

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 241244 APN: 054-251-41
SITUS ADDRESS: 133 Via Novella Drive, Aptos, CA 95003

Proposal to construct an approximately 355 square foot ADU and 313 square foot 2nd story addition at an existing 2,468 square foot 2-story single-family dwelling. Requires a Minor Coastal Development Permit.

Property is located at 133 Via Novella Drive in Aptos.

OWNER: Julie and DeWayne Mason
APPLICANT: Nick McCracken
SUPERVISORIAL DISTRICT: 2
PLANNER: John Hunter, (831) 454-3170
EMAIL: John.Hunter@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. February 7, 2025.
A decision will be made on or shortly after February 7, 2025.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice. Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.

133 VIA NOVELLA,
APTOS, CA 95003

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1900 POWELL ST SUITE
700, EMERYVILLE, CA
94608 TEL: 415.690.0800
www.dmarcstudio.com



PROPERTY OWNER
DEWAYNE & JULIE MASON
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APTOS, CA 95003
909.844.6365

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STRUCTURAL ENGINEER
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CONTRACTOR
DAVID DOAN CONSTRUCTION AND SONS
LICENSE # 623024
74 MAGNOLIA DR.
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408.750.7041
doaner8@yahoo.com

Submittal

2024.06.12 COASTAL DEV PERMIT APPLICATION

2024.09.06 PERMIT SUBMITTAL

Revisions

NO	DATE	DESCRIPTION
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Project

133 VIA NOVELLA,
APTOS, CA 95003.

APN: 054-25-141

SCALE:

SHEET

COVER SHEET

G0.0

DATE: 2024.10.25
JOB NUMBER: 2403

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DAVID DOAN CONSTRUCTION AND SONS
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408.750.7041
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2024.09.06 PERMIT SUBMITTAL

APN: 054-25-141

GEN INFO INDEX

GO.1

2403

FOR TAX PURPOSES ONLY
 THIS MAP AND MAPS ARE NOT TO BE USED FOR ANY OTHER PURPOSES
 THE COUNTY OF SANTA CRUZ, CALIFORNIA

PUR: SAN ANDREAS RANCHO
 SEC. 28, T13S, R1E, M2B & M

Tax Area Code
 69-26-7


54-25

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HOMEOWNER'S ASSOCIATION: SEASCAPE GREENS
SPECIAL DISTRICTS: SCENIC AREA

<u>DRAWING INDEX</u>	
G0.0	COVER SHEET
G0.1	GEN INFO INDEX
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.0	EXISTING/DEMO FLOOR PLAN - LEVEL 01
A2.1	PROPOSED FLOOR PLAN - LEVEL 01
A2.3	EXISTING/DEMO FLOOR PLAN - LEVEL 02
A2.4	PROPOSED FLOOR PLAN - LEVEL 02
A2.8	EXISTING ROOF PLAN
A2.9	PROPOSED ROOF PLAN
A4.4	EXISTING EXTERIOR ELEVATIONS
A4.5	EXISTING EXTERIOR ELEVATIONS
A4.6	PROPOSED EXTERIOR ELEVATIONS
A4.7	PROPOSED EXTERIOR ELEVATIONS
A5.0	BUILDING SECTION
A7.1	COLOR & MATERIAL
TOTAL: 16	



Country of Costa Cruz
Community Development & Infrastructure


Modification
Worksheet

Form
PG-215
 1 of 3
 Rev 11/22/24

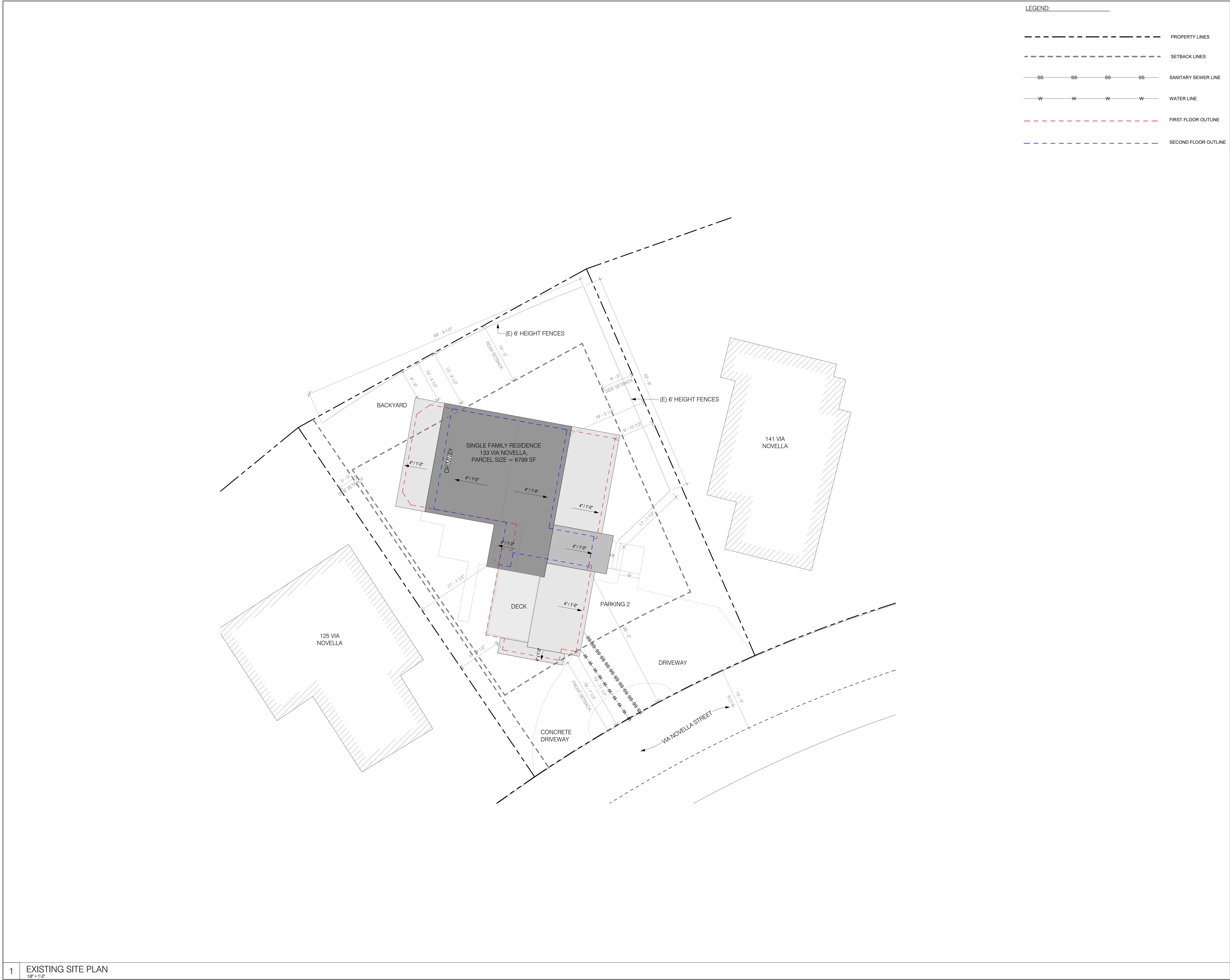
PG-215 must be on a plan sheet with coordinated plan diagrams, (form 6 @ 21"x21")

A. Modification Summary (revised per B)

The CDI website has explanations, instructions and examples. QR code below.

Roof (15%):	2.22	
Exterior Wall (65%):	15.22	
Floor (10%):	0.10	
Foundation (10%):	0.00	
Modification Total:	17.54	

[illegible]



LEGEND:

- PROPERTY LINES
- SETBACK LINES
- SANITARY SEWER LINE
- WATER LINE
- FIRST FLOOR OUTLINE
- SECOND FLOOR OUTLINE

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LICENSED ARCHITECT

NICHOLAS MCCrackEN C-39389 09/30/2025 RENEWAL DATE

STATE OF CALIFORNIA

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Submittal	
2024.06.12	COASTAL DEV PERMIT APPLICATION
2024.09.06	PERMIT SUBMITTAL

Revisions		
NO	DATE	DESCRIPTION
1	2024.11.08	CDP COMMENT RESPONSE 2

Project

133 VIA NOVELLA,
APTOS, CA 95003.

APN: 054-25-141

N

SCALE: As indicated

SHEET

EXISTING SITE PLAN

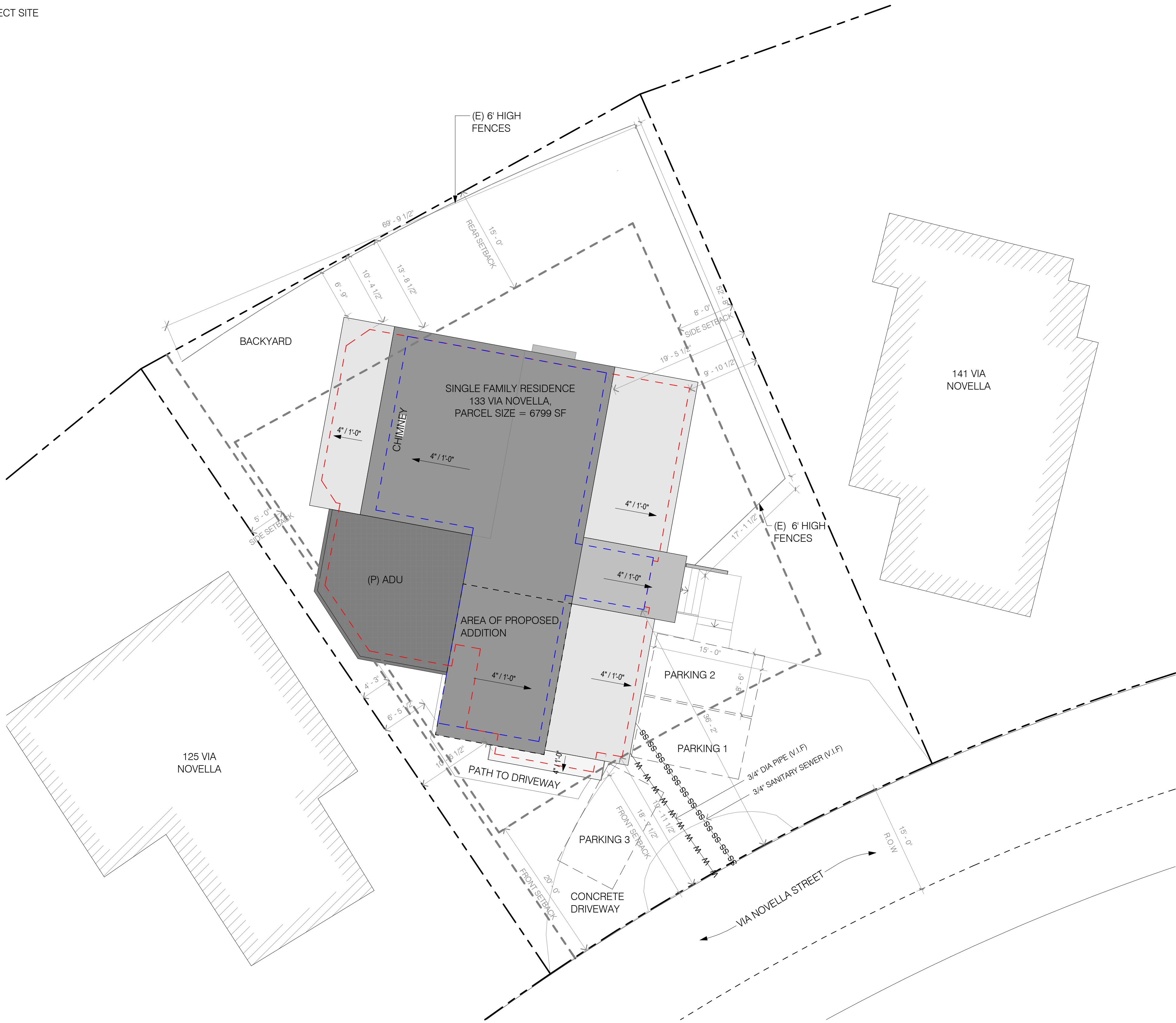
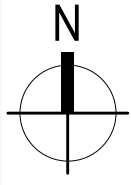
A1.0

DATE: 2024.10.25
JOB NUMBER: 2403

VICINITY MAP



PROJECT SITE



LEGEND:

	PROPERTY LINES
	SETBACK LINES
	SANITARY SEWER LINE
	WATER LINE
	FIRST FLOOR OUTLINE
	SECOND FLOOR OUTLINE

PROJECT DATA TABLE

TOTAL LOT AREA:	6,799 SF
(E) BUILDING AREA:	2,467 SF
(P) GROSS BUILDING AREA (INCLUDES ADU)	3,159 SF
(P) NET BUILDING AREA (EXCLUDES ADU)	2,751 SF
(E) 1ST FLR AREA:	1,744 SF
(P) 1ST FLR AREA (INCLUDES ADU):	2,154 SF
(E) 2ND FLR AREA:	742 SF
(P) 2ND FLR AREA:	1,055 SF
(E) FAR:	2,467 / 6799
(P) FAR: (EXCLUDES ADU)	=0.36:1
	2,780 / 6799
	=0.40:1
(P) AREA OF ADDITIONAL DISTURBANCE: LANDSCAPE)	195 SF (FLATWORK /
(E) LOT COVERAGE (TO REMAIN UNCHANGED):	1,781 SF
ALLOWED LOT COVERAGE:	2,719.6 SF = 40%
GRADING CALCULATIONS (CUBIC YARDS)	
-CUT	0
-FILL	0
-OFF-HAUL	0
(E) PARKING:	4
(P) PARKING (DIMENSIONED):	4
MIN BUILDING SETBACKS	
FRONT:	20'-0"
SIDE 1:	5'-0"
SIDE 2:	8'-0"
REAR:	15'-0"
(E)BUILDING HEIGHT TO REMAIN UNCHANGED	24'-6"
MAXIMUM HEIGHT:	28'-0"
HOMEOWNERS ASSOCIATION:	SEASCAPE GREENS
SPECIAL DISTRICTS:	SCENIC AREA

NOTE:

- NO NOISE GENERATING EQUIPMENT PROPOSED WITH THIS PROJECT.
- PROJECT SITE IS GENERALLY FLAT - NO SLOPE

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Submittal

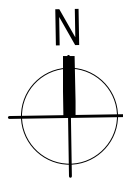
2024.06.12 COASTAL DEV PERMIT APPLICATION

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APN: 054-25-141



SCALE: As indicated SHEET

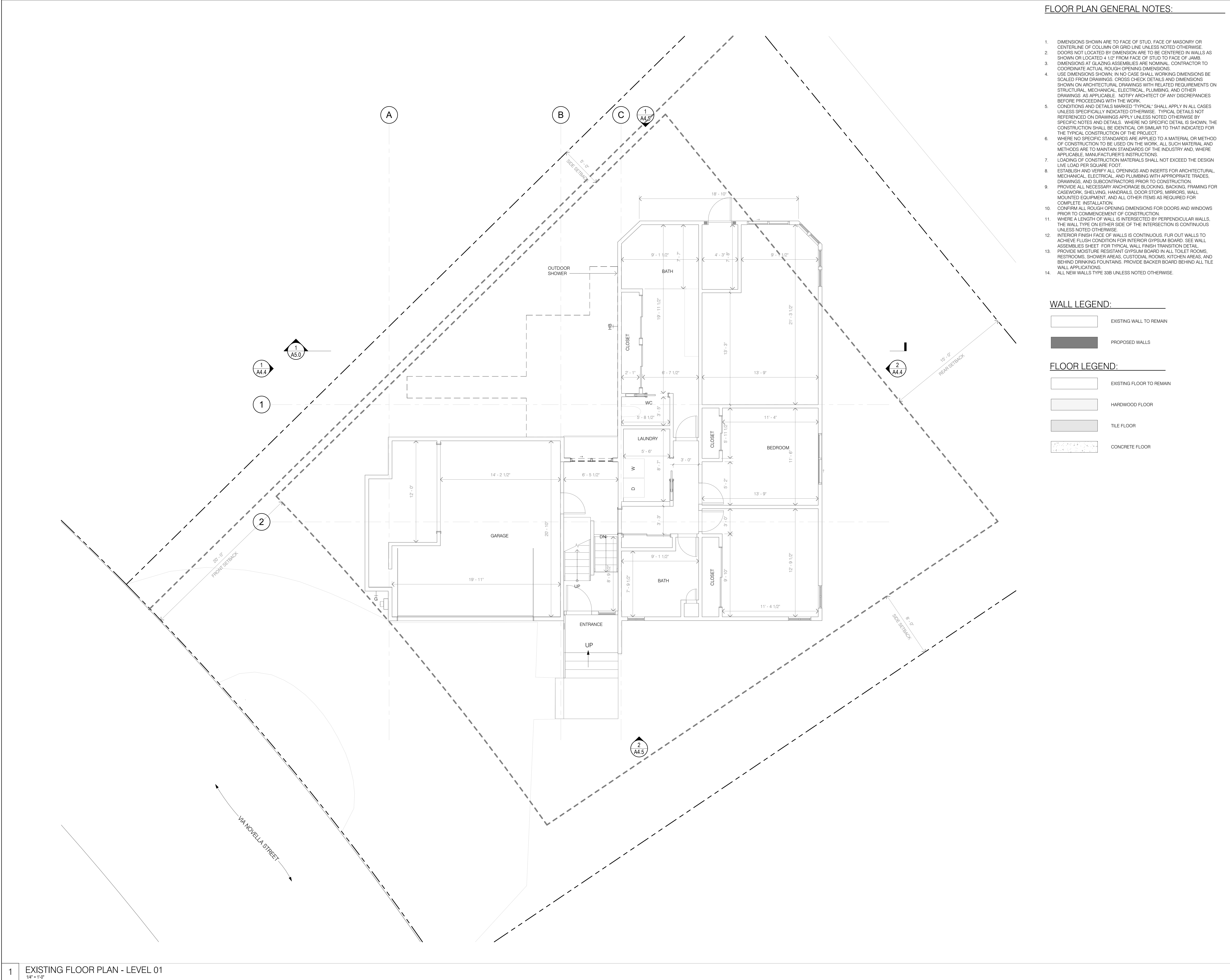
PROPOSED SITE PLAN

A1.1

DATE: 2024.10.25
JOB NUMBER: 2403

NOTE: NO NOISE GENERATING EQUIPMENT
PROPOSED WITH THIS PROJECT

1 PROPOSED SITE PLAN
1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF MASONRY OR CENTERLINE OF COLUMN OR GRID LINE UNLESS NOTED OTHERWISE.
- DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 1/2" FROM FACE OF STUD TO FACE OF JAMB.
- DIMENSIONS AT GLAZING ASSEMBLIES ARE NOMINAL. CONTRACTOR TO COORDINATE ACTUAL ROUGH OPENING DIMENSIONS.
- USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION OF THE PROJECT.
- WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THE WORK, ALL SUCH MATERIAL AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY AND, WHERE APPLICABLE, MANUFACTURER'S INSTRUCTIONS.
- LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING, FRAMING FOR CASEWORK, SHELVING, HANDRAILS, DOOR STOPS, MIRRORS, WALL MOUNTED EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION.
- CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, THE WALL TYPE ON EITHER SIDE OF THE INTERSECTION IS CONTINUOUS UNLESS NOTED OTHERWISE.
- INTERIOR FINISH FACE OF WALLS IS CONTINUOUS. FUR OUT WALLS TO ACHIEVE FLUSH CONDITION FOR INTERIOR GYPSUM BOARD. SEE WALL ASSEMBLIES SHEET FOR TYPICAL WALL FINISH TRANSITION DETAIL.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET ROOMS, RESTROOMS, SHOWER AREAS, CUSTODIAL ROOMS, KITCHEN AREAS, AND BEHIND DRINKING FOUNTAINS. PROVIDE BACKER BOARD BEHIND ALL TILE WALL APPLICATIONS.
- ALL NEW WALLS TYPE 3SB UNLESS NOTED OTHERWISE.

WALL LEGEND:

- EXISTING WALL TO REMAIN
- PROPOSED WALLS

FLOOR LEGEND:

- EXISTING FLOOR TO REMAIN
- HARDWOOD FLOOR
- TILE FLOOR
- CONCRETE FLOOR

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2024.09.06 PERMIT SUBMITTAL

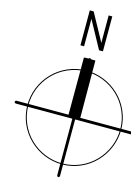
Revisions

NO	DATE	DESCRIPTION
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Project

133 VIA NOVELLA,
APTOS, CA 95003.

APN: 054-25-141



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

SHEET

EXISTING/DEMO FLOOR
PLAN - LEVEL 01

A2.0

DATE: 2024.10.25
JOB NUMBER: 2403

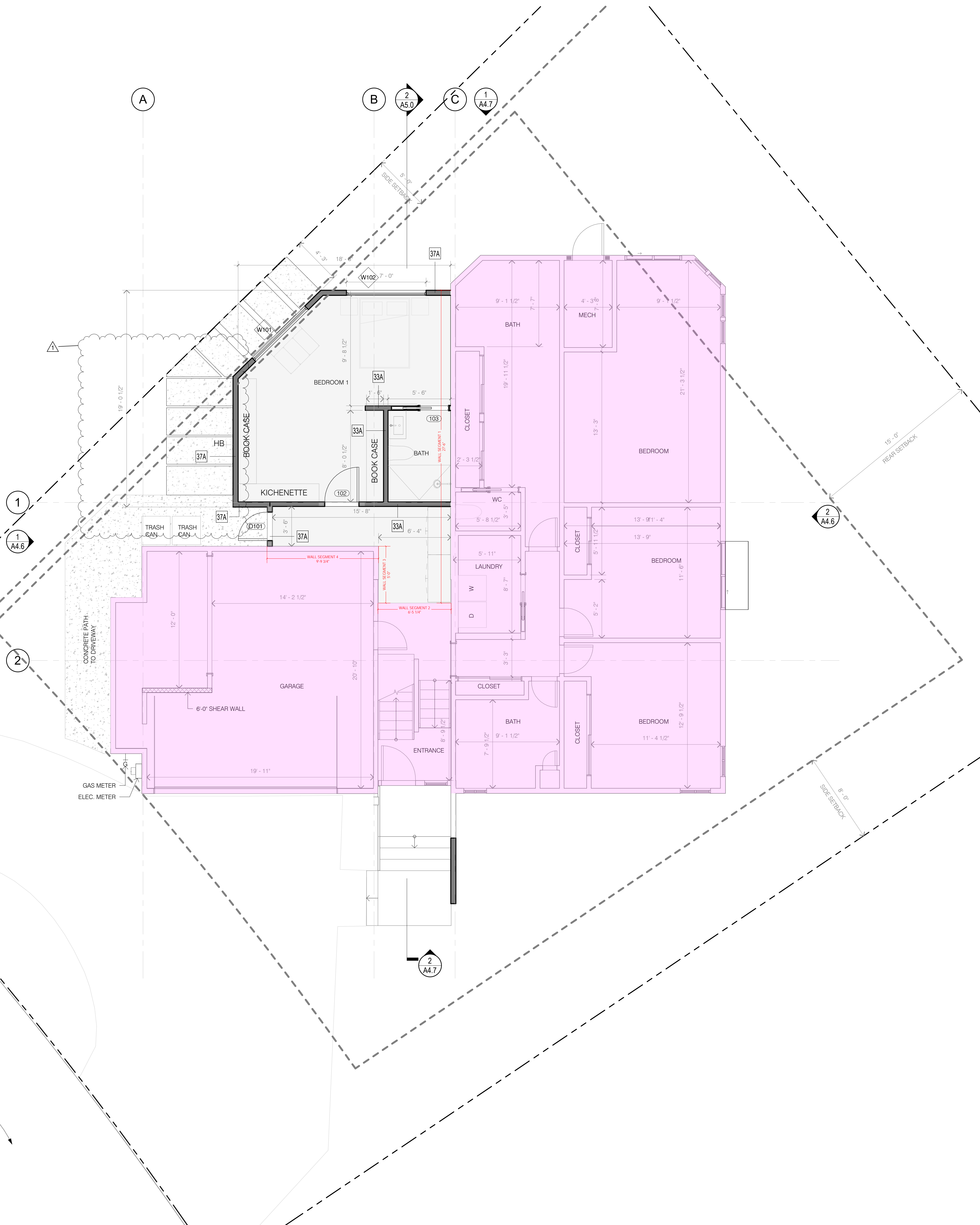
2024.09.06 PERMIT SUBMITTAL

NO	DATE	DESCRIPTION
1	2024.11.08	CDP COMMENT RESPONSE 2

A2.1

2403

WALL SEGMENT #









LICENSED ARCHITECT
 NICHOLAS MCCrackEN
 C-39389
 09/30/2025
 RENEWAL DATE
 STATE OF CALIFORNIA

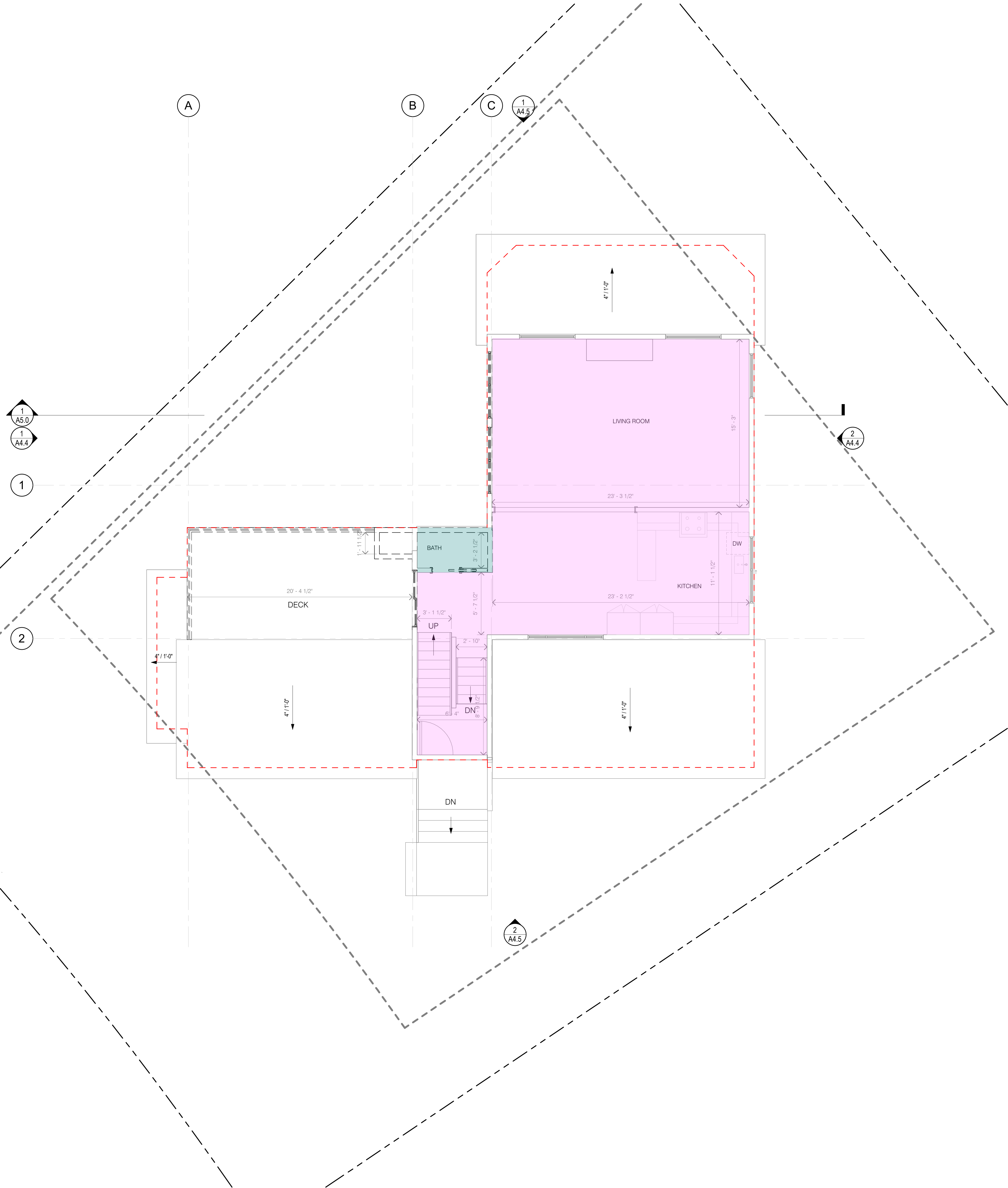
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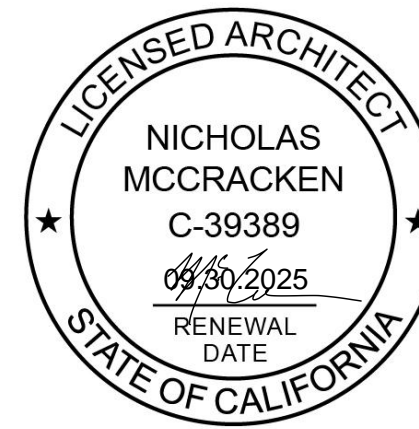
2024.09.06 PERMIT SUBMITTAL

 $\triangle 1$

A2.3

- | | |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | EXISTING FLOOR TO REMAIN |
|  | HARDWOOD FLOOR |
|  | TILE FLOOR |
|  | CONCRETE FLOOR |
|  | EXISTING FLOOR SEGMENT |
|  | MODIFIED AREA OF FLOOR SEGMENT 2 |



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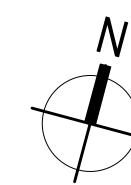
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1	2024.11.08	CDP COMMENT RESPONSE 2

Project

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APTOS, CA 95003.

APN: 054-25-141



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

SHEET

PROPOSED FLOOR PLAN
- LEVEL 02

A2.4

DATE: 2024.10.25
JOB NUMBER: 2403

FLOOR PLAN GENERAL NOTES:

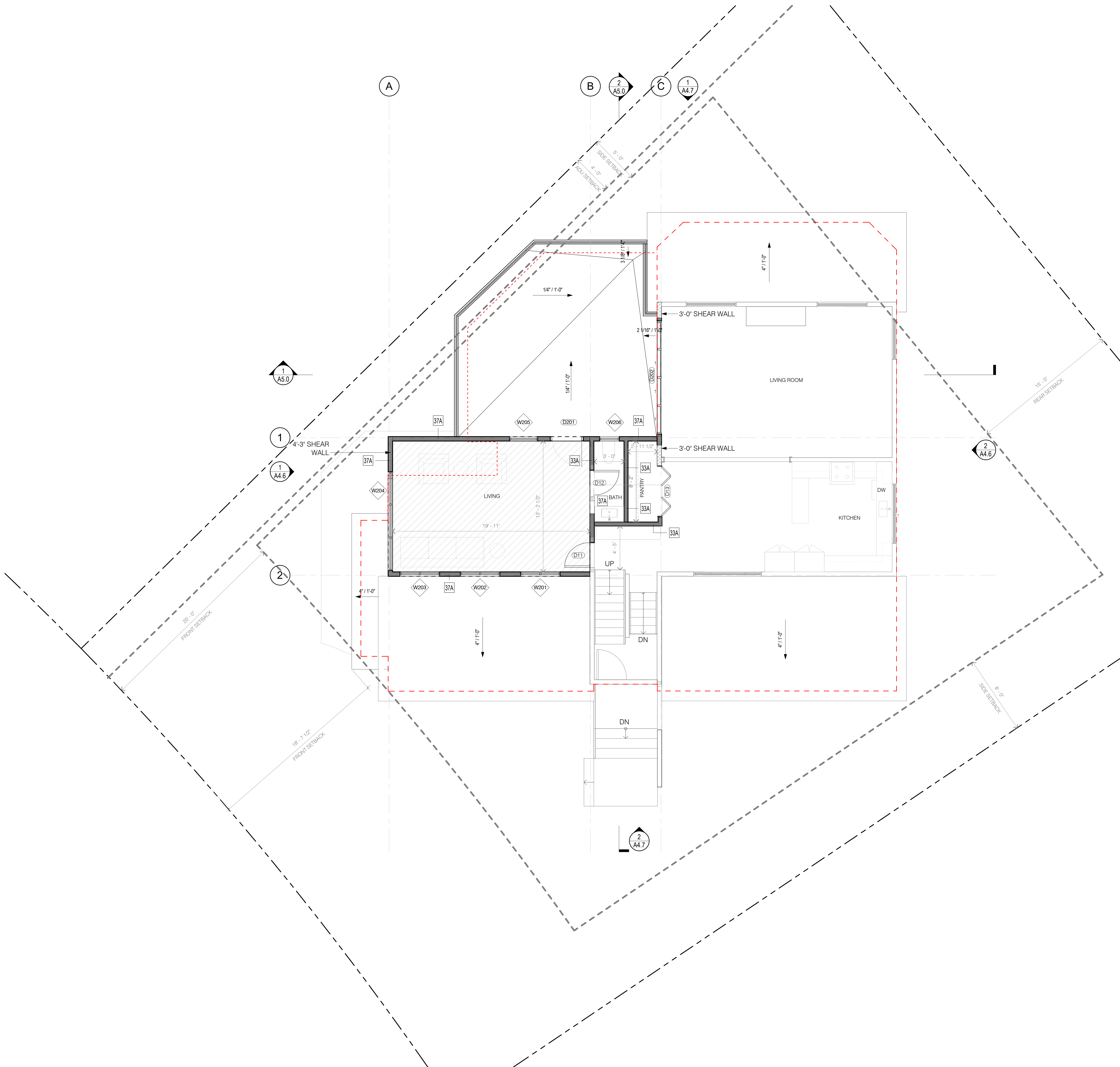
- DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF MASONRY OR CENTERLINE OF COLUMN OR GRID LINE UNLESS NOTED OTHERWISE.
- DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 4 1/2" FROM FACE OF STUD TO FACE OF JAMB.
- DIMENSIONS AT GLAZING ASSEMBLIES ARE NOMINAL. CONTRACTOR TO COORDINATE ACTUAL ROUGH OPENING DIMENSIONS.
- USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION OF THE PROJECT.
- WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THE WORK, ALL SUCH MATERIAL AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY AND, WHERE APPLICABLE, MANUFACTURER'S INSTRUCTIONS.
- LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- PROVIDE ALL NECESSARY ANCHORAGE, BLOCKING, BACKING, FRAMING FOR CASEWORK, SHELVING, HANDRAILS, DOOR STOPS, MIRRORS, WALL MOUNTED EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION.
- CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, THE WALL TYPE ON EITHER SIDE OF THE INTERSECTION IS CONTINUOUS UNLESS NOTED OTHERWISE.
- INTERIOR FINISH FACE OF WALLS IS CONTINUOUS. FLUR OUT WALLS TO ACHIEVE FLUSH CONDITION FOR INTERIOR GYPSUM BOARD. SEE WALL ASSEMBLIES SHEET FOR TYPICAL WALL FINISH TRANSITION DETAIL.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET ROOMS, RESTROOMS, SHOWER AREAS, CUSTODIAL ROOMS, KITCHEN AREAS, AND BEHIND DRINKING FOUNTAINS. PROVIDE BACKER BOARD BEHIND ALL TILE WALL APPLICATIONS.
- ALL NEW WALLS TYPE 33B UNLESS NOTED OTHERWISE.


WALL LEGEND:

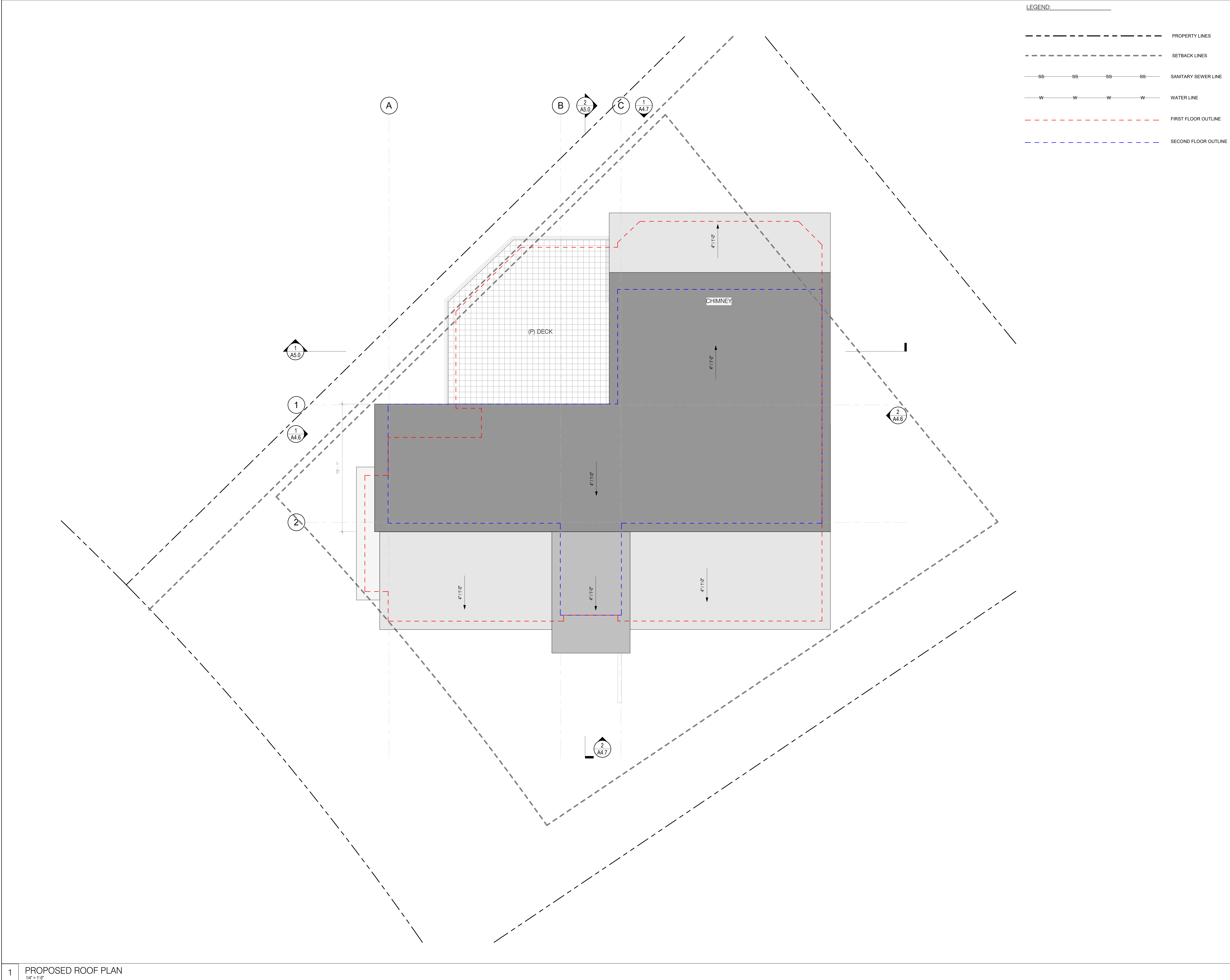
- EXISTING WALL TO REMAIN
- PROPOSED WALLS

FLOOR LEGEND:

- EXISTING FLOOR TO REMAIN
- HARDWOOD FLOOR
- TILE FLOOR
- CONCRETE FLOOR



 County of Santa Cruz		Modification Worksheet		Form 16-212 1 of 1	
The CD website has explanations, instructions and examples. QR code below.					
Roof (SQF)		2,822		2,822	
Exterior Wall (SQF)		15,225		15,225	
Floor (SQF)		0.00		0.00	
Foundation (SQF)		0.00		0.00	
Modification Total		17,547		17,547	
B. Modified Structure: General Description of Proposed Structure					
Floor (Current, SQF)		Roof		Roof	
Modified (SQF)		Modified (SQF)		Modified (SQF)	
Existing (SQF)		Existing (SQF)		Existing (SQF)	
Segment #		Modified (SQF)		Segment #	
1		1		1	
2		2		2	
Total		25		140	
Foundation		Exterior Wall		Roof	
Modified (SQF)		Modified (SQF)		Modified (SQF)	
Existing (SQF)		Existing (SQF)		Existing (SQF)	
Segment #		Modified (SQF)		Segment #	
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2		2		2	
3		3		3	
4		4		4	
5		5		5	
6		6		6	
7		7		7	
8		8		8	
9		9		9	
10		10		10	
11		11		11	
12		12		12	
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LEGEND:	
	PROPERTY LINES
	SETBACK LINES
	SANITARY SEWER LINE
	WATER LINE
	FIRST FLOOR OUTLINE
	SECOND FLOOR OUTLINE



1900 POWELL ST SUITE
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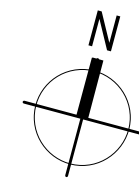
CONTRACTOR
DAVID DOAN CONSTRUCTION AND SONS
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doaner8@yahoo.com

Submittal	
2024.06.12	COASTAL DEV PERMIT APPLICATION
2024.09.06	PERMIT SUBMITTAL

Revisions		
NO	DATE	DESCRIPTION
1	2024.11.08	CDP COMMENT RESPONSE 2

Project
133 VIA NOVELLA,
APTOS, CA 95003.

APN: 054-25-141



SCALE: 1/4" = 1'-0" SHEET

PROPOSED ROOF PLAN

A2.9

DATE: 2024.10.25
JOB NUMBER: 2403



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Project

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APN: 054-25-141

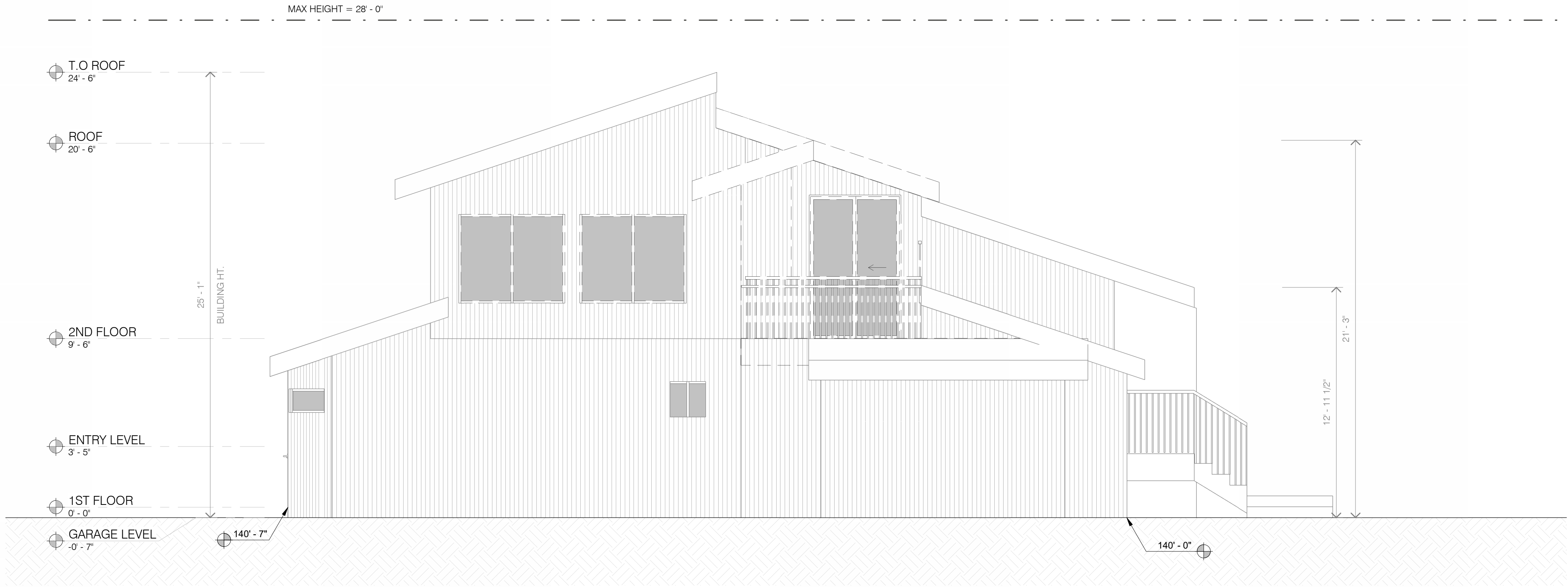
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SHEET

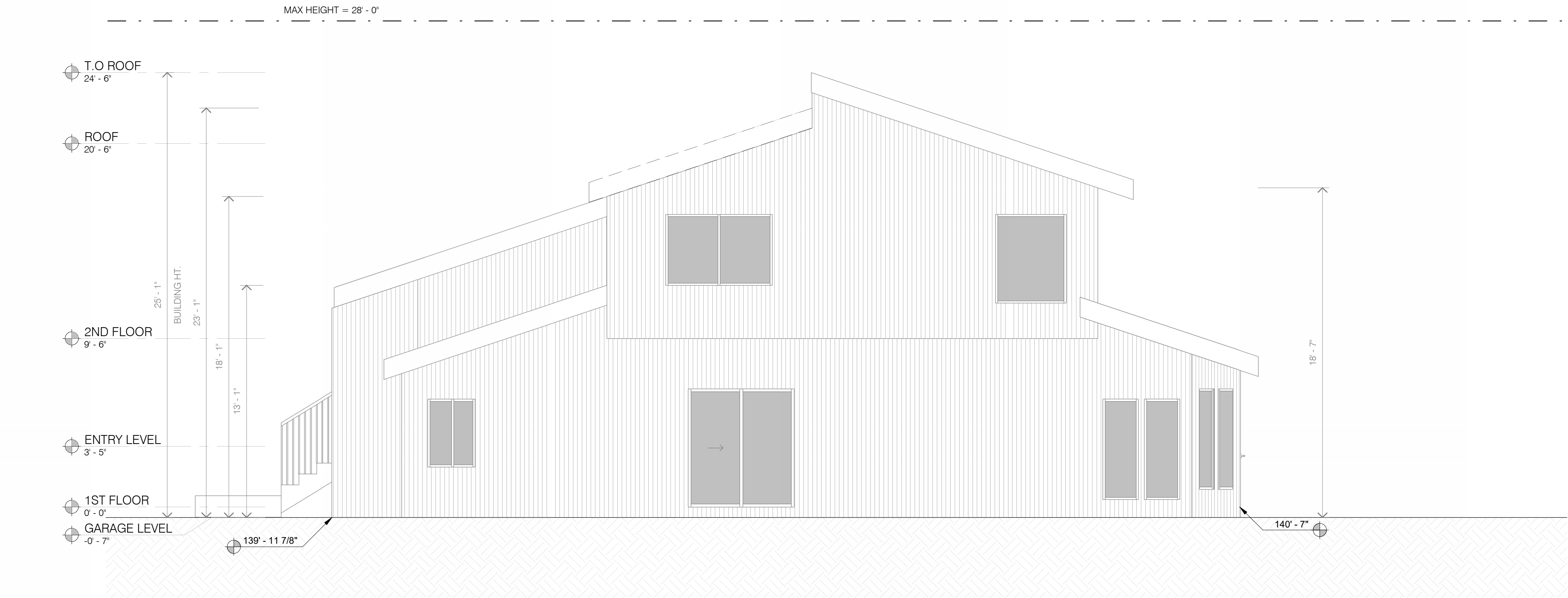
EXISTING EXTERIOR
ELEVATIONS

A4.4

DATE: 2024.10.25
JOB NUMBER: 2403



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



2 EXISTING EAST ELEVATION
1/4" = 1'-0"



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		Submittal
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Revisions		
NO	DATE	DESCRIPTION

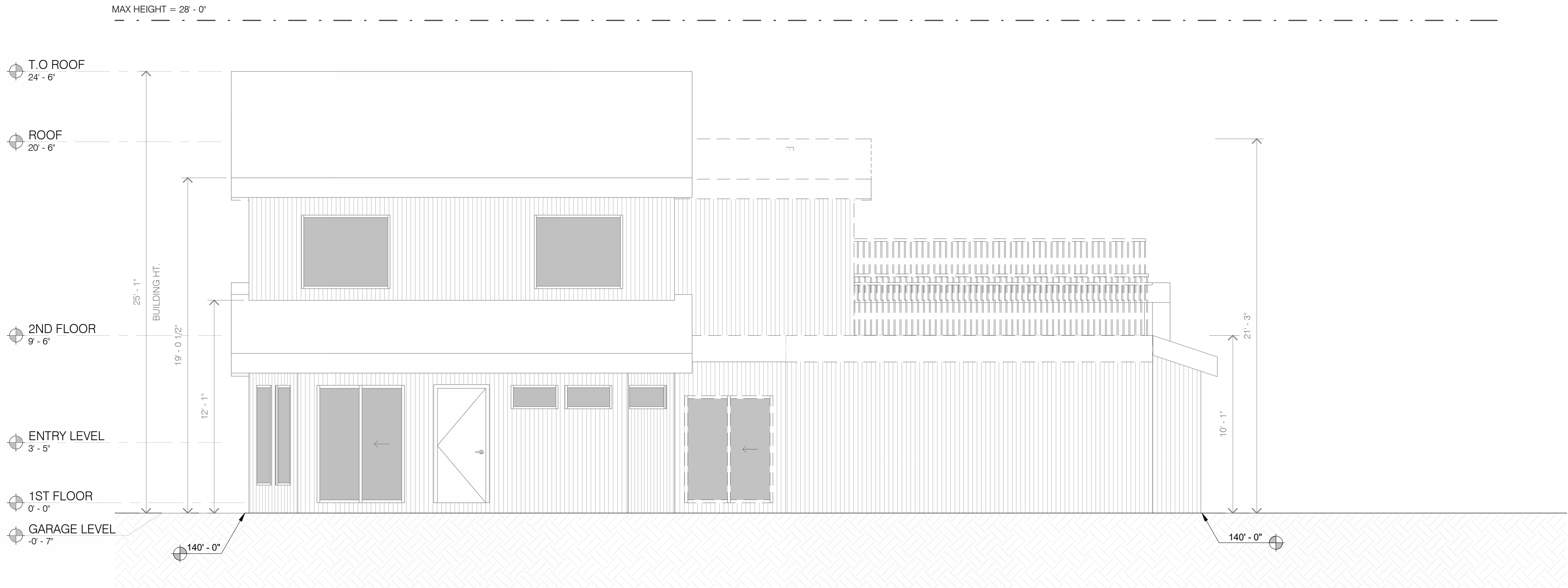
Project
133 VIA NOVELLA,
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APN: 054-25-141

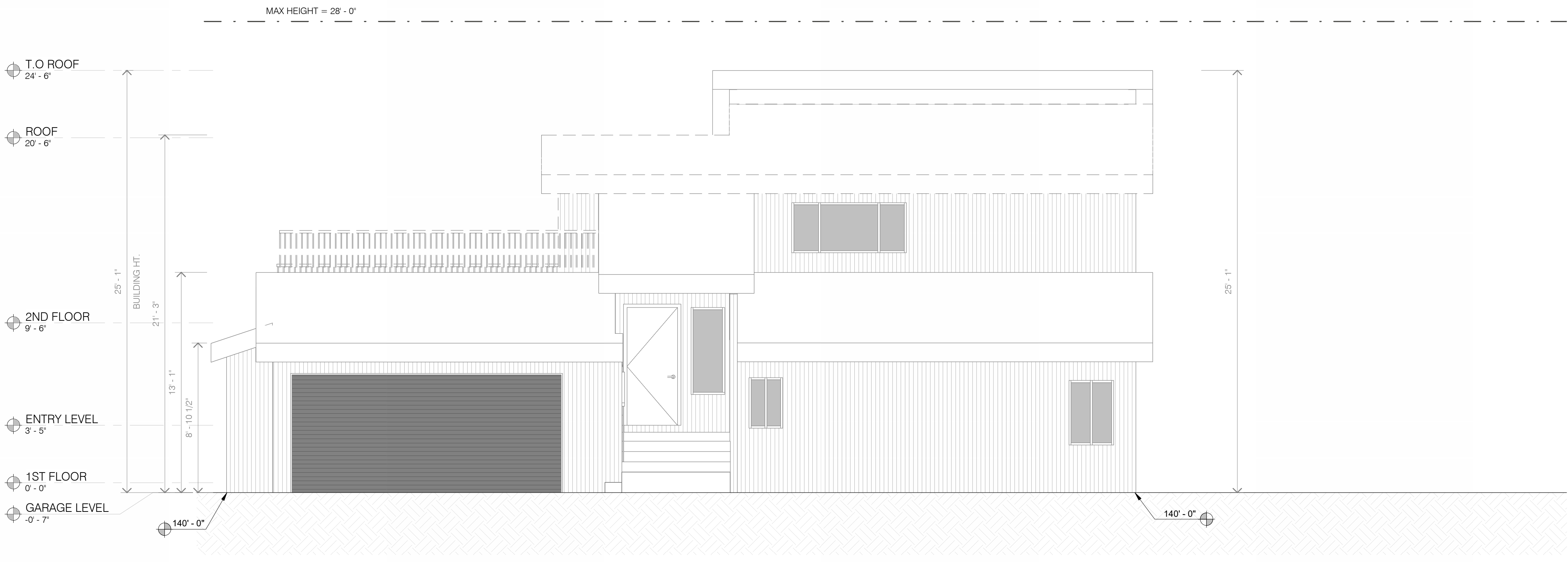
SCALE: 1/4" = 1'-0" SHEET
EXISTING EXTERIOR
ELEVATIONS

A4.5

DATE: 2024.10.25
JOB NUMBER: 2403



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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Project

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APN: 054-25-141

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

SHEET

PROPOSED EXTERIOR
ELEVATIONS

A4.6

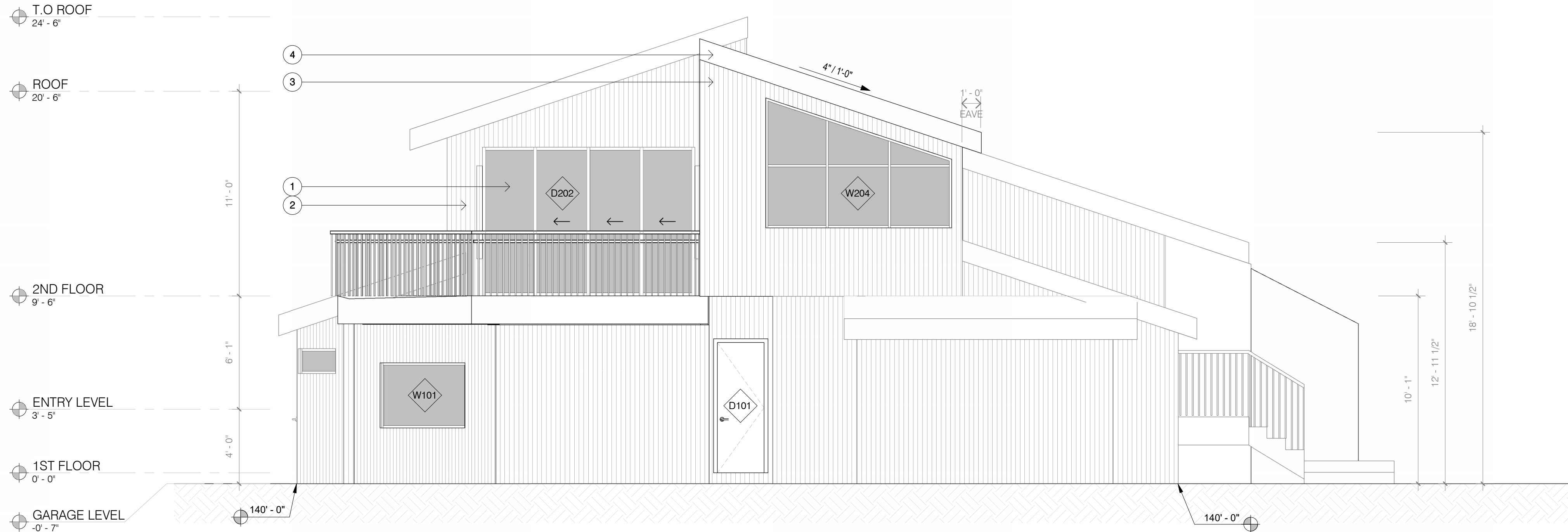
DATE: 2024.10.25

JOB NUMBER: 2403

ELEVATION LEGEND:

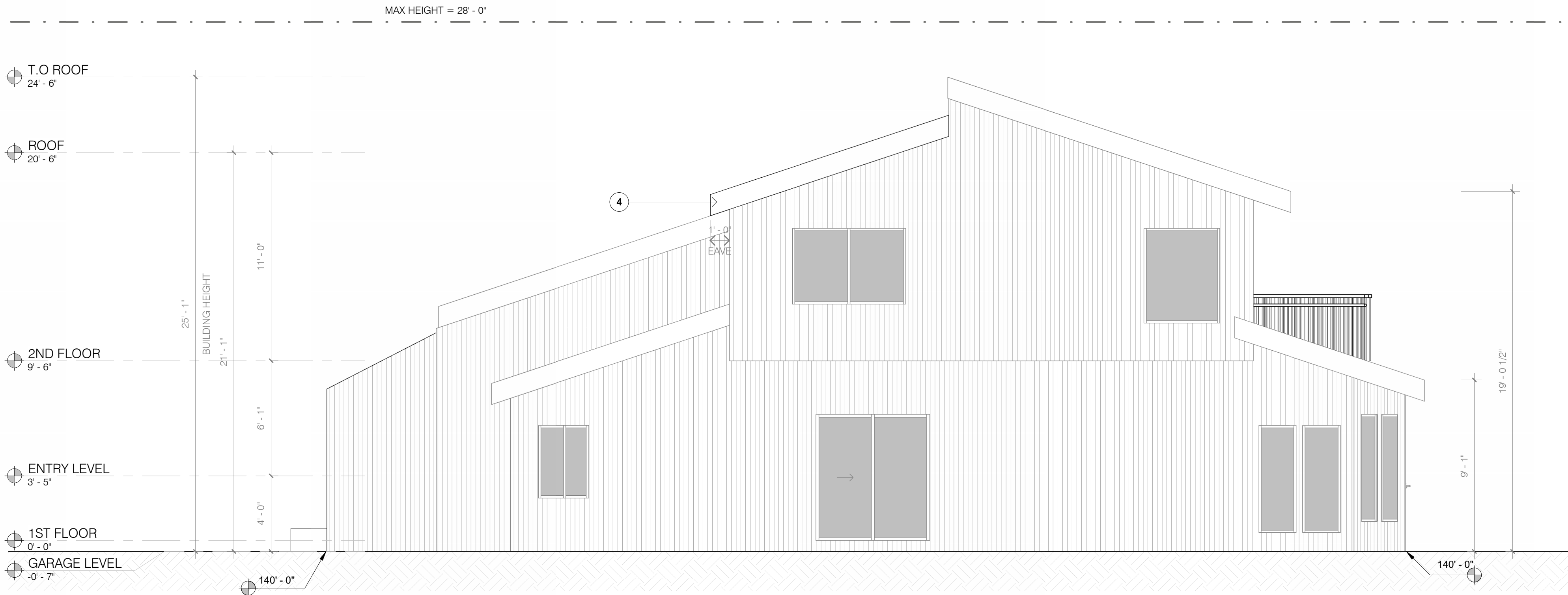


- 1- WINDOW GLASS
2- WINDOWS AND DOOR FRAMES
3- VERTICAL WOOD SIDING
4- WHITE FASCIA



1 PROPOSED WEST ELEVATION

1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"



PROPERTY OWNER
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2024.09.06 PERMIT SUBMITTAL

Project

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APN: 054-25-141

SCALE: 1/4" = 1'-0" SHEET

PROPOSED EXTERIOR
ELEVATIONS

A4.7

DATE: 2024.10.25
JOB NUMBER: 2403

ELEVATION LEGEND:

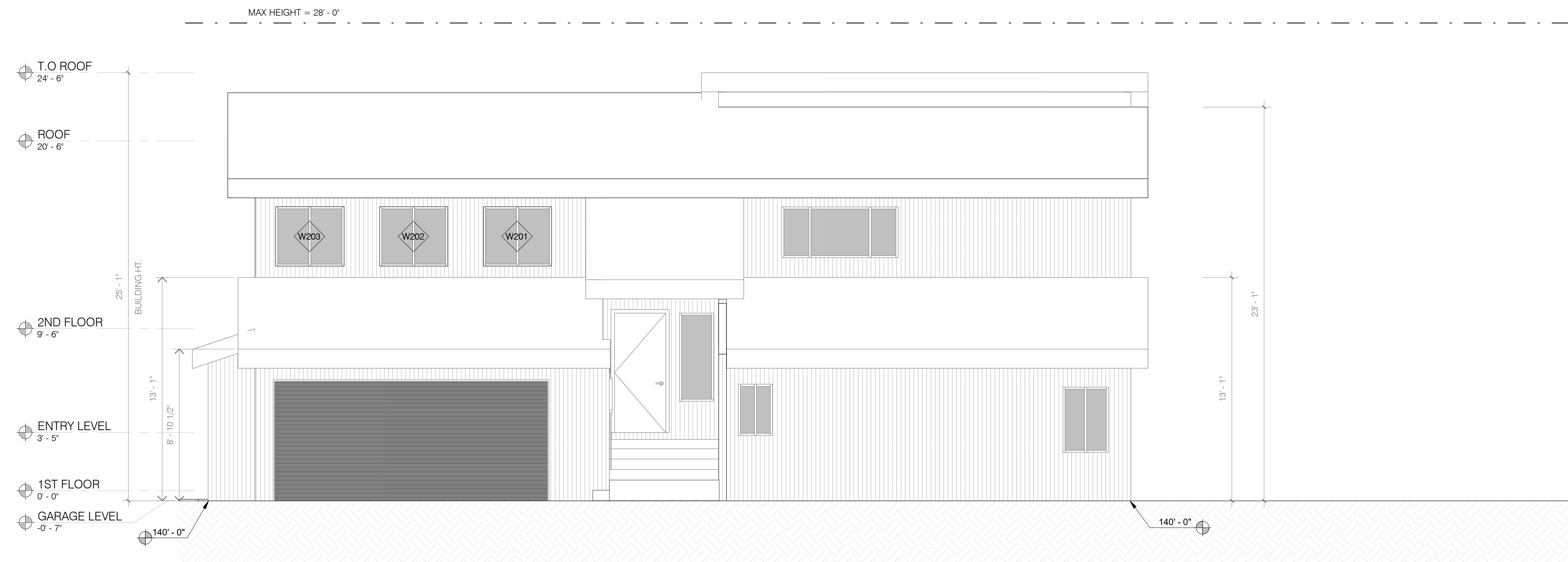
NATURAL STAINED WOOD

- 1- WINDOW GLASS
- 2- WINDOWS AND DOOR FRAMES
- 3- VERTICAL WOOD SIDING
- 4- WHITE FASCIA



1 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



PROPERTY OWNER
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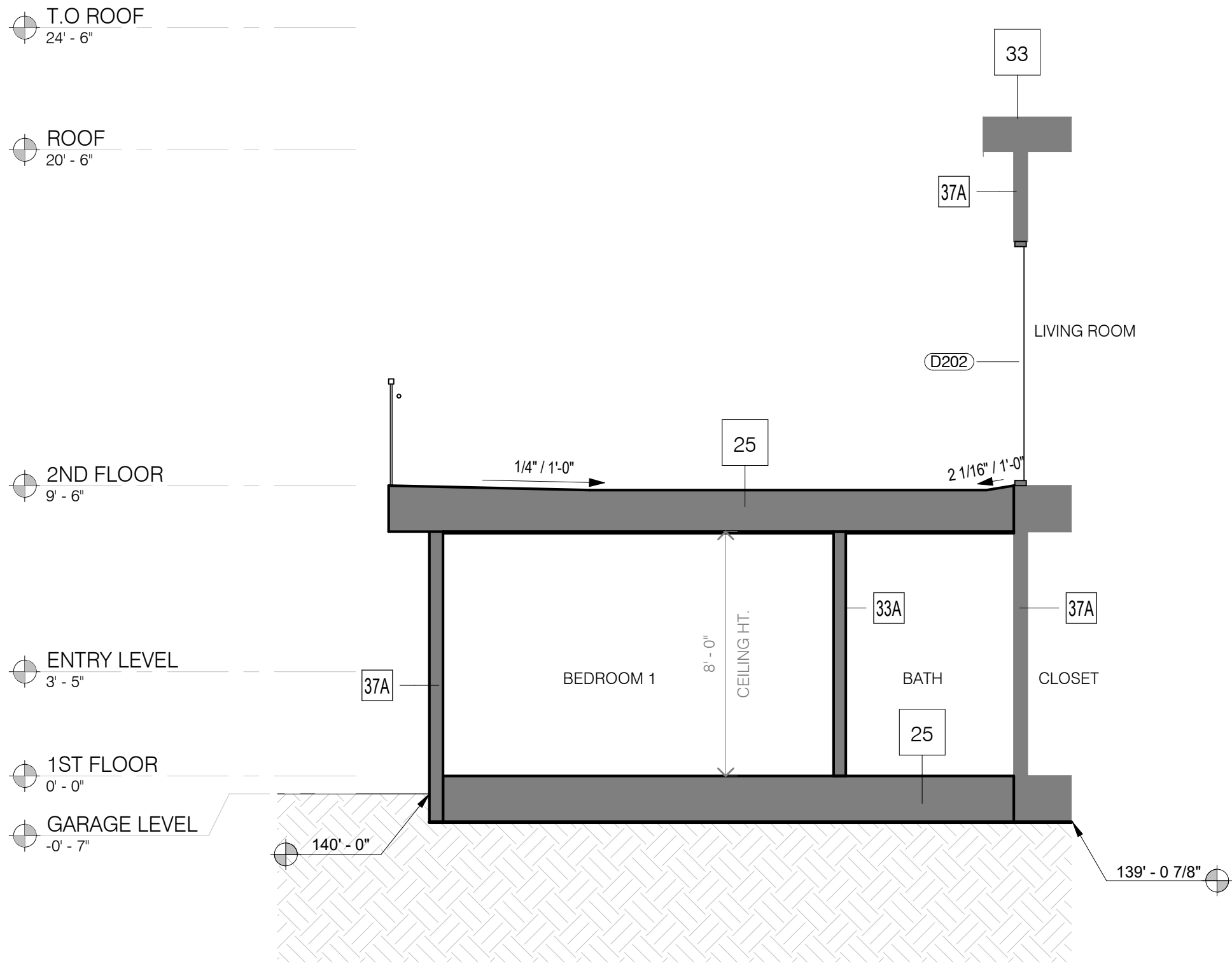
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Submittal

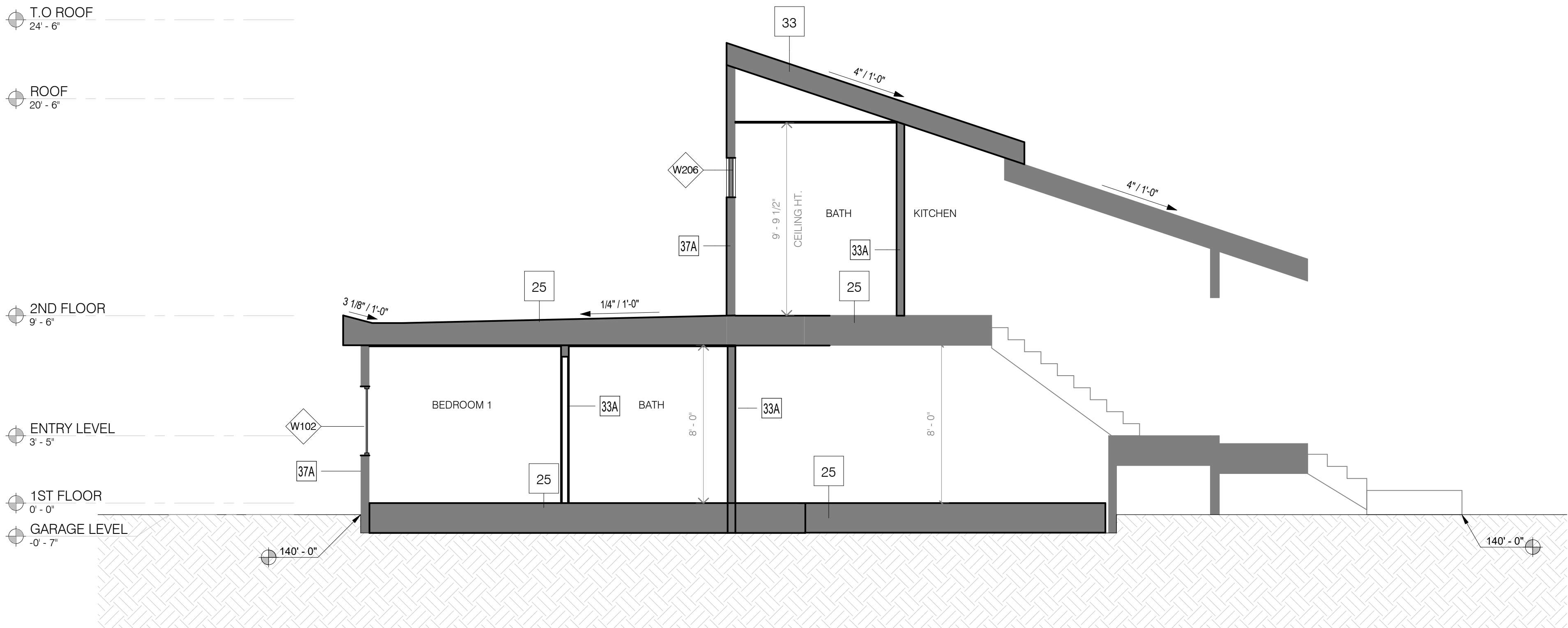
2024.06.12 COASTAL DEV PERMIT APPLICATION

2024.09.06 PERMIT SUBMITTAL

1 PROPOSED ADU SECTION



2 PROPOSED TRANSVERSE SECTION



Project

133 VIA NOVELLA,
APTOS, CA 95003.

APN: 054-25-141

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

SHEET

BUILDING SECTION

A5.0

DATE: 2024.10.25
JOB NUMBER: 2403




01

WINDOWS GLASS
TO MATCH EXISTING HOUSE



03

VERTICAL WOOD SIDING
TO MATCH EXISTING HOUSE



02

WINDOWS AND DOORS FRAMES
TO MATCH EXISTING HOUSE



04

WHITE FASCIA
TO MATCH EXISTING HOUSE

dmarc

studio

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LICENSED ARCHITECT

NICHOLAS
MCCRACKEN
C-39389
09/30/2025
RENEWAL
DATE

STATE OF CALIFORNIA

PROPERTY OWNER
DEWAYNE & JULIE MASON
133 VIA NOVELLA,
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909.844.6365

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Submittal

2024.06.12 COASTAL DEV PERMIT APPLICATION

2024.09.06 PERMIT SUBMITTAL

Revisions

NO	DATE	DESCRIPTION
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Project

133 VIA NOVELLA,
APTOS, CA 95003.

APN: 054-25-141

N

SCALE: 1/2" = 1'-0" SHEET

COLOR & MATERIAL

A7.1

DATE: 2024.10.25
JOB NUMBER: 2403