04	2468 L IN	1	2468 L IN	2468 L IN	HINGED DOOR P04	ZN2468144T(2)	
D05	2468 R IN	1	2468 R IN	2468 R IN	HINGED DOOR P04	ZN2468144T(2)	
D06	3068 R EX	1	3068 R EX	3068 R EX	EXT. HINGED DOOR E01	ZN3068144T(2)	
D07	5068 L IN	2	5068 L IN	5068 L IN	SLIDER DOOR P04	ZN5068144T(2)	
D08	6068 L EX	1	6068 L EX	6068 L EX	EXT. SLIDER GLASS PANEL	ZN6068144T(2)	
D09	4070	1	4070	4070	GARAGE GARAGE DOOR CH05	ZN4070144T(2)	

3D EXTERIOR ELEVATION NUMBER	3D ELEVATION	QTY	DOOR SIZE	NO.	DOOR DESCRIPTION	MANUFACTURER	COMMENTS
P01	1216	2	1216	1216	LOUVERED	ZN1216144T(2)	
P02	2026 W	1	2026 W	2026 W	SINGLE WINING	ZN2026144T(2)	
P03	2026 S	2	2026 S	2026 S	SINGLE CASHEMENT-HL	ZN2026144T(2)	
P04	2026 S	2	2026 S	2026 S	SINGLE CASHEMENT-HL	ZN2026144T(2)	
P05	2026 S	2	2026 S	2026 S	SINGLE CASHEMENT-HL	ZN2026144T(2)	
P06	3026 S	2	3026 S	3026 S	SINGLE CASHEMENT-HL	ZN3026144T(2)	
P07	5026 S	2	5026 S	5026 S	RIGHT SLIDING	ZN5026144T(2)	
P08	5026 H	1	5026 H	5026 H	MULLED UNIT	ZN5026144T(2)	
P09	6026 S	1	6026 S	6026 S	TRIPLE SLIDING	ZN6026144T(2)	

3D EXTERIOR ELEVATION NUMBER	3D ELEVATION	QTY	DOOR SIZE	NO.	DOOR DESCRIPTION	MANUFACTURER	COMMENTS