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: 251060 APN: 102-021-62
SITUS: 1315 Ponza Lane, Soquel CA 95073
Proposal to transfer approximately 3.085 acres from APN 101-091-10 to APN 101-091-11 and approximately 0.615 acres from APN 101-091-11 to APN 101-091-10, resulting in two parcels of 11.123 acres (APN 101-091-11) and 43.5 acres (APN 101-091-10) in size. Project includes a proposal to construct a new, detached 1,200 square-foot Accessory Dwelling Unit (ADU) located above a new 3,219 square-foot detached accessory structure. The project also includes the construction of two detached accessory structures, each measuring 2,400 square feet, and a 1,348 square-foot accessory structure that will contain a pool.

Requires an Administrative Site Development Permit.
Project is located at the end of Ponza Lane (1315 Ponza Lane), approximately 1.2 miles northwest of the intersection of Ponza Lane and North Rodeo Gulch Road in Soquel.

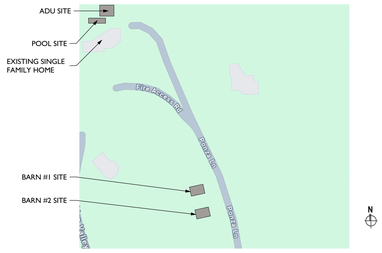
OWNER: Fred Nadel
APPLICANT: Fred Nadel
SUPERVISORIAL DISTRICT: **1**
PLANNER: Michael Lam, (831) 454 - 3371
EMAIL: Michael.Lam@santacruzcountyca.gov
Public comments must be received by 5:00 p.m 09/18/2026. A decision will be made on or shortly after 09/21/2026.
Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.
Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



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architects + builders
512 Capitola Ave + Capitola + CA + 95010

1315 PONZA LANE / SOQUEL, CA 95060

LOCATION MAP



FROM HIGHWAY #1
- TAKE EXIT 438 TO 41ST AVENUE
- HEAD NORTH ON 41ST AVENUE
- TURN LEFT ON SOQUEL DR.
- TURN RIGHT ON N. RODEO GULCH RD.
- TURN LEFT ON PONZA LN.
- GO STRAIGHT ON PONZA LANE
- 1315 PONZA LANE IS AT THE END OF THE ROAD

VICINITY MAP



GREEN BUILDING CODE COMMENTS

APPLICABLE CODES & REGULATIONS

BUILDING CODE	2022 CBC (2023 CALIFORNIA BUILDING CODE, TITLE 24, PT 2)
ELECTRICAL CODE	2022 CEC (2023 CALIFORNIA ELECTRICAL CODE, TITLE 24, PT 3)
MECHANICAL CODE	2022 CMC (2023 CALIFORNIA MECHANICAL CODE, TITLE 24, PT 4)
PLUMBING CODE	2022 CPC (2023 CALIFORNIA PLUMBING CODE, TITLE 24, PT 5)
ENERGY CODE	2022 CEC (2023 CALIFORNIA ENERGY CODE, TITLE 24, PT 6)
FIRE CODE	2022 CFC (2023 CALIFORNIA FIRE CODE, TITLE 24, PT 9, APPENDIX B & C)
GREEN BUILDING	2022 CALGREEN (2023 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PT 11)
RESIDENTIAL CODE	2022 CRC (2023 CALIFORNIA RESIDENTIAL CODE)
COUNTY CODE	SANTA CRUZ COUNTY CODE AMENDMENTS

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

ITEMS TO HAVE DEFERRED SUBMITTAL INCLUDE:
- FIRE SPRINKLER DESIGN AND LAYOUT (FOR ALL PROPOSED STRUCTURES)
- PLUMBING - ISOMETRIC DRAWING (FOR ALL PROPOSED STRUCTURES)

JOB COPIES OF THE BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

FIRE NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022 EDITION) AND THE LOCAL FIRE DISTRICT AMENDMENTS.

2. SMOKE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING REQUIREMENTS IN A NEW RESIDENCE OR AN EXISTING RESIDENCE (ONLY WHEN A A BUILDING PERMIT IS OBTAINED FOR ANY ALTERATION ON A RESIDENTIAL PROPERTY):
   - IN EACH SLEEPING ROOM
   - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
   - ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESSS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CODE.
   - IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE

3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING REQUIREMENTS IN A NEW RESIDENCE OR AN EXISTING RESIDENCE (ONLY WHEN A A BUILDING PERMIT IS OBTAINED FOR ANY ALTERATION ON A RESIDENTIAL PROPERTY):
   - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   - ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   - WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

4. COMBINATION SMOKE ALARMS / CARBON MONOXIDE ALARMS ARE PERMITTED

5. BUILDING NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.

6. DESIGNED/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE AGENCY OF REFERENCE FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.

7. AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THESE PLANS SHALL COMPLEY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY. THE UNDERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CLASS C-16 OR C-36 CONTRACTOR OR BY AN OWNER/BUILDER OF AN OWNER OCCUPIED SINGLE FAMILY DWELLING.

8. ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION.

9. NEW/UPGRADED HYDRANTS, WATER STORAGE TANKS, AND/OR UPGRADED ROADWAYS SHALL BE INSTALLED PRIOR TO CONSTRUCTION (CFC 508.5)

10. THE DRIVEWAY/ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.

11. ROOF COVERINGS SHALL BE NO LESS THAN CLASS 'B' RATED ROOF

12. A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.

    EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVCE GROWTH TO ANY STRUCTURE.

13. A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
    EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.

14. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

FIRE FLOW INFORMATION:

R-3 STRUCTURES = ADU & POOL STRUCTURES (per CFC TABLE B105.1(1) AND B105.2

REQUIRED FLOW RATE: 1,500 GALLONS PER MINUTE.

HYDRANT ID xx:
AVAILABLE FLOW RATE: xx
GALLONS PER MINUTE, @ 20: xx GPM

'U' OCCUPANCY STRUCTURES = BARN(S) (per CFC TABLE B105.1(1) AND B105.2

REQUIRED FLOW RATE: 1,125 GALLONS PER MINUTE.

HYDRANT ID xx:
AVAILABLE FLOW RATE: xx
GALLONS PER MINUTE, @ 20: xx GPM

FIRE FLOW INFORMATION CAN BE OBTAINED FROM THE WATER COMPANY. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN APPENDIX TABLE B105.1 OF THE CALIFORNIA FIRE CODE.

PROJECT DESCRIPTION

PROPOSING (4) NEW STRUCTURES IN TOTAL:

1) DETACHED ONE BEDROOM ACCESSORY DWELLING UNIT (ADU) W/ (1) BEDROOM & FULL BATH, ATTACHED UNCONDITIONED GARAGE BELOW AND UNCONDITIONED SPACE ADJACENT TO GARAGE. SPACE ADJACENT TO GARAGE TO HAVE A FULL BATHROOM.

2) ENCLOSED POOL W/ STRUCTURE

3) BARN #1 - UNCONDITIONED

4) BARN #2 - UNCONDITIONED W/ 1/2 BATHROOM

PROJECT INFORMATION

SITE INFO:

APN: 102-021-62

ZONING: RA (RESIDENTIAL AGRICULTURE)

GENERAL PLAN: R-R (RURAL RESIDENTIAL)

STATE RESPONSIBILITY AREA (SRA) = YES

FIRE SEVERITY ZONE: HIGH

OCCUPANCY CLASSIFICATION
- POOL - R-3
- ADU- R-3
- POOL CABANA/EXERCISE RM. - R-3
- BARN #U - UTILITY ACCESSORY
- BARN #U - UTILITY ACCESSORY

CONSTRUCTION TYPE:
- POOL - VB
- ADU- VB
- POOL CABANA/EXERCISE RM. - VB
- BARN #1- VB
- BARN #2- VB

FIRE SPRINKLER (Y=YES / N= NO) *NOTE- FIRE SPRINKLER DESIGN AND LAYOUT FOR ALL STRUCTURES WILL BE A DEFERRED SUBMITTAL. SEE FIRE NOTES AND DEFERRED SUBMITTAL HEADING ON THIS SHEET FOR FURTHER INFORMATION

- POOL - YES / WET PIPE SYSTEM
- POOL CABANA, EXERCISE ROOM - YES / WET PIPE SYSTEM
- ADU- YES / WET PIPE SYSTEM
- BARN #1- YES / WET PIPE SYSTEM
- BARN #2- YES / WET PIPE SYSTEM

STORIES:
- POOL - 1
- ADU - 2 (FIRST STORY IS GARAGE, POOL CABANA, EXERCISE ROOM + 2ND STORY IS ADU)
- BARN #1 - 1
- BARN #2 - 1

SETBACKS:

FRONT: 20'-0"
REAR: 20'-0"
SIDE: 20'-0"

MAX HEIGHT ALLOWED: ----------28'-0"

MAX HEIGHT OF PROPOSED ADU BUILDING: ----- 28'-0" (NOTE: THIS IS THE HIGHEST PART OF THE ROOF FROM THE NATURAL FINISHED GRADE)

MAX HEIGHT OF PROPOSED POOL BUILDING: ----- 13'-5 3/4" (NOTE: THIS IS THE HIGHEST PART OF THE ROOF FROM THE NATURAL FINISHED GRADE)

MAX HEIGHT OF PROPOSED BARN #1 BUILDING: -- 27'-6" (NOTE: THIS IS THE HIGHEST PART OF THE ROOF FROM THE NATURAL FINISHED GRADE)

MAX HEIGHT OF PROPOSED BARN #2 BUILDING: -- 23'-0" (NOTE: THIS IS THE HIGHEST PART OF THE ROOF FROM THE NATURAL FINISHED GRADE)

PARCEL COVERAGE:

LOT AREA:	484,517.88 SF (11.123 ACRES)
ALLOWED (10%):	48,451.788 SF
EXISTING:	4,285 SF (8% USED OF THE 48,451 PARCEL COVERAGE THAT IS ALLOWED)
PROPOSED:	
- ADU	3,410 SF
- POOL	1,348 SF
- BARN #1	2,400 SF
- BARN #2	2,400 SF
SUB-TOTAL	9,558 SF
ADU REDUCTION	-800 SF
GRAND TOTAL	8,758 SF

TOTAL LOT COVERAGE OF EXISTING & PROPOSED DEVELOPMENT: 13,043 SF < 48,451 SF (ALLOWED)

PARKING REQUIREMENTS:

REQUIRED:	
EXISTING RESIDENCE	3-SPACE
ADU	1-SPACE
POOL	N/A
BARN #1	N/A
BARN #2	N/A
PROVIDED:	
EXISTING RESIDENCE	3-SPACE
ADU	1-SPACE
POOL	N/A
BARN #1	N/A
BARN #2	N/A

CONTACT INFORMATION

CLIENT:
FRED NADEL
1315 PONZA LANE
SOQUEL, CALIFORNIA 95073

ARCHITECT:
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DAN TOWNSEND
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CAPITOLA, CA 95010
831-479-9295
WWW.FUSEARCHITECTURE.COM

GEOTECH:
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116 E. LAKE AVENUE
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831-722-4175
MCUPRILL@HAROKASUNICH.COM

CIVIL (GRADING & STORM WATER):
RAMSEY CIVIL ENGINEERING
DAVID RAMSEY, PE QSD/P
2905 KRISTIE CT.
SANTA CRUZ, CA 95065
831-462-2905
WWW.RAMSEYCIVILENGINEERING.COM

SURVEYOR:
HOGAN LAND SERVICES
ADAM RIVERA
2601 41ST AVENUE SUITE B
SOQUEL, CA 95073
831425-1617

SEPTIC:
MYER ENGINEERING, INC.
PAUL MYER
831-800-2244

DRAWING INDEX

ARCHITECTURAL

SHEET ...	SHEET NAME	ISSUED FOR PLANNING REVIEW 02/07/2025	ISSUED FOR PLANNING PLAN CHECK RESPONSE #1 06/05/2026					
02.1	COVER SHEET	X	X					
02.2	PROJECT INFORMATION	X	X					
02.3	NON-HABITABLE VS HABITABLE ACCESSORY STRUCTURES		X					
02.4	SURVEY	X	X					
02.5	PROPOSED LOT LINE ADJUSTMENT (LLA)		X					
02.6	SITE PLAN - GENERAL	X	X					
02.7	SITE PLAN - ADU, POOL, EXERCISE RM. & CABANA	X	X					
02.8	SITE PLAN - BARN	X	X					
02.9	ADU, POOL CABANA, EXERCISE RM. 1ST & 2ND FLOOR A...	X	X					
02.10	POOL, BARN #1, & BARN #2 AREA CALCS	X	X					
03.1	POOL CABANA, EXERCISE RM. & ADU 1ST FLOOR PLAN	X	X					
03.2	ADU 2ND FLOOR PLAN	X	X					
03.3	ADU ROOF PLAN	X	X					
03.4	POOL 1ST FLOOR PLAN	X	X					
03.5	POOL ROOF PLAN	X	X					
03.6	BARN #1 1ST FLOOR PLAN	X	X					
03.7	BARN #1 ROOF PLAN	X	X					
03.8	BARN #2 1ST FLOOR PLAN	X	X					
03.9	BARN #2 ROOF PLAN	X	X					
04.1	ADU ELEVATIONS	X	X					
04.2	ADU ELEVATIONS	X	X					
04.3	POOL ELEVATIONS	X	X					
04.4	BARN #1 NORTH - SOUTH ELEVATIONS	X	X					
04.5	BARN #1 WEST - EAST ELEVATIONS	X	X					
04.6	BARN #2 NORTH - SOUTH ELEVATIONS	X	X					
04.7	BARN #2 WEST - EAST ELEVATIONS	X	X					
05.1	ADU SECTIONS	X	X					
05.2	ADU SECTIONS	X	X					
05.3	ADU + POOL SECTIONS	X	X					
05.4	POOL SECTIONS	X	X					
05.5	BARN #1 - #2 - SECTIONS	X	X					
06.1	ADU RENDERING	X	X					
06.2	POOL RENDERING	X	X					
06.3	BARN RENDERING	X	X					
07.1	ADU, POOL, & BARN EXTERIOR MATERIALS	X	X					

CIVIL

SHEET NUMBER	SHEET NAME							
C1.0	COVER SHEET	X	X					
C1.1	NOTES	X	X					
C2.0	FULL SITE PLAN	X	X					
C2.1	ADU & POOL SITE PLAN	X	X					
C2.2	BARNS SITE PLAN	X	X					
C3.0	ADU & POOL GRADING & DRAINAGE PLAN	X	X					
C3.1	NORTH BARNS GRADING & DRAINAGE PLAN	X	X					
C3.2	SOUTH BARNS GRADING & DRAINAGE PLAN	X	X					
C3.3	ADU & POOL HOUSE SECTIONS	X	X					
C3.4	BARN SECTIONS	X	X					
C3.5	BARN DRIVEWAY PROFILE	X	X					
C3.6	BARN DRIVEWAY PROFILE		X					
C4.0	UTILITY PLAN	X	X					
C4.1	FIRE HOSE DIAGRAM PLAN		X					
C5.0	EXISTING WATERSHED MAP	X	X					
C5.1	PROPOSED WATERSHED MAP	X	X					
C6.0	DETAILS	X	X					
C6.1	DETAILS	X	X					
C6.2	DETAILS	X	X					
C7.0	EROSION CONTROL SITE PLAN AND DETAILS	X	X					
C7.1	EROSION CONTROL PLAN	X	X					

SEPTIC

SHEET NUMBER	SHEET NAME							
WW1	COVER SHEET	X	X					
WW2	EXISTING SITE LAYOUT	X	X					
WW3	WASTEWATER SYSTEM PLAN	X	X					
WW4	WASTEWATER SYSTEM SCHEMATIC AND DETAILS	X	X					
WW5	WASTEWATER SYSTEM SPECIFICATIONS	X	X					

Nadel Phelan
1315 PONZA LANE
SOQUEL, CA 95060

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fusearchitecture.com 831.479.9295

Project Submittal Record

Revision	Date	Issue Description
	2/7/2025	ISSUED FOR PLANNING REVIEW
	06/05/2026	ISSUED FOR PLANNING PLAN CHECK RESPONSE #1

Seal/ Signature

LICENSED ARCHITECT — DANIEL R. TOWNSEND — No. C-29550 — 05-30-27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
Nadel Phelan

Accessor's Parcel Number
102-021-62

Sheet Title
PROJECT INFORMATION

Scale
As Indicated

02.2

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NON-HABITABLE VS HABITABLE PROPOSED STRUCTURES

01

BARN #1 / NON-HABITABLE / ACCESSORY STRUCTURE
(PER TABLE 13.10.611-1 AMENITIES REGULATIONS FOR ACCESORY STRUCTURES IN RESIDENTIAL ZONE DISTRICTS)

AMENITY	YES	NO	NOTES	NON-HABITABLE	HABITABLE
UTILITY SINK: OUTDOOR NON-ENCLOSED SHOWER		✓		ALLOWED	ALLOWED
TOILET, LAVATORY SINK		✓		ALLOWED	ALLOWED
SHOWER AND/OR BATHTUB		✓		POOL CABANAS: SHOWER ALLOWED ALL OTHER USES : NOT ALLOWED	ALLOWED
WASHER/DRYER AND WATER HEATER		✓		ALLOWED	ALLOWED
INSULATION/SHEET ROCK OR OTHER FINISHED WALL COVERING	✓			BOTH ALLOWED	BOTH ALLOWED
BUILT-IN HEATING/COOLING		✓		NOT ALLOWED	HEATING: REQUIRED COOLING: ALLOWED
KITCHEN FACILITIES, EXCLUDING SINK, AS DEFINED IN SCCC 13.10.700-K		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU
ELECTRICAL SERVICE MAXIMUM	✓			110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
SEPARATE ELECTRIC METER	✓			NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
USE FOR SLEEPING PURPOSES		✓		NOT ALLOWED	ALLOWED
RENT OR LEASE AS AN INDEPENDENT ADU		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU UNDER SCCC 13.10.681 W/ STANDARD KITCHEN

BARN #2 / NON-HABITABLE / ACCESSORY STRUCTURE
(PER TABLE 13.10.611-1 AMENITIES REGULATIONS FOR ACCESORY STRUCTURES IN RESIDENTIAL ZONE DISTRICTS)

AMENITY	YES	NO	NOTES	NON-HABITABLE	HABITABLE
UTILITY SINK: OUTDOOR NON-ENCLOSED SHOWER		✓		ALLOWED	ALLOWED
TOILET, LAVATORY SINK	✓			ALLOWED	ALLOWED
SHOWER AND/OR BATHTUB		✓		POOL CABANAS: SHOWER ALLOWED ALL OTHER USES : NOT ALLOWED	ALLOWED
WASHER/DRYER AND WATER HEATER	✓		WATERHEATER FOR SINK ONLY	ALLOWED	ALLOWED
INSULATION/SHEET ROCK OR OTHER FINISHED WALL COVERING	✓			BOTH ALLOWED	BOTH ALLOWED
BUILT-IN HEATING/COOLING		✓		NOT ALLOWED	HEATING: REQUIRED COOLING: ALLOWED
KITCHEN FACILITIES, EXCLUDING SINK, AS DEFINED IN SCCC 13.10.700-K		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU
ELECTRICAL SERVICE MAXIMUM	✓			110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
SEPARATE ELECTRIC METER	✓			NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
USE FOR SLEEPING PURPOSES		✓		NOT ALLOWED	ALLOWED
RENT OR LEASE AS AN INDEPENDENT ADU		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU UNDER SCCC 13.10.681 W/ STANDARD KITCHEN

POOL / NON-HABITABLE / ACCESSORY STRUCTURE

AMENITY	YES	NO	NOTES	NON-HABITABLE	HABITABLE
UTILITY SINK: OUTDOOR NON-ENCLOSED SHOWER		✓		ALLOWED	ALLOWED
TOILET, LAVATORY SINK		✓		ALLOWED	ALLOWED
SHOWER AND/OR BATHTUB		✓		POOL CABANAS: SHOWER ALLOWED ALL OTHER USES : NOT ALLOWED	ALLOWED
WASHER/DRYER AND WATER HEATER	✓	✓	WATER HEATER FOR POOL ONLY	ALLOWED	ALLOWED
INSULATION/SHEET ROCK OR OTHER FINISHED WALL COVERING		✓		BOTH ALLOWED	BOTH ALLOWED
BUILT-IN HEATING/COOLING		✓		NOT ALLOWED	HEATING: REQUIRED COOLING: ALLOWED
KITCHEN FACILITIES, EXCLUDING SINK, AS DEFINED IN SCCC 13.10.700-K		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU
ELECTRICAL SERVICE MAXIMUM	✓			110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
SEPARATE ELECTRIC METER		✓	ONE ELECTRIC METER TO SERVE THE ADU, POOL & CABANA/ EXERCISE RM.	NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
USE FOR SLEEPING PURPOSES		✓		NOT ALLOWED	ALLOWED
RENT OR LEASE AS AN INDEPENDENT ADU		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU UNDER SCCC 13.10.681 W/ STANDARD KITCHEN

CABANA/EXERCISE ROOM / NON-HABITABLE / ACCESSORY STRUCTURE

AMENITY	YES	NO	NOTES	NON-HABITABLE	HABITABLE
UTILITY SINK: OUTDOOR NON-ENCLOSED SHOWER		✓		ALLOWED	ALLOWED
TOILET, LAVATORY SINK	✓			ALLOWED	ALLOWED
SHOWER AND/OR BATHTUB	✓			POOL CABANAS: SHOWER ALLOWED ALL OTHER USES : NOT ALLOWED	ALLOWED
WASHER/DRYER AND WATER HEATER	✓			ALLOWED	ALLOWED
INSULATION/SHEET ROCK OR OTHER FINISHED WALL COVERING	✓			BOTH ALLOWED	BOTH ALLOWED
BUILT-IN HEATING/COOLING		✓		NOT ALLOWED	HEATING: REQUIRED COOLING: ALLOWED
KITCHEN FACILITIES, EXCLUDING SINK, AS DEFINED IN SCCC 13.10.700-K		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU
ELECTRICAL SERVICE MAXIMUM	✓			110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED	110A/220V/SINGE PHASE MAXIMUM UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
SEPARATE ELECTRIC METER	✓		ONE ELECTRIC METER TO SERVE THE ADU, POOL & CABANA/ EXERCISE RM.		NOT ALLOWED UNLESS AN ADMINISTRATIVE USE PERMIT IS OBTAINED
USE FOR SLEEPING PURPOSES		✓		NOT ALLOWED	ALLOWED
RENT OR LEASE AS AN INDEPENDENT ADU		✓		NOT ALLOWED	NOT ALLOWED, UNLESS APPROVED AS AN ADU UNDER SCCC 13.10.681 W/ STANDARD KITCHEN

Nadel Phelan
1315 PONZA LANE
SOQUEL, CA 95060

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No. C-29550
03.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
Nadel Phelan

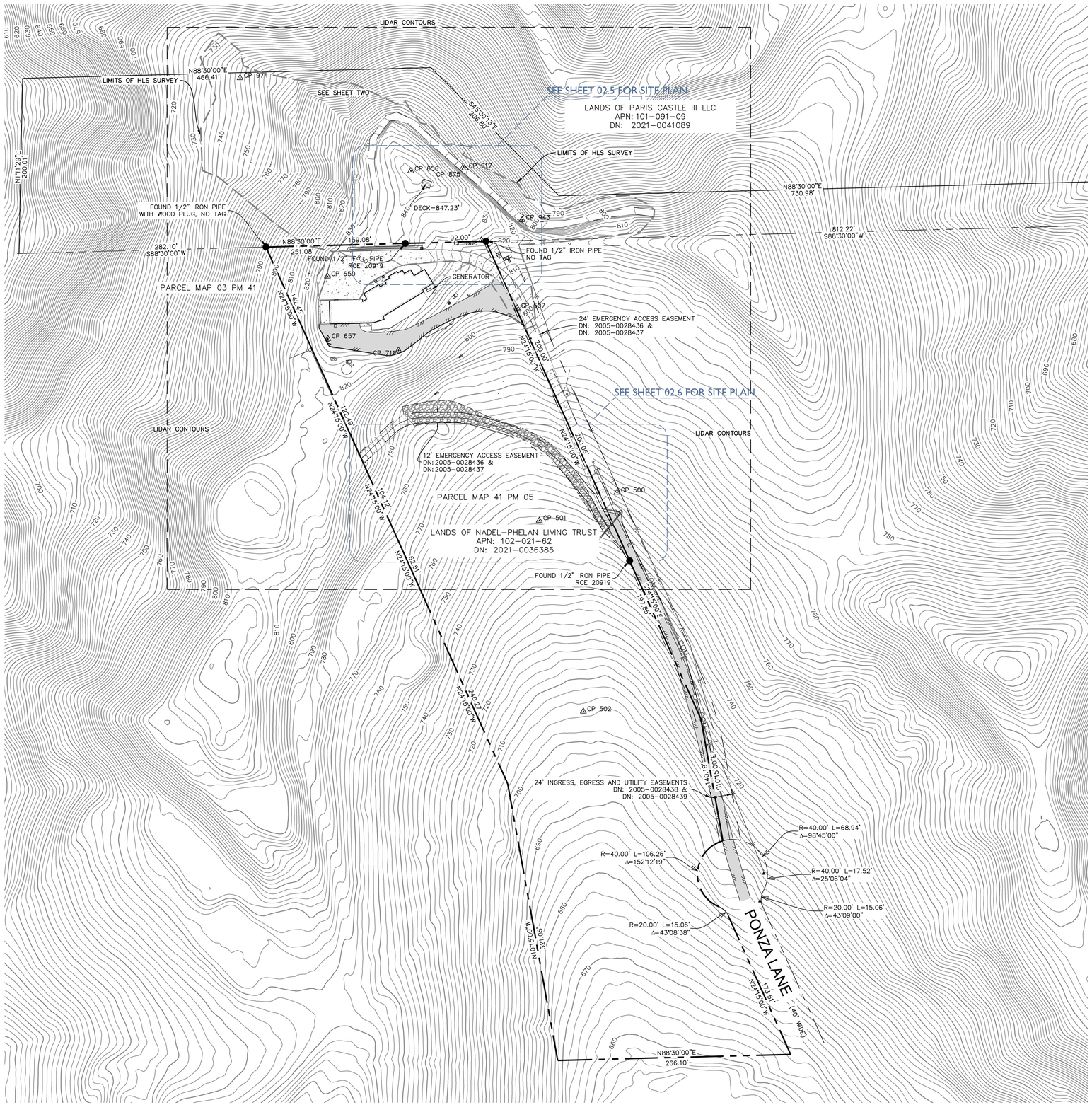
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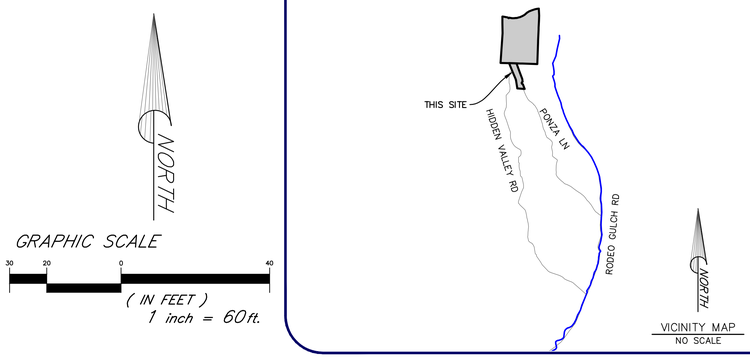
Sheet Title
NON-HABITABLE VS HABITABLE ACCESSORY STRUCTURES

Scale
As Indicated

02.3

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LEGEND

- RECORD BOUNDARY LINE
- PROPOSED LOT LINE ADJUSTMENT BOUNDARY
- RECORD EASEMENT LINE
- RECORD ADJOINING BOUNDARY
- RECORD CENTERLINE
- LIMITS OF HLS SURVEY
- EDGE OF CONCRETE
- EDGE OF ASPHALT CONCRETE
- EDGE OF ROAD
- GRADE BREAK
- EDGE OF BUILDING
- WIRE FENCE
- CHAINLINK FENCE
- UNDER GROUND ELECTRICAL LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- STORM-DRAIN W/SIZE & TYPE
- ASPHALT CONCRETE SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- DECKING

SYMBOLS

- ×143.2 SPOT ELEVATION
- RW 24" TREE TYPE & DIA.
- ELECTRIC METER
- ELECTRIC PULL BOX
- WELL
- IRRIGATION VALVE
- HOSE BIB
- FIRE HYDRANT
- LPG LIQUID PROPANE GAS TANK
- CO SEWER CLEAN OUT
- ▲ FOUND 3/4" IRON PIPE, TAGGED LS ????
- • FOUND 1/2" IRON PIPE, TAGGED LS ????
- △3 RANDOM CONTROL POINT W/#

ABBREVIATIONS

OK/OAK	OAK TREE
FR/FIR	FIR TREE
EUC	EUCALYPTUS
STMP	STUMP
CPP	CORRUGATED PLASTIC PIPE
INV	INVERT
FF	FINISHED FLOOR
FS	FINISHED SLAB
CO	CLEAN OUT
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES:

1) THE PURPOSE OF THIS MAP IS FOR LOT LINE ADJUSTMENT AND SITE DEVELOPMENT AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.

2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN VOLUME 114 AT PAGE 08, SANTA CRUZ COUNTY RECORDS.

3) HORIZONTAL CONTROL: IRON PIPES FOUND ON EAST BOUNDARY OF SUBJECT PARCEL (N24°15'00"W)

4) VERTICAL CONTROL: ELEVATION DATUM IS BASED ON OPUS SOLUTION OF GPS DATA OVER CP 501 (744.18 FEET NAVD 88)

5) SUPPLEMENTARY TOPOGRAPHIC DATA PROVIDED BY: OCM PARTNERS, 2022: 2020 SAN MATEO RCD LIDAR: SANTA CRUZ COUNTY, CA FROM 2020-03-22 TO 2020-04-15. NOAA NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION, HTTPS://WWW.FISHERIES.NOAA.GOV/INPORT/ITEM/63258.

LICENSED LAND SURVEYOR ADAM S. RIVERA LS 8451 STATE OF CALIFORNIA

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF FRED NADEL IN JANUARY, 2022

11/26/22

ADAM S. RIVERA PLS 8451 EX. 12/31/22

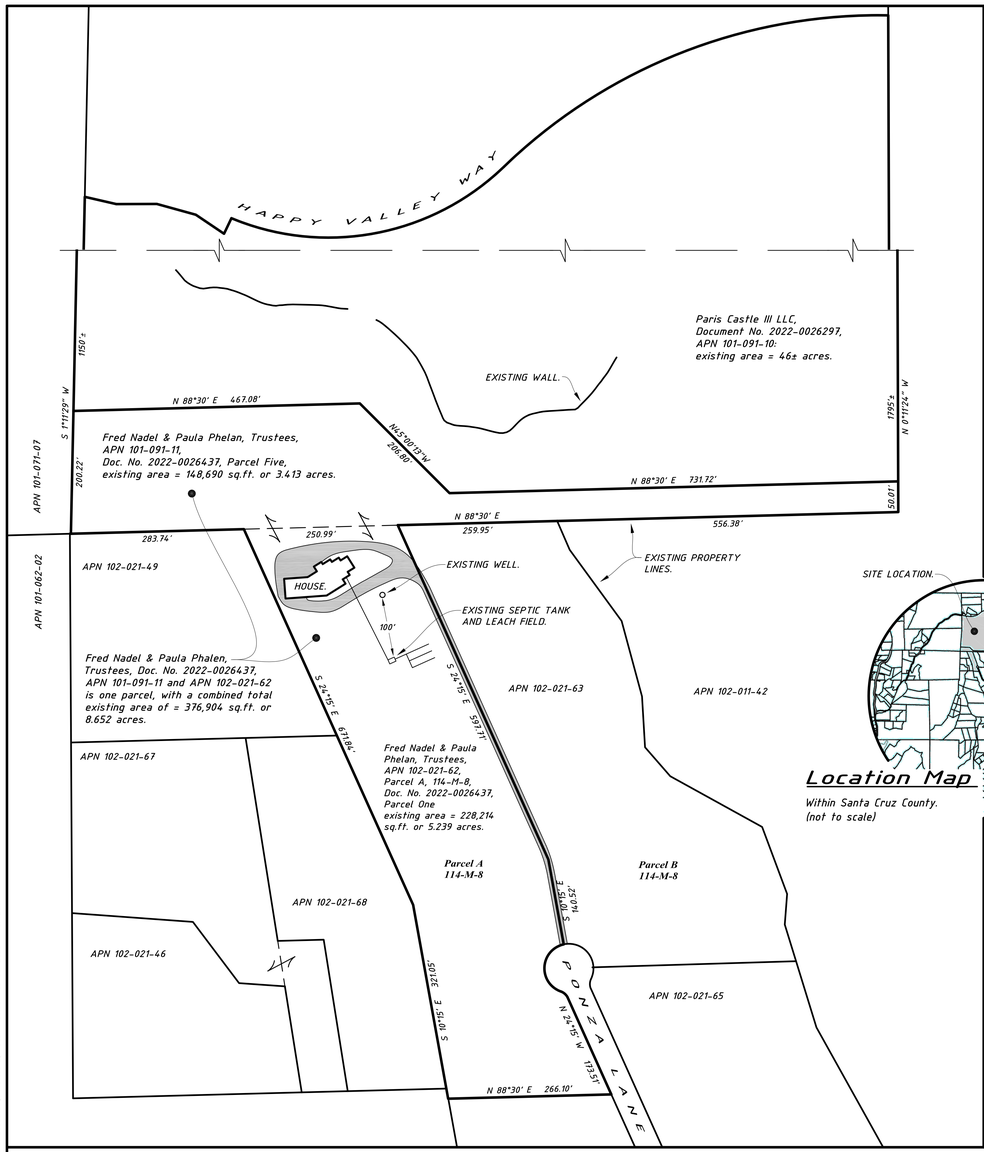
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HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
2601 41ST AVENUE SUITE B
SOQUEL, CA 95073
Tel (831) 425-1617
Fax (831) 425-0224
www.hogansls.com

TOPOGRAPHIC MAP

1315 PONZA LANE
SOQUEL, CALIFORNIA

APN: 102-021-62



Existing Boundary Conditions

Owners

Fred Nadel and Paula Phelan, Trustees of the Nadel-Phelan Living Trust, dated May 2, 2007, Document No. 2022-0026437 of the Official Records of Santa Cruz County.
APN 102-021-62 & APN 101-091-10.
Address:
1315 Pnoza Lane
Soquel, CA 95076

Paris Castle III LLC, Document No. 2022-0026279 of the Official Records of Santa Cruz County.
APN 101-091-10.
Address:
104 Happy Valley Road
Santa Cruz, CA 95065

Proposed Boundary Conditions

Table of Areas.

Owner	Existing area.	Proposed area to be transferred.	Proposed total areas after transfer.
Fred Nadel & Paula Phelan, Trustees, APN 102-021-62 & APN 101-091-11, Document No. 2022-0026437.	8.652 acres.	0.615 acre from Fred Nadel & Paula Phelan, Trustees, APN 101-091-11, Document No. 2022-0026437, to Paris Castle III, Trust, APN 101-091-10, Doc No. 2022-0026297.	Fred Nadel & Paula Phelan, Trustees, 11.123 acres.
Paris Castle III, Trust, APN 101-091-10, Doc No. 2022-0026297.	46± acres.	3.085 acres from Paris Castle III, Trust, APN 101-091-10, Doc No. 2022-0026297 to Fred Nadel & Paula Phelan, Trustees, APN 101-091-11, Document No. 2022-0026437.	Paris Castle III, Trust, 43.5± acres.

NORTH

GRAPHIC SCALE
100' 0' 100' 200'
1 INCH = 100 FEET

PROFESSIONAL LAND SURVEYOR
PAUL J. HANAGAN
No. 7797
STATE OF CALIFORNIA

REVISION

APPROVED Paul Hanagan
Paul Hanagan LS 7797

HANAGAN LAND SURVEYING
305-C SOQUEL AVE.,
SANTA CRUZ, CA 95062
PHONE (831) 469-3428

Lot Line Adjustment Tentative Map, The Lands of:

Fred Nadel & Paula Phelan

1315 Ponza Lane, Soquel, CA 95073

Santa Cruz County
A.P.N. 102-021-62
A.P.N. 101-091-10 & 11

DATE 1-30-2026
SCALE 1" = 100'
DESIGN
DRAWN P. Hanagan

SHEET SU-1
OF 1 SHEETS
JOB NO. 25079

Disclaimer:
The electronic data and paper data set forth on this sheet is the property of Hanagan Land Surveying, Inc. and shall not be used in whole or in part for any other purpose, nor shall it be reproduced, altered, or used without the consent of Hanagan Land Surveying, Inc. The proper use of this data is limited to the purpose for which it was prepared by Hanagan Land Surveying, Inc.
Layout Tab Name: 24x36, Images: , Xrefs:
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6/3/2026 11:43 AM



SITE PLAN LEGEND

EXTERIOR

- <E> TREES
- <N> PLANTING
- <N> LANDSCAPING
- <N> WOOD DECKING
- <E> CONCRETE DRIVEWAY
- <N> GRAVEL DRIVEWAY
- <N> PAVER DRIVEWAY
- <N> CONCRETE DRIVEWAY
- <N> ASPHALT DRIVEWAY
- LIMITS OF HLS SURVEY

KEY NOTES

1. EXISTING OAK TREE
2. EXISTING FIR TREE
3. EXISTING EUC. TREE
4. TREE TO BE REMOVED
5. ELECTRIC PULL BOX
6. ELECTRIC METER
7. SEPTIC TANK
8. LEACH FIELD & LEACH FIELD EXPANSION AREA
9. FIRE HYDRANT
10. EXISTING WELL
11. PROPANE GAS TANKS

SOIL TESTING LEGEND

B-#: GEOTECHNICAL BORINGS (HKA)

1 SITE PLAN (OVERALL) 1:20
SCALE: 1" = 40'

6/3/2026 11:43 AM

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Project Name
Nadel Phelan

Accessor's Parcel Number
102-021-62

Sheet Title
SITE PLAN - GENERAL

Scale
As Indicated

02.6

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1 SITE PLAN ADU
SCALE: 1" = 10'

6/3/2026 11:43 AM

SITE PLAN LEGEND

EXTERIOR

- <E> TREES
- <N> PLANTING
- <N> LANDSCAPING
- <N> WOOD DECKING
- <E> CONCRETE DRIVEWAY
- <N> GRAVEL DRIVEWAY
- <N> PAVER DRIVEWAY
- <N> CONCRETE DRIVEWAY
- <N> ASPHALT DRIVEWAY
- LIMITS OF HLS SURVEY

KEY NOTES

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7. SEPTIC TANK
8. LEACH FIELD & LEACH FIELD EXPANSION AREA
9. FIRE HYDRANT
10. EXISTING WELL
11. PROPANE GAS TANKS

SOIL TESTING LEGEND

P-#: PERCOLATION TEST HOLE

T-#: TEST PIT PROFILE

B-#: GEOTECHNICAL BORINGS (HKA)

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Nadel Phelan

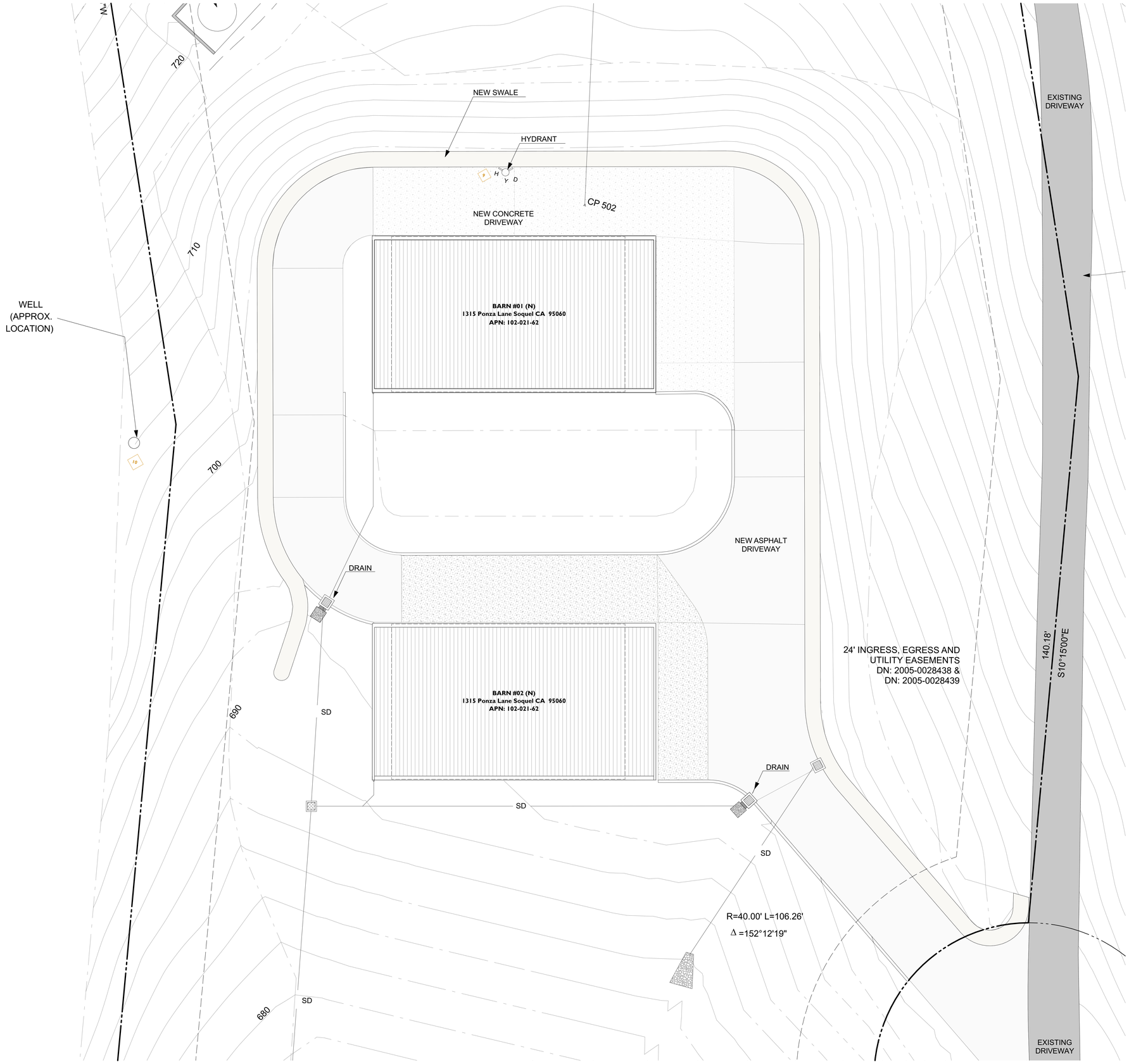
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Sheet Title
SITE PLAN - ADU, POOL, EXERCISE RM. & CABANA

Scale
As Indicated

02.7

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SITE PLAN LEGEND

EXTERIOR

- <E> TREES
- <N> PLANTING
- <N> LANDSCAPING
- <N> WOOD DECKING
- <E> CONCRETE DRIVEWAY
- <N> GRAVEL DRIVEWAY
- <N> PAVER DRIVEWAY
- <N> CONCRETE DRIVEWAY
- <N> ASPHALT DRIVEWAY
- LIMITS OF HLS SURVEY

KEY NOTES

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2. EXISTING FIR TREE
3. EXISTING EUC. TREE
4. TREE TO BE REMOVED
5. ELECTRIC PULL BOX
6. ELECTRIC METER
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10. EXISTING WELL
11. PROPANE GAS TANKS

SOIL TESTING LEGEND

P-#: PERCOLATION TEST HOLE

T-#: TEST PIT PROFILE

B-#: GEOTECHNICAL BORINGS (HKA)

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Project Name
Nadel Phelan

Accessor's Parcel Number
102-021-62

Sheet Title
SITE PLAN - BARN

Scale
As Indicated

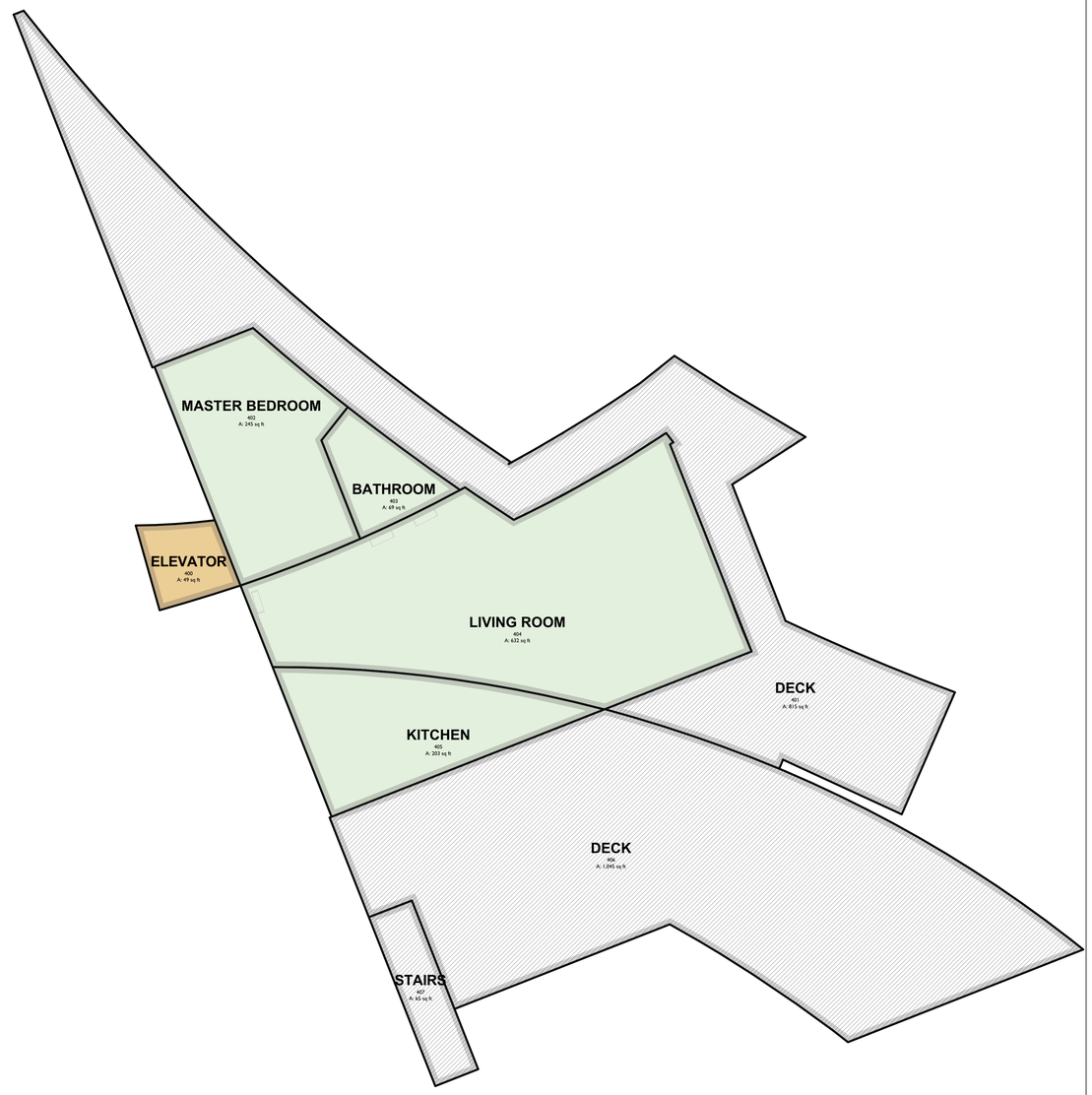
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1 1ST FLOOR PLAN / AREA CALCS
SCALE: 3/16" = 1'-0"



2 1ST FLOOR PLAN / POOL CABANA, EXERCISE RM. / AREA CALCS
SCALE: 3/16" = 1'-0"

1ST FLOOR / UNCONDITIONED SPACE / AREA CALCS

ROOM NAME	ROOM #	AREA
POOL CABANA, EXERCISE ROOM, & ADU 1ST FLOOR PLAN		
ELEVATOR	300	92
LAUNDRY	301	167
GARAGE/STORAGE	302	1,016
STORAGE	303	14
BATHROOM	304	98
STORAGE	304	66
POOL CABANA & EXCERCISE ROOM	305	759
		2,212 ft²

2ND FLOOR / ADU / CONDITIONED SPACE / AREA CALCS

ROOM NAME	ROOM #	AREA
ADU 2ND FLOOR PLAN		
ELEVATOR	400	49
MASTER BEDROOM	402	245
BATHROOM	403	69
LIVING ROOM	404	632
KITCHEN	405	203
		1,198 ft²

01

EXTERIOR / DECKS & STAIRS / AREA CALCS

ROOM NAME	ROOM #	AREA
POOL CABANA, EXERCISE ROOM, & ADU 1ST FLOOR PLAN		
DECK	307	816
POOL STAIR	308	135
ADU 2ND FLOOR PLAN		
DECK	401	815
DECK	406	1,045
STAIRS	407	65
		2,876 ft²

AREA CALCULATION LEGEND:

INDICATES EXTERIOR DECKS & STAIRS

INDICATES UNCONDITIONED / NON-HABITABLE SPACE

INDICATES ADU CONDITIONED SPACE

INDICATES POOL CONDITIONED / NON-HABITABLE SPACE

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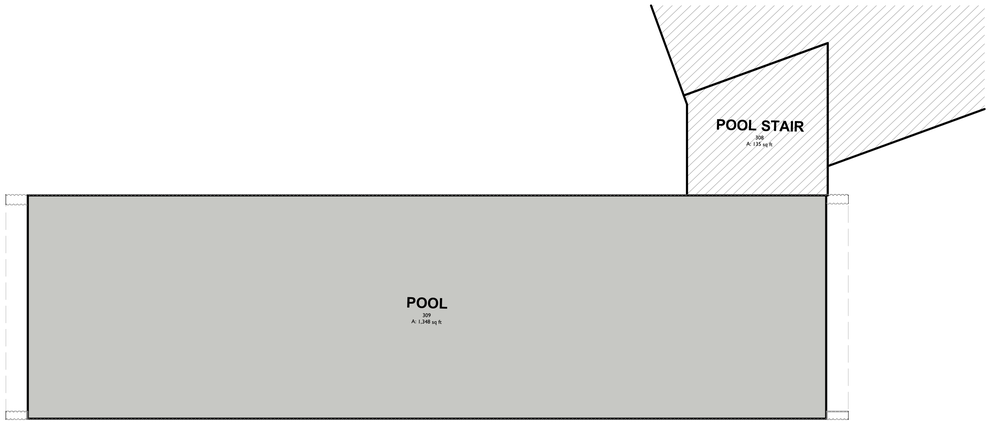
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ADU, POOL CABANA, EXERCISE RM. 1ST & 2ND FLOOR AREA CALCS

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1 POOL 1ST FLOOR PLAN AREA CALCS.

SCALE: 3/16" = 1'-0"

POOL CONDITIONED/ NON-HABITABLE SPACE

ROOM NAME	ROOM #	AREA
POOL CABANA, EXERCISE ROOM, & ADU 1ST FLOOR PLAN		
POOL	309	1,348
		1,348 ft²

AREA CALCULATION LEGEND:

- INDICATES EXTERIOR DECKS & STAIRS
- INDICATES UNCONDITIONED / NON-HABITABLE SPACE
- INDICATES ADU CONDITIONED SPACE
- INDICATES POOL CONDITIONED / NON-HABITABLE SPACE

ADU, POOL, BARN #1 & BARN #2 / LOT COVERAGE

ROOM NAME	ROOM #	AREA
BARN - FLOOR PLAN		
BARN #02 LOT COVERAGE	100	2,410
BARN #01 LOT COVERAGE	100	2,410
ADU 2ND FLOOR PLAN		
ADU LOT COVERAGE	100	3,017
POOL LOT COVERAGE	100	1,360
		9,197 ft²
		-800 SQ.FT. (ADU PER SCCO 13.10.381)
		8,398.5 SQ.FT.



2 BARN #1 AREA CALCS.

SCALE: 3/16" = 1'-0"

BARN #01 UNCONDITIONED / NON-HABITABLE SPACE

ROOM NAME	ROOM #	AREA
BARN - FLOOR PLAN		
BARN #01	100	2,400
		2,400 ft²



3 BARN #2 AREA CALCS.

SCALE: 3/16" = 1'-0"

BARN #02 UNCONDITIONED / NON-HABITABLE SPACE

ROOM NAME	ROOM #	AREA
BARN - FLOOR PLAN		
BARN #02	100	2,400
		2,400 ft²

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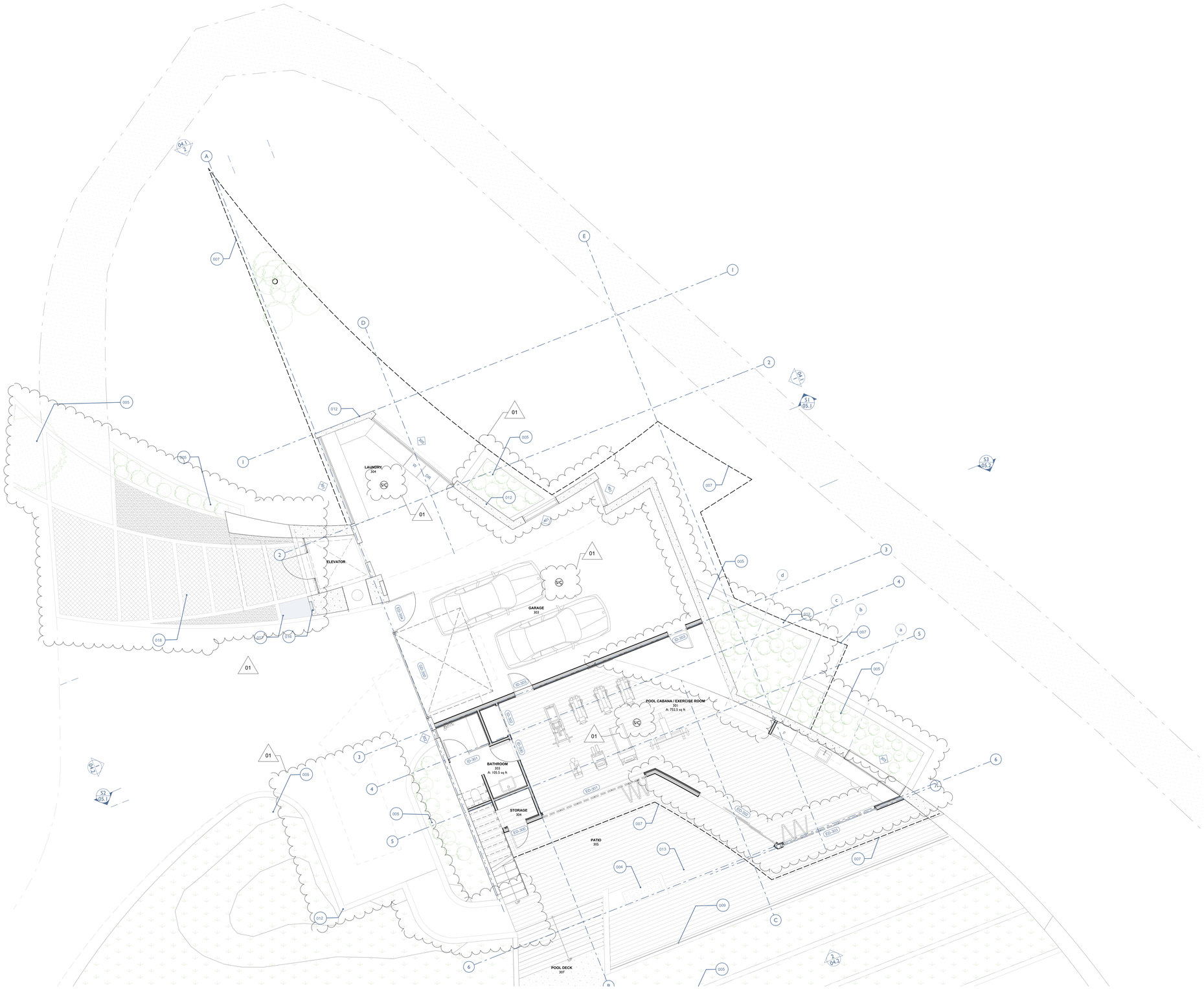
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POOL, BARN #1, & BARN #2 AREA CALCS

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As Indicated

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1 POOL CABANNA / EXERCISE RM. / ADU 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
- (E) WALL TO BE REMOVED
- (N)WALL
- DETAIL BUBBLE KEY: DETAIL #/SHEET #
- BUILDING ELEVATION KEY: ELEVATION #/ SHEET #
- BUILDING SECTION KEY: SECTION #/ SHEET #
- INTERIOR ELEVATION KEY: ELEVATION #/ SHEET #
- WALL TAG, SEE PARTITION SCHEDULE ON SHEET A6.1
- KEYNOTE TAG
- DOOR TAG, SEE DOOR SCHEDULE ON SHEET A6.0
- WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A6.1
- ELEVATION DATUM REFERENCE
- ALIGN WITH ESTABLISHED SURFACES
- CENTERLINE
- PROPERTY LINE
- SETBACK LINE
- COMBINATION SMOKE/CARBON DIOXIDE ALARM

KEYNOTES

- 001 INDICATES EXPANDED METAL IN PERGOLA OPENING
- 002 INDICATES EXTERIOR PERIMETER WALL BELOW. *NOTE: ROOF OVERHANGDIMS SHOWN ARE TAKEN OFF OF THIS WALL*
- 003 INDICATES SKYLIGHTS
- 004 CONCRETE FIRE PIT
- 005 GARDEN
- 006 METAL PERGOLA (see details on sheet. xxxxx)
- 007 INDICATES SECOND FLOOR ABOVE
- 008 LOWER FLAT PART OF THE ROOF
- 009 GLASS RAILING (see details on sheet. xxxxx)
- 010 INDICATES ROOF LINE OVERHEAD
- 011 INDICATES METAL BEAM
- 012 RETAINING WALL
- 013 PROPOSED DECK
- 014 PROPOSED STAIRS
- 015 INDICATES LOW-SLOPED ROOF
- 016 PROPOSED SHEET WATERFALL
- 017 PROPOSED REFLECTING POOL
- 018 PROPOSED EXPANDED METAL WALKWAY

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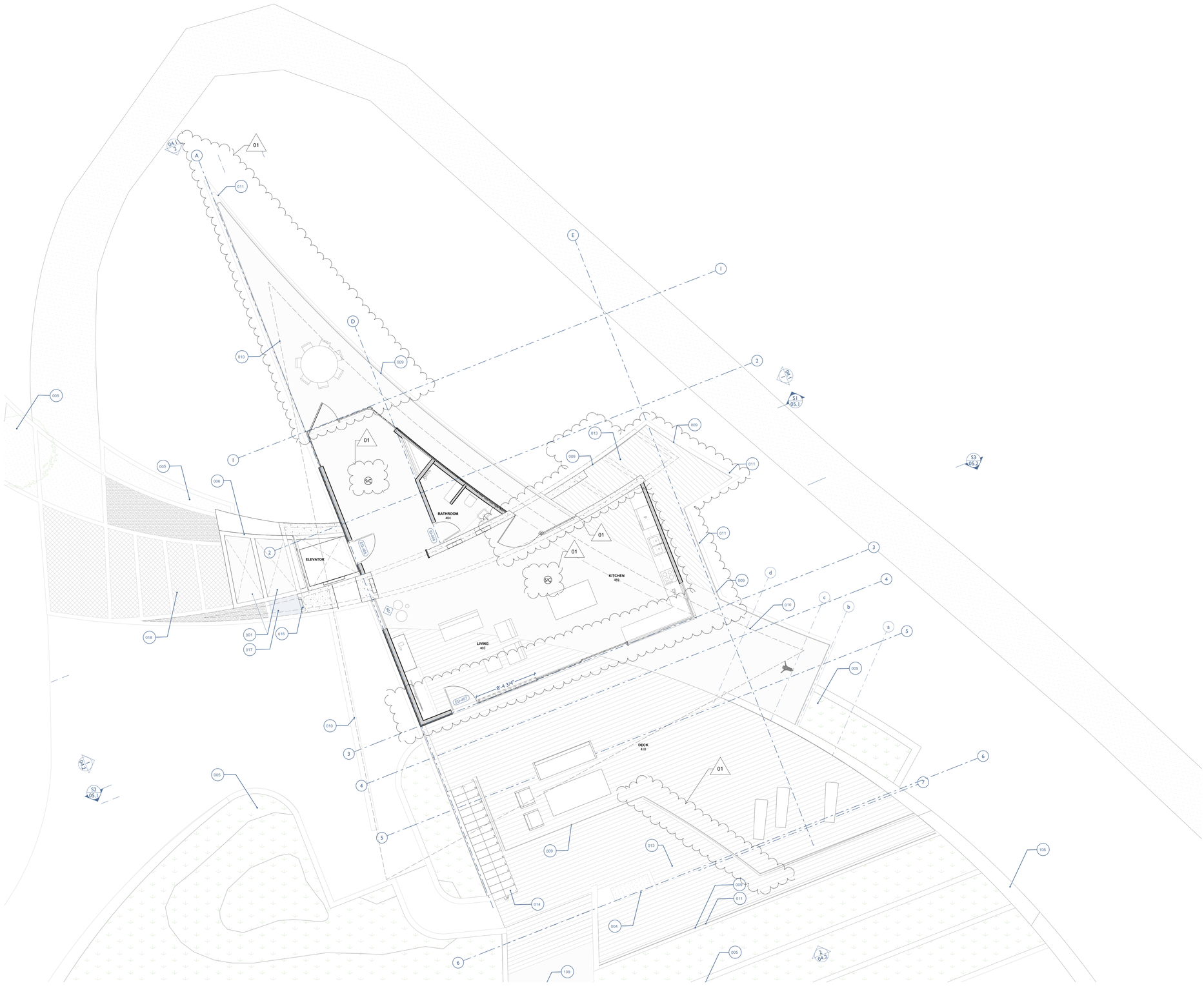
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POOL CABANA, EXERCISE RM. & ADU 1ST FLOOR PLAN

Scale
As Indicated

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1 ADU 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
- (E) WALL TO BE REMOVED
- (N)WALL
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- ELEVATION DATUM REFERENCE
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KEYNOTES

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003 INDICATES SKYLIGHTS
004 CONCRETE FIRE PIT
005 GARDEN
006 METAL PERGOLA (see details on sheet. xxxxx)
007 INDICATES SECOND FLOOR ABOVE
008 LOWER FLAT PART OF THE ROOF
009 GLASS RAILING (see details on sheet. xxxxx)
010 INDICATES ROOF LINE OVERHEAD
011 INDICATES METAL BEAM
012 RETAINING WALL
013 PROPOSED DECK
014 PROPOSED STAIRS
015 INDICATES LOW-SLOPED ROOF
016 PROPOSED SHEET WATERFALL
017 PROPOSED REFLECTING POOL
018 PROPOSED EXPANDED METAL WALKWAY

101 INDICATES YELLOW ALASKAN CEDAR GLULAMS, SEE STRUCTURAL FOR FURTHER INFO.
102 INDICATES CONCRETE STEPS W/ LANDING, SEE WITHIN FOR FURTHER INFOMRATION
103 INDICATES EXISTING DRIVEWAY TO REMAIN
104 NEW LINEAR PLANTER; SEE WITHIN FOR FURTHER INFO
105 INDICATES POOL SKYLIGHTS
106 INDICATES STEPPED RETAINING WALL, SEE WITHIN FOR FURTHER SCOPE
107 INDICATES CONCRETE ENTRANCE STEPS
108 POURED CONCRETE WALL
109 INDICATES POOL ROOF

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Project Submittal Record

Revision	Date	Issue Description
	2/7/2025	ISSUED FOR PLANNING REVIEW
	06/05/2026	ISSUED FOR PLANNING PLAN CHECK RESPONSE #1

Seal/ Signature

LICENSED ARCHITECT
DANIEL R. TOMMENDI
No. C-29550
03.26.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
Nadel Phelan

Accessor's Parcel Number
102-021-62

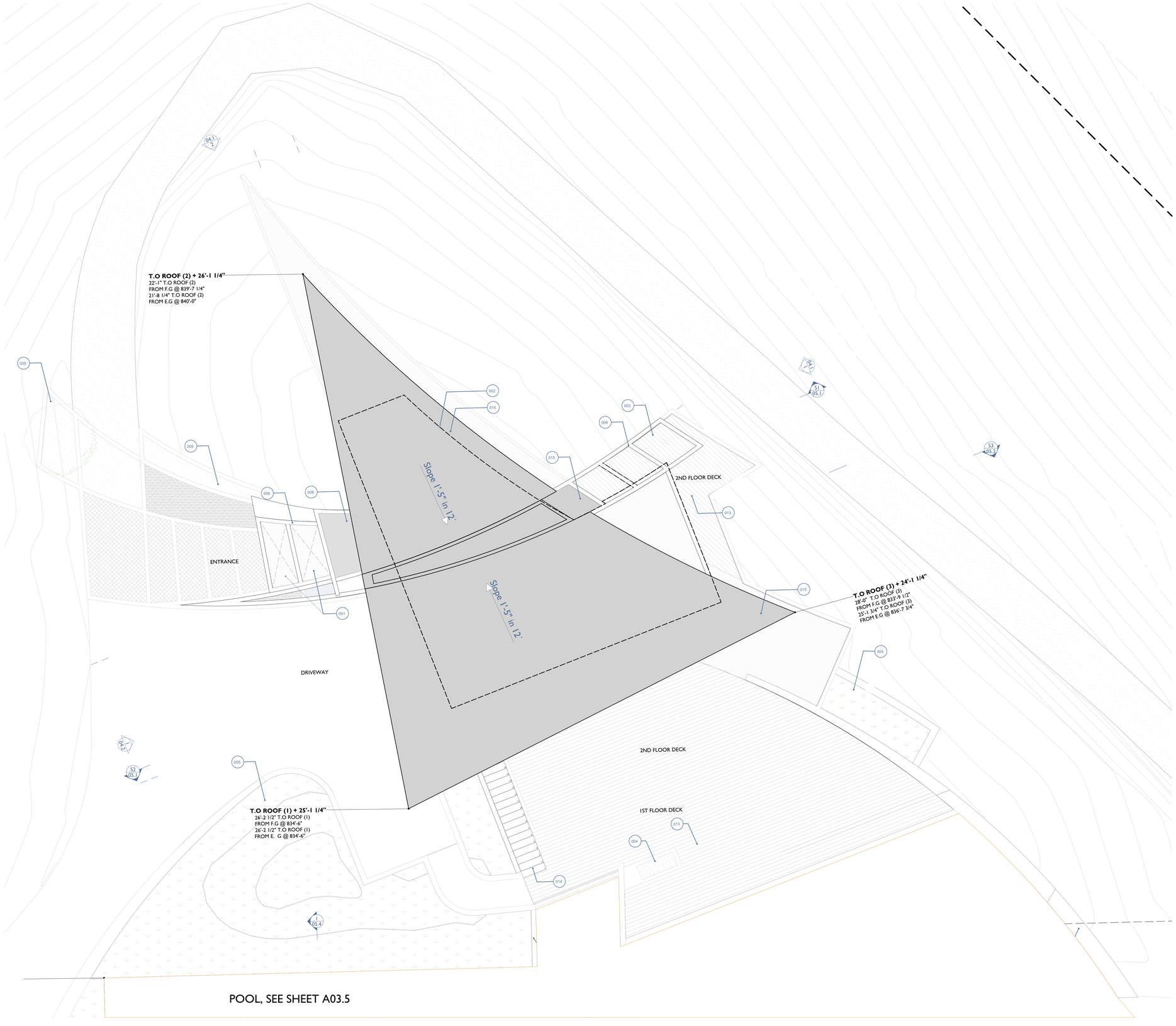
Sheet Title
ADU 2ND FLOOR PLAN

Scale
As Indicated

03.2

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1 ROOF PLAN
SCALE: 3/16" = 1'-0"

6/3/2026 11:43 AM

FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
- (E) WALL TO BE REMOVED
- (N)WALL
- DETAIL BUBBLE KEY: DETAIL #/SHEET #
- BUILDING ELEVATION KEY: ELEVATION #/ SHEET #
- BUILDING SECTION KEY: SECTION #/ SHEET #
- INTERIOR ELEVATION KEY: ELEVATION #/ SHEET #
- WALL TAG, SEE PARTITION SCHEDULE ON SHEET A6.1
- KEYNOTE TAG
- DOOR TAG, SEE DOOR SCHEDULE ON SHEET A6.0
- WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A6.1
- ELEVATION DATUM REFERENCE
- ALIGN WITH ESTABLISHED SURFACES
- CENTERLINE
- PROPERTY LINE
- SETBACK LINE

KEYNOTES

001 INDICATES EXPANDED METAL IN PERGOLA OPENING
002 INDICATES EXTERIOR PERIMETER WALL BELOW.
NOTE: ROOF OVERHANGDIMS SHOWN ARE TAKEN OFF OF THIS WALL
003 INDICATES SKYLIGHTS
004 CONCRETE FIRE PIT
005 GARDEN
006 METAL PERGOLA (see details on sheet. xxxxx)
007 INDICATES SECOND FLOOR ABOVE
008 LOWER FLAT PART OF THE ROOF
009 GLASS RAILING (see details on sheet. xxxxx)
010 INDICATES ROOF LINE OVERHEAD
011 INDICATES METAL BEAM
012 RETAINING WALL
013 PROPOSED DECK
014 PROPOSED STAIRS
015 INDICATES LOW-SLOPED ROOF
016 PROPOSED SHEET WATERFALL
017 PROPOSED REFLECTING POOL
018 PROPOSED EXPANDED METAL WALKWAY

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Project Name
Nadel Phelan

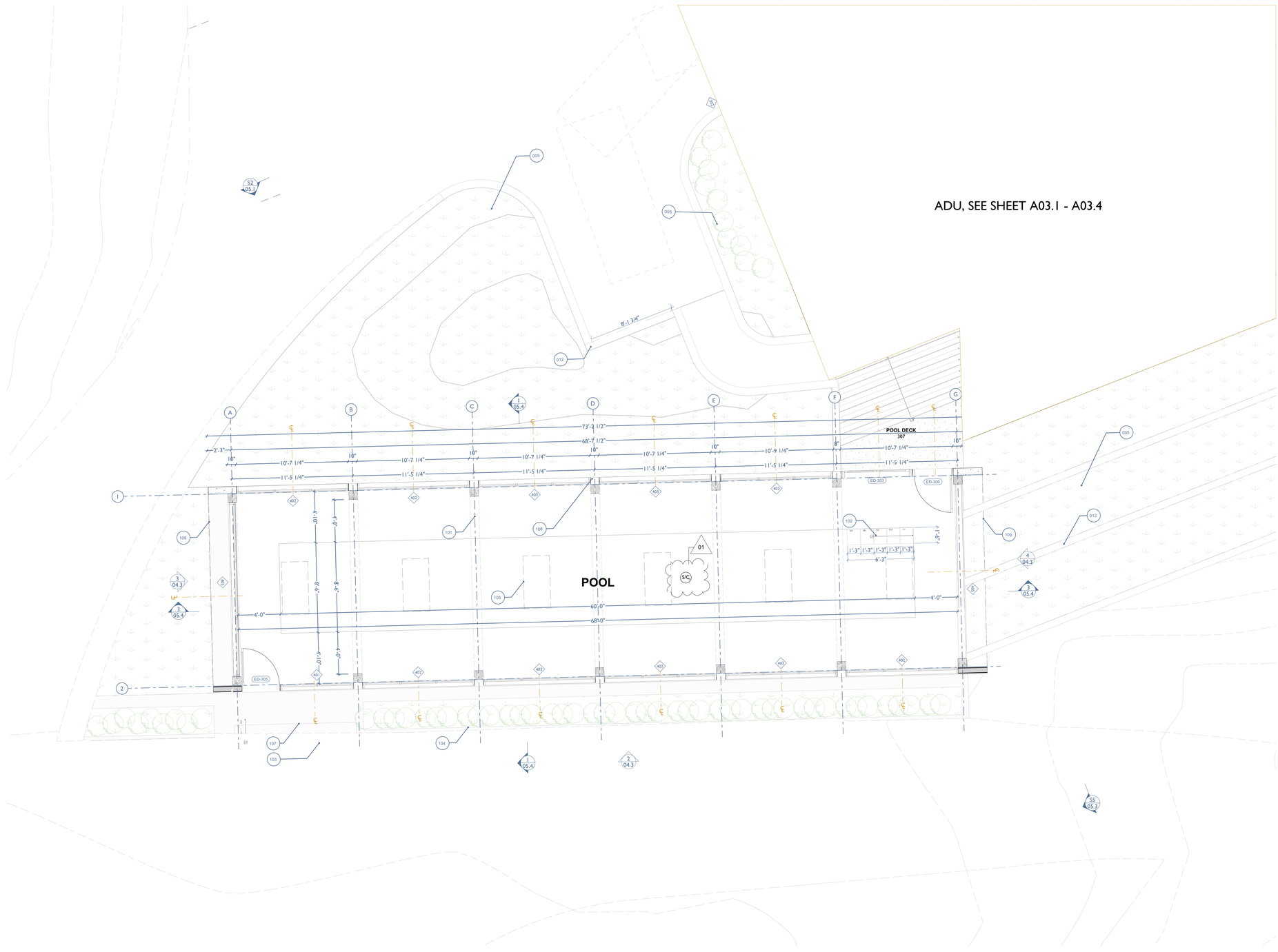
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Sheet Title
ADU ROOF PLAN

Scale
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1 POOL FLOOR PLAN

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

FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
- (E) WALL TO BE REMOVED
- (N)WALL
- DETAIL BUBBLE KEY: DETAIL #/SHEET #
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- SETBACK LINE

KEYNOTES

001 INDICATES EXPANDED METAL IN PERGOLA OPENING
002 INDICATES EXTERIOR PERIMETER WALL BELOW. *NOTE: ROOF OVERHANGDIMS SHOWN ARE TAKEN OFF OF THIS WALL*
003 INDICATES SKYLIGHTS
004 CONCRETE FIRE PIT
005 GARDEN
006 METAL PERGOLA (see details on sheet. xxxxx)
007 INDICATES SECOND FLOOR ABOVE
008 LOWER FLAT PART OF THE ROOF
009 GLASS RAILING (see details on sheet. xxxxx)
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LICENSED ARCHITECT — DANIEL B. TOWNSEND — No. C-29550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
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Sheet Title
POOL 1ST FLOOR PLAN

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

FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
- (E) WALL TO BE REMOVED
- (N)WALL
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- ALIGN WITH ESTABLISHED SURFACES
- CENTERLINE
- PROPERTY LINE
- SETBACK LINE

KEYNOTES

201 EXISTING PAVED DRIVEWAY
202 LINEAR PLANTER BOX
203 GARDEN
204 PROPOSED STEPPED RETAINING WALL W/ INTEGRATED PLANTERS
205 PROPOSED STAIRS
206 PROPOSED RETAINING WALL
207 PROPOSED SKYLIGHT
208 PROPOSED LOW-SLOPED ROOF
209 PROPOSED GUTTER AND DOWNSPOUT

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LICENSED ARCHITECT
DANIEL R. TOWNSEND
No. C-29560
05.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
Nadel Phelan

Accessor's Parcel Number
102-021-62

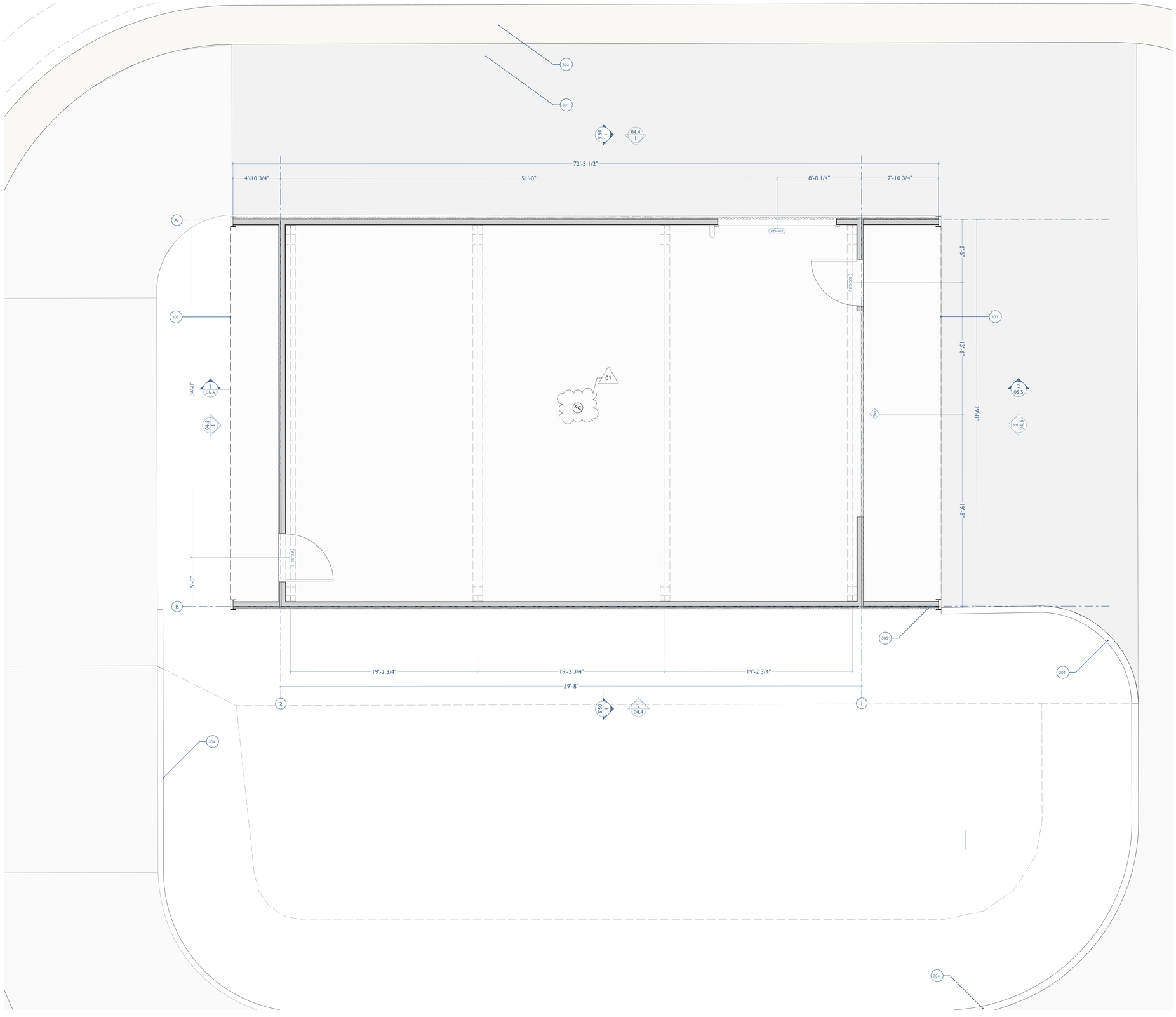
Sheet Title
POOL ROOF PLAN

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1 BARN #1 - FIRST FLOOR PLAN

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

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FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
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- SETBACK LINE

KEYNOTES

301 DRIVEWAY; SEE CIVIL DRAWINGS FOR FURTHER INFO.

302 SWALE; SEE CIVIL DRAWINGS FOR FURTHER INFO.

303 ROOF LINE OVERHEAD.

304 CURB; SEE CIVIL DRAWINGS FOR FURTHER INFO.

305 EXTERIOR WALL OF BARN

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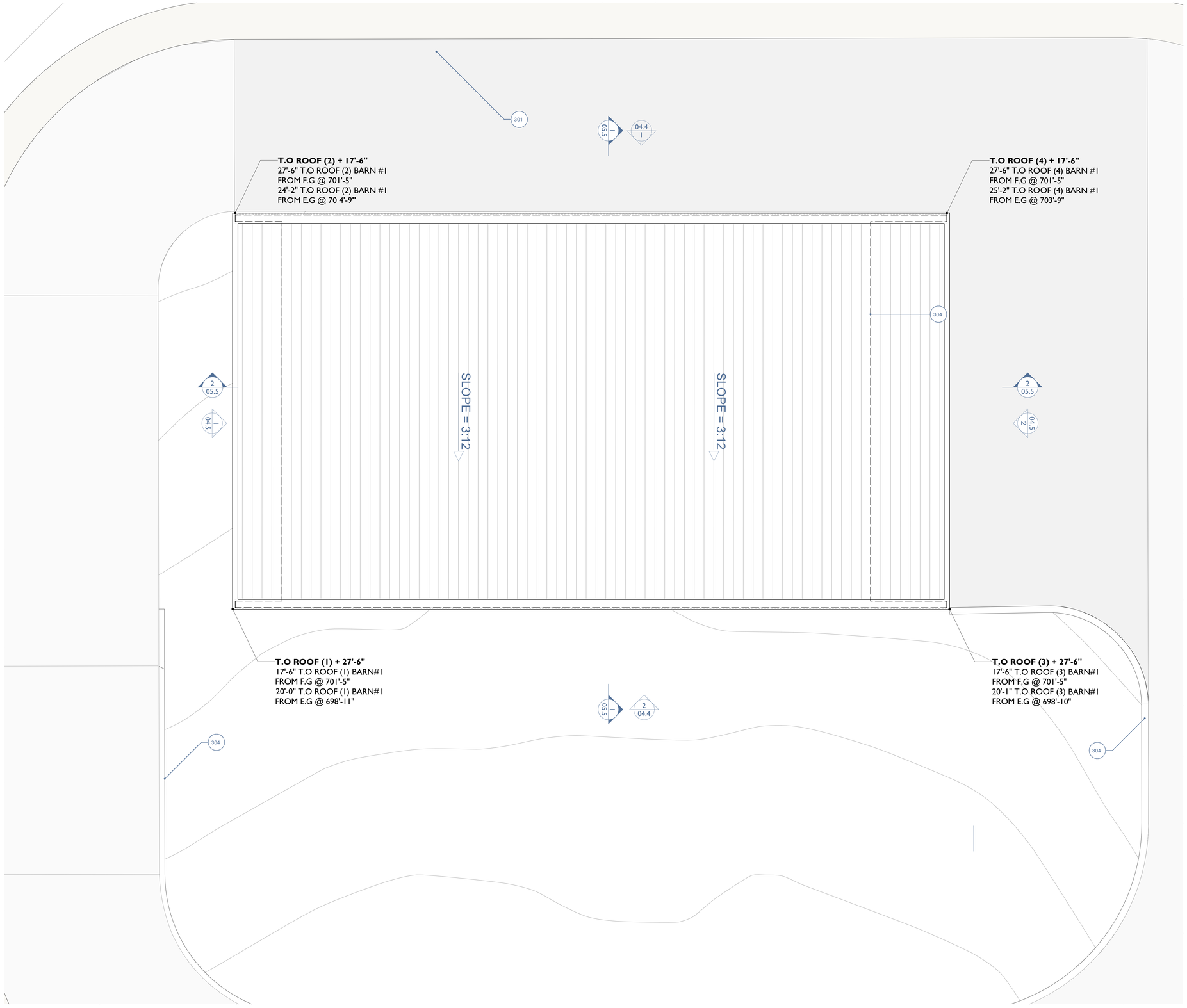
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Sheet Title
BARN #1 1ST FLOOR PLAN

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FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
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KEYNOTES

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302 SWALE; SEE CIVIL DRAWINGS FOR FURTHER INFO.

303 ROOF LINE OVERHEAD.

304 CURB; SEE CIVIL DRAWINGS FOR FURTHER INFO.

305 EXTERIOR WALL OF BARN

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Accessor's Parcel Number
102-021-62

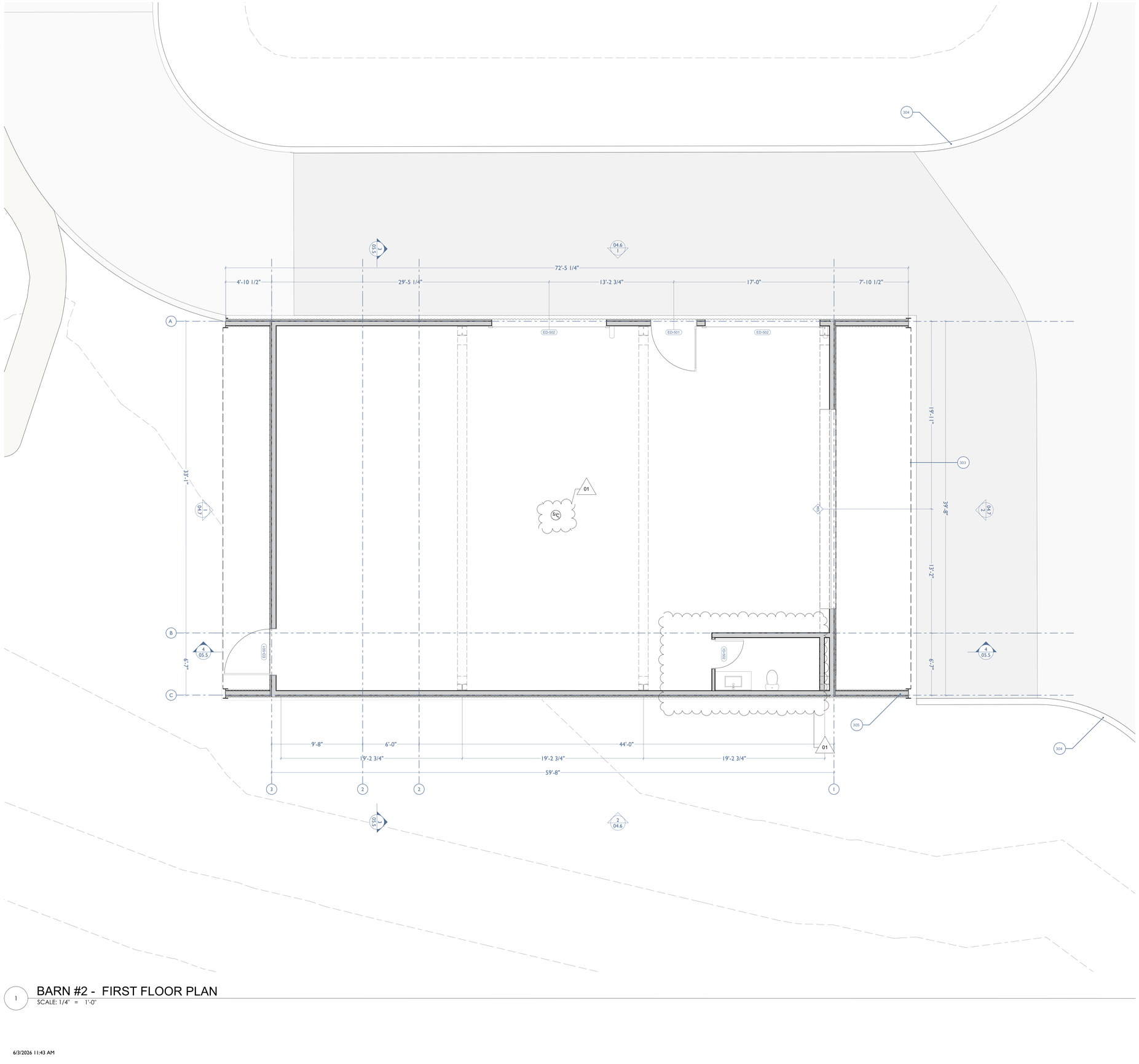
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BARN #1 ROOF PLAN

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1 BARN #2 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- COLUMN GRID REF. NUMBER
- COLUMN GRID LINES & REF. NUMBER
- (E) WALL
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KEYNOTES

301 DRIVEWAY; SEE CIVIL DRAWINGS FOR FURTHER INFO.
302 SWALE; SEE CIVIL DRAWINGS FOR FURTHER INFO.
303 ROOF LINE OVERHEAD.
304 CURB; SEE CIVIL DRAWINGS FOR FURTHER INFO.
305 EXTERIOR WALL OF BARN

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LICENSED ARCHITECT — CHRIS R. TOWNSEND — No. C-29550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
Nadel Phelan

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102-021-62

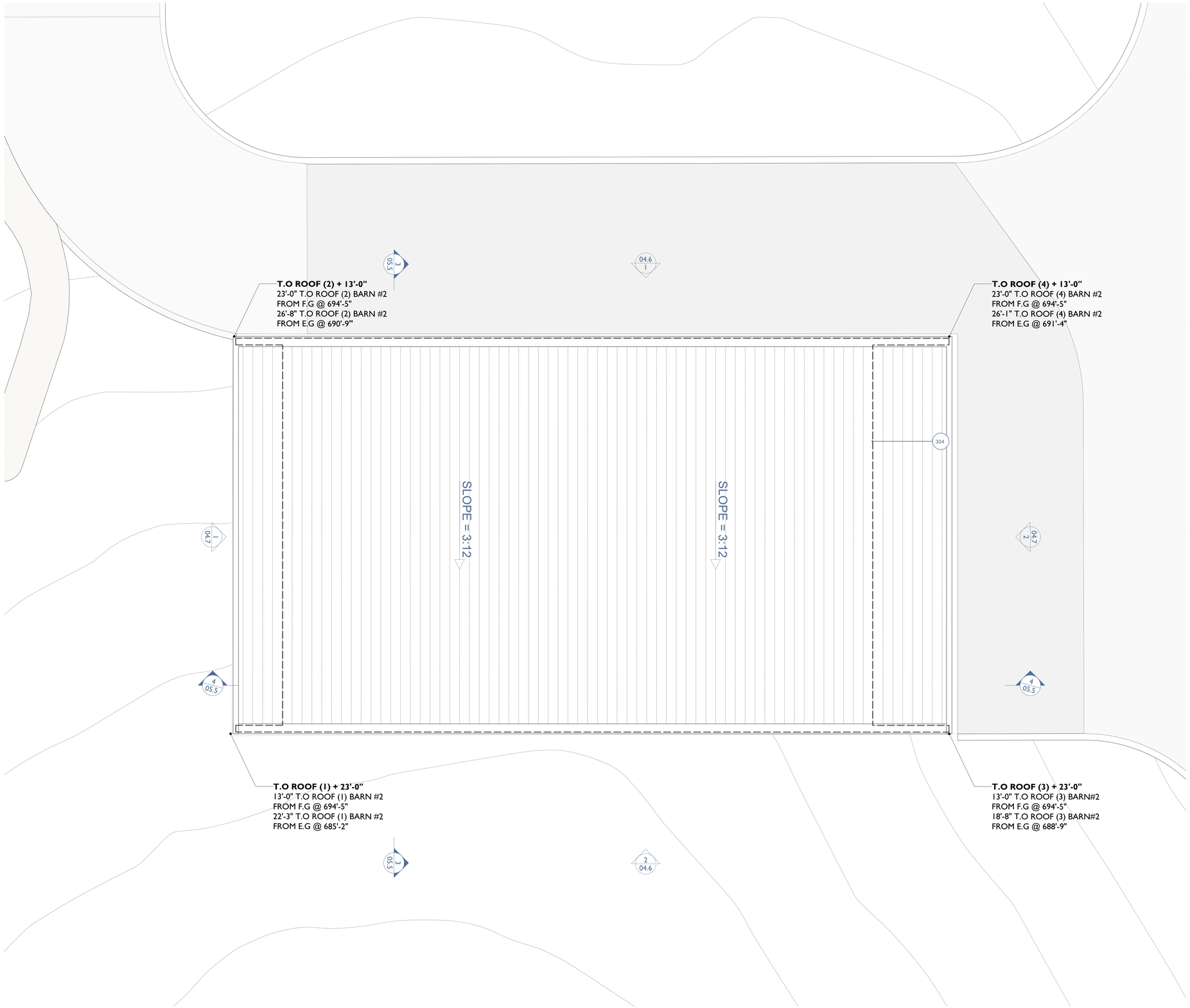
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BARN #2 1ST FLOOR PLAN

Scale
As Indicated

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

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FLOOR PLAN LEGEND

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KEYNOTES

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302 SWALE; SEE CIVIL DRAWINGS FOR FURTHER INFO.
303 ROOF LINE OVERHEAD.
304 CURB; SEE CIVIL DRAWINGS FOR FURTHER INFO.
305 EXTERIOR WALL OF BARN

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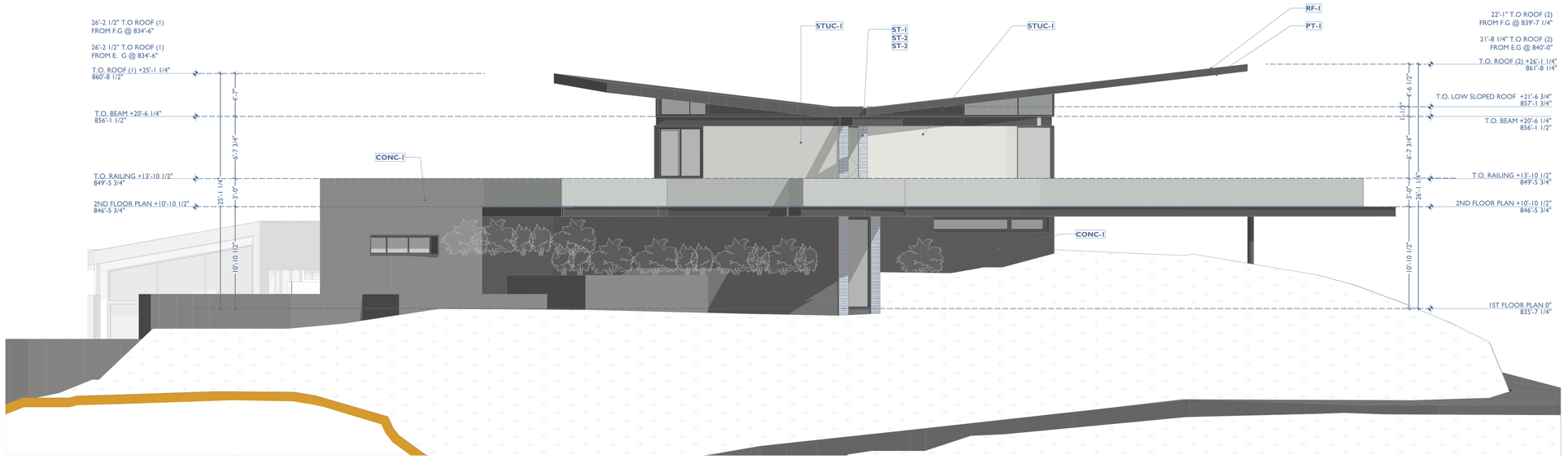
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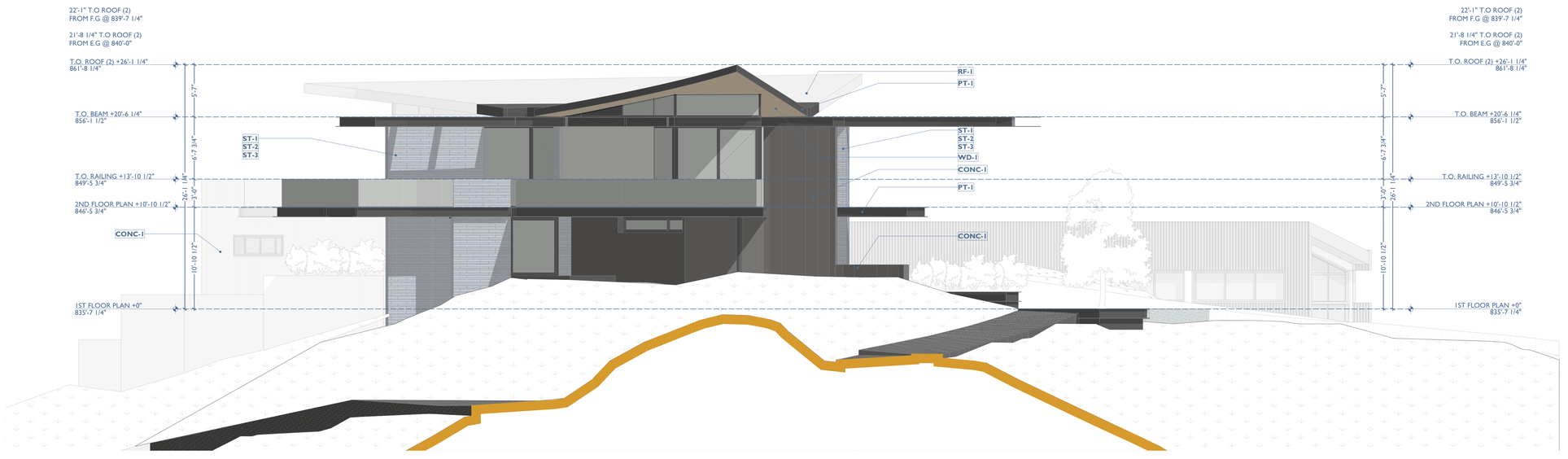
Scale
As Indicated

03.9

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1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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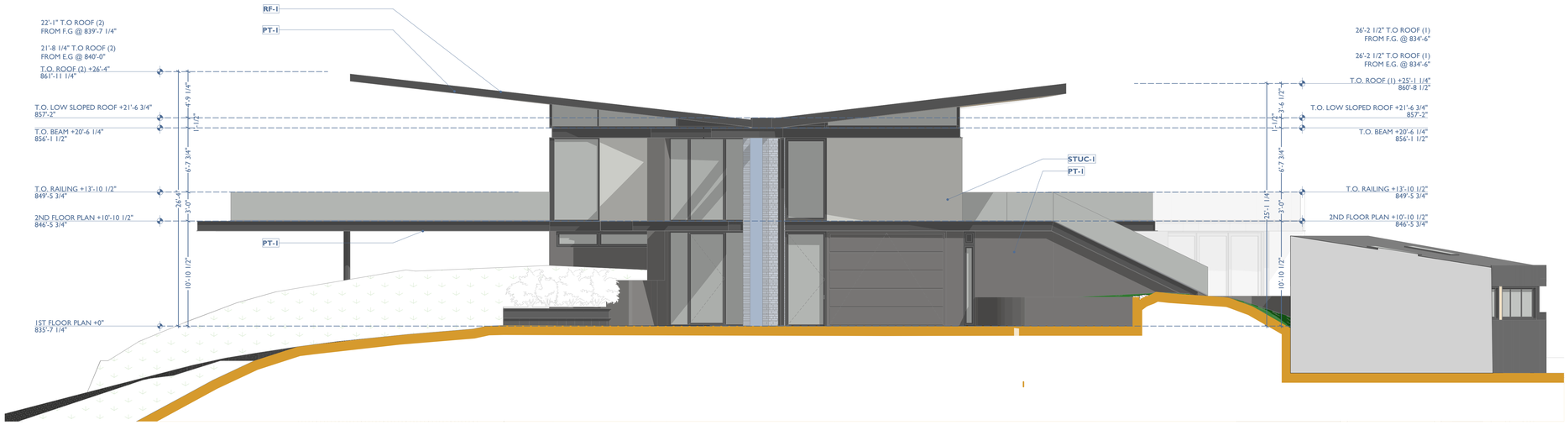
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Sheet Title
ADU ELEVATIONS

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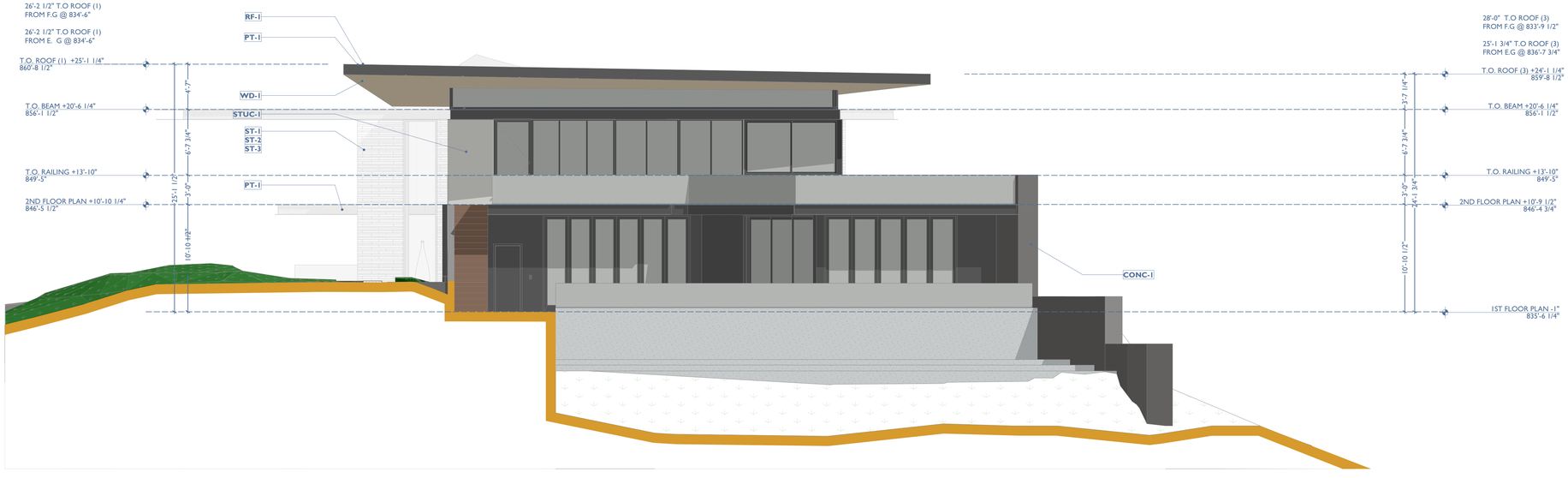
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1 WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 ADU HOUSE SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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Nadel Phelan

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Sheet Title
ADU ELEVATIONS

Scale
As Indicated

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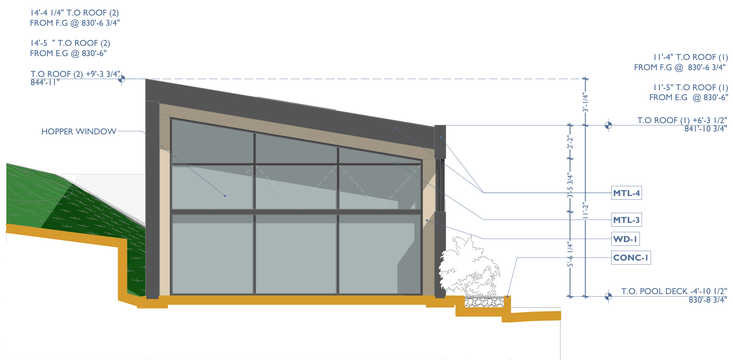
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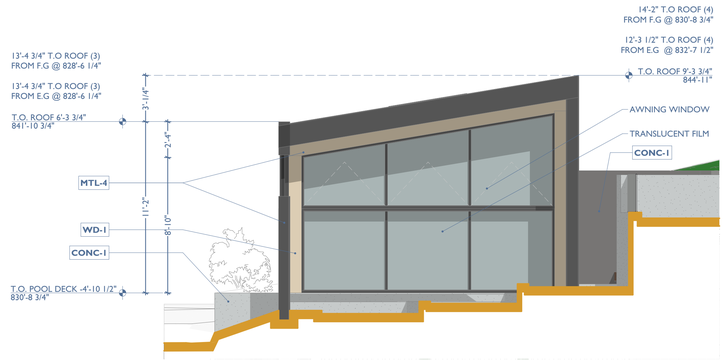
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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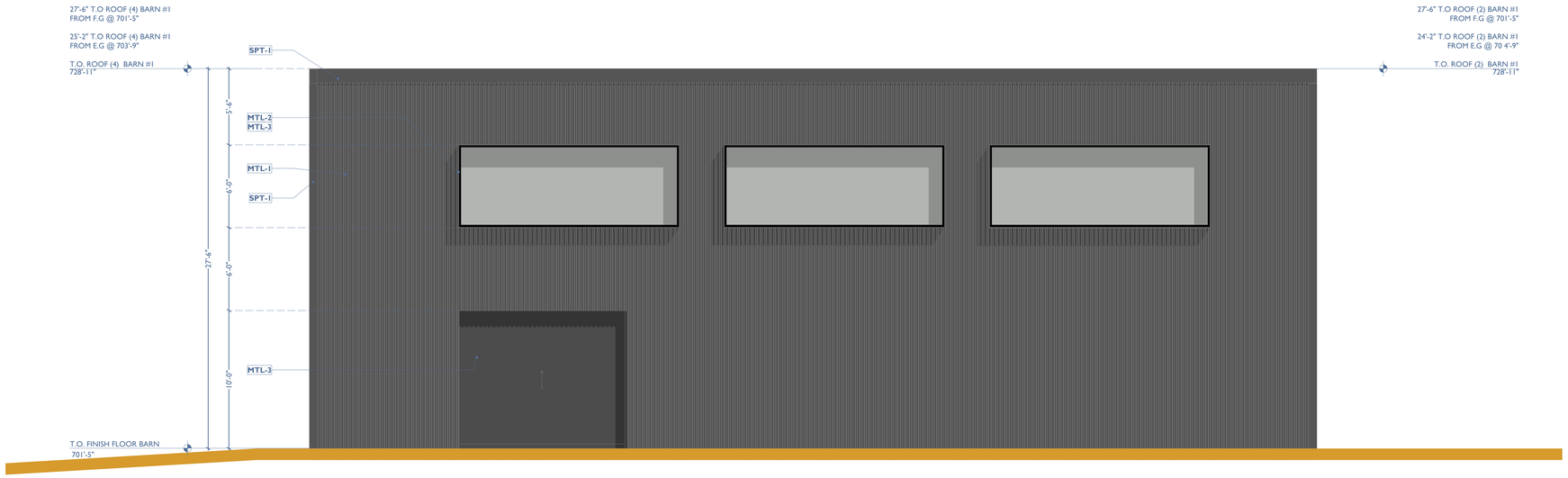
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Sheet Title
POOL ELEVATIONS

Scale
As Indicated

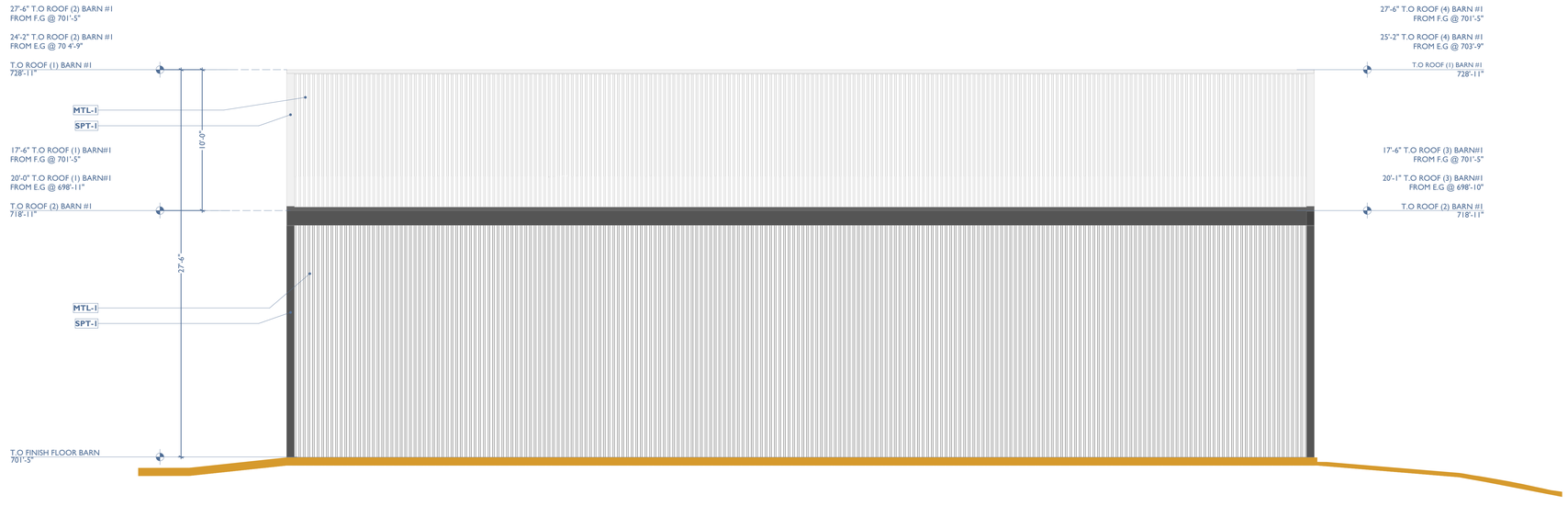
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1 BARN #1 NORTH ELEVATION

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



2 BARN #1 SOUTH ELEVATION

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

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1315 PONZA LANE
SOQUEL, CA 95060

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architects + builders
512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295

Project Submittal Record

Revision	Date	Issue Description
	2/7/2025	ISSUED FOR PLANNING REVIEW
	06/05/2026	ISSUED FOR PLANNING PLAN CHECK RESPONSE #1

Seal/ Signature

LICENSED ARCHITECT
DANIEL R. TOWNEND
No. C-29550
03-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
Nadel Phelan

Accessor's Parcel Number
102-021-62

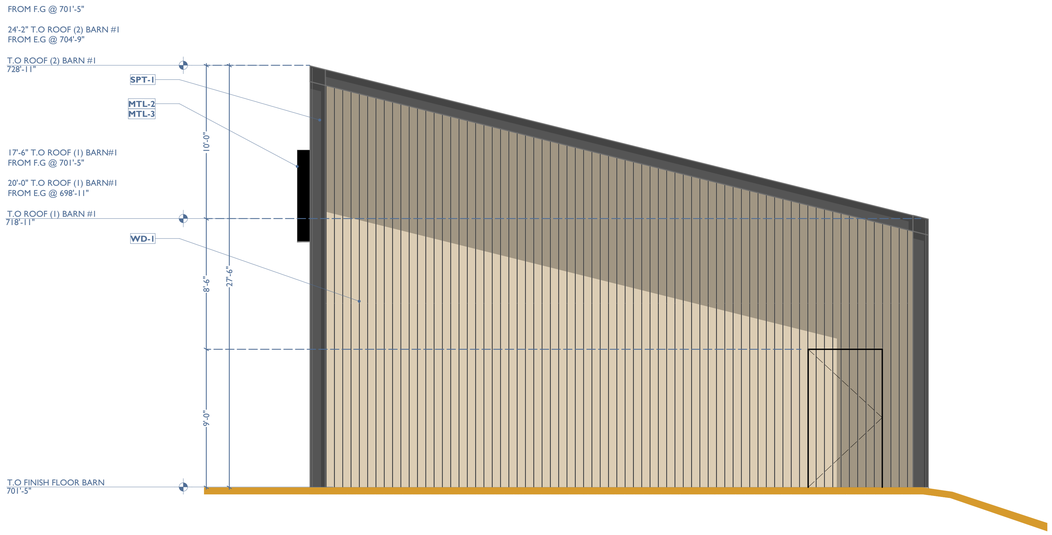
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BARN #1 NORTH - SOUTH ELEVATIONS

Scale
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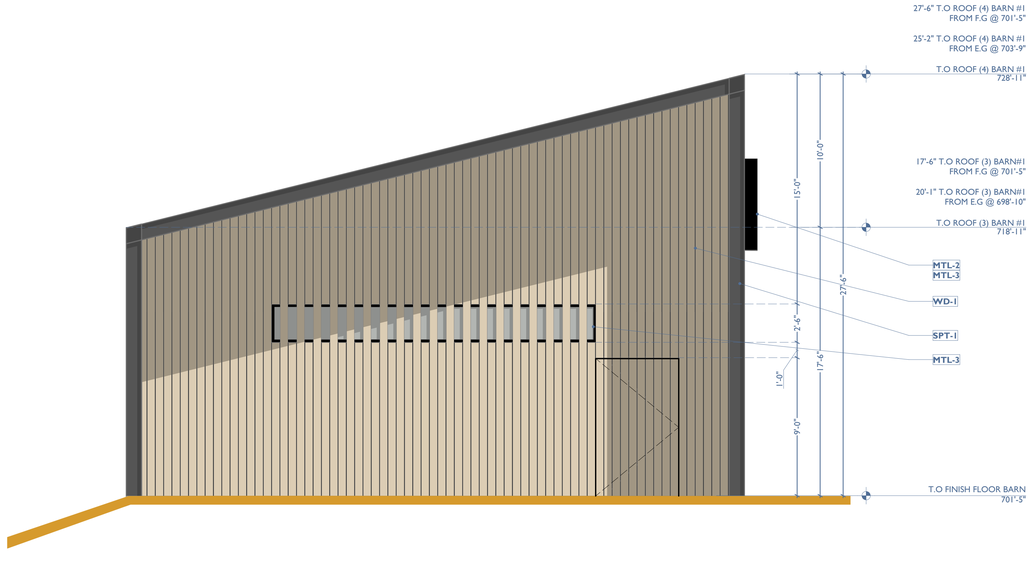
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1 BARN #1 WEST ELEVATION

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



2 BARN #1 EAST ELEVATION

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

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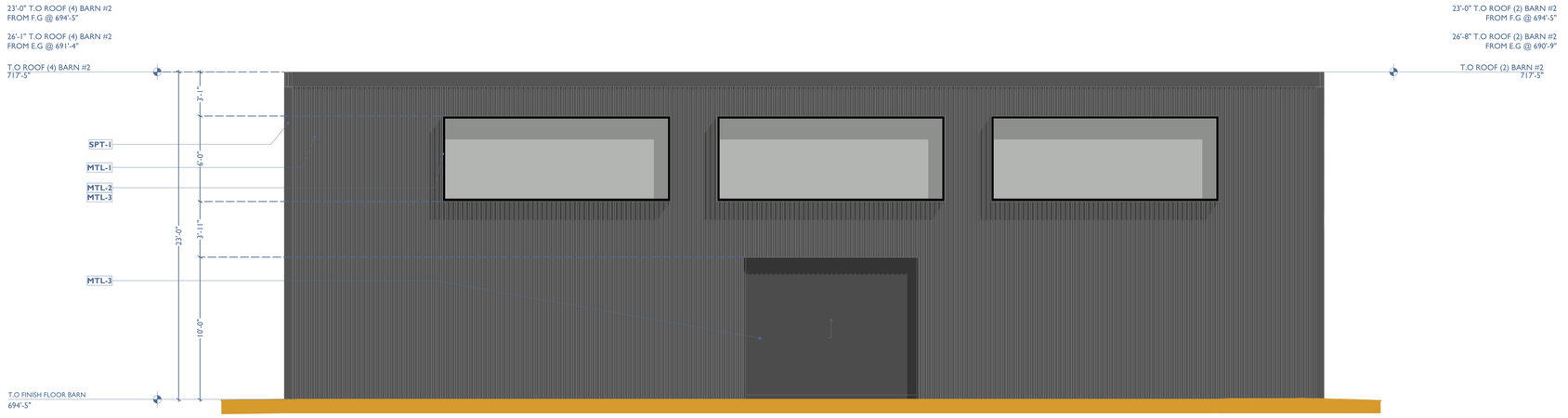
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BARN #1 WEST - EAST ELEVATIONS

Scale
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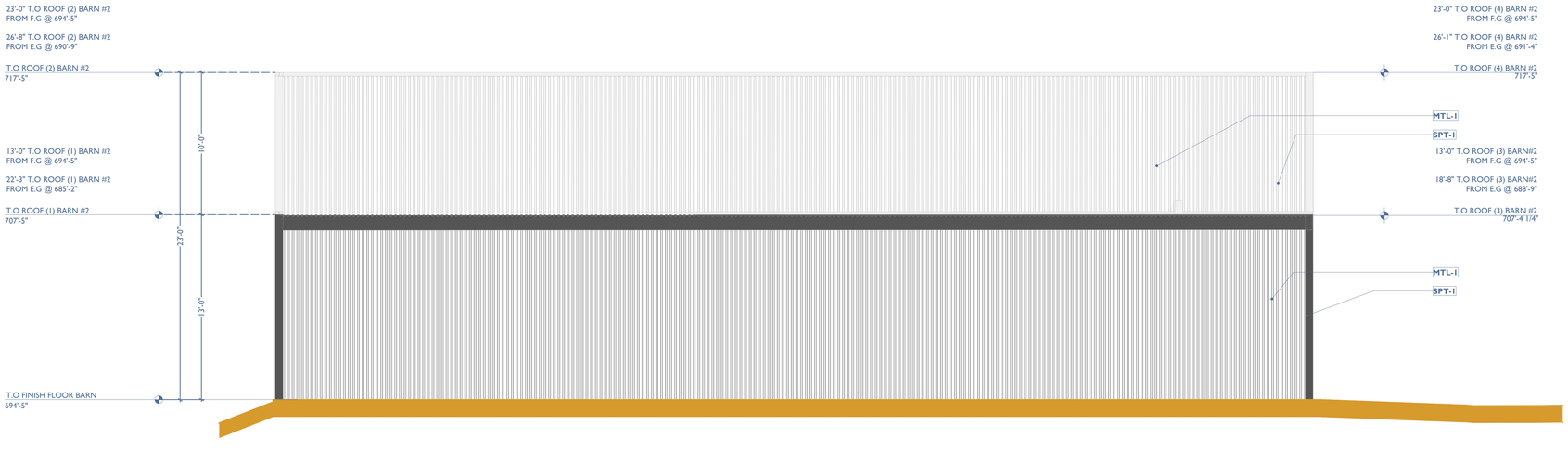
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1 BARN #2 NORTH ELEVATION

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



2 BARN #2 SOUTH ELEVATION

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

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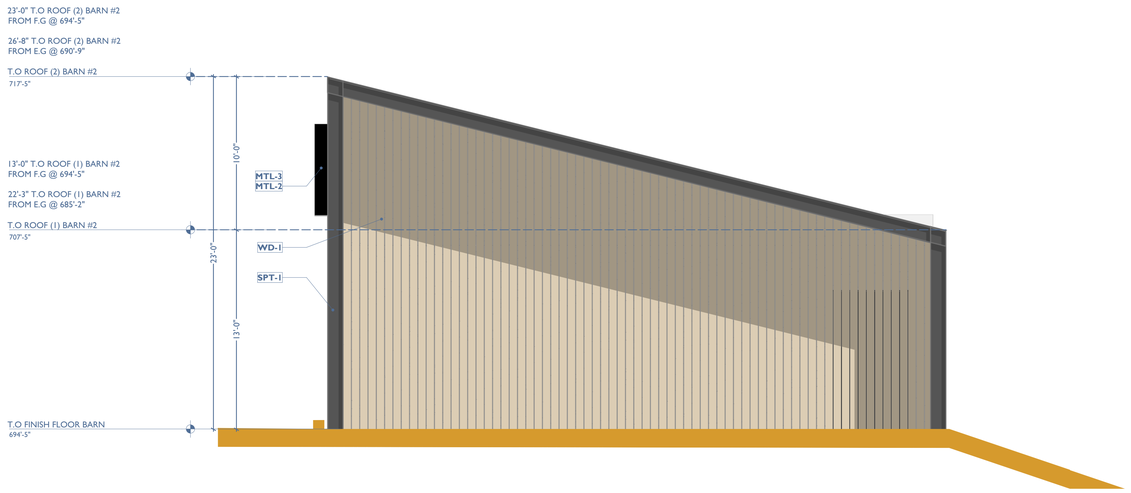
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BARN #2 NORTH - SOUTH ELEVATIONS

Scale
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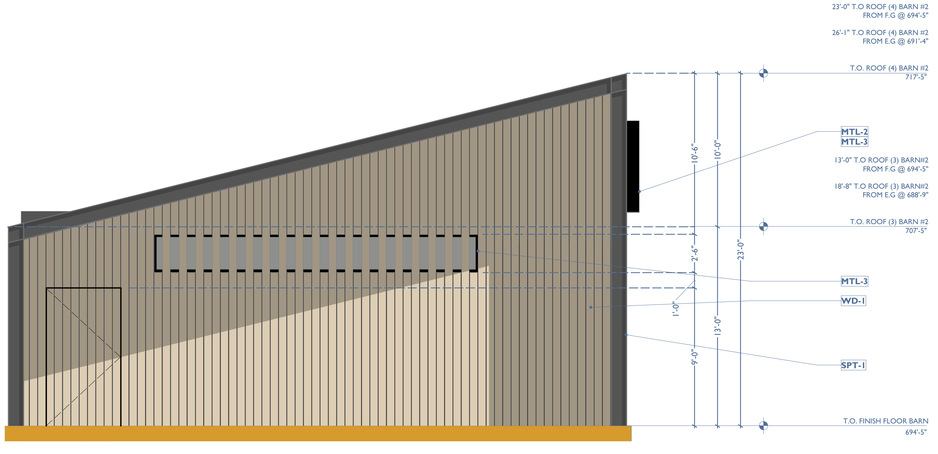
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1 BARN #2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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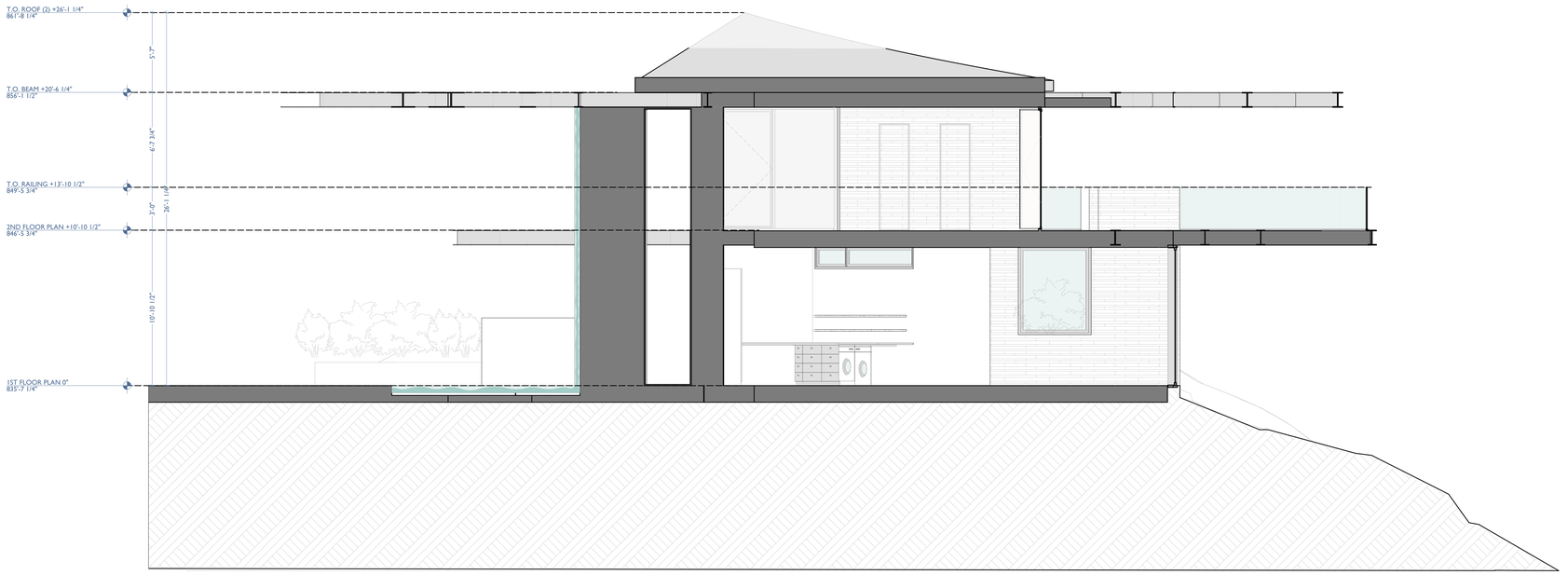
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BARN #2 WEST - EAST ELEVATIONS

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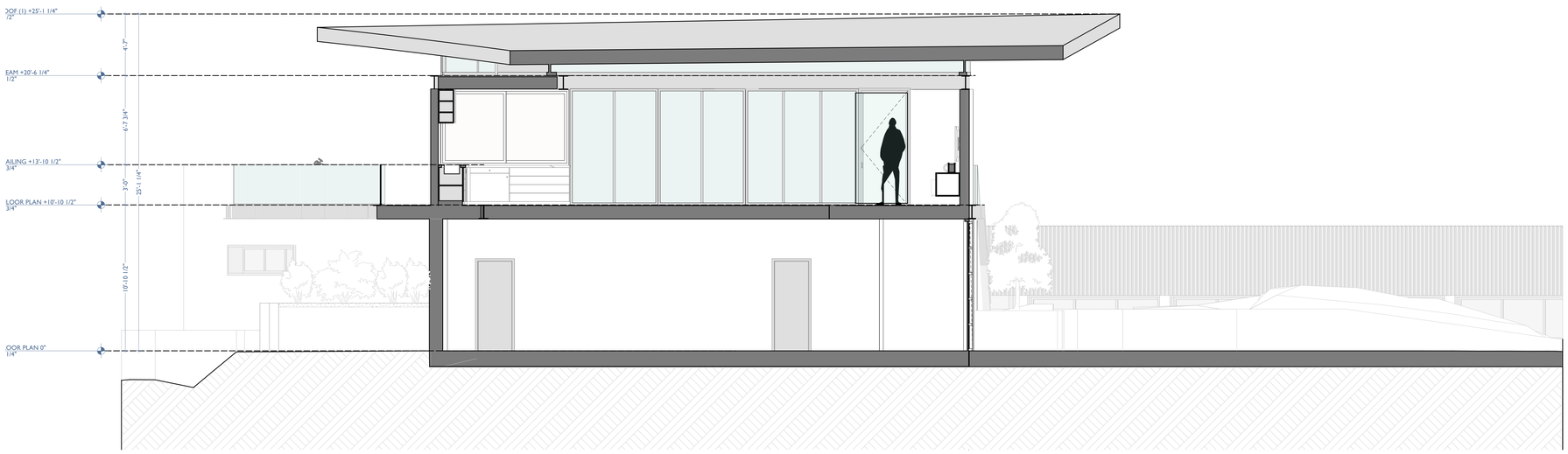
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1 SECTION - 1
SCALE: 1/4" = 1'-0"



2 SECTION - 2
SCALE: 1/4" = 1'-0"

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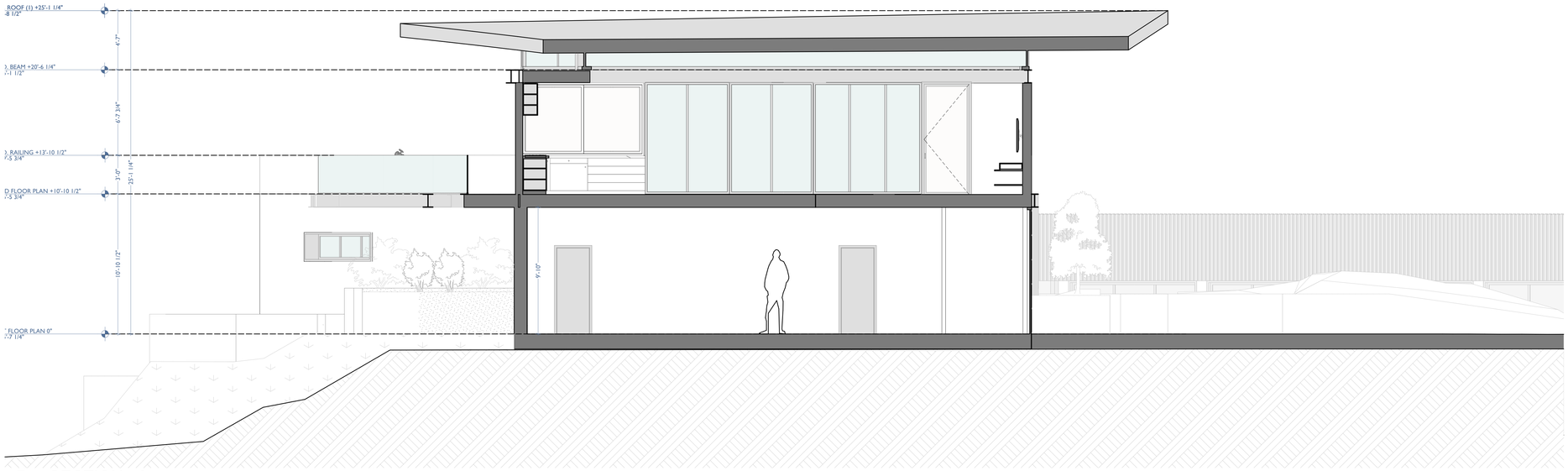
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ADU SECTIONS

Scale
As Indicated

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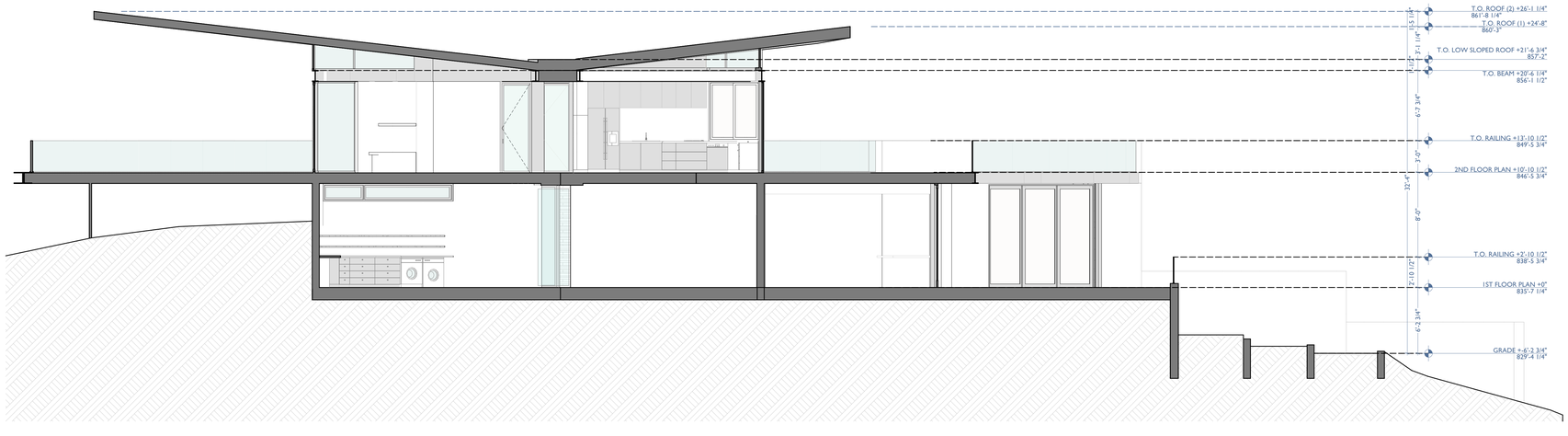
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1 SECTION - 3

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



2 SECTION - 4

SCALE: 3/16" = 1'-0"

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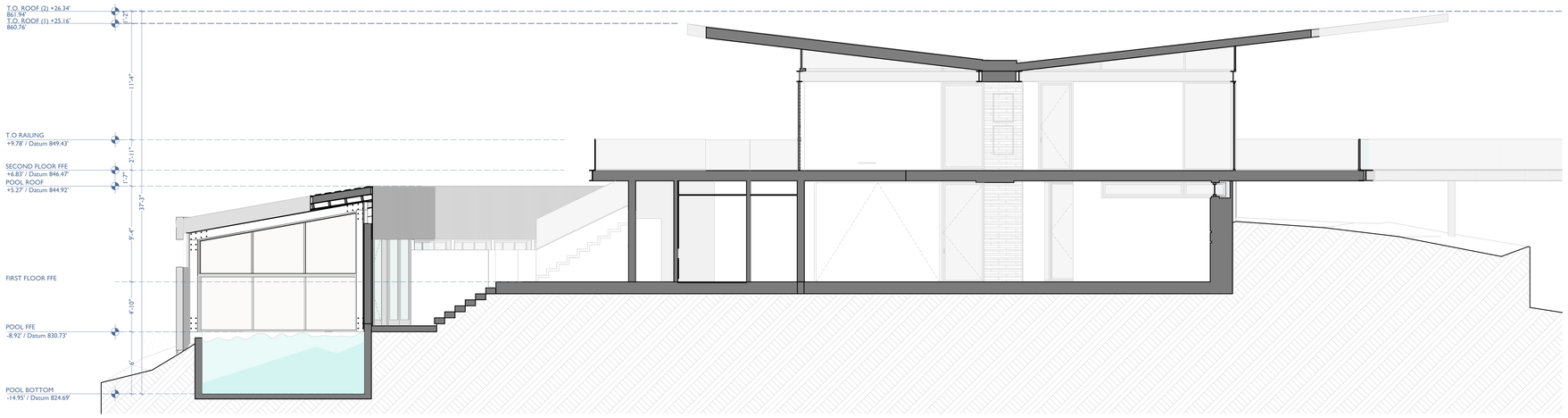
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Scale
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1 SECTION - 5
SCALE: 3/16" = 1'-0"

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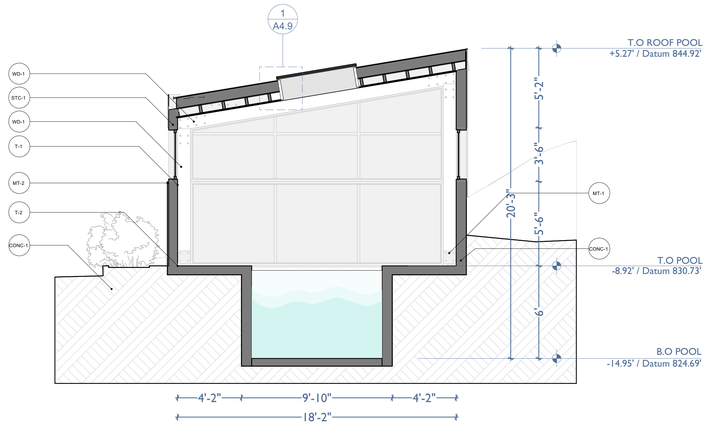
Sheet Title
ADU + POOL SECTIONS

Scale
As Indicated

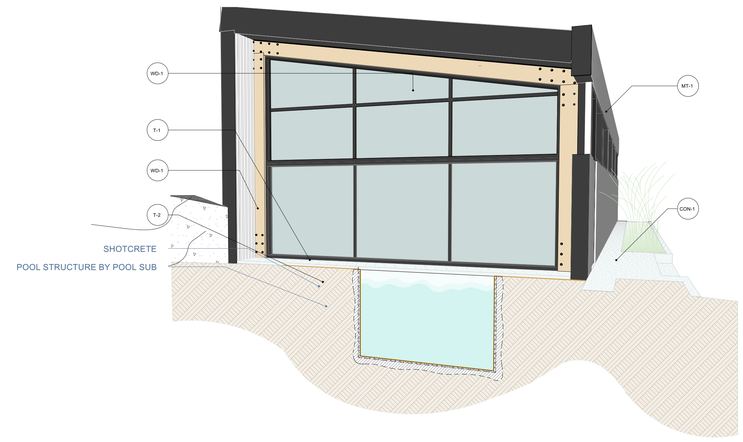
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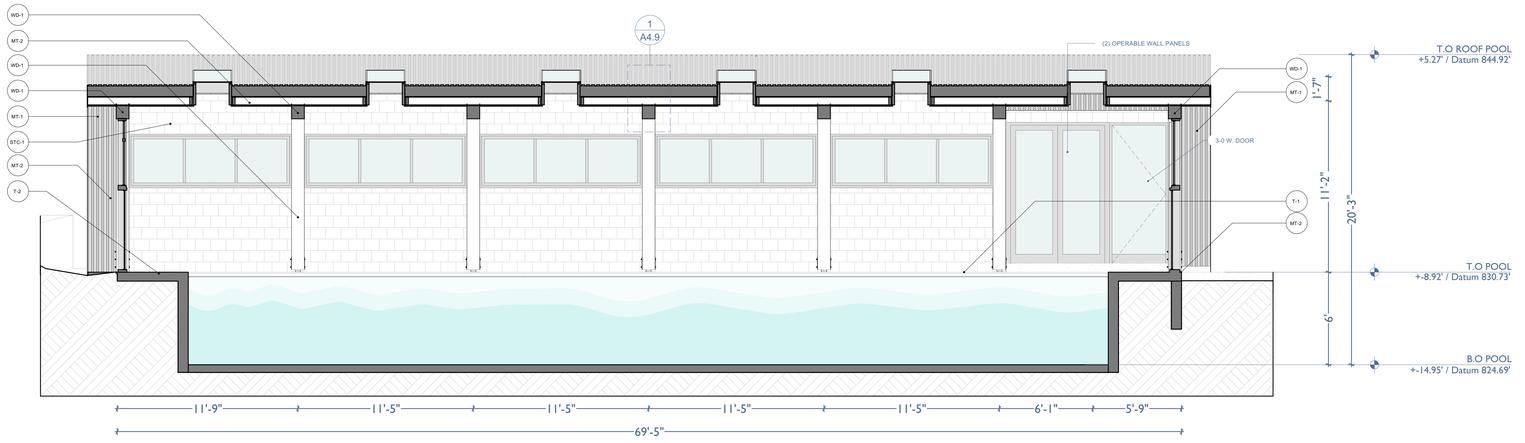
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1 SECTION - A
SCALE: 1/4" = 1'-0"



2 3D SECTION
SCALE: 1/8" = 1'-0"



3 SECTION - B
SCALE: 1/4" = 1'-0"

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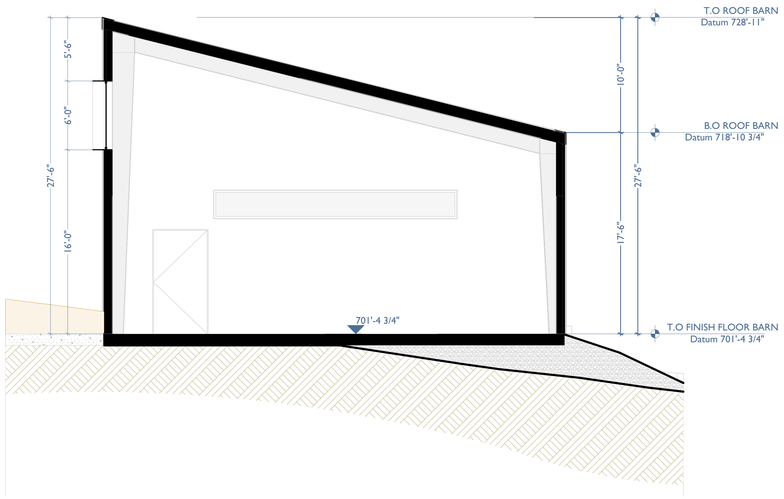
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POOL SECTIONS

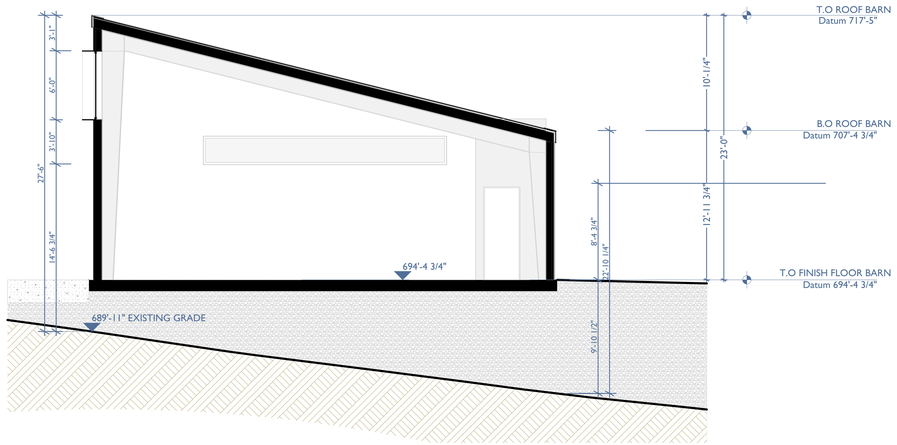
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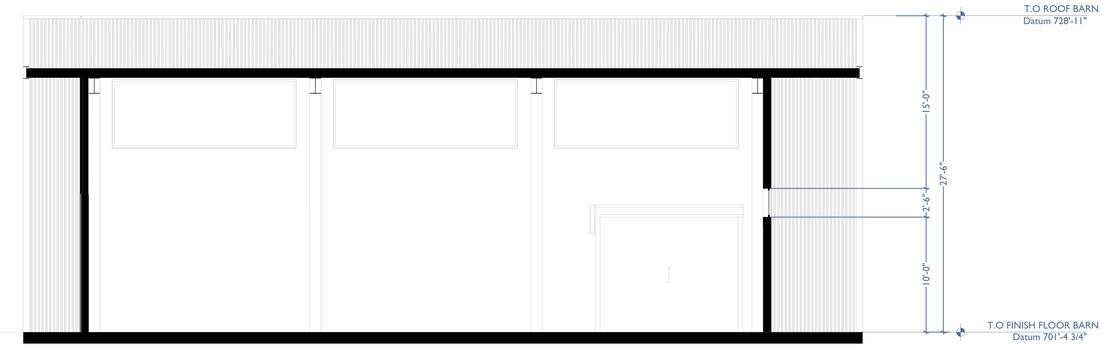
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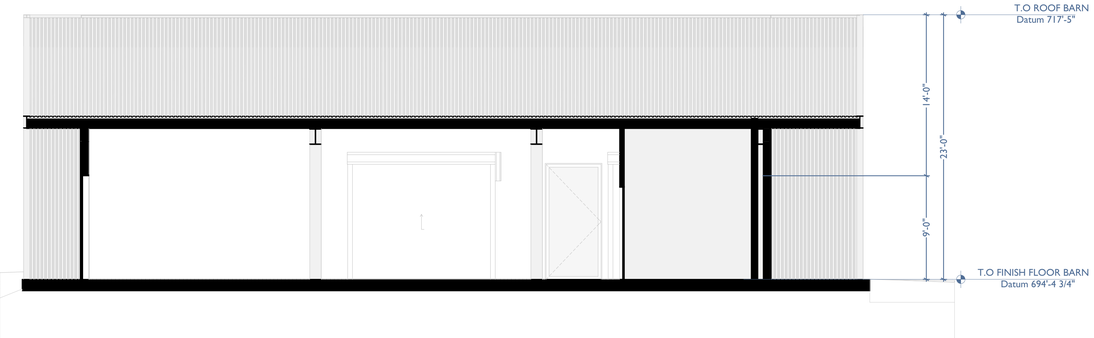
1 BARN #1 - SECTION - 1
SCALE: 3/16" = 1'-0"



3 BARN #2 - SECTION - 1
SCALE: 3/16" = 1'-0"



2 BARN #1 - SECTION - A
SCALE: 3/16" = 1'-0"



4 BARN #2 - SECTION - A
SCALE: 3/16" = 1'-0"

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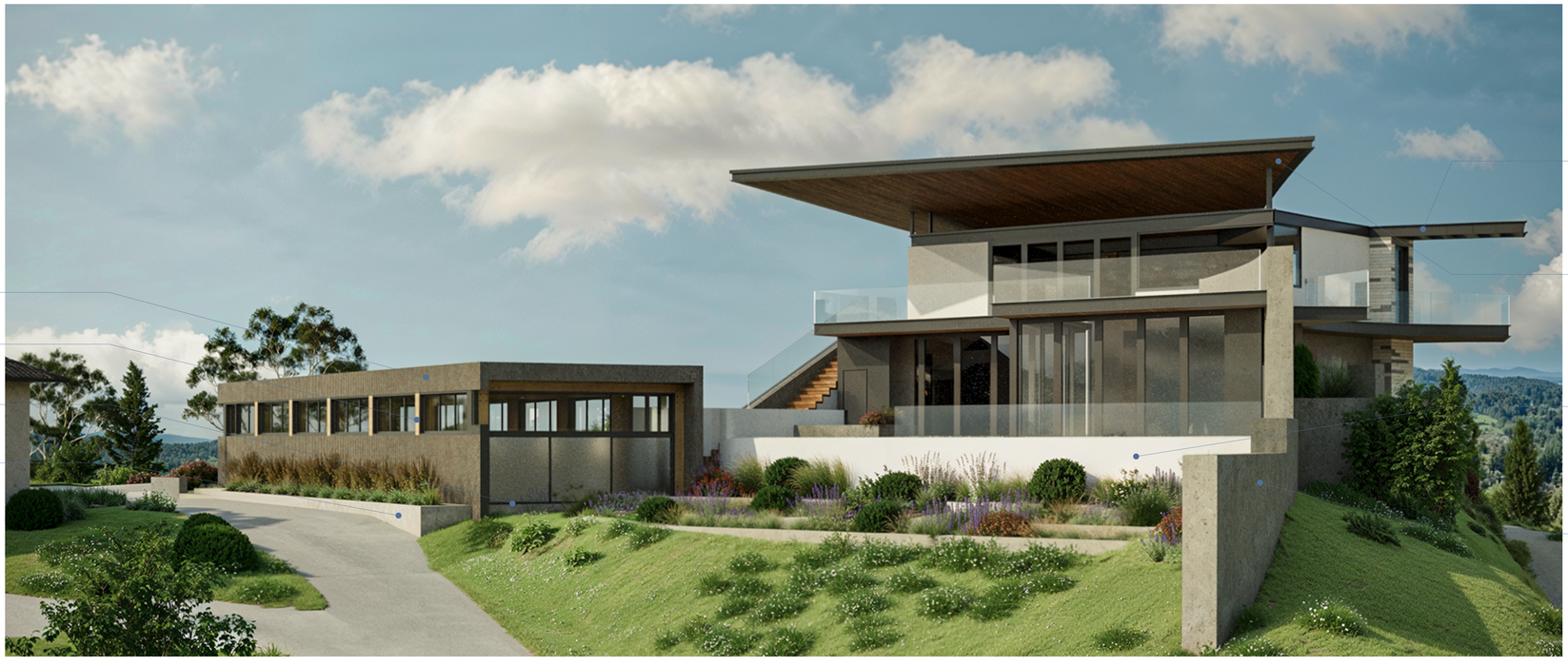
Sheet Title
BARN #1 - #2 - SECTIONS

Scale
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Sheet Title
ADU RENDERING

Scale
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06.1

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Sheet Title
POOL RENDERING

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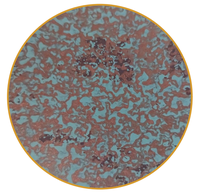
Sheet Title
BARN RENDERING

Scale
As Indicated

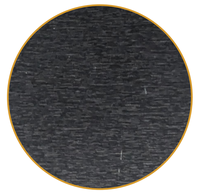
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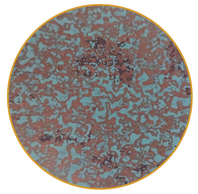
FINISH: MTL-1
MATERIAL: 7/8" CORRUGATED
COLOR: COPPER PATINA
MFR: WESTERN STATES MTL. ROOFING
LOCATION: -BARN SIDING & ROOF
-POOL SIDING & ROOF



FINISH: MTL-2
MATERIAL: 22-GAUGE FLAT MTL.
COLOR: BLACK ORE MATTE
MFR: WESTERN STATES MTL. ROOFING
LOCATION: BARN WINDOW POCKETS/FRAME



FINISH: MTL-3
DESC: METAL WINDOW TRIM & BREAK MTL
COLOR: BLACK
MFR: TBD
LOCATION: WINDOW FRAME + MISC. BREAK MTL



FINISH: MTL-4
MATERIAL: 22-GAUGE FLAT MTL.
COLOR: COPPER PATINA
MFR: WESTERN STATES MTL. ROOFING
LOCATION: POOL @ SIDES



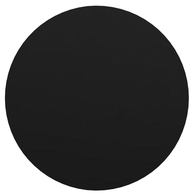
FINISH: WD-1
MATERIAL: WOOD SIDING
SPECIES: WESTERN RED CEDAR
MFR: RESAWN TIMBER
LOCATION: -BARN EAST/WEST FASCIA
- POOL STRUCTURAL COLUMNS
- ADU - ROOF EAVE + CEILING + DECK



FINISH: CONC-1
MATERIAL: BOARD FORMED CONCRETE
LOCATION: -ADU SITE WALLS &1ST FLOOR WALLS
- POOL SITE WALLS & ENTRY STAIRS



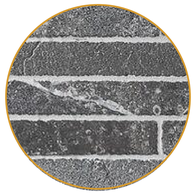
FINISH: STUC-1
MATERIAL: SMOOTH STUCCO W/ INTEGRATED COLOR
MFR: BENJAMIN WILLIAMS
COLOR: PAPER WHITE
LOCATION: ADU 2ND FLOOR & SITE WALLS



FINISH: STUC-2
MATERIAL: SMOOTH STUCCO W/ INTEGRATED COLOR
MFR: BENJAMIN MOORE
COLOR: UNIVERSAL BLACK
LOCATION: ADU 1ST FLOOR



FINISH: ST-1
MATERIAL: STONE BRICKS
COLOR: MANO / DALY
SIZE: 2"X20"X3/4"
MFR: ECO-OUTDOORS
LOCATION: ADU STONE WALL



FINISH: ST-2
MATERIAL: STONE BRICKS
COLOR: MANO / NIVE
SIZE: 2"X20"X3/4"
MFR: ECO-OUTDOORS
LOCATION: ADU STONE WALL



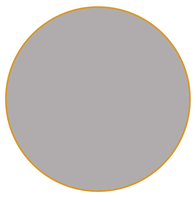
FINISH: ST-3
MATERIAL: STONE BRICKS
COLOR: MANO / MEDA
SIZE: 2"X20"X3/4"
MFR: ECO-OUTDOORS
LOCATION: ADU STONE WALL



FINISH: PT-1
MATERIAL: PAINT
COLOR: UNIVERSAL BLACK
MFR: BENJAMIN MOORE
LOCATION: STL./FIBERGLASS PERMIETER CHANNEL



FINISH: SPT-1
MATERIAL: SPECIALTY PAINT
COLOR: UNIVERSAL BLACK
MFR: BENJAMIN MOORE
MODEL: COROTECH ALKYD PRIMER & ENAMELS (2-STEP PROCESS)
LOCATION: STL. COLUMNS + BEAMS AT BARNS



FINISH: RF-1
MATERIAL: TPO (ROOFING MEMBRANE)
COLOR: GRAY
THICKNESS: 60 MIL
LOCATION: ADU ROOF

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Sheet Title
ADU, POOL, & BARN EXTERIOR MATERIALS

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07.1

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ABBREVIATIONS

AB	AGGREGATE BASE
AC	AIR CONDITIONER UNIT
ADU	ACCESSORY DWELLING UNIT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR-RELEASE VALVE
BF	BASEMENT FLOOR
BFP	BACKFLOW PREVENTER
BO	BLOW-OFF VALVE
BRW	FG AT BOTTOM OF RETAINING WALL
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CI	CURB INLET
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWY	DRIVEWAY
E	EAST, ELECTRICAL
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
(E)	EXISTING
EQ	EQUAL
EX.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISH GRADE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FO	FIBER OPTIC
FS	FINISHED SURFACE
FSB	FRONT SETBACK
FT	FOOT/FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GF	GARAGE FLOOR
HT	HEIGHT
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT
IRR	IRRIGATION
JB	JUNCTION BOX
JT	JOINT TRENCH
L	LANDING
LF	LINEAR FOOT
LIP	LIP OF GUTTER
LOG	LIMIT OF GRADING
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OCEW	ON CENTER, EACH WAY
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
POC	POINT OF CONNECTION
PP	POWER POLE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PS	PLANTING STRIP
PSE	PUBLIC SERVICE EASEMENT
PIV	POST-INDICATOR VALVE
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RPPB	REDUCE PRESSURE PRINICIPLE BACKFLOW
RSB	REAR SETBACK
RW	RECYCLED WATER
S	SOUTH, SLOPE
SD	STORM DRAIN
SE	SOUTHEAST
SDMH	STORM DRAIN MANHOLE
SDE	STORM DRAIN EASEMENT
SHT	SHEET
SS	SANITARY SEWER
SSB	SIDE SETBACK
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK, SOUTHWEST
SWE	SIDEWALK EASEMENT
T	TELEPHONE
TC	TOP OF CURB
TH	THRESHOLD
TRAN	TRANSFORMER
TRW	FG AT TOP OF RETAINING WALL
TW	TOP OF WALL
USA	UNDERGROUND SERVICE ALERT
W	WEST, WATER
WM	WATER METER
WV	WATER WALVE

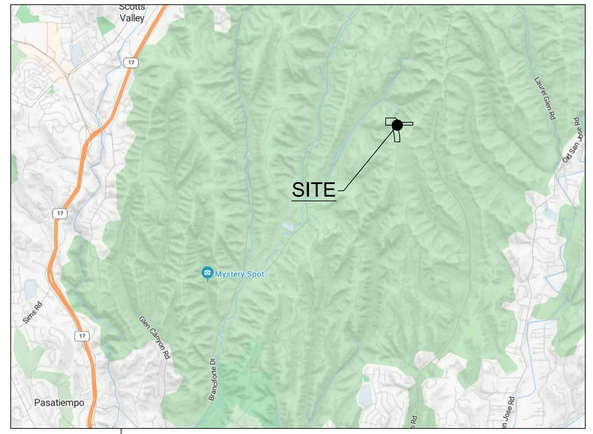
IMPROVEMENT PLANS

FOR

NADEL RESIDENCE

1315 PONZA LANE

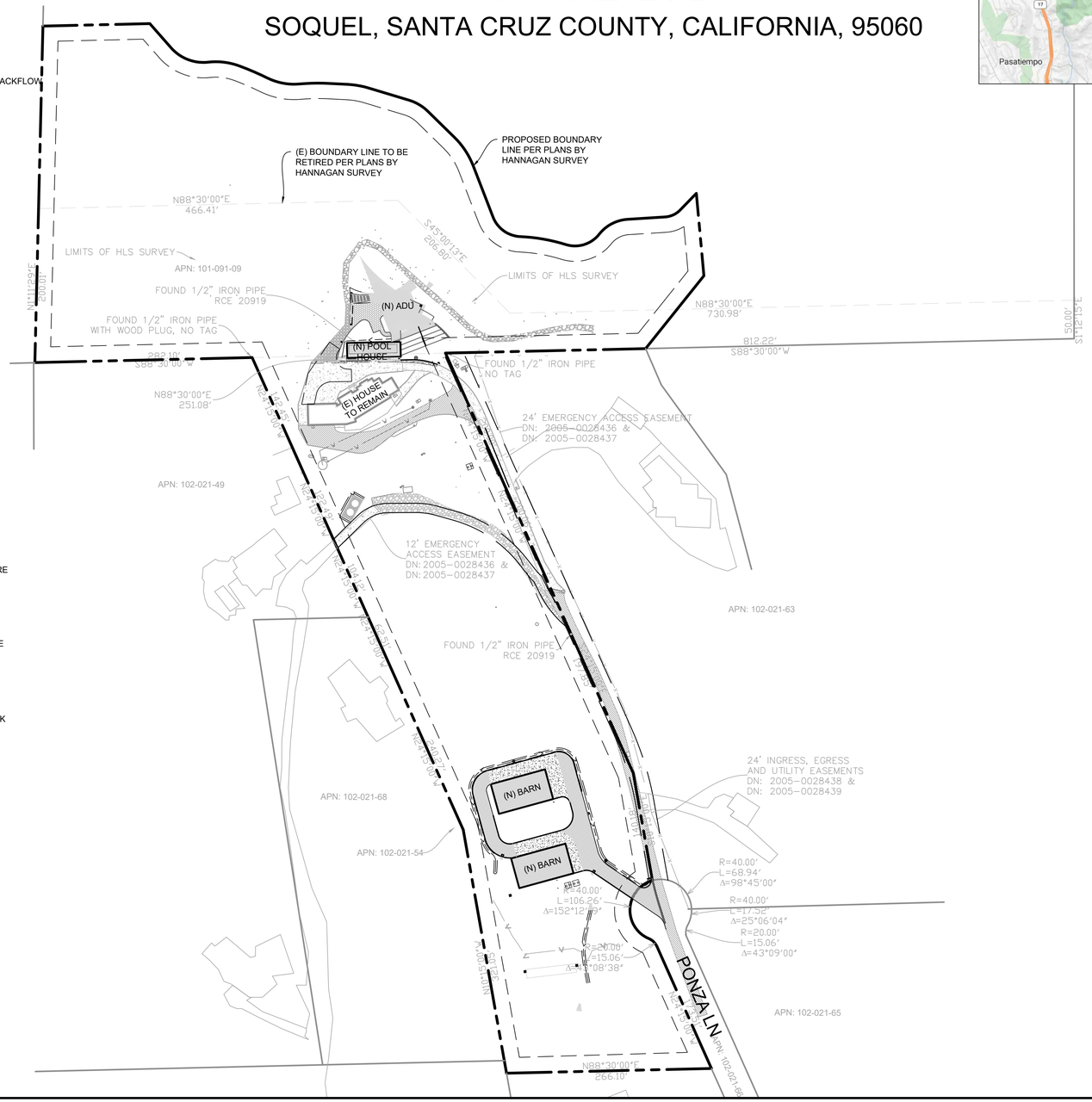
SOQUEL, SANTA CRUZ COUNTY, CALIFORNIA, 95060



MAP DATA © MICROSOFT

VICINITY MAP

N.T.S.



LEGEND

	PROPERTY LINE
	PROPERTY LINE -ADJACENT
	PROPOSED EASEMENT
x x x	FENCE
E	ELECTRICAL LINE
FO	FIBER OPTIC LINE
FW	FIRE WATER LINE
G	GAS LINE
IRR	IRRIGATION LINE
JT	JOINT TRENCH LINE
OH	OVERHEAD LINE
RW	RECYCLED WATER LINE
SD	STORM DRAIN LINE
	PERFORATED PIPE
SS	SANITARY SEWER LINE
T	TELEPHONE LINE
CATV	CABLE TV LINE
W	WATER LINE
	SWALE
LOG	LIMIT OF GRADING
TREE	TREE PROTECTION FENCING
WATTLE	FIBER ROLLS
	PROPOSED RETAINING WALL

	AIR RELEASE VALVE
	BLOW-OFF VALVE
	CATCH BASIN
	CURB INLET
	CLEANOUT STRUCTURE
	FIRE HYDRANT
	GUY ANCHOR
	MANHOLE STRUCTURE
	WATER METER
	WATER VALVE
	WATER THRUST BLOCK
	FLOW DIRECTION

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY HOGAN LAND SERVICES, JOB NO. 5084, DATED 1/5/2022.

BENCHMARK

ELEVATION DATUM IS BASED ON OPUS SOLUTION OF GPS DATA OVER CP 501

BENCHMARK ELEVATION = 744.18' (NAVD 88)

BASIS OF BEARINGS

1/2" IRON PIPES FOUND ON EASTERN BOUNDARY OF THE SUBJECT PARCEL

N 24°15'00" W

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	NOTES
C2.0-C2.2	SITE PLAN
C3.0	ADU & POOL HOUSE GRADING AND DRAINAGE PLAN
C3.1-3.2	BARNS GRADING AND DRAINAGE PLAN
C3.3-C3.4	SECTIONS
C3.5	EXISTING DWY PROFILE
C3.6	BARN DWY PROFILE
C4.0	UTILITY PLAN
C4.1	FIRE HOSE DIAGRAM PLAN
C5.0-C5.1	STORMWATER CONTROL PLAN
C6.0-C6.2	DETAILS
C7.0-C7.1	EROSION CONTROL PLAN & DETAILS

80' 0 40' 80' 160'

GRAPHIC SCALE: 1 INCH = 80 FEET

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RAMSEY CIVIL ENGINEERING INC

CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERIVCES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER DAVID M. RAMSEY CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09

PLAN TYPE
RESIDENTIAL

COVER SHEET

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C1.0

FIRE PROTECTION NOTES

1. THIS PARCEL IS LOCATED WITHIN A STATE RESPONSIBILITY AREA (SRA).
2. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THESE PLANS IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM RAMSEY CIVIL ENGINEERING, INC. ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION.
3. THE PROPOSED BUILDINGS (ADU, BARNS AND POOL HOUSE) SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE CURRENT EDITION OF NFPA 13D, ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE. TOTAL WATER STORAGE AVAILABLE IS 20,000 GALLONS (4 INDIVIDUAL 5,000-GALLONS TANKS).
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY NFPA 13, 24, AND THE LOCAL FIRE MARSHAL. THE SHOP DRAWINGS SHALL ALSO COMPLY WITH ALL OTHER NFPA REQUIREMENTS IN ADDITION TO LOCAL AND STATE REGULATIONS AND CODES.
5. THE FIRE SPRINKLER DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE REVIEWING AGENCY FOR APPROVAL. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.
6. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO START OF WORK.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF SHOP DRAWINGS TO ALL PLANS AND SPECIFICATIONS IN ADDITION TO CITY OR AGENCY STANDARD DETAILS AND SPECIFICATIONS.
8. GENERAL CONTRACTOR AND UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS IN ADDITION TO SPACE CONSTRAINTS, REQUIRED PAD AREAS, AND CLEARANCES FROM OTHER UTILITIES, TREES, OR PERMANENT STRUCTURES.
9. PROVISIONS SHALL BE MADE IN THE SHOP DRAWINGS FOR MONITORING ALL VALVES AS REQUIRED BY THE LOCAL FIRE MARSHAL. SHOP DRAWINGS PREPARED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE ELECTRICAL DESIGNER FOR INSTALLATION OF ALL ALARM SYSTEMS AS REQUIRED BY THE LOCAL FIRE MARSHAL.
10. UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY. UNFERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CALL C-16 OR C-36 CONTRACTOR OR BY AN OWNER/BUILDER OF AN OWNER-OCCUPIED SINGLE-FAMILY DWELLING.
11. NEW/UPGRADED HYDRANTS, WATER STORAGE TANKS, AND/OR UPGRADED ROADWAYS SHALL BE INSTALLED PRIOR TO CONSTRUCTION (CFC 508.5).
12. THE DRIVEWAY/ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.
13. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.
14. A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR THE PROPERTY LINE, WHICHEVER IS A SHORTER DISTANCE.
    14.1. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NO FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
15. A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
    15.1. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NO FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
16. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.
17. PROPOSED ROOF COVERINGS SHALL BE NO LESS THAN CLASS 'B' RATED ROOF.
18. INSTALLATION OF AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY SHALL BE PROVIDED. WIRE MESH NOT TO EXCEED ½ INCH.
19. ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND AND VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
20. REFER TO CENTRAL FIRE DISTRICTS FP0-007 FOR ADDITIONAL WATER STORAGE FOR FIRE PROTECTION REQUIREMENTS AND DETAILS.

SANTA CRUZ COUNTY GENERAL NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
2. UNLESS OTHERWISE AGREED UPON WITH THE COUNTY OF SANTA CRUZ, WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
3. A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
4. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
5. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
6. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
7. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
8. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
9. UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUB-GRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
10. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
11. PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE NEGOTIATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
12. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
13. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL", "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
14. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
15. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
17. CIVIL ENGINEER OF RECORD, SHALL INSPECT THE DRAINAGE IMPROVEMENTS ON THE PARCEL AND PROVIDE PUBLIC WORKS WITH A LETTER CONFIRMING THAT THE WORK WAS COMPLETED PER THE PLANS. AS-BUILT PLANS, STAMPED BY THE CIVIL ENGINEER, MAY BE PROVIDED IN LIEU OF SAID LETTER.

RAMSEY CIVIL ENGINEERING NOTES:

1. SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY HOGAN LAND SERVICES, DATED 1/5/2022.
2. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT BY HARO, KASUNICH AND ASSOCIATES, INC., DATED MAY 1, 2023, PROJECT NO. SC12247, AND ANY SUBSEQUENT ADDENDUM LETTERS. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
3. REFER TO ABOVE REFERENCED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS, AND PAVEMENT.
4. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022.
5. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
6. EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
8. ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC, AND DIRECTED TO GRADE TO DRAIN.
9. ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
10. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
11. ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
12. ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
13. ALL FILL WILL BE USED ON THE PROJECT SITE AND NO FILL WILL BE CARRIED OFFSITE. WHERE EXCESS FILL IS PLACED IT CANNOT EXCEED 6" OTHERWISE IT WILL REQUIRE INPUT FROM THE GEOTECHNICAL ENGINEER.
14. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
15. CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
16. ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
17. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
18. NO ADDITIONAL IMPERVIOUS OR SEMI-PERVIOUS SURFACE AREA COVERAGE BEYOND THE LIMITS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED WITHOUT UPDATED MITIGATIONS AND PRIOR APPROVAL OF THE COUNTY OF SANTA CRUZ.
19. RAMSEY CIVIL ENGINEERING PERFORMED AN UPSTREAM AND DOWNSTREAM SITE ASSESSMENT FOR STORMWATER RUNOFF ON DEC. 12, 2023 . THERE ARE NO KNOWN DRAINAGE ISSUES THAT CURRENTLY EXIST. THERE WILL BE NO SIGNIFICANT IMPACT TO DOWNSTREAM PROPERTIES DUE TO THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

TOTAL DISTURBED AREA

AREA WITHIN LIMITS OF GRADING LINE (ADU) = 0.38 ACRES
AREA WITHIN LIMITS OF GRADING LINE (WATER TANKS) = 0.04 ACRES
AREA WITHIN LIMITS OF GRADING LINE (BARNS) = 1.26 ACRES
TOTAL = 1.68 ACRES

ESTIMATED EARTHWORK QUANTITIES

ADU SITE GRADING		WATER TANKS SITE GRADING		BARN SITE GRADING		ADDITIONAL SUBGRADE (SEE BELOW)		SITE TOTAL	
1,882	CUBIC YARDS EXCAVATION	25	CUBIC YARDS EXCAVATION	2,032	CUBIC YARDS EXCAVATION	764	CUBIC YARDS EXCAVATION	4,703	CUBIC YARDS EXCAVATION
18	CUBIC YARDS EMBANKMENT	27	CUBIC YARDS EMBANKMENT	4,902	CUBIC YARDS EMBANKMENT	0	CUBIC YARDS EMBANKMENT	4,947	CUBIC YARDS EMBANKMENT
1,864	CUBIC YARDS NET EXCAVATION	2	CUBIC YARDS NET EMBANKMENT	2,870	CUBIC YARDS NET EMBANKMENT	764	CUBIC YARDS NET EXCAVATION	*244	CUBIC YARDS NET EMBANKMENT

NOTES

1. ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.
4. (*)ANY EXCESS MATERIAL SHALL BE DISPERSED ON-SITE AT AN APPROVED LOCATION AS DETERMINED BY THE GEOTECHNICAL ENGINEER AND OWNER.
5. SITE GRADING ASSUMES AC, CONCRETE, AND PERMEABLE DRIVEWAY SECTIONS ARE ALL CUT MATERIAL.

ADDITIONAL SUBGRADE CALCULATIONS

	ADU SITE			BARN SITE		
	AREA (SF)	SECTION DEPTH (IN)	VOLUME (CY)	AREA (SF)	SECTION DEPTH (IN)	VOLUME (CY)
AC PAVING (3"/9")	0	0	0	7,353	12	279
BUILDING SLAB (5"/4")	3,578	9	99	5,840	9	162
CONCRETE (6"/6")	0	0	0	4,306	12	159
GRAVEL (9")	1,082	9	30	0	0	0
PERMEABLE PAVERS (14")	781	14	34	0	0	0
TOTAL			163			601
	NOTES: 1. TOTALS TO BE ADDED TO THE ESTIMATED EARTHWORK QUANTITIES ABOVE.					

Know what's below. Call before you dig.

RAMSEY
CIVIL ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER DAVID R. RAMSEY CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

APN# 102-021-62 &
101-091-09
PLAN TYPE
RESIDENTIAL

NOTES

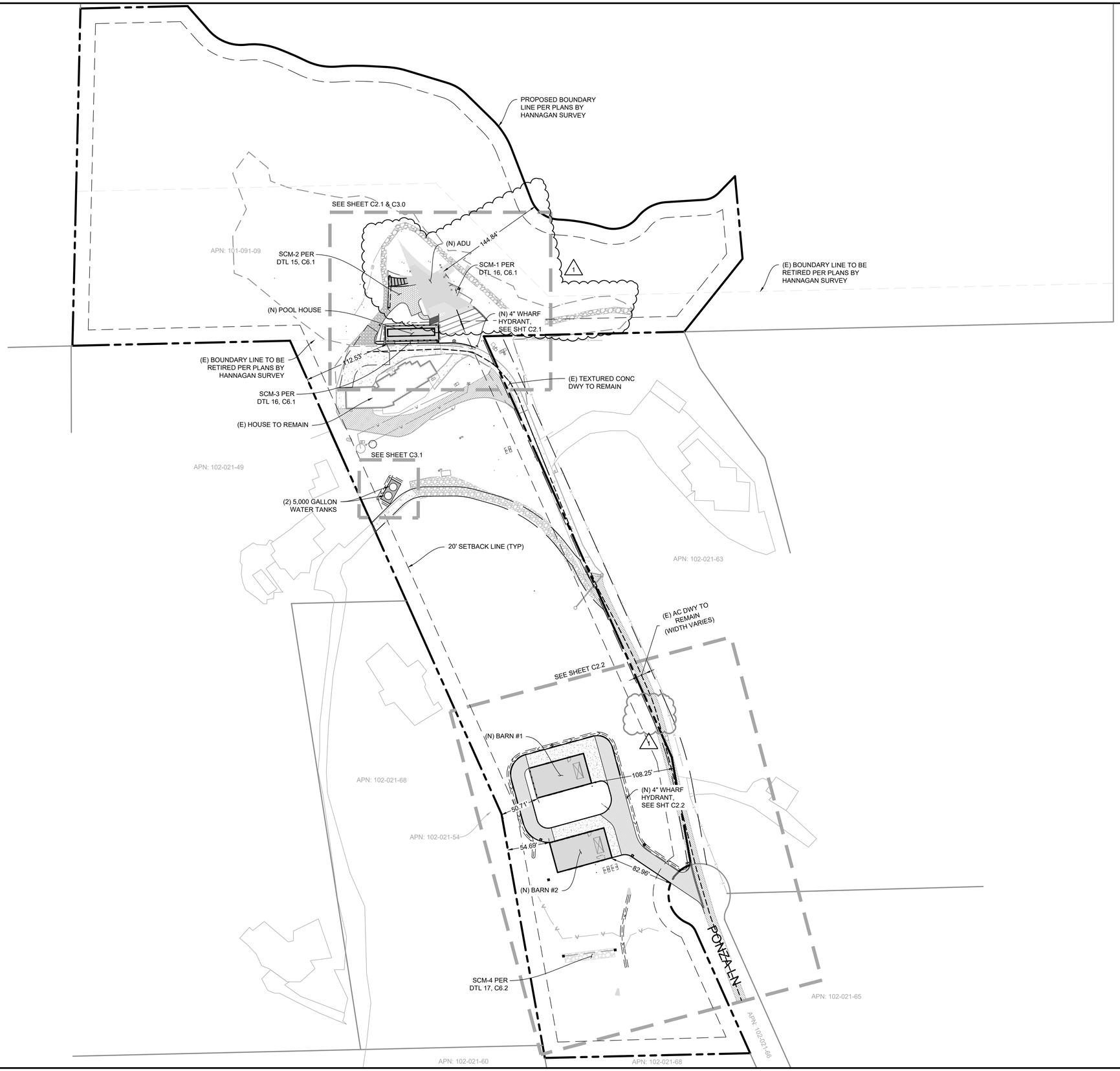
NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C1.1



RAMSEY
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NOT FOR CONSTRUCTION

DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09

PLAN TYPE
RESIDENTIAL

FULL SITE PLAN

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

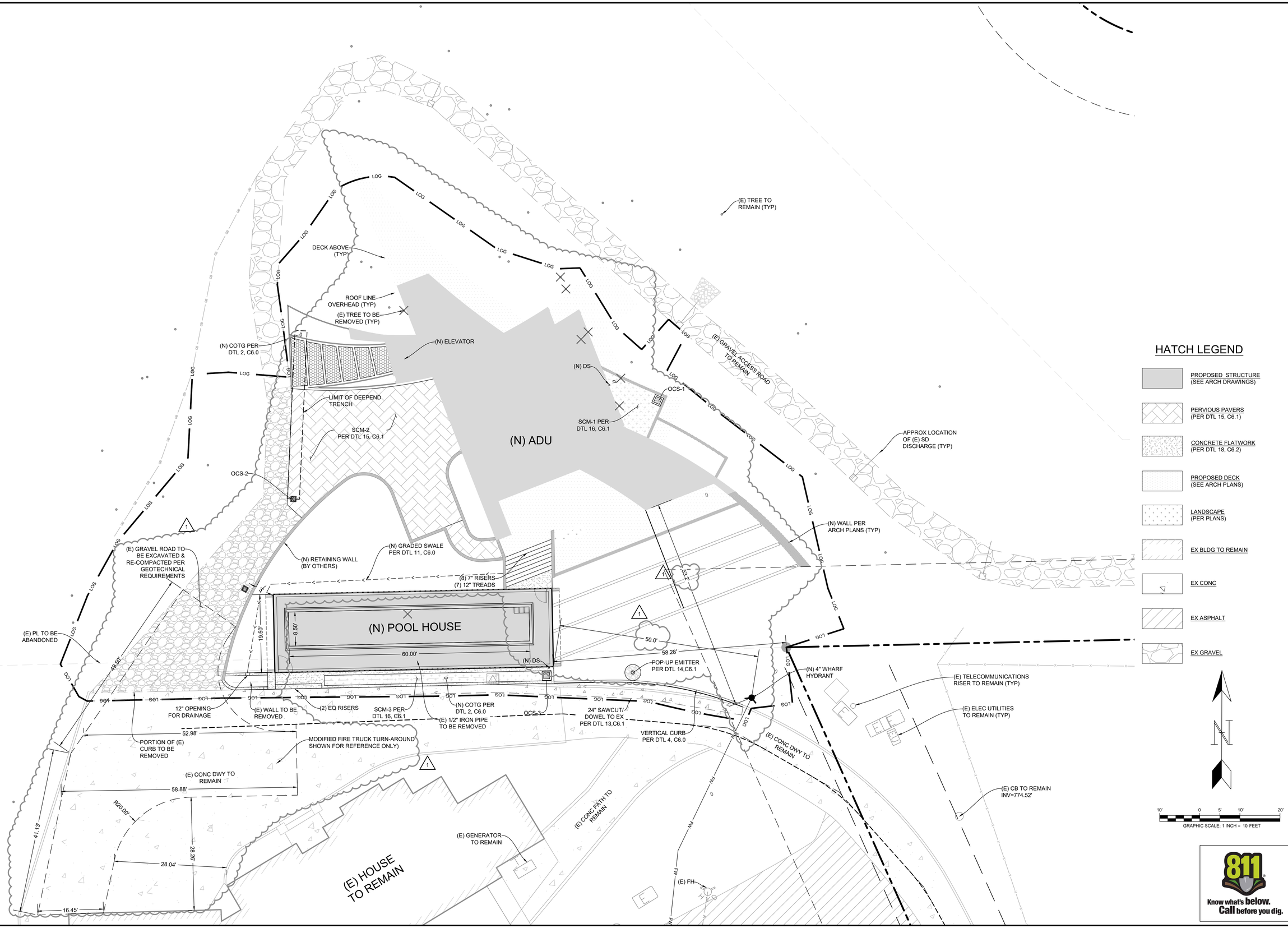
REVISION BLOCK

N

60' 0 30' 60' 120'
GRAPHIC SCALE: 1 INCH = 60 FEET

811 Know what's below. Call before you dig.

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C2.0



HATCH LEGEND

- PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
- PERVIOUS PAVERS (PER DTL 15, C6.1)
- CONCRETE FLATWORK (PER DTL 18, C6.2)
- PROPOSED DECK (SEE ARCH PLANS)
- LANDSCAPE (PER PLANS)
- EX BLDG TO REMAIN
- EX CONC
- EX ASPHALT
- EX GRAVEL

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

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TEL (831) 462-2905
www.ramseycivilengineering.com

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NOT FOR CONSTRUCTION

DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

NADEL RESIDENCE

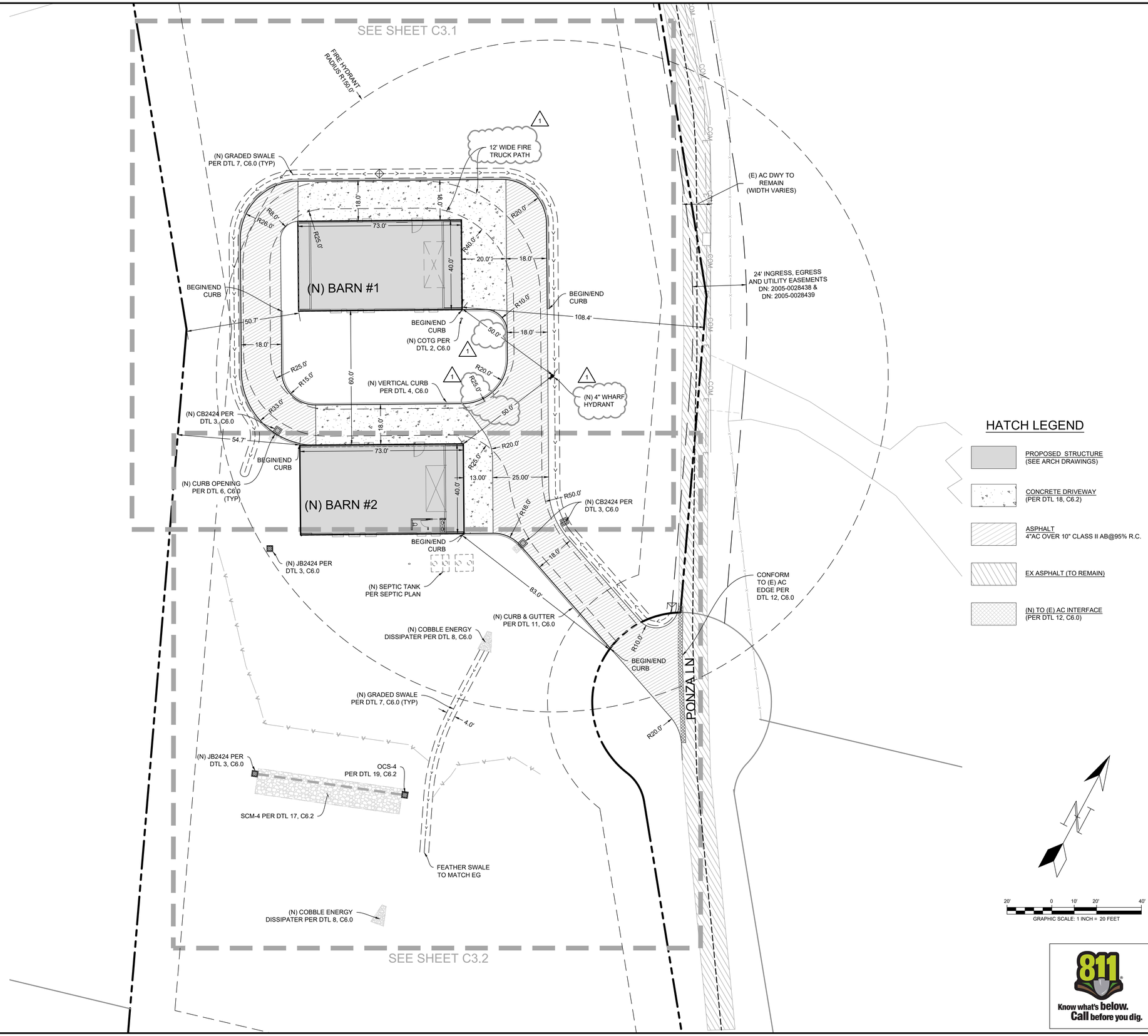
1315 PONZA LANE, SOQUEL, CA, 95060

ADU & POOL SITE PLAN

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

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PROJECT NO:	24-064
SHEET:	C2.1



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BARNS SITE PLAN

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

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DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C2.2

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HATCH LEGEND

- PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
- PERVIOUS PAVERS (PER DTL 12, C6.0)
- CONCRETE FLATWORK (PER DTL 16, C6.2)
- OVER-EX & RECOMPACT GRAVEL (PER GEOTECHNICAL REQUIREMENTS)
- BIOFILTRATION SCM 1 & 3 (PER DTL 16, C6.1)
- PROPOSED DECK (SEE ARCH PLANS)
- LANDSCAPE (PER PLANS)
- EX BLDG (TO REMAIN)
- EX CONC (TO REMAIN)
- EX ASPHALT (TO REMAIN)
- EX GRAVEL (TO REMAIN)

APPROX LOCATION OF (E) 10" SD DISCHARGE

(E) GRAVEL ROAD TO REMAIN

FORTIFY OUTFALL PER GEOTECH RECOMMENDATION (TYP)

APPROX LOCATION OF (E) 10" SD DISCHARGE

DAYLIGHT TO EX CB
INV 818.70

19 LF ~ 6" SD
S=0.005

LIMIT OF HLS SURVEY

APPROX LOCATION OF (E) 10" SD DISCHARGE

LIMITS OF GRADING/AREA OF DISTURBANCE LINE (TYP)

APPROX LOCATION OF (E) 10" SD DISCHARGE

(E) GRAVEL ROAD TO REMAIN

COTG
RIM 834.68
INV 831.91

TRW 834.70

GB

2.0%

835.35 FS

834.5±(E)

2.7%

835.07 FS

2.8%

835.33 FS

1.0% SLAB

DECK ABOVE (TYP)
834.96 FG

GF 835.37

GF 835.56

837.25 FG

GF 835.75

840.82 FG

841.14 FG

GF 835.49

841.48 FG

840.83 FG

835.00 FS

(E) GRAVEL ROAD TO REMAIN

(E) GRAVEL ACCESS ROAD TO BE EXCAVATED AND RE-COMPACTED PER GEOTECHNICAL REQUIREMENTS

41 LF ~ 6" PERF

1.9%±(E)

SCM-2 PER DTL 15, C6.1

GF @ DOOR 835.37

1.5%

GF 835.60

835.33 FS

837.33 FS
ROOF ABOVE (TYP)

FF
835.60

OCS-1
RIM 835.50
INV 829.73

SCM-1 PER DTL 16, C6.1

REPRESENTS GRADE BELOW DECK (TYP)

834.06 (FG)

832.97 (FG)

830.05 FG

833.92 (FG)

834.07 (FG)

(6) EQ RISERS
(7) EQ TREADS

833.31 (FG)

DECK ELEV
835.58

832.67 (FG)

833.45 (FG)

833.14 (FG)

BRW 830.65

830.70 FS

BRW 830.70

BRW 830.37

BRW 830.26

BRW 829.32

BRW 829.22

BRW 828.30

BRW 828.19

BRW 827.46

835.01 FS

0.5%

835.10 FS

1.0%

835.31 FS

1.0%

835.43 FS

OCS-2
RIM 834.80
INV 831.91

834.78 FS

3.0%

836.37 FG

834.93 FS

836.96 FG

25 LF ~ 6" SD
S=0.005

5.7%±(E)

9.4%

834.6±(E)

833.4±(E)

TRW 832.72

FL 830.78

FL 830.21

JB1212
RIM 832.83
INV 829.82

BRW 830.49

10.7%±(E)

14 LF ~ 6" SD
S=0.005

12.2%

2.0% FL

FL 829.85

4.1%±(E)

830.1±(E)

2.0% FL

FL 834.60 (HP)

TRW 834.79

830.74 FG

830.69 FS

DAYLIGHT
INV/FL 829.75

830.69 FS

POOL BTM
824.69

830.04 FG

830.70 FS

830.72 FS

830.70 FS

COTG
RIM 830.44
INV 826.86

OCS-3
RIM 830.44
INV 826.86

828.52 FS

25 LF ~ 6" PERF

1.5%

21 LF ~ 6" SD
S=0.159

LENGTH OF (E) CURB TO BE REMOVED
36.41'

829.7±(E)

829.7±(E)

829.5±(E)

828.6±(E)

827.1±(E)

9.8%±(E)

SCM-3 PER DTL 16, C6.1

(2) 7" RISERS
(1) 12"TREAD

SAWCUT

POP-UP EMITTER
RIM 824.71
INV 823.27

818.6±(E)

21.1%±(E)

(E) CONC DWY TO REMAIN

(E) HOUSE TO REMAIN

GRAPHIC SCALE: 1 INCH = 10 FEET

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DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

ADU & POOL GRADING & DRAINAGE PLAN

NADEL RESIDENCE

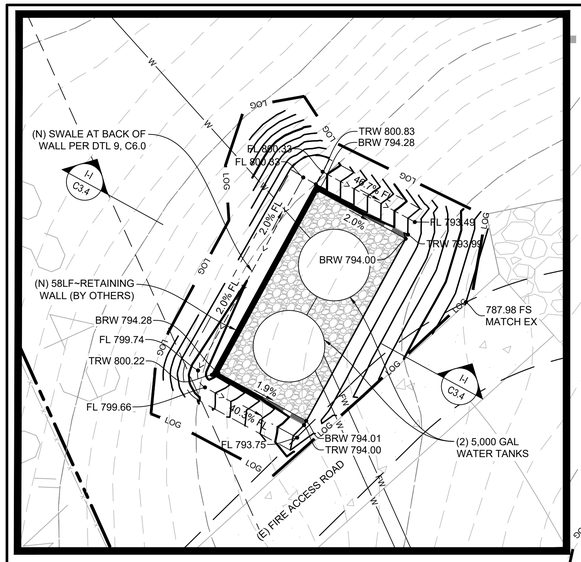
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NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C3.0

SEE CONTINUATION TO WATER TANKS BELOW



WATER TANK LOCATION
~800' NORTH OF BARN #1
SCALE:1"=10'

SETBACK LINE (TYP)

(N) 4" WHARF HYDRANT W

(N) BARN #1
FF
701.40

(N) BARN #2
FF
694.40

(N) GRADED SWALED PER DTL 7, C6.0 (TYP)

(N) 3'X3' COBBLE PAD AT OPENING PER DTL 6, C6.0

CB2424
RIM 693.46
INV 689.79 (N)
INV 689.46 (S)

DS
INV 698.05

DS
INV 698.00

73 LF ~ 6" SD
S=0.010

4 LF ~ 6" SD
S=0.020

COTG
RIM 701.16
INV 697.93

55 LF ~ 6" SD
S=0.150

53 LF ~ 10" SD
S=0.075

2:1 MAX

LIMITS OF GRADING/
OF DISTURBANCE (T

HATCH LEGEND

- PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
- CONCRETE DRIVEWAY (PER DTL 16, C6.2)
- ASPHALT 4"AC OVER 10" CLASS II AB@95% R.C.
- GRAVEL (PER PLANS)
- EX ASPHALT

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

SEE SHEET C3.2

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APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENCE

NORTH BARNS GRADING & DRAINAGE PLAN

NADEL RESIDENCE

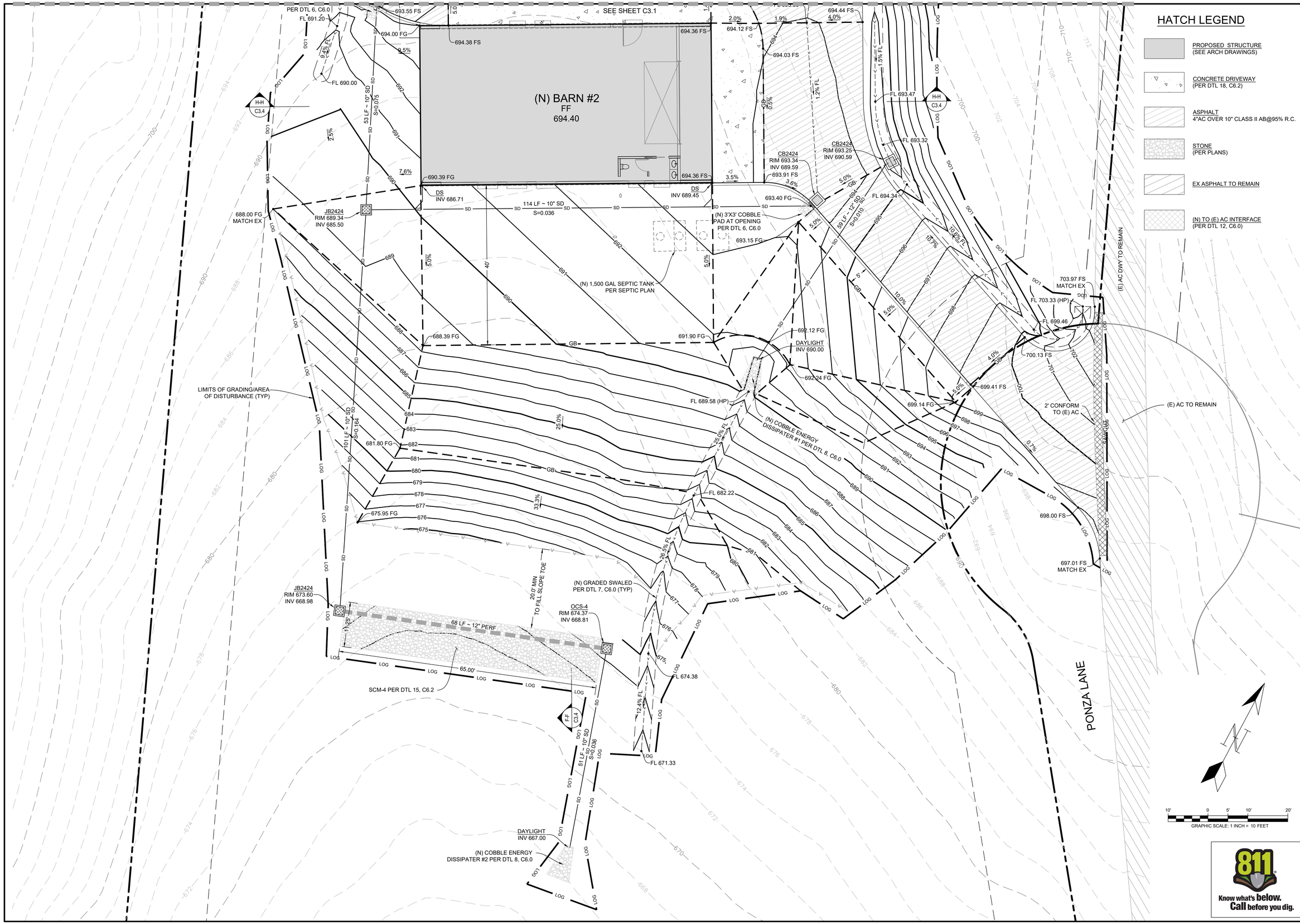
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NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

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DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C3.1

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HATCH LEGEND

- PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
- CONCRETE DRIVEWAY (PER DTL 18, C6.2)
- ASPHALT 4"AC OVER 10" CLASS II AB@95% R.C.
- STONE (PER PLANS)
- EX ASPHALT TO REMAIN
- (N) TO (E) AC INTERFACE (PER DTL 12, C6.0)

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RCE# 73735

APN# 102-021-62 &
101-091-09
PLAN TYPE
RESIDENTIAL

SOUTH BARNS GRADING & DRAINAGE PLAN

NADEL RESIDENCE

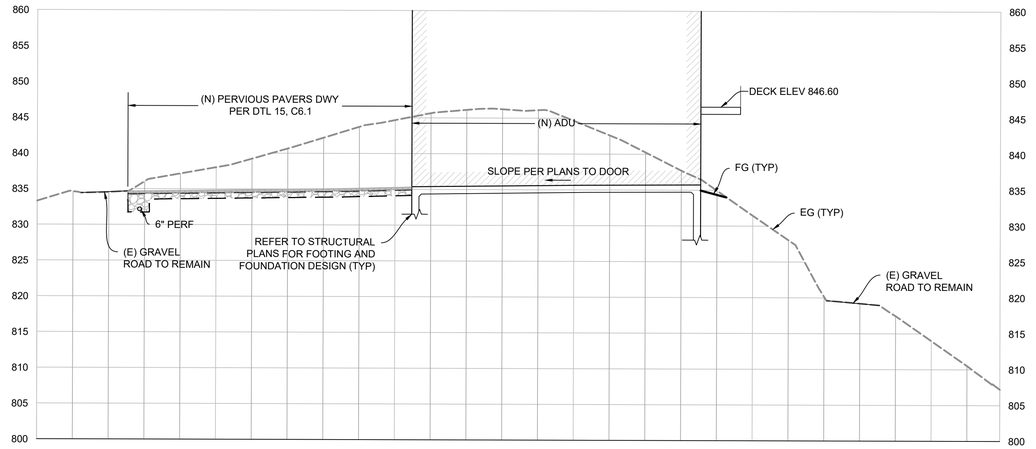
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NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	08/05/2026

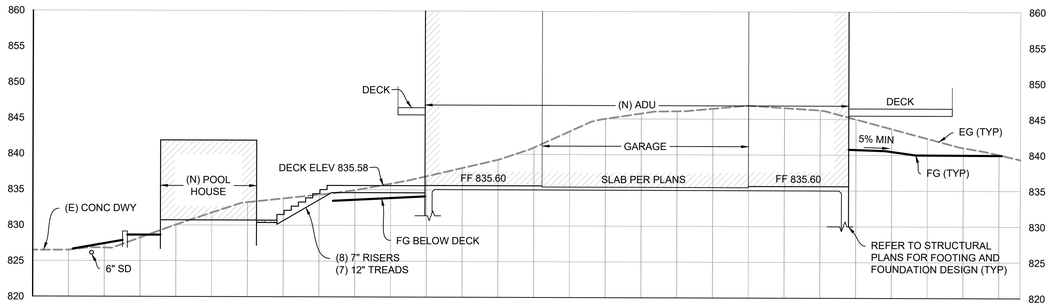
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DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C3.2

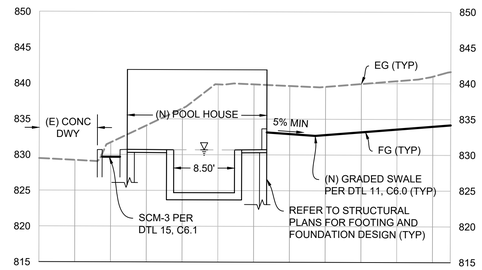
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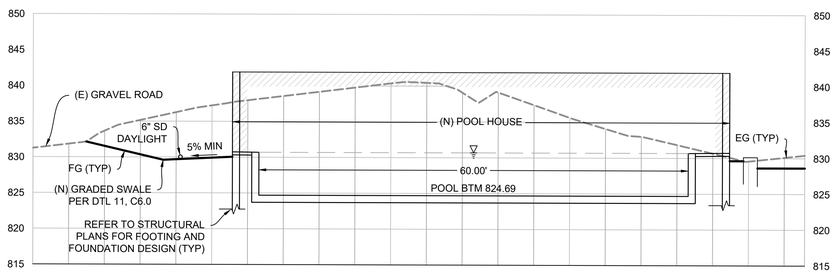
SECTION A-A
1"=10' (H)
1"=10' (V)



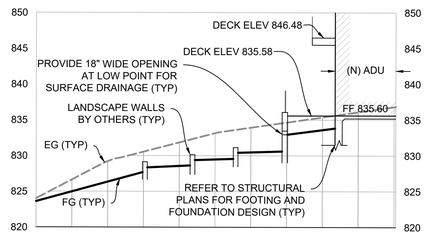
SECTION B-B
1"=10' (H)
1"=10' (V)



SECTION D-D
1"=10' (H)
1"=10' (V)



SECTION C-C
1"=10' (H)
1"=10' (V)



SECTION E-E
1"=10' (H)
1"=10' (V)

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

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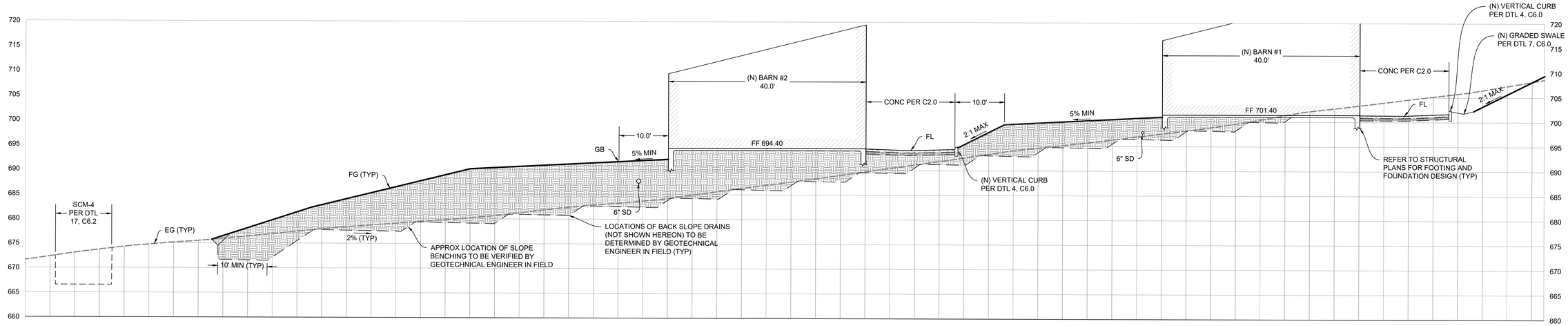
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ADU & POOL HOUSE SECTIONS

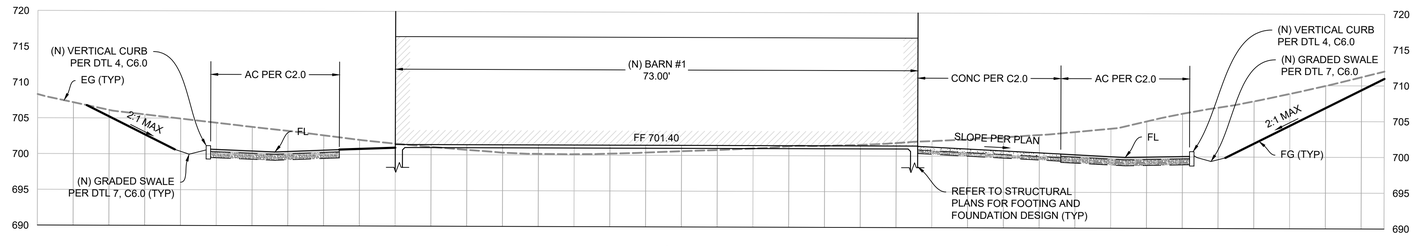
NUMBER	BY	DESCRIPTION	DATE
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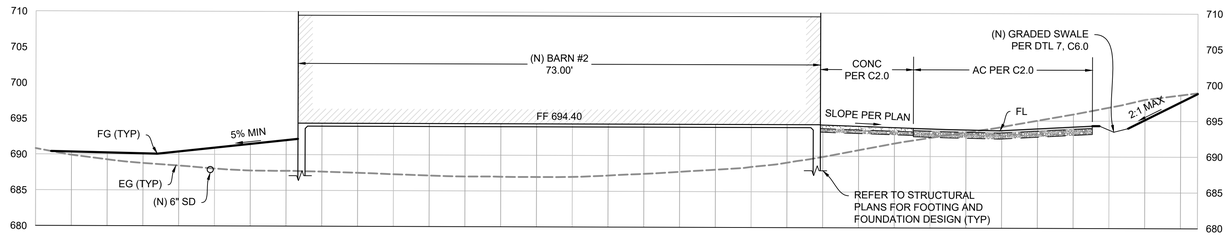
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DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C3.3



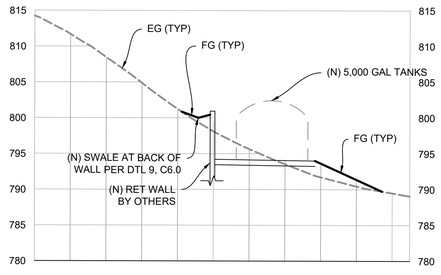
SECTION F-F
1"=10' (H)
1"=10' (V)



SECTION G-G
1"=10' (H)
1"=10' (V)



SECTION H-H
1"=10' (H)
1"=10' (V)



SECTION I-I
1"=10' (H)
1"=10' (V)

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

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APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

BARN SECTIONS

NADEL RESIDENCE

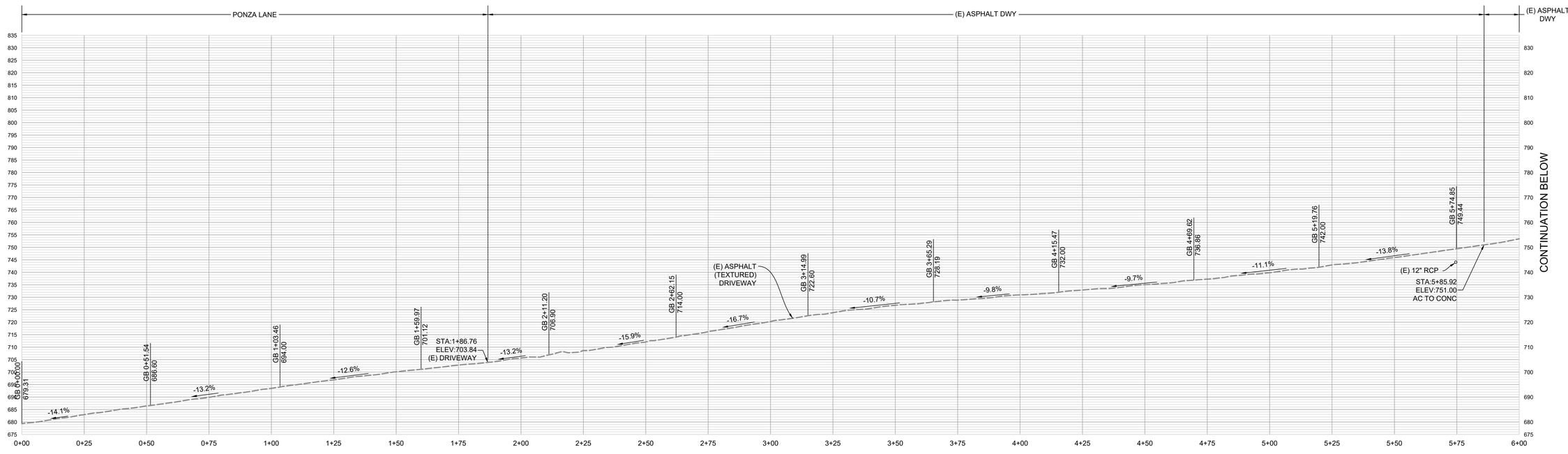
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NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

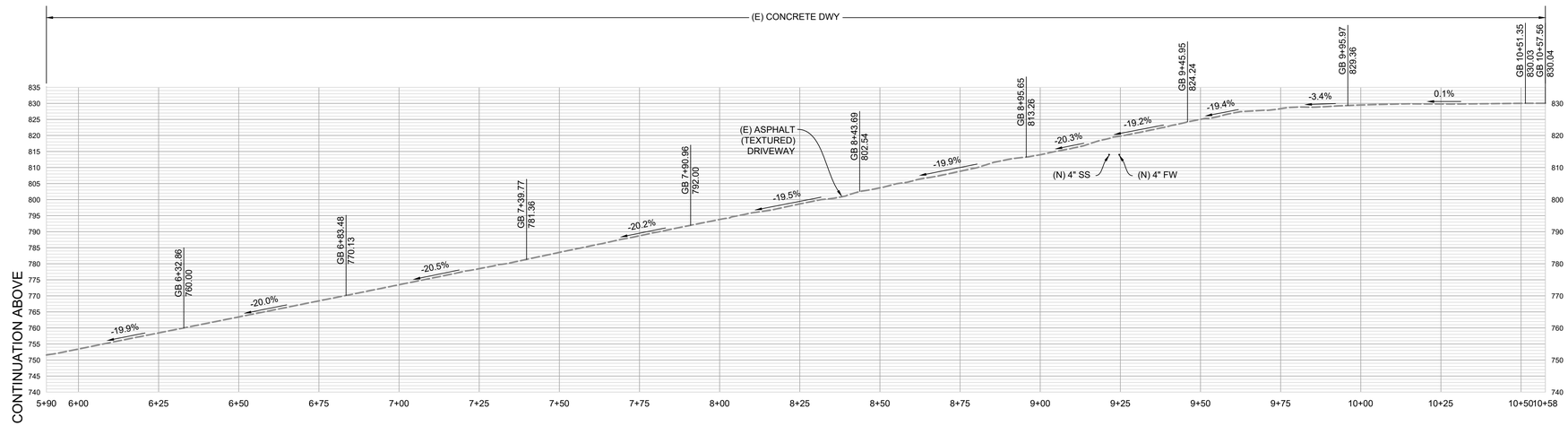
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DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C3.4



(E) DRIVEWAY
STA: 0+00 - 6+00
H: 1"=20"
V: 1"=20"



(E) DWY
STA: 5+90 - 10+58
H: 1"=20"
V: 1"=20"

GRAPHIC SCALE: 1 INCH = 20 FEET

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APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENCE

EXISTING DRIVEWAY PROFILE

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

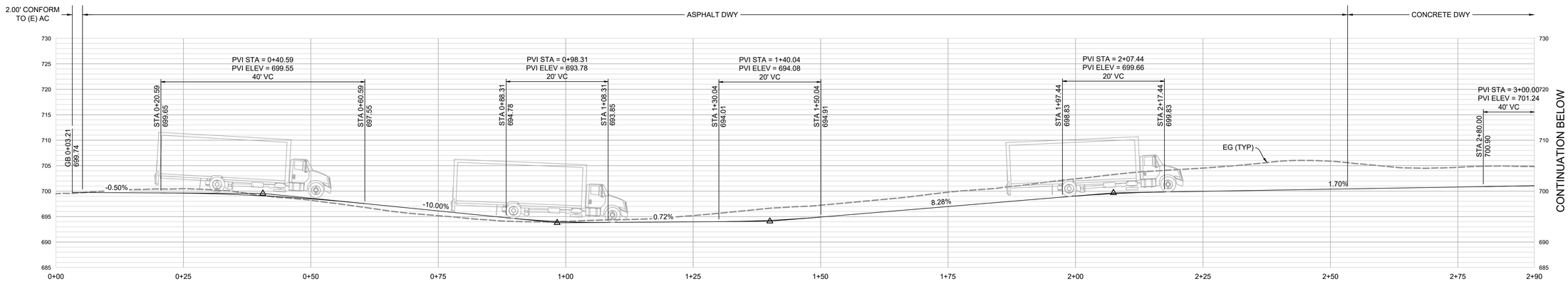
NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/06/2026

REVISION BLOCK

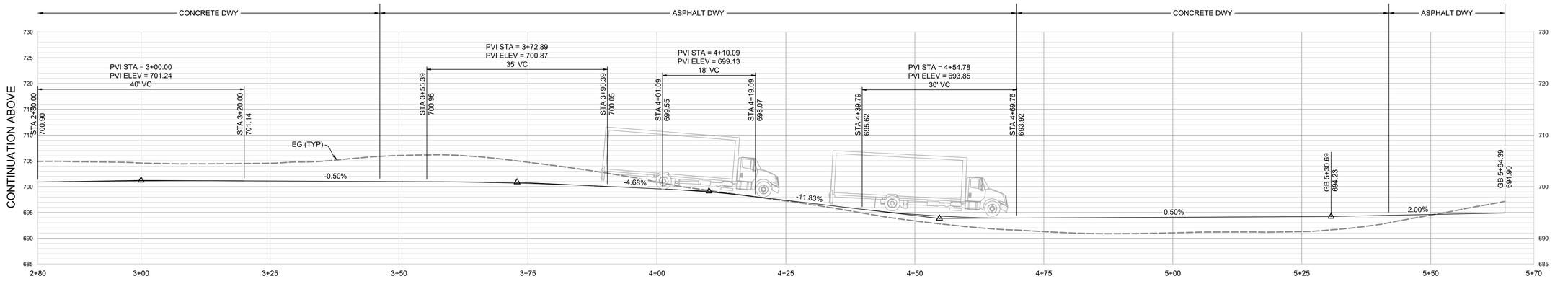
DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	1

C3.5

811 Know what's below. Call before you dig.

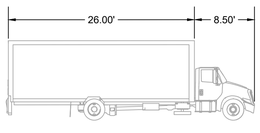


PROFILE (1)
STA: 0+00 - 2+90
H: 1"=20"
V: 1"=20"



PROFILE (2)
STA: 2+80 - 5+70
H: 1"=20"
V: 1"=20"

LEGEND



BOX TRUCK SHOWN FOR REFERENCE ONLY (TYP)



GRAPHIC SCALE: 1 INCH = 10 FEET

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PLAN TYPE
RESIDENTIAL

BARN DRIVEWAY PROFILE

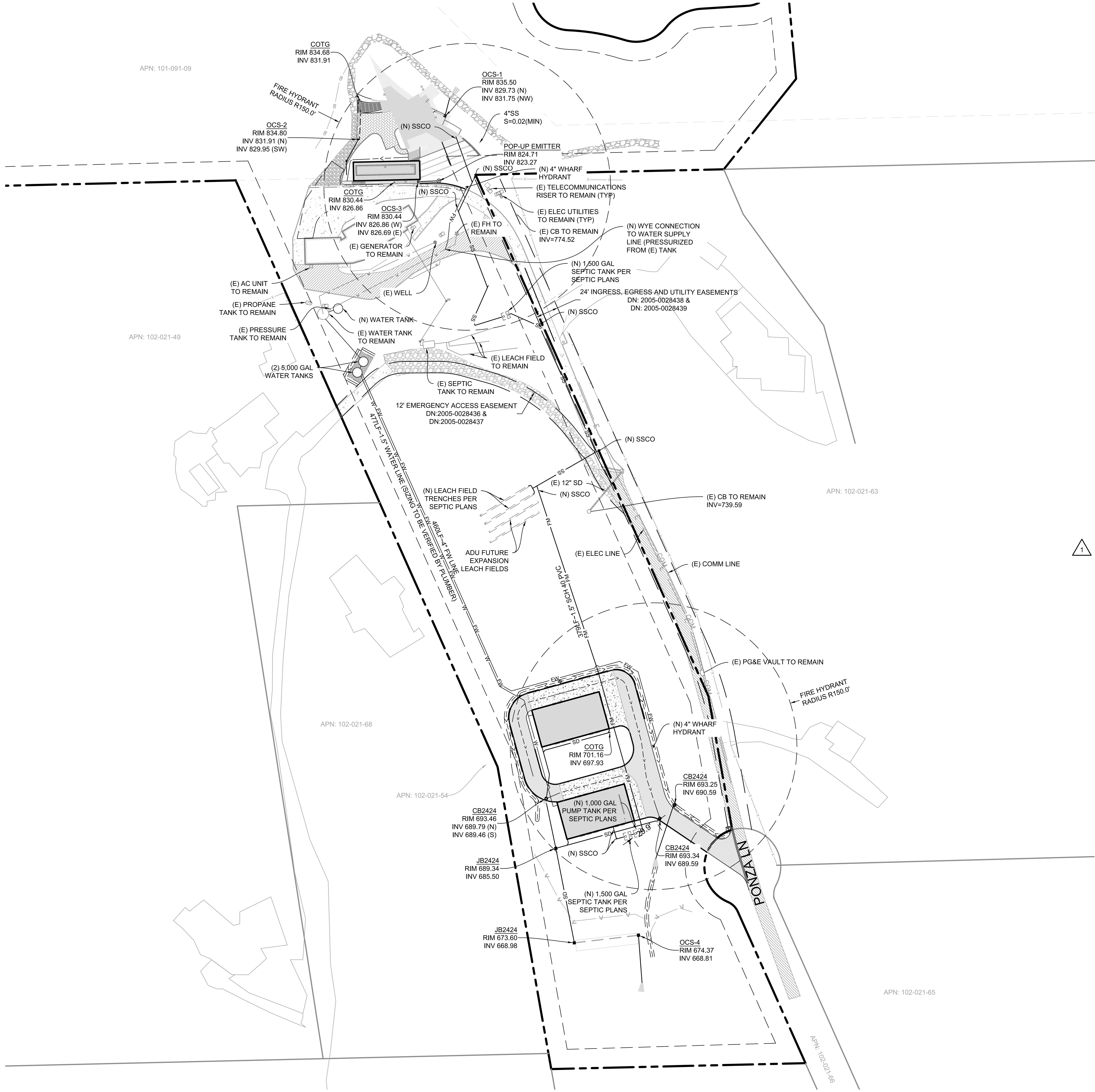
NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	08/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C3.6



UTILITY PLAN NOTES:

1. STORM DRAIN PIPES DESIGNATED AS "SD" SHALL BE SDR-35 P.V.C. OR APPROVED ALTERNATE, HDPE STORM DRAIN PIPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, MEETING AASHTO M252, TYPE S, AASHTO M294, TYPE S, OR ASTM F2306 SPECIFICATIONS, WITH WATER-TIGHT INTEGRATED BELL JOINTS PER ASTM D3212 OR APPROVED ALTERNATE WITH CLASS 1 BACKFILL. NO OTHER PIPE MATERIALS MAY BE USED UNLESS APPROVED BY THE ENGINEER.
2. REFER TO GRADING SHEETS C3.0-C3.2 FOR ADDITIONAL PIPE INFORMATION NOT SHOWN HEREON.
3. ~~REFER TO SEPTIC PLANS BY MYER ENGINEERING, INC. FOR SEWER & SEPTIC INFORMATION.~~
4. THE PROPOSED WATER TANK/HYDRANT SYSTEM IS SHOWN FOR REFERENCE ONLY. INSTALLATION OF THIS SYSTEM REQUIRES A SEPARATE PERMIT AND SEPARATE SUBMITTAL.

1

N

50' 0 25' 50' 100'

GRAPHIC SCALE: 1 INCH = 50 FEET

Know what's below. Call before you dig.

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CIVIL ENGINEERING
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CONSTRUCTION SUPPORT
QSD AND QSP SERIVCES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER DAVID RAMSEY NO. C73735 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

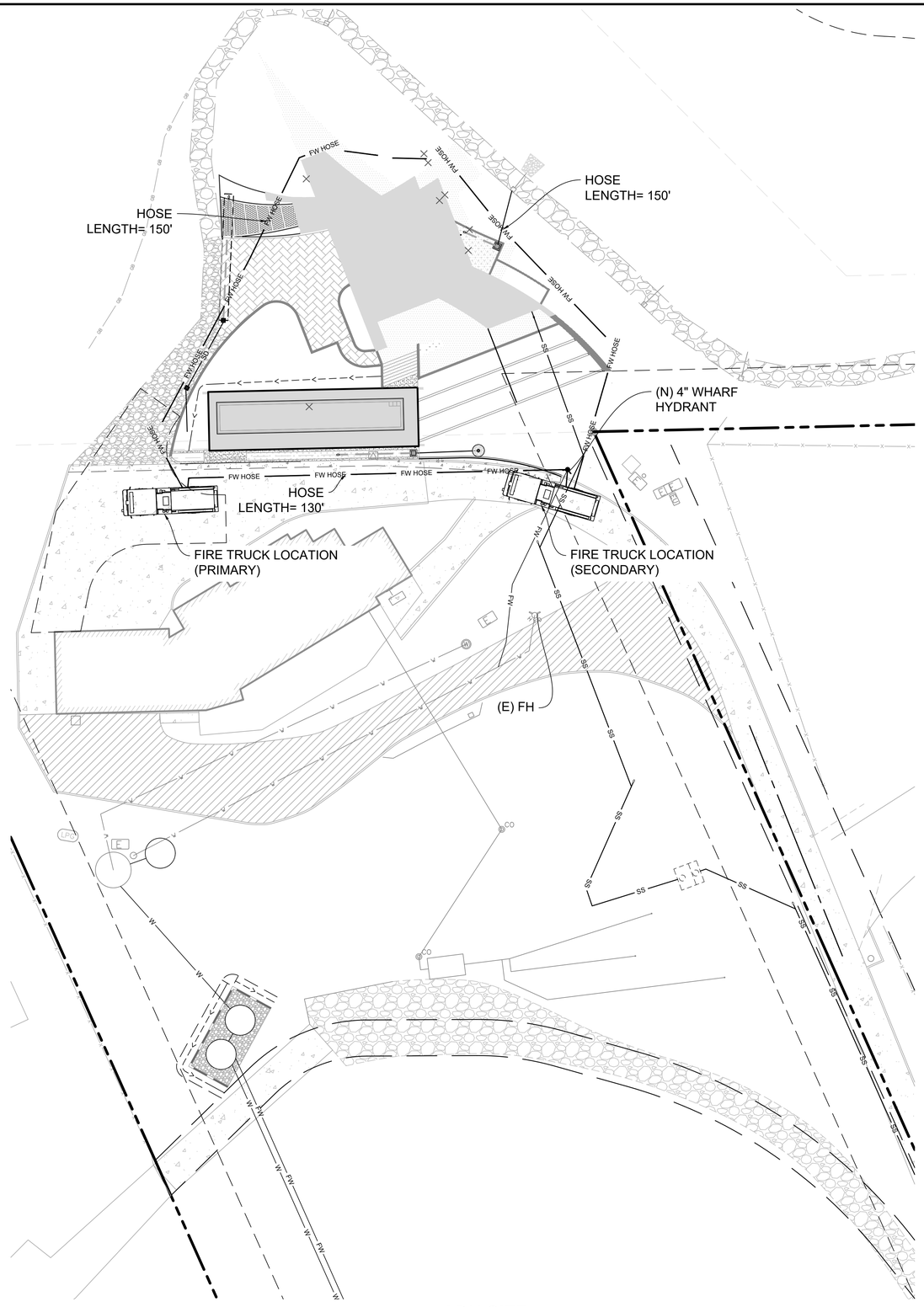
APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

UTILITY PLAN
NADEL RESIDENCE
1315 PONZA LANE, SOQUEL, CA, 95060

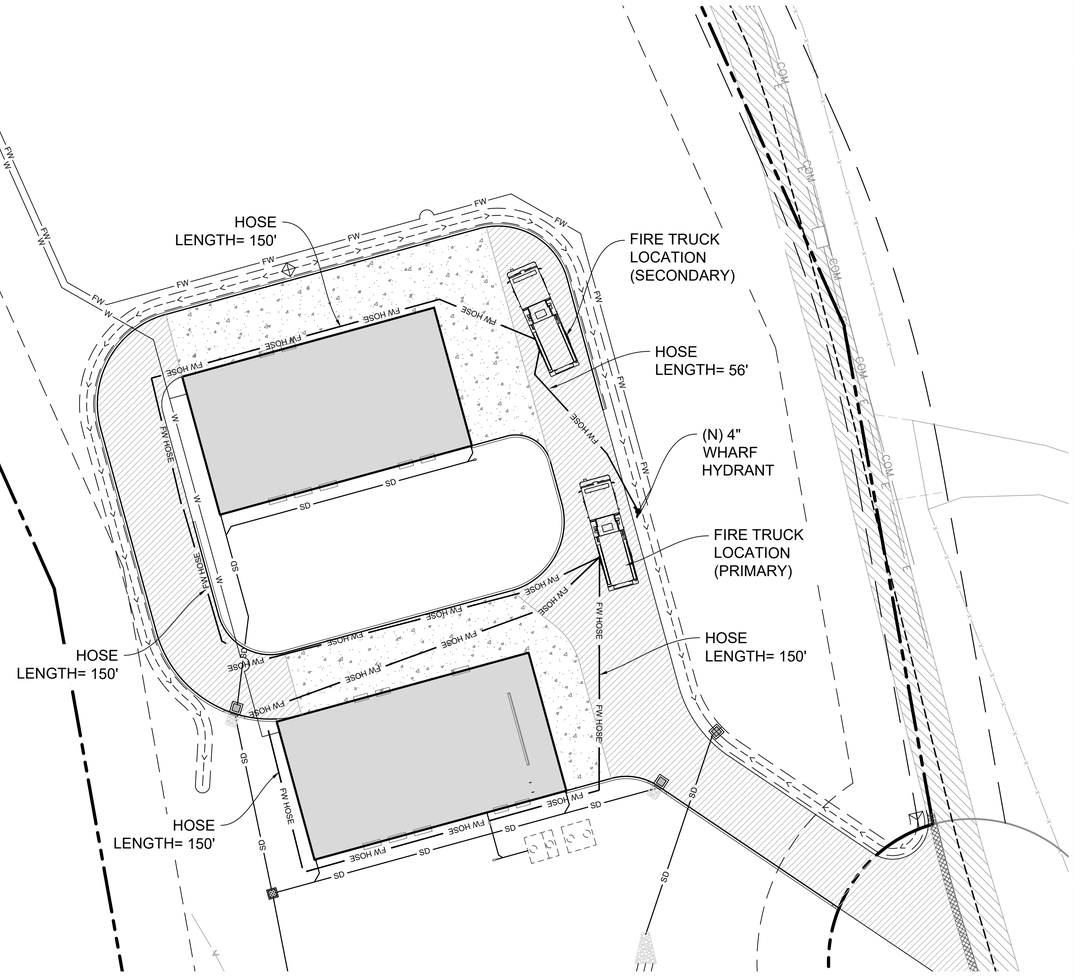
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NUMBER	BY	DESCRIPTION	DATE
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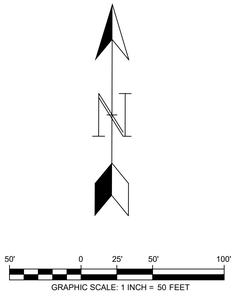
DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C4.0



ADU SITE



BARN SITE



GRAPHIC SCALE: 1 INCH = 50 FEET

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DAVID RAMSEY DATE
RCE# 73735

APN# 102-021-62 &
101-091-09
PLAN TYPE
RESIDENCE

FIRE HOSE DIAGRAM PLAN

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
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REVISION BLOCK

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DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C4.1



EX DMA AREA SUMMARY (AREAS SHOWN IN SF)				
	EX DMA -1	EX DMA-2	EX DMA-3	TOTAL
EXISTING STRUCTURE	3,632	0	0	**3,632**
EXISTING ASPHALT	6,681	0	0	**6,681**
EXISTING CONCRETE	7,687	0	0	**7,687**
EXISTING GRAVEL	4,123	1,185	2,422	**7,730**
EXISTING LANDSCAPE (PERVIOUS)	206,645	90,507	53,522	**350,674**
TOTAL IMPERVIOUS AREA	**20,062**	**593**	**1,211**	**21,865**
TOTAL DMA AREA	**228,768**	**91,692**	**55,944**	376,404

50' 0 25' 50' 100'
GRAPHIC SCALE: 1 INCH = 50 FEET

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NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

APN# 102-021-62 &
101-091-09
PLAN TYPE
RESIDENTIAL

EXISTING WATERSHED MAP

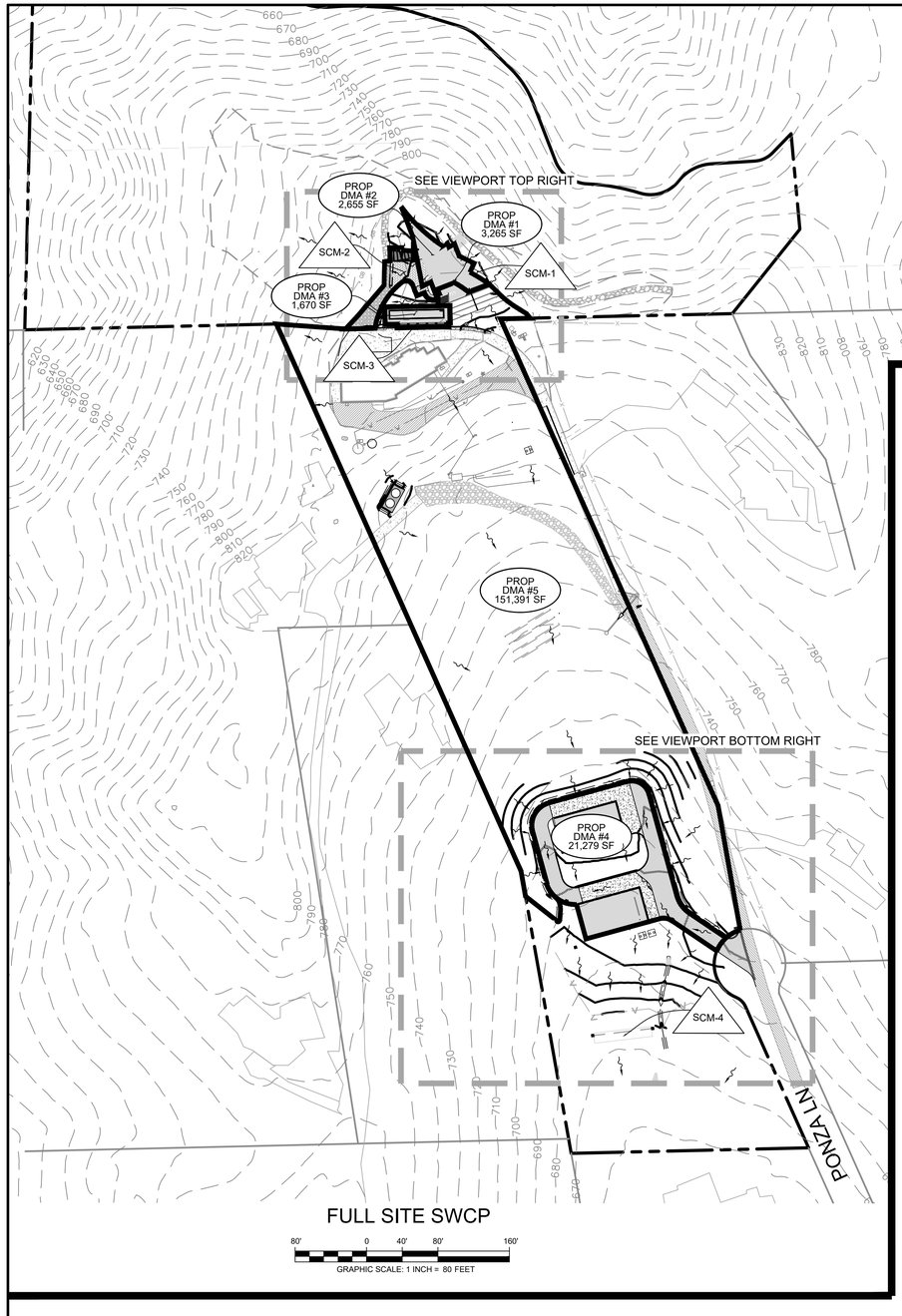
NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	08/06/2026

REVISION BLOCK

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DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C5.0



FULL SITE SWCP

80' 0 40' 80' 160'

GRAPHIC SCALE: 1 INCH = 80 FEET

HATCH LEGEND

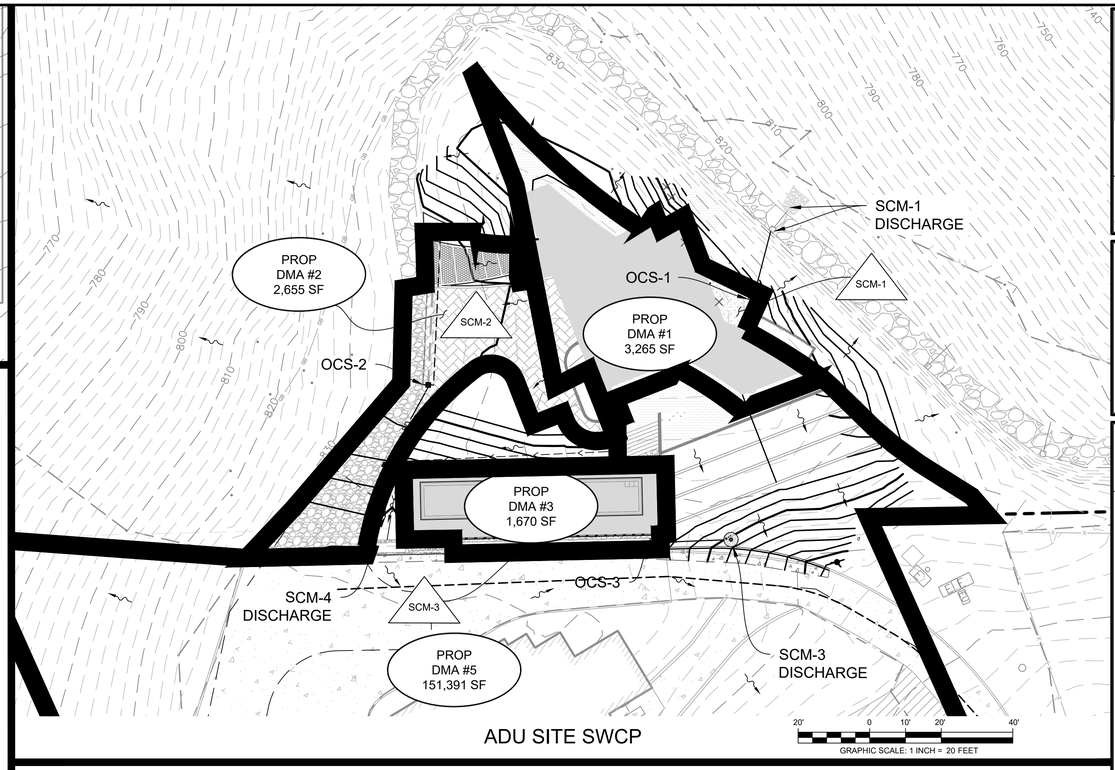
- PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
- PERVIOUS PAVERS (PER DTL 15, C6.1)
- CONCRETE FLATWORK (PER DTL 18, C6.2)
- CONCRETE FLATWORK (PER DTL 18, C6.2)
- ASPHALT 4"AC OVER 10" CLASS II AB@95% R.C.
- PROPOSED DECK (SEE ARCH PLANS)
- LANDSCAPE (PER PLANS)
- EX BLDG (TO REMAIN)
- EX CONC (TO REMAIN)
- EX ASPHALT (TO REMAIN)
- EX GRAVEL (TO REMAIN)

LEGEND

- DMA-# XXXX SF — DMA DESIGNATION
- SCM-# — SCM DESIGNATION
- SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION

N

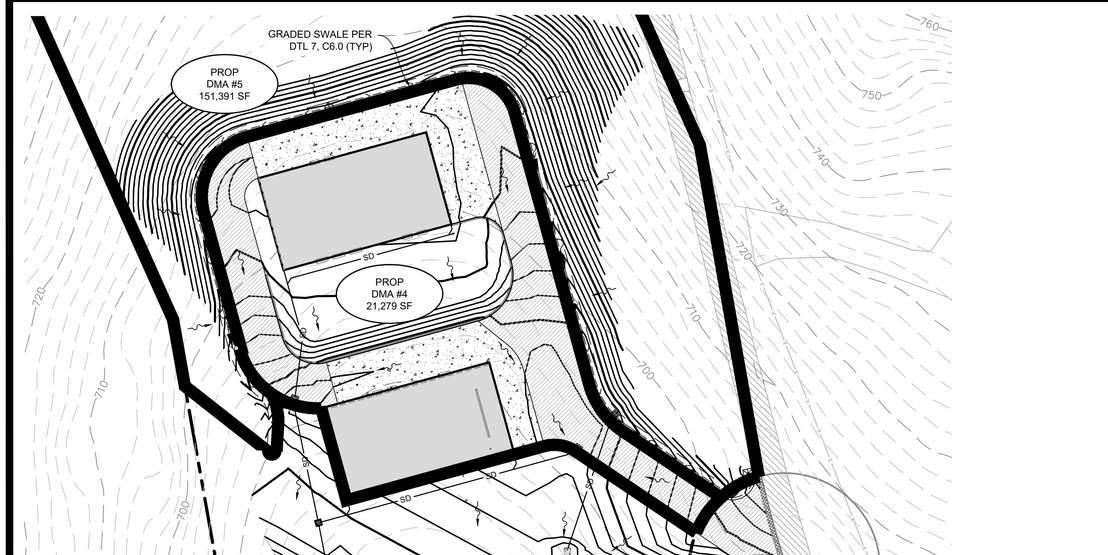
PROP DMA AREA SUMMARY (AREAS SHOWN IN SF)						
	DMA -1	DMA-2	DMA-3	DMA-4	DMA-5	TOTAL
EXISTING STRUCTRE TO REMAIN	0	0	0	0	3,632	**3,632**
PROPOSED STRUCTURE	3,265	0	1,427	5,832	0	**10,524**
EXISTING ASPHALT TO REMAIN	0	0	0	0	6,681	**6,681**
PROPOSED ASPHALT	0	0	0	6,720	0	**6,720**
EXISTING CONCRETE TO REMAIN	0	0	0	0	7,687	**7,687**
PROPOSED CONCRETE	0	0	102	4,306	0	**4,408**
EXISTING GRAVEL/PAVERS TO REMAIN	0	940	0	0	4,123	**5,063**
PROPOSED GRAVEL/PAVERS	0	1,233	0	0	0	**1,233**
PROPOSED LANDSCAPE (PERVIOUS)	0	482	141	4,421	132,900	**137,944**
TOTAL IMPERVIOUS AREA	**3,265**	**617**	**1,529**	**16,858**	**20,062**	**22,269**
TOTAL DMA AREA	**3,265**	**2,655**	**1,670**	**21,279**	**151,391**	**180,260**



ADU SITE SWCP

20' 0 10' 20' 40'

GRAPHIC SCALE: 1 INCH = 20 FEET



BARN SITE SWCP

30' 0 15' 30' 60'

GRAPHIC SCALE: 1 INCH = 30 FEET

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DAVID RAMSEY DATE
RCE# 73735

APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

PROPOSED WATERSHED MAPS

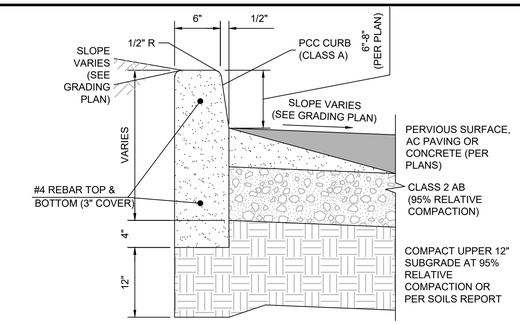
NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026
		REVISION BLOCK	

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C5.1

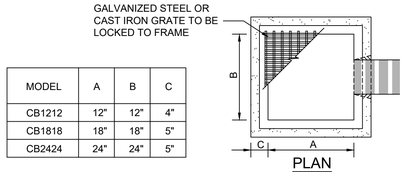
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NOTES:
1. PROVIDE 1/2" CONSTRUCTION EXPANSION JOINTS AT 10' O.C.. INSTALL 3/8" ASPHALT IMPREGNATED FIBER ISOLATION JOINTS AT 10' O.C. AND AT ALL CURB RETURNS AND CHANGE IN DIRECTION.
2. TOP AND FRONT OF CURB AND GUTTER TO BE FINE BRUSH FINISH AFTER TROWELING, BRUSHING TO BE PARALLEL TO LINE OF CURB.
3. SEE SOILS REPORT FOR COMPACTION REQUIREMENTS BENEATH CURB IF DIFFERENT FROM DETAIL.
4. SUBGRADE CONSTRUCTION AND COMPACTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
5. FOR AREAS NEXT TO EXISTING ROADWAY, ROAD SECTION MAY BE SUBSTITUTED WITH EITHER (6" MIN AC DEEPLIFT) OR (FULL AC DEEPLIFT TO EXISTING SUBGRADE) WHICHEVER IS GREATER.
6. USE PORTLAND CEMENT CLASS B FOR ON-SITE.

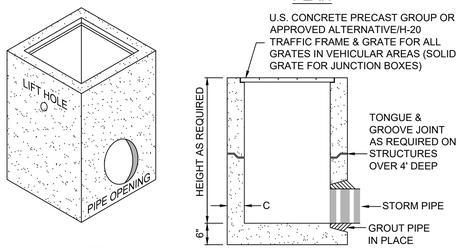
VERTICAL CURB
NTS

4



MODEL	A	B	C
CB1212	12"	12"	4"
CB1818	18"	18"	5"
CB2424	24"	24"	5"

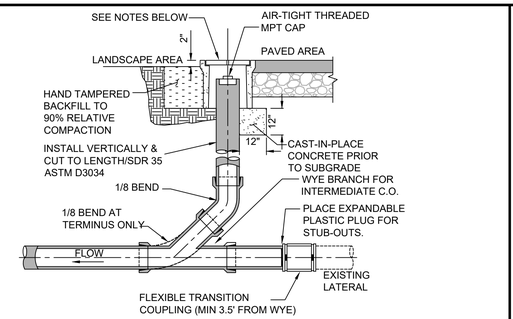
PLAN



NOTES:
1. ALL GRATES WITHIN DRIVE AISLES AND WALKWAYS SHALL BE HEEL PROOF ACCESSIBLE AND RATED FOR H-2O HEAVY TRAFFIC LOADING.

CATCH BASIN
NTS

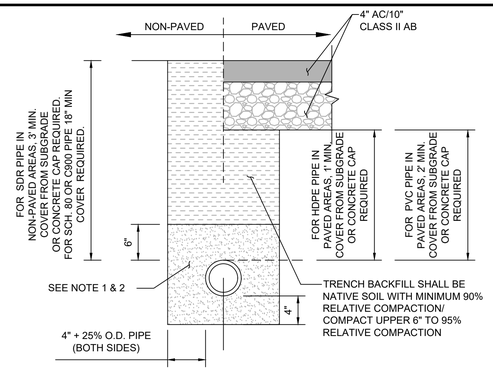
3



NOTES:
1. RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
2. BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE SOLID COVERS WITHOUT HOLES.
3. APPROVED RECTANGULAR BOXES:
   a. CHRISTY B3 BOX WITH B3C OR B3D LID.
   b. BROOKS NO.3 BOX WITH NO. 3 LID.
4. CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
5. ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS OR "SD" OR THE WORD "STORM" FOR STORM DRAIN CLEANOUTS.
6. CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
7. TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.
8. INSTALL #8 COPPER TRACER WIDE FROM MAIN TO CLEANOUT. EXTEND WIRE UP RISER AND COIL TWO FEET INSIDE BOX.

CLEANOUT TO GRADE
NTS

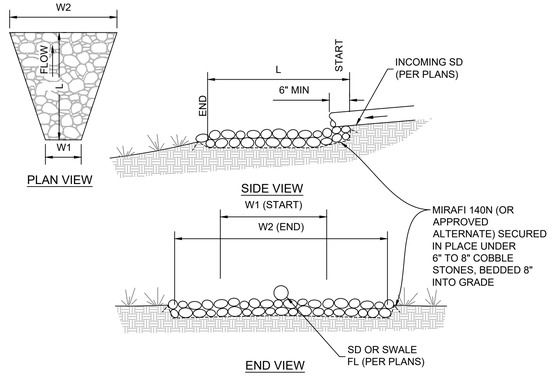
2



NOTES:
1. TRENCH BEDDING AND SHADING MATERIAL SHALL BE 3/8" DIAMETER OR GREATER CRUSHED ROCK OR WELL GRADED SAND & GRAVEL MATERIALS CONFORMING TO THE PIPE MANUFACTURER'S REQUIREMENTS. IF A SOILS REPORT DIFFERS FROM ABOVE, THE SOILS REPORT SHALL GOVERN.
2. USE 90% RELATIVE COMPACTION IF NO SOILS REPORT EXISTS. IF SOILS REPORT EXISTS, COMPACTION REQUIREMENTS IN THE REPORT SHALL GOVERN OVER THIS DETAIL.

TRENCH DETAIL
NTS

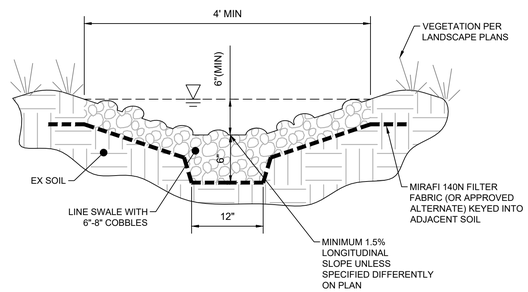
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DISSIPATER SUMMARY			
DISSIPATER	LENGTH (L)	W1	W2
#1 & #2	8.7'	2.0'	6.0'

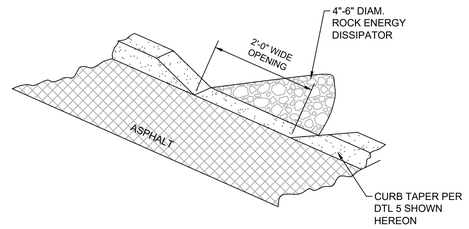
COBBLE ENERGY DISSIPATER
NTS

8



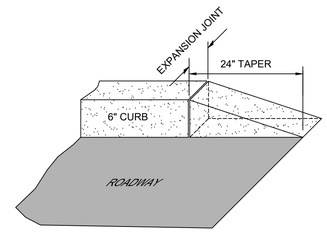
GRADED SWALE (BARN)
NTS

7



CURB OPENING
NTS

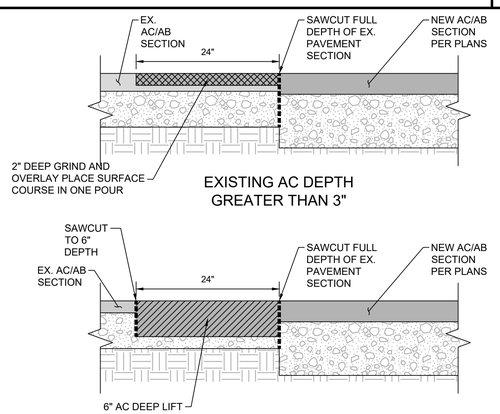
6



NOTES:
1. PROVIDE 1/2" CONSTRUCTION EXPANSION JOINTS AS SHOWN.
2. TOP AND FRONT OF CURB AND GUTTER TO BE FINE BRUSH FINISH AFTER TROWELLING, BRUSHING TO BE PARALLEL TO LINE OF CURB.
3. SEE SOILS REPORT FOR COMPACTION REQUIREMENTS BENEATH CURB.
4. SUBGRADE CONSTRUCTION AND COMPACTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.

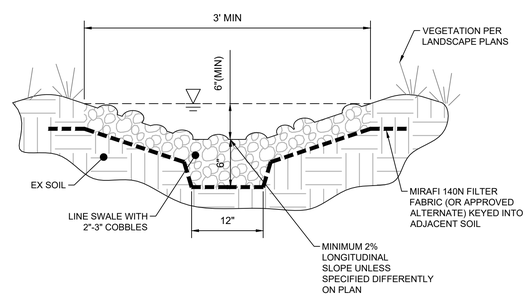
CURB TAPER
NTS

5



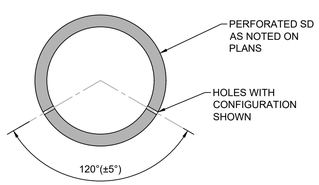
NEW TO EXISTING AC INTERFACE
NTS

12



GRADED SWALE (ADU)
NTS

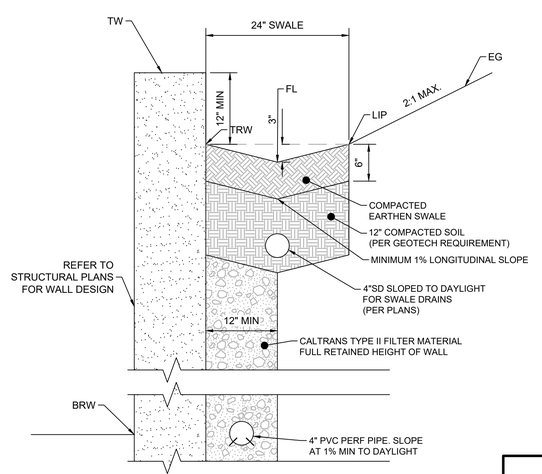
11



NOTE:
1. ALL PERFORATED PIPES SHALL HAVE HOLES/PERFORATIONS PER ASTM D2729
2. FOR 4"-6" PERFORATED PIPES, HOLES SHALL BE $\frac{1}{2}$"Ø SPACED AT 5" ± $\frac{1}{4}$" O.C.
3. FOR 8"-15" PERFORATED PIPES, HOLES SHALL BE $\frac{1}{2}$"Ø SPACED AT 6" ± $\frac{1}{4}$" O.C.

PERFORATED PVC PIPE
NTS

10



SWALE AT BACK OF WALL
NTS

9

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NOT FOR CONSTRUCTION

DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

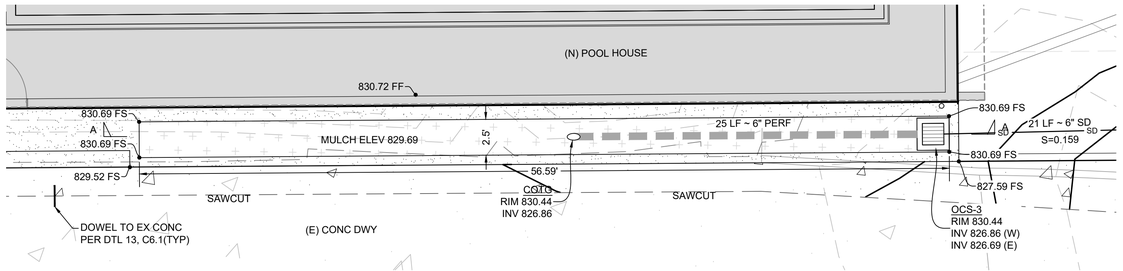
DETAILS

NADEL RESIDENCE
1315 PONZA LANE, SOQUEL, CA, 95060

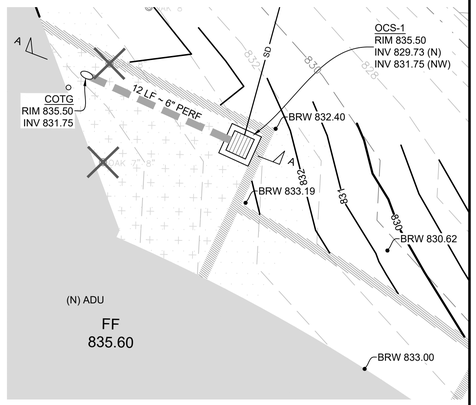
NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

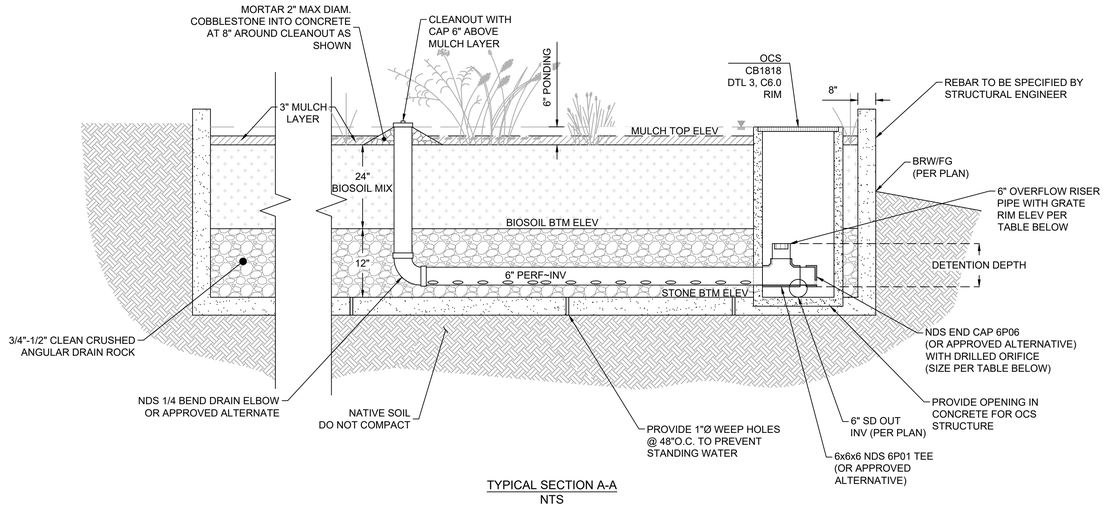
DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C6.0



SCM-3 PLAN
1"=5'



SCM-1 PLAN
1"=5'



TYPICAL SECTION A-A
NTS

FLOW THROUGH PLANTER SUMMARY		
	SCM-1	SCM-3
OCS RIM ELEV=	833.75	830.44
MULCH TOP ELEV=	833.25	829.94
BIOSOIL BTM ELEV=	831.00	827.69
6" PERF INV ELEV=	830.17	826.86
STONE BTM ELEV=	830.00	826.69
	OCS-1	OCS-3
ORIFICE DIAMETER SIZE=	7/8"	3/4"
DETENTION DEPTH=	1.69	1.27
OVERFLOW RISER ELEV=	831.86	828.13
OUTLET INVERT=	830.00	826.69

BIORETENTION NOTES

1. SURFACE OF THE PLANTING BED SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISTRIBUTE WATER THROUGHOUT SURFACE AREA.

GENERAL
1. TO AVOID CLOGGING, FILTER FABRIC SHALL NOT BE USED IN OR AROUND THE THE UNDER DRAIN OR BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK. A CHOKER COURSE OF 4 INCH THICK ASTM NO. 9 LAYER SHALL BE USED BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK.
2. MULCH MUST BE AGED, STABILIZED, NON-FLOATING MULCH.

SOIL REQUIREMENTS
1. BIORETENTION SOIL SHALL BE A WELL-BLENDED MIXTURE OF MINERAL AGGREGATE AND COMPOST, MEASURED ON A VOLUME BASIS. BIORETENTION SOIL SHALL CONSIST OF TWO PARTS COMPOST (APPROXIMATELY 35 TO 40 PERCENT) BY VOLUME AND THREE PARTS MINERAL AGGREGATE (APPROXIMATELY 60 TO 65 PERCENT), BY VOLUME. THE MIXTURE SHALL BE WELL BLENDED TO PRODUCE A HOMOGENEOUS MIX. PLANTING SOILS SHALL MEET THE BIOTREATMENT SOIL MIX SPECIFICATIONS APPROPRIATE FOR THE JURISDICTION. A MINIMUM INFILTRATION RATE OF 5 IN/HR AND A MAXIMUM INFILTRATION RATE OF 10 IN/HR ARE REQUIRED.

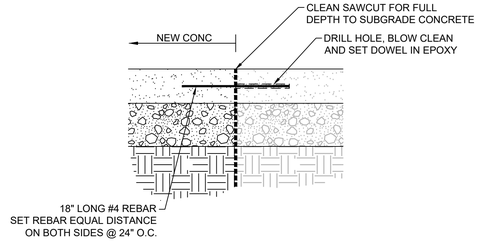
VEGETATION
1. PLANT SPECIES SELECTED SHALL BE SUITABLE FOR BIORETENTION AREA LOCATION, BIOTREATMENT SOILS AND OCCASIONAL INUNDATION.
2. VEGETATION SHOULD NOT BLOCK INFLOW, CREATE SAFETY ISSUES OR OBSTRUCT FACILITIES.
3. PLANTING SELECTIONS ARE SUBJECT TO THE LANDSCAPING REQUIREMENTS OF THE LOCAL JURISDICTION AND SHALL BE SELECTED BY A LICENSED LANDSCAPE ARCHITECT OR ARCHITECT.

CONSTRUCTION REQUIREMENTS
1. BIORETENTION AREAS ARE NOT INTENDED TO WORK AS CONSTRUCTION PHASE BMP'S. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF; DIVERT RUNOFF FROM UNSTABILIZED AREAS AWAY FROM COMPLETED BIORETENTION AREAS.

MAINTENANCE
1. CONDUCT BIANNUAL EVALUATION OF THE HEALTH OF THE VEGETATION AND REMOVE AND REPLACE DEAD OR DYING PLANTS.
2. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM.
3. AVOID THE USE OF PESTICIDES AND QUICK RELEASE SYNTHETIC FERTILIZERS.
4. BEFORE THE WET SEASON BEGINS, VERIFY THAT THERE IS SUFFICIENT BIOTREATMENT SOIL MEDIA TO EFFECTIVELY FILTER STORMWATER. REMOVE ACCUMULATIONS OF SEDIMENT, LITTER AND DEBRIS AS NECESSARY.
5. PERIODICALLY CHECK DOWNSPOUTS, INLETS AND OVERFLOW PIPING. REMOVE DEBRIS AND REPAIR/REPLACE DAMAGED OR DISCONNECTED PIPES.

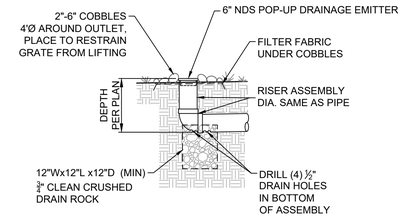
SCM-1 & SCM-3 DETAILS
NTS

16



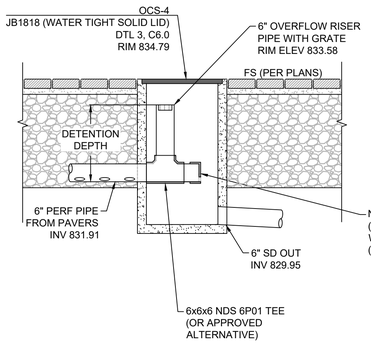
DOWEL DETAIL
NTS

13

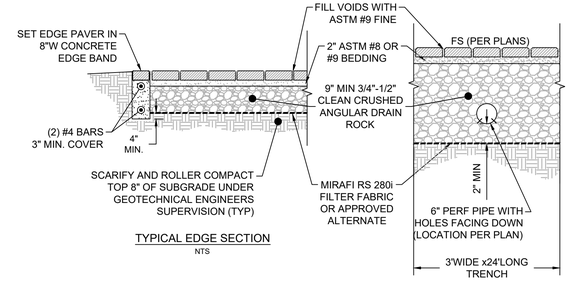


POP-UP EMITTER OUTLET
NTS

14



OCS-4 DETAIL
NTS



TYPICAL EDGE SECTION
NTS

DEEPENED SECTION
NTS

NOTES:

1. CONCRETE PAVERS SHALL BE CALSTONE 6"x9" QUARRY STONE PAVERS WITH THE FOLLOWING SPECIFICATIONS:
   -3 1/8" THICKNESS IN VEHICULAR APPLICATION
   -4.1% OPEN AREA (GAP SPACING)
   -JOINT MATERIAL CONFORMING TO ASTM D448
   -190 INCH PER HOUR INITIAL INFILTRATION RATE
   -COLOR AND SPECIFICATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION
2. ALTERNATE PAVER SYSTEMS MAY BE USED BUT ARE SUBJECT TO REVIEW & APPROVAL BY THE PROJECT CIVIL ENGINEER, SOILS ENGINEER & APPROPRIATE STORMWATER REVIEW AGENCY. ALTERNATE SYSTEM MUST MEET THE ABOVE PERFORMANCE SPECIFICATIONS.
3. COMPACT AREA BENEATH CURBS AT 95% RELATIVE COMPACTION UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.

PERVIOUS PAVERS DETAIL
NTS

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CIVIL ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING
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www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER DAVID M. RAMSEY CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

APN# 102-021-62 &
101-091-09
PLAN TYPE
RESIDENTIAL

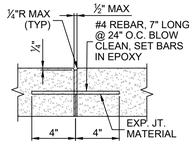
DETAILS

NADEL RESIDENCE

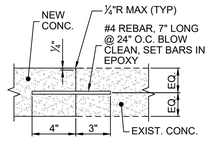
1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026
		REVISION BLOCK	

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C6.1

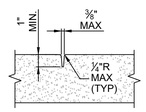


EXPANSION JOINT (A)



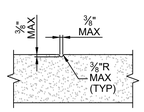
CONTACT JOINT (B)

(COLD JOINT)



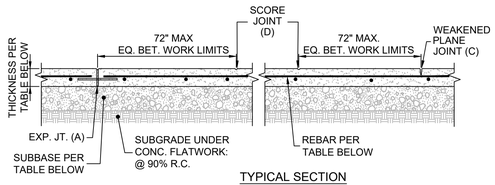
CONTRACTION JOINT (C)

(DEEP JOINT)

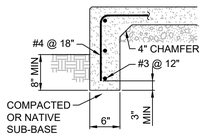


SCORE JOINT (D)

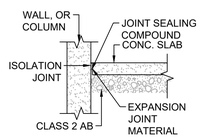
(DUMMY JOINT)



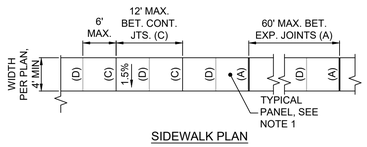
TYPICAL SECTION



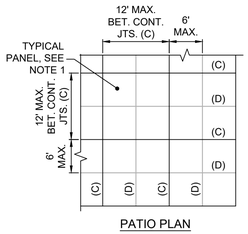
TURN-DOWN EDGE



ISOLATION JOINT



SIDEWALK PLAN



PATIO PLAN

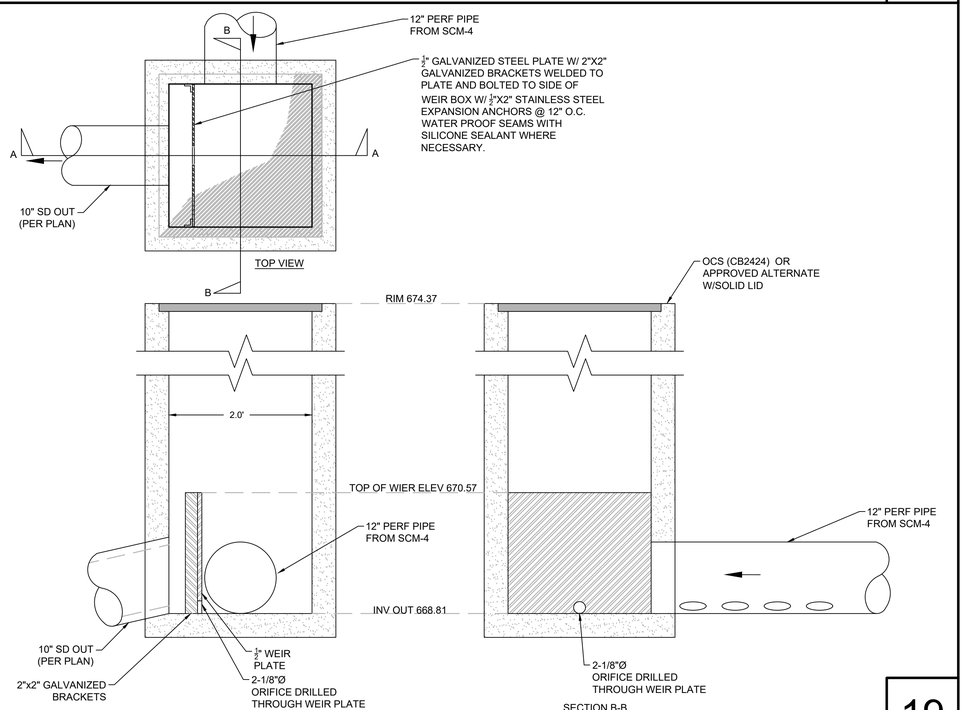
CONCRETE SLABS		
	PEDESTRIAN APPLICATION	VEHICULAR APPLICATION
CONCRETE THICKNESS	4" PCC	6" PCC
SUBBASE	4" CLASS II AB @ 95% R.C.	6" CLASS II AB @ 95% R.C.
REBAR REQUIREMENT	#4 @ 24" O.C.E.W	#4 @ 24" O.C.E.W.

NOTES:
1. USE CLASS A PORTLAND CEMENT
2. ALL PANELS SHOULD BE SQUARE OR RECTANGULAR WITH A MAX. RECOMMENDED ASPECT RATIO OF 1.5:1 AND A MAX. RECOMMENDED AREA OF 50 SQUARE FEET.
3. SUBGRADE PREPARATION AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT.

CONCRETE FLATWORK DETAIL

NTS

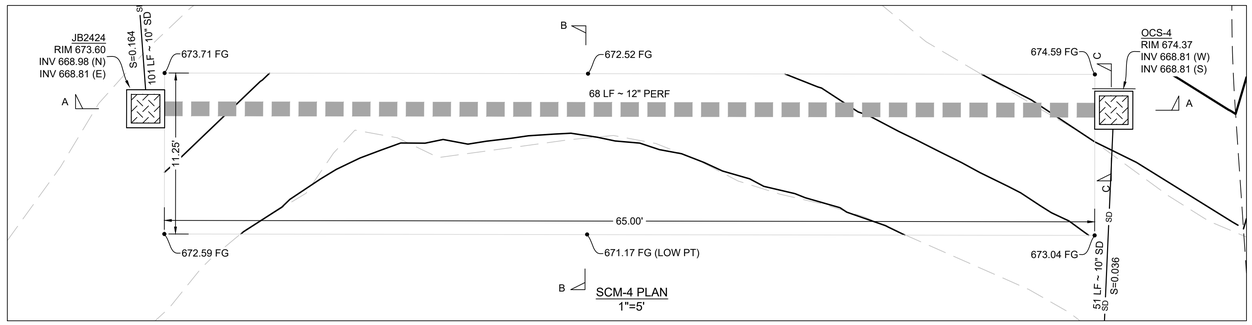
18



OCS-4 DETAIL

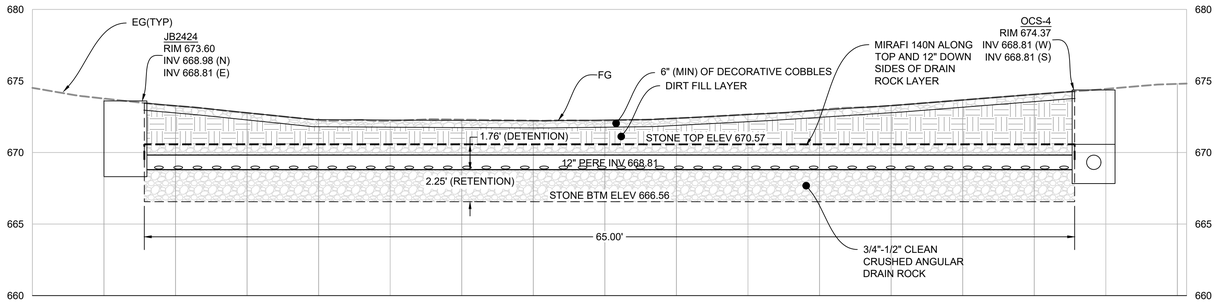
NTS

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SCM-4 PLAN

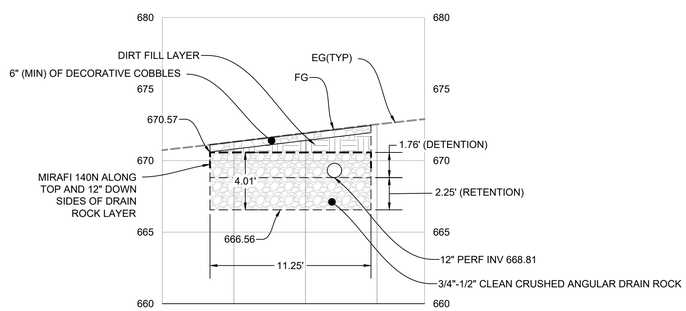
1"=5'



SCM-4: SECTION A-A

1"=10' (H)

1"=10' (V)



SCM-4: SECTION B-B

1"=10' (H)

1"=10' (V)

SCM-4 DETAIL

NTS

17

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DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09

PLAN TYPE
RESIDENTIAL

DETAILS

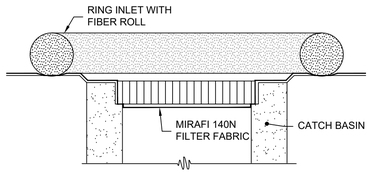
NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	08/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C6.2

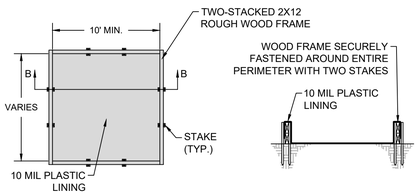


INSPECTION AND MAINTENANCE:

1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION

NTS



OPTION #1
ABOVE GRADE
(WOOD PLANKS)

SECTION B - B

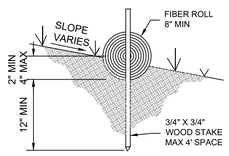
NOTE:
ACTUAL LAYOUT DETERMINED IN THE FIELD. ALTERNATIVE WASHOUTS AVAILABLE, CONFIRM WITH ENGINEER PRIOR TO INSTALLATION

INSPECTION AND MAINTENANCE

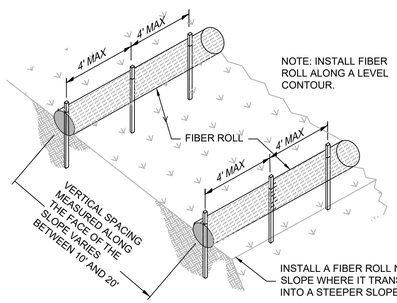
1. THE CONTRACTORS WATER POLLUTION CONTROL (WPCM) MANAGER SHALL MONITOR ON SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
2. THE WPCM SHALL MONITOR CONCRETE WORKING TASKS, SUCH AS SAW CUTTING, CORING, GRINDING AND GROOVING DAILY TO ENSURE PROPER METHODS ARE EMPLOYED AS DIRECTED BY THE ENGINEER.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
4. EXISTING FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED FOR DAMAGE (I.E. TEARS IN POLYETHYLENE LINER, MISSING SANDBAGS, ETC.). DAMAGED FACILITIES SHALL BE REPAIRED.

CONCRETE WASHOUT

NTS



ENTRENCHMENT DETAIL



NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.

TYPICAL INSTALLATION

FIBER ROLLS CONSTRUCTION SPECIFICATIONS

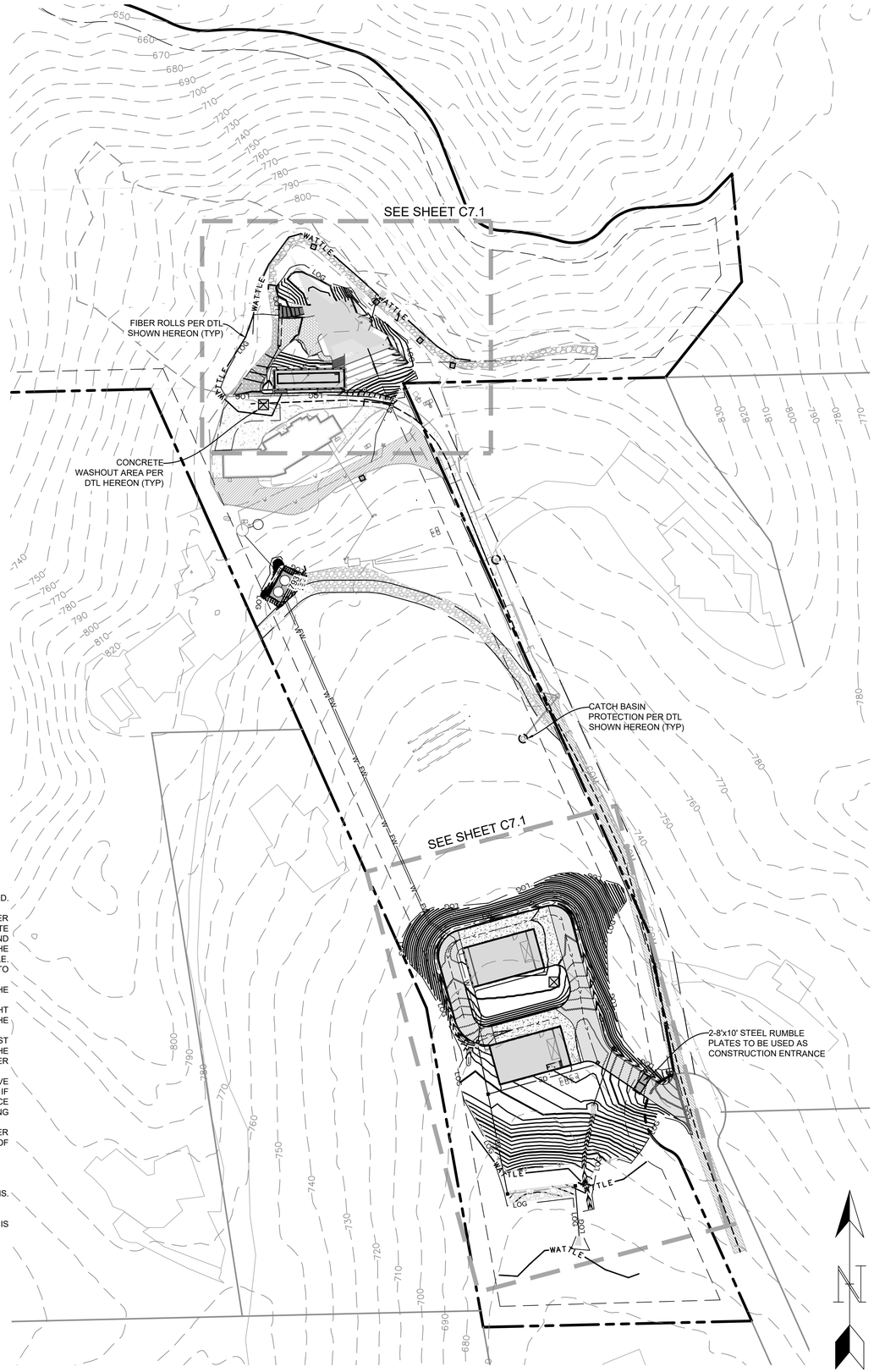
1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

FIBER ROLLS

NTS



EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE CONTRACTORS O&M STANDARDS.

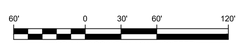
STORMWATER O&M PLAN

1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT (SCC FIG. SWM-25A) FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP
3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS, REFER TO THE PROJECT EROSION CONTROL PLAN (THIS SHEET) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
   - 5.1. ROOF DOWNSPOUTS:
     - 5.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
   - 5.2. GRADED SWALES & PERVIOUS DRIVEWAY/PEDESTRIAN SLAB AREAS:
     - 5.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER FALL LEAF DROP.
     - 5.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
       - 5.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO EROSION HAS OCCURRED. ADD ROCK DISSIPATION PADS OR CHECK DAMS AS NECESSARY TO REDUCE FLOWS AND ELIMINATE EROSION.
       - 5.2.2.2. IF VISIBLE SEDIMENT EXIST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
       - 5.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM) CONFIRM LEAF, DEBRIS OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW, REMOVE AS NECESSARY.
       - 5.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

SOURCE CONTROL MEASURES

BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING ACTIVITIES:

- INDOOR & STRUCTURAL PEST CONTROL - ALL PEST CONTROL MEASURES SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM DRAIN SYSTEM.
- LANDSCAPE/OUTDOOR PESTICIDE USE - PESTICIDES SHALL BE USED ONLY IF NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT TREATMENT WITH HANDHELD SPRAYER SHALL BE USED IN LOW QUANTITIES.
- OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS - ALL MATERIALS, CONSTRUCTION OR OTHER, SHALL BE STORED INDOORS OR WITHIN A COVERED (PROTECTED) AREA.
- UNAUTHORIZED NON-STORMWATER DISCHARGES - ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL BE MITIGATED PER COUNTY GUIDANCE.
- BUILDING & GROUND MAINTENANCE - ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE.



811 Know what's below. Call before you dig.

RAMSEY
CIVIL ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER DAVID T. RAMSEY CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

EROSION CONTROL SITE PLAN AND DETAILS

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

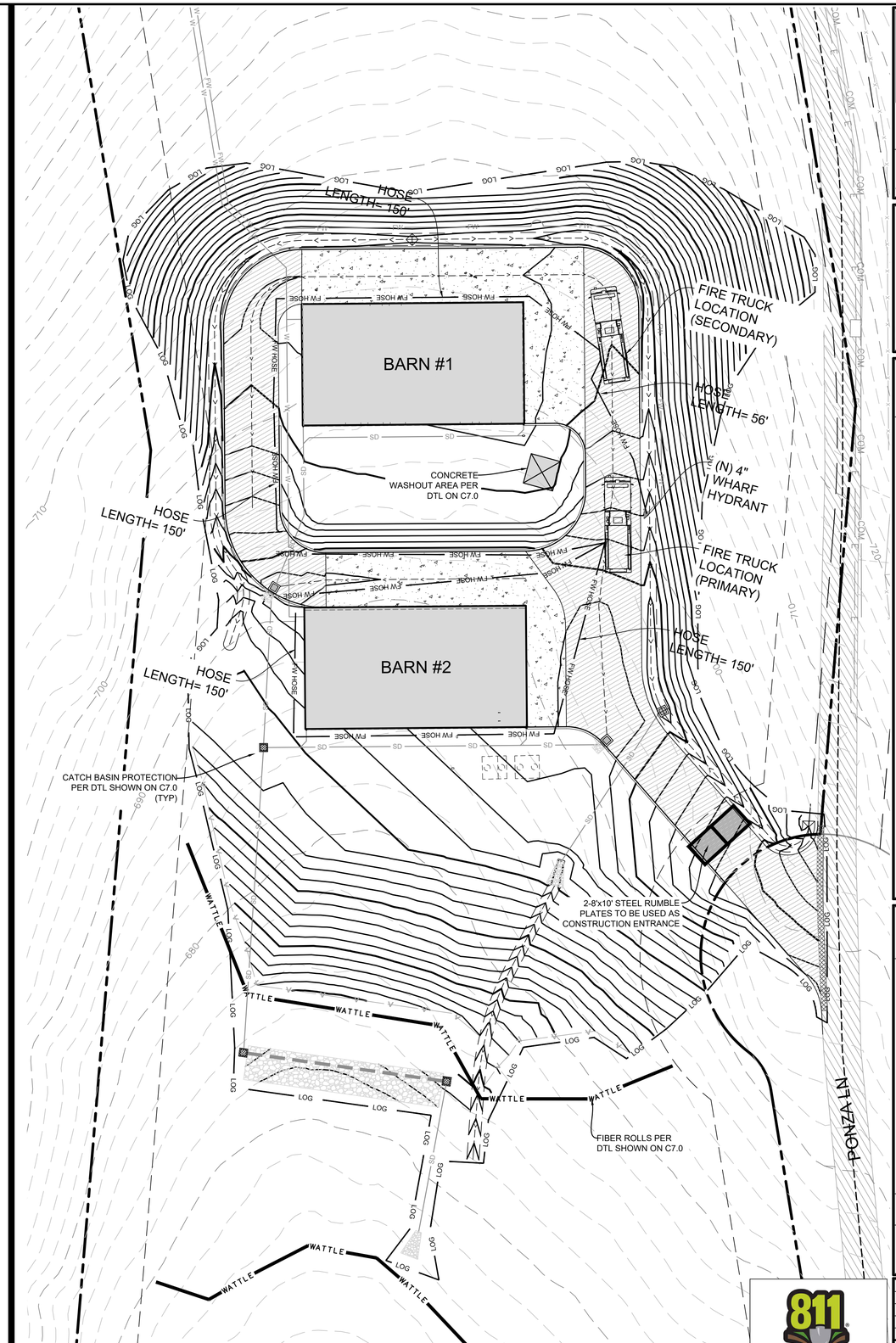
NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C7.0



ADU/POOL HOUSE



BARNS

RAMSEY
CIVIL ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
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2905 KRISTIE COURT
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REGISTERED PROFESSIONAL ENGINEER DAVID M. RAMSEY CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DAVID RAMSEY RCE# 73735 DATE

APN# 102-021-62 & 101-091-09
PLAN TYPE
RESIDENTIAL

EROSION CONTROL PLAN

NADEL RESIDENCE

1315 PONZA LANE, SOQUEL, CA, 95060

NUMBER	BY	DESCRIPTION	DATE
1	GS	ISSUED FOR PLANNING CHECK RESPONSE #1	06/05/2026

REVISION BLOCK

DRAWN BY:	GS/MG
DESIGNED BY:	DMR
DATE:	02/07/2025
SCALE:	AS NOTED
PROJECT NO:	24-064
SHEET:	C7.1

811 Know what's below. Call before you dig.

ABBREVIATIONS

Ø	DIAMETER	MAX	MAXIMUM
		MEP	MECHANICAL/ELECTRICAL/PLUMBING
AB	AGGREGATE BASE	MH	MANHOLE
ABDN	ABANDONED	MIN	MINIMUM
AC	ACRE, ASPHALT CONCRETE	MIPT	MALE IRON PIPE THREAD
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
ACM	ASBESTOS CONTAINING MATERIAL	MPVC	MIDPOINT OF VERTICAL CURVE
AD	AREA DRAIN	MON	MONUMENT
AGG	AGGREGATE		
ALGN	ALIGNMENT	N	NORTHING COORDINATE
ARV	AIR RELEASE VALVE	(N)	NEW
ASB	AGGREGATE SUBBASE	NC	NORMALLY CLOSED
ASPH	ASPHALT	NIC	NOT IN CONTRACT
		NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BEG	BEGIN		
BFP	BACK FLOW PREVENTER		
BLDC	BUILDING CORNER	OHE	OVERHEAD ELECTRIC
BLDG	BUILDING	O.R.	OFFICIAL RECORDS
BMP	BEST MANAGEMENT PRACTICES		
BOD	BOTTOM OF DOCK	(P)	PROPOSED
BOL	BOLLARD	P	PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	FINISHED GRADE AT BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVATURE
			PORTLAND CEMENT CONCRETE
C	CONCRETE OR CIVIL	PE	PLAIN END
CB	CATCH BASIN	PED	PEDESTRIAN
C&G	CURB AND GUTTER	PERF	PERFORATED
CG&S/W	CURB, GUTTER & SIDEWALK	PH	POTHOLE
CI	CAST IRON OR CURB INLET	PID	POINT ID
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CLR	CLEAR	PM	PARKING METER
CLSM	CONTROLLED LOW-STRENGTH MATERIAL	PMH	POWER MANHOLE
CMN	COMMUNICATION	PO	PUSH-ON
CMP	CORRUGATED METAL PIPE	POC	POINT ON CURVE
CO	CLEAN OUT	POI	POINT OF INTERSECTION
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCTION OR CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONF	CONFORM TO EXISTING	PRV	PRESSURE REDUCING VALVE
CSC	CITY OF SANTA CLARA	PRUE	PRIVATE UTILITY EASEMENT
CU	CUBIC	PT	POINT OF TANGENCY
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
		PVC	POLYVINYL CHLORIDE PIPE
D=	DELTA (CURVE)		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	R	RIGHT
DEMO	DEMOLISH	R=	RADIUS (CURVE)
DEPT	DEPARTMENT	RC	RELATIVE COMPACTION
DET	DETAIL	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET, DUCTILE IRON	RJ	RESTRAINED JOINT
DIA	DIAMETER	RP	RADIUS POINT
DIP	DUCTILE IRON PIPE	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DOM	DOMESTIC	RPPA R	EDUCED PRESSURE PRINCIPLE ASSEMBLY
DW	DOMESTIC WATER	RSC	RECEIVING AND SUPPORT CENTER
DWG	DRAWING	RW	RECYCLED WATER
		R/W, ROW	RIGHT OF WAY
E	EASTING COORDINATE, ELECTRIC		
EC	END CURVE	S	SOUTH, SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL, ELEV	ELEVATION	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SDI	STORM DRAIN INLET
EVA	EMERGENCY VEHICLE ACCESS	SDMH	STORM DRAIN MANHOLE
EX,EXIST, (E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
		S.E.D.	SEE ELECTRICAL DRAWINGS
(F)	FUTURE	SF	SILT FENCE
FA	FIRE ALARM	SG	SUBGRADE
F/C,FC	FACE OF CURB	SHLDR	SHOULDER
FD	FOUND	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SL	STREETLIGHT
FF,FFE	FINISHED FLOOR ELEVATION	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISH GRADE	SMH	SIGNAL MANHOLE
FH	FIRE HYDRANT	S.M.D	SEE MECHANICAL DRAWINGS
FIPT	FEMALE IRON PIPE THREAD	S.P.D	SEE PLUMBING DRAWINGS
FL	FLOW LINE, FLANGE	SS	SANITARY SEWER
FLG	FLANGE	S.S.D.	SEE STRUCTURAL DRAWINGS
FM	FLOWMETER/FORCE MAIN	SSD	SUBSURFACE DRIP
FOUND	FOUNDATION	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE	SSFM	SANITARY SEWER FORCE MAIN
FT	FOOT, FEET	SSMH	SANITARY SEWER MANHOLE
FW	FIRE WATER	SSPS	SANITARY SEWER PUMP STATION
		STA	STATION
G	GAS, GROUND ELEVATION	STD	STANDARD
GB	GRADE BREAK	STL	STEEL
GI	GALVANIZED IRON	S/W	SIDEWALK
GRD, G	GROUND	SVP	SILICON VALLEY POWER
GV	GATE VALVE		
		T	TELEPHONE
HMA	HOT MIX ASPHALT	TC	TOP OF CURB
HORIZ	HORIZONTAL	TD	TRENCH DRAIN
HT	HEIGHT	TEL	TELEPHONE
HP	HIGH POINT	TEMP	TEMPORARY
		TFC	TOP FACE OF CURB
INV	INVERT	THK	THICK
INST	INSTALL	TOD	TOP OF DOCK
IRR	IRRIGATION	TOE	TOE OF SLOPE
		TW,TOW	TOP OF WALL
JP	JOINT POLE	TS	TOP OF SLAB
JT	JOINT TRENCH	TYP	TYPICAL
L	LEFT	UON	UNLESS OTHERWISE NOTED
L=	LENGTH (CURVE)	U/G	UNDERGROUND
LF	LINEAR FEET		
LAT	LATERAL	VC	VERTICAL CURVE
LIP	LIP OF GUTTER		
LP	LIGHT POLE, LOW POINT	W	WEST, WATER
LPFH	FIRE HYDRANT	WM	WATER METER
LS	LANDSCAPE	WV	WATER VALVE
LSA	LANDSCAPE ARCHITECT	WWF	WELDED WIRE FABRIC
		W/	WITH
MA	MEDICAL AIR	YDS	YARDS

CIVIL SYMBOLS LEGEND

SURVEY TOPO AND SITE IMPROVEMENTS

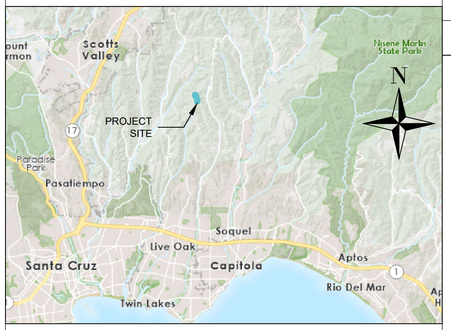
- 6" CURB & GUTTER
- EDGE OF AC PAVEMENT
- 6" VERTICAL CURB
- DW — DOMESTIC WATER MAIN
- E — ELECTRIC LINE
- FL — FLUSH LINE
- FM — FORCE MAIN
- G — GAS LINE
- IRR — IRRIGATION LINE
- OH — OVERHEAD WIRES
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- RW — RECYCLED WATER
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- SL — STREET LIGHT CONDUIT
- C — TELECOMMUNICATIONS
- TEL — TELEPHONE LINE
- TV — TELEVISION LINE
- W — WATER LINE
- UGE — UNDERGROUND ELECTRIC
- TRENCH DRAIN
- METAL BEAM GUARD RAIL
- SILT FENCE
- CHAIN LINK FENCE
- FLOW LINE
- # — CONTOUR ELEVATION LINE
- CENTER LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- TC 24.52 / FG — FINISH GRADE
- 2.0% — SURFACE DRAINAGE SLOPE
- x 95.94 — SPOT ELEVATION
- GRADE BREAK
- LIMIT OF WORK/GRADING
- IRRIGATION BOX
- GM — GAS METER
- G — GAS VALVE
- WM — WATER METER
- W — WATER VALVE
- WATER METER OR BFP
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER TAPPING SADDLE
- SSMH — SEWER MANHOLE
- CO — SEWER CLEANOUT
- SEWER LAMP HOLE
- SEWER VENT
- SDMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN
- CI — CURB INLET
- DI — DRAINAGE INLET

- SDMH — STORM DRAIN CLEANOUT
- E — ELECTRIC VAULT COVER
- PB — PULL BOX
- HVE — HIGH VOLTAGE ELECTRIC
- T — TELEPHONE MANHOLE
- POWER POLE
- GUY — GUY WIRE & ANCHOR
- JP — JOINT POLE
- STREET LIGHT
- ELECTROLIER
- TRAFFIC SIGNAL
- TS — TRAFFIC SIGNAL
- PEDESTRIAN LIGHT
- PEDESTRIAN PUSH BUTTON
- DET — CROSSWALK DETECTOR
- SL — STREET LIGHT PULLBOX
- SIGN (AS NOTED)
- THRUST BLOCK
- CAP
- GATE VALVE
- BUTTERFLY VALVE
- DEMO
- WELL
- PUMP
- BALL VALVE
- ACTUATED BALL VALVE
- SOLENOID VALVE
- AIR/VACUUM BREAKER
- PRESSURE REGULATOR
- SSD FILTER
- ISOLATION VALVE
- CHECK VALVE
- FLOW METER
- PRESSURE GAUGE
- PRESSURE SWITCH
- FLOAT VALVE

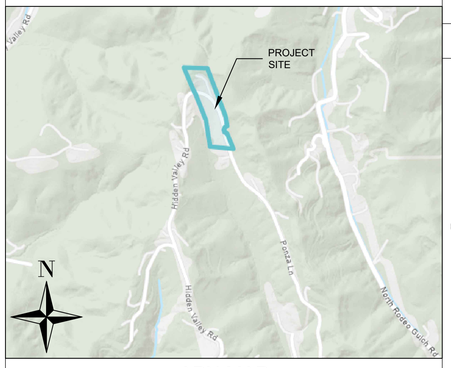
ANNOTATION

- 1 — KEYNOTE
- 1 — DEMOLITION NOTE
- DETAIL NUMBER 1 / C-501 — SHEET NUMBER ON WHICH DETAIL APPEARS — DETAIL INDICATOR
- SECTION LETTER A / C-301 — SHEET NUMBER ON WHICH SECTION APPEARS — SECTION INDICATOR

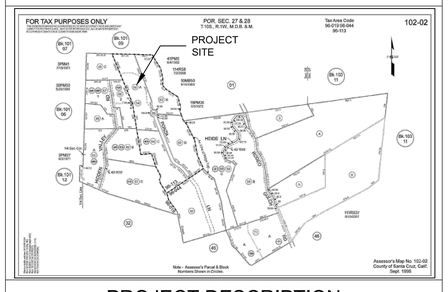
SITE VICINITY



SITE LOCATION



APN MAP



PROJECT DESCRIPTION

GENERAL: NEW OWTS
BASIS: NEW ADU AND BARNS

GENERAL SHEET NOTES

1. ABBREVIATIONS AND SYMBOLS ON THIS SHEET APPLY ONLY TO THE CIVIL DRAWINGS, REFER TO OTHER DISCIPLINES FOR APPLICABLE ABBREVIATIONS AND SYMBOLS NOT PROVIDED HERE.
2. THIS IS A STANDARD ABBREVIATION AND LEGEND SHEET, THEREFORE, SOMEABBREVIATIONS AND LEGEND SYMBOLS MAY APPEAR ON THIS SHEET AND MAY NOT BE UTILIZED ON THIS PROJECT.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE CURRENTLY REQUIRED VERSION OF THE FOLLOWING CODE:
   - 4.1. CALIFORNIA BUILDING CODE
   - 4.2. CALIFORNIA PLUMBING CODE
   - 4.3. CALIFORNIA MECHANICAL CODE
   - 4.4. CALIFORNIA ELECTRICAL CODE
   - 4.5. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES
5. NOTHING ON THE ENCLOSED DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE CODES, ORDINANCES, OR REGULATIONS DESCRIBED ABOVE.
6. ANY DEVIATIONS FROM THE PROPOSED PLANS SHALL BE DISCUSSED WITH THE PROJECT ENGINEER PRIOR TO MAKING CHANGES IN THE FIELD.

INDEX

WASTEWATER SHEETS

NO.	SHEET	TITLE
1	WW 1	COVER SHEET
2	WW 2	EXISTING SITE LAYOUT
3	WW 3	WASTEWATER SYSTEM PLAN
4	WW 4	WASTEWATER SYSTEM SCHEMATIC AND DETAILS
5	WW 5	WASTEWATER SYSTEM SPECIFICATIONS (AND EROSION CONTROL NOTES)

PROJECT DESIGN AND OPERATION NOTES

DESIGN FLOWS, VOLUMES, AND TREATMENT

FACILITY TYPE: RESIDENTIAL
UNIT FLOW BASIS: # OF BEDROOMS + BARN BATHROOMS
OF UNITS: NEW: 1 BEDROOM ADU + 2 BARN BATHROOMS
DESIGN FLOWS: 300 GPD
TREATMENT CATEGORY: CONVENTIONAL
WASTEWATER STRENGTH: DOMESTIC RESIDENTIAL STRENGTH
DOMESTIC STRENGTH DEFINITION: <220 MG/L BOD, <60 MG/L TSS, <60 MG/L TN

SOIL TESTING RESULTS AND DISPOSAL DESIGN

SITE TEST PIT:
MYER ENGINEERING OBSERVED THE SOIL CHARACTERISTICS OF A TEST PIT EXCAVATED TO A DEPTH OF 14' BELOW GROUND LEVEL (BGL). THE LOCATION OF THE TEST PIT IS PROVIDED ON THE PROJECT DESIGN PLANS. THE FOLLOWING SOIL PROFILE WAS OBSERVED:

0' - 2' BGL: BROWN SANDY LOAM, LOW DENSITY

2' - 5' BGL: BROWN SANDY LOAM, MOIST, MEDIUM DENSITY

5' - 9' BGL: BROWN LOAM, MEDIUM DENSITY

9' - 14' BGL: BROWN CLAYEY LOAM, MEDIUM DENSITY

GROUNDWATER WAS NOT ENCOUNTERED, AND GROUNDWATER INDICATORS WERE NOT PRESENT.

SITE PERCOLATION TEST:
TEST HOLE #1 (P-1): DEPTH = 4", RATE = 2.3 MPI
TEST HOLE #2 (P-2): DEPTH = 4", RATE = 2.9 MPI
TEST HOLE #3 (P-3): DEPTH = 7", RATE = 6.2 MPI
TEST HOLE #4 (P-4): DEPTH = 4", RATE = 3.0 MPI
TEST HOLE #5 (P-5): DEPTH = 4", RATE = 4.0 MPI
TEST HOLE #6 (P-6): DEPTH = 7", RATE = 7.7 MPI

AVERAGE PERCOLATION RATE AT 4' = 3.1 MPI
AVERAGE PERCOLATION RATE AT 7' = 7.0 MPI

DESIGN AREA APPLICATION RATE: 1.2 GPD/SF
REQUIRED EFFECTIVE LEACHING AREA: 250 SF
DESIGN PRIMARY EFFECTIVE LEACHING AREA: 260 SF
100%+ DESIGN FUTURE EXPANSION EFFECTIVE AREA: 260 SF
MAX EFFECTIVE AREA/LF: 4SF/LF

WATER SUPPLY: PRIVATE WELL

OWNER IS RESPONSIBLE FOR GENERAL OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM

THE SEPTIC/WASTEWATER SYSTEM SHALL BE INSTALLED BY A QUALIFIED PROFESSIONAL.

PEM 10/15/2024 MYE_NADEL-PHELAN_OWTS Plans.dwg

COVER SHEET

Nadel-Phelan Site Improvement Project
1315 Ponza Lane
Soquel CA 95073
APN: 102-021-62

CLIENT
FRED NADEL AND PAULA PHELAN
Fred@nadelphelan.com

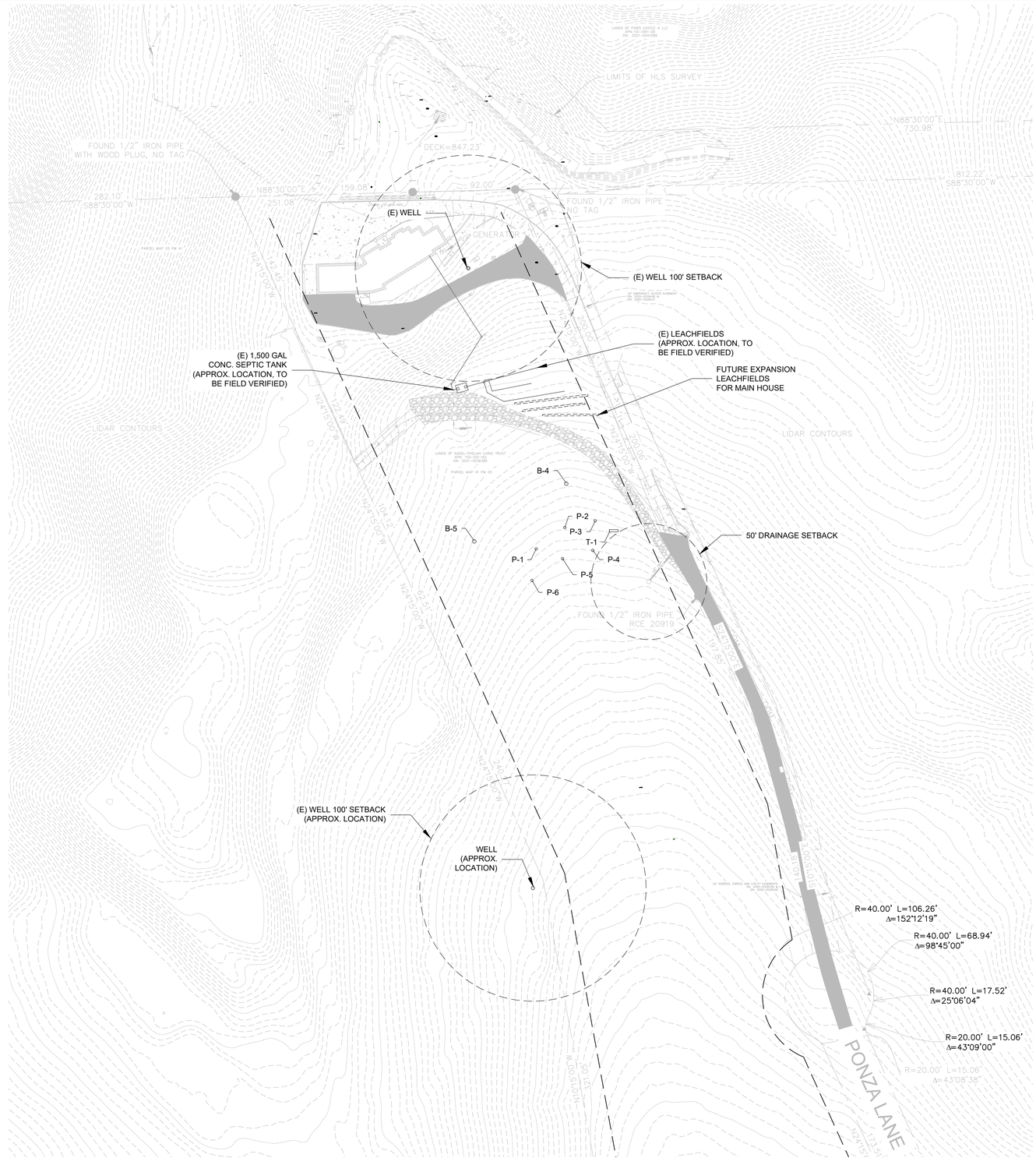
MYER ENGINEERING, INC.
Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
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paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER
PAUL MYER
C 80522
EXP 03/31/25
CIVIL
STATE OF CALIFORNIA
RENEWAL

Drawn By	Checked By
PEM	PEM
Project No. 202412	Scale AS SHOWN
Date OCT 2024	

Sheet No.
WW1
1 OF 5

No.	Revision/Issue	Date



1 EXISTING SITE LAYOUT
SCALE: 1" = 50'

SOIL TESTING LEGEND:

P-# PERCOLATION TEST HOLE
T-# TEST PIT PROFILE
B-# GEOTECHNICAL BORINGS (HKA)

N

0 50' 100'

SCALE: 1" = 50' @ 24"X36"

No.	Revision/Issue	Date

EXISTING SITE LAYOUT

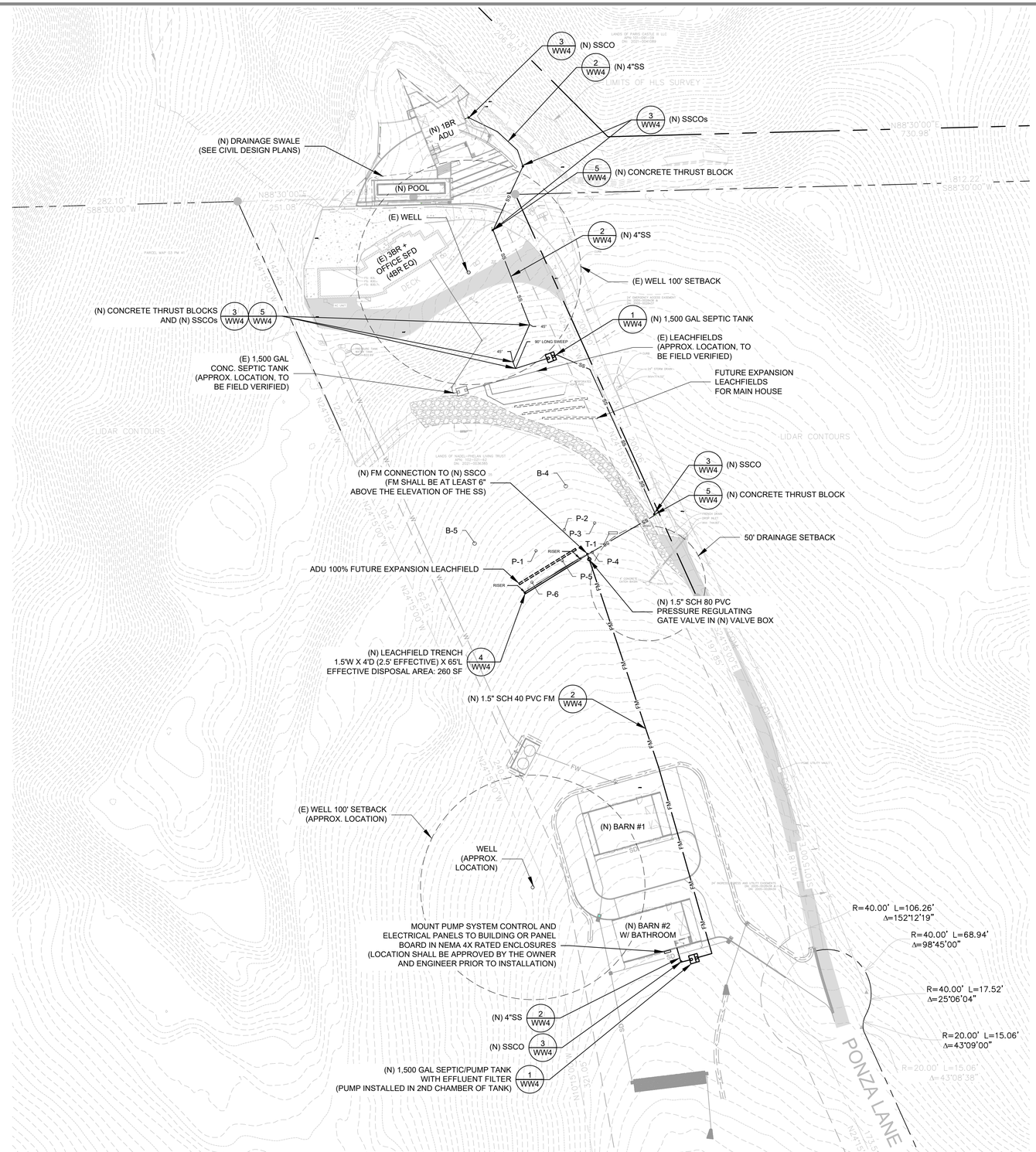
Nadel-Phelan Site Improvement Project
1315 Ponza Lane
Soquel CA 95073
APN: 102-021-62

CLIENT
FRED NADEL AND PAULA PHELAN
Fred@nadelphelan.com

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EXP 03/31/25
CIVIL
STATE OF CALIFORNIA

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PEM	PEM
Project No.	Scale
202412	AS SHOWN
Date	
OCT 2024	
Sheet No.	
WW2	



1 OWTS PLAN
SCALE: 1" = 50'

SOIL TESTING LEGEND:

P-# PERCOLATION TEST HOLE
T-# TEST PIT PROFILE
B-# GEOTECHNICAL BORINGS (HKA)

N

0 50' 100'

SCALE: 1" = 50' @ 24"X36"

No.	Revision/Issue	Date

WASTEWATER SYSTEM PLAN

Nadel-Phelan Site Improvement Project
1315 Ponza Lane
Soquel CA 95073
APN: 102-021-62

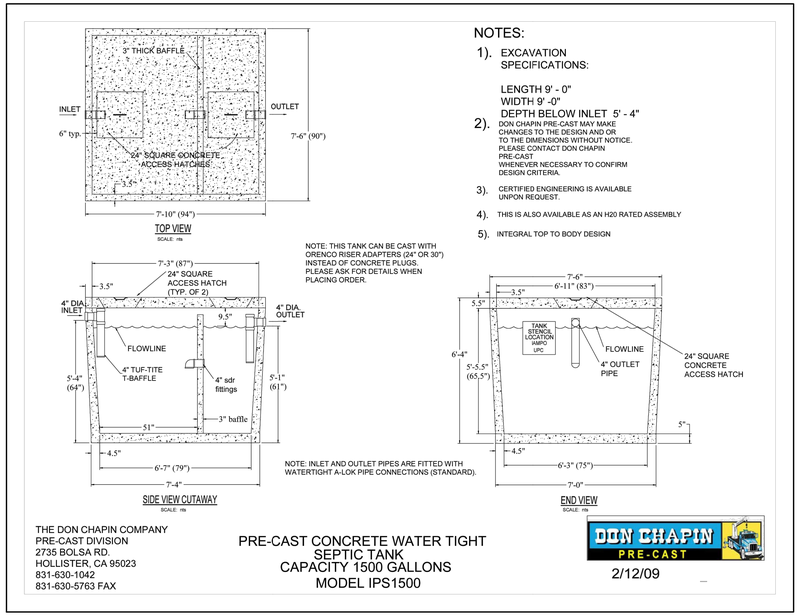
CLIENT
FRED NADEL AND PAULA PHELAN
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CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No. 202412	Scale AS SHOWN
Date MAY 2025	

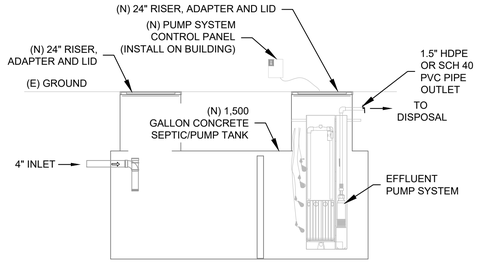
Sheet No.
WW3
3 OF 5

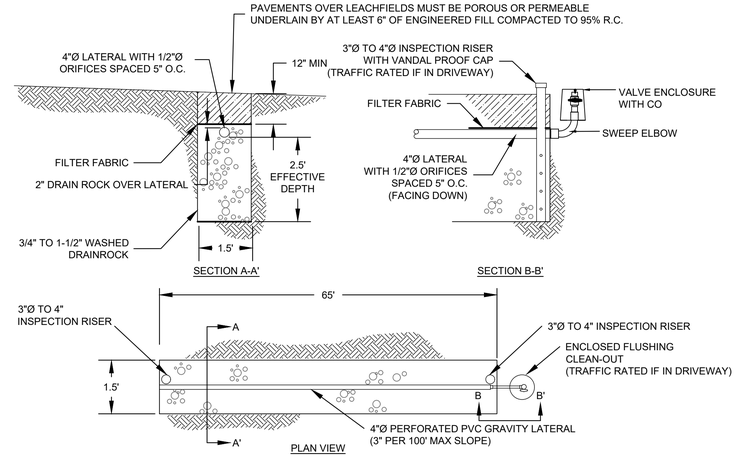


1 1,500 GALLON H20 TRAFFIC RATED SEPTIC TANK AND 1,500 GALLON CONCRETE SEPTIC/PUMP TANK (CHAPIN PRE-CAST WATERTIGHT CONC.)
SCALE: AS DIMENSIONED

EFFLUENT PUMP SYSTEM NOTES:

1. INSTALL PUMP SYSTEM IN AN ORENCO UNIVERSAL BIOTUBE PUMP VAULT WITH BIOTUBE FILTER
2. PUMP SYSTEM: ORENCO MODEL PF1005 OR EQUIVALENT PUMPING SYSTEM WITH OPERATING FLOW OF AT LEAST 10 GPM AND PRESSURE OF AT LEAST 65' (TDH)
3. FLOAT CONTROL SYSTEM:
   - 3.1. HIGH LEVEL ALARM/ OVERFLOW PROTECTION FLOAT
   - 3.2. TIMER ENABLED ON/OFF FLOAT WITH ON-DEMAND OVERRIDE, AND
   - 3.3. LOW LEVEL ALARM/REDUNDANT SHUTOFF FLOAT
   - 3.4. LEVELS TO BE DETERMINED DURING CONSTRUCTION

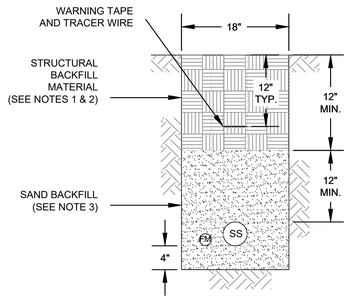




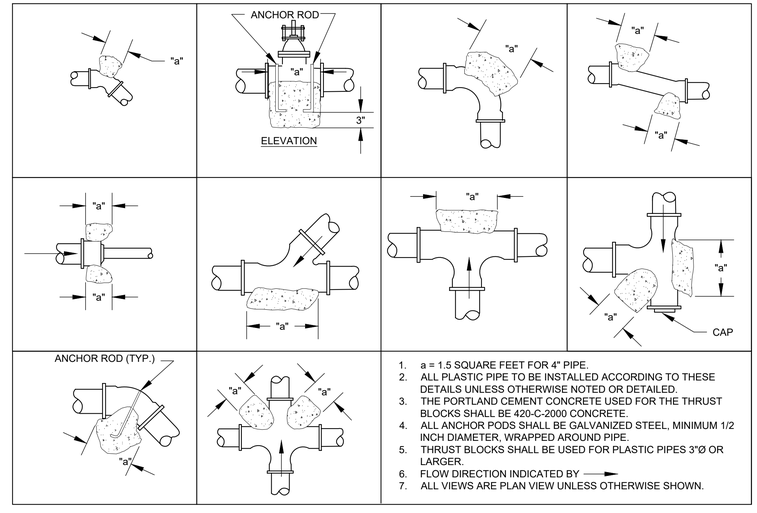
4 CONVENTIONAL LEACHFIELD
SCALE: AS DIMENSIONED

UTILITY TRENCH NOTES:

1. UTILITY TRENCH STRUCTURAL BACKFILL UNDER DRIVEWAYS AND ROADS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. UTILITY TRENCH STRUCTURAL BACKFILL UNDER NON-TRAFFIC AREAS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
3. ALL SAND BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
4. SS=SANITARY SEWER
5. SANITARY SEWER LINES SHALL BE INSTALLED WITH A 10' MINIMUM SEPARATION FROM ALL POTABLE WATER LINES.
6. IF SANITARY SEWER AND WATER LINES MUST CROSS, THE SANITARY SEWER SHALL BE LOCATED AT LEAST 2' BELOW THE WATER LINE.

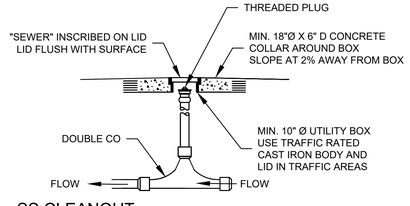


2 SS UTILITY TRENCH DETAIL
SCALE: AS DIMENSIONED



1. a = 1.5 SQUARE FEET FOR 4" PIPE.
2. ALL PLASTIC PIPE TO BE INSTALLED ACCORDING TO THESE DETAILS UNLESS OTHERWISE NOTED OR DETAILED.
3. THE PORTLAND CEMENT CONCRETE USED FOR THE THRUST BLOCKS SHALL BE 420-C-2000 CONCRETE.
4. ALL ANCHOR PODS SHALL BE GALVANIZED STEEL, MINIMUM 1/2 INCH DIAMETER, WRAPPED AROUND PIPE.
5. THRUST BLOCKS SHALL BE USED FOR PLASTIC PIPES 3"Ø OR LARGER.
6. FLOW DIRECTION INDICATED BY ⟶
7. ALL VIEWS ARE PLAN VIEW UNLESS OTHERWISE SHOWN.

5 CONCRETE THRUST BLOCKS
SCALE: AS DIMENSIONED



3 SS CLEANOUT
SCALE: AS DIMENSIONED

No.	Revision/Issue	Date

WASTEWATER SYSTEM SCHEMATIC AND DETAILS

Nadel-Phelan Site Improvement Project
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PEM	PEM
Project No.	Scale
202412	AS SHOWN
Date	
OCT 2024	
Sheet No.	
WW4	

GENERAL SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS ARE FOR THE INSTALLATION OF THE ENHANCED WASTEWATER TREATMENT SYSTEM AT THE LOCATION SPECIFIED IN THE BORDER OF THESE DESIGN PLANS. THE ACCOMPANIED PLANS PRESENT THE GENERAL LAYOUT, PLUMBING CONFIGURATION, AND CONSTRUCTION DETAILS.

MATERIAL SPECIFICATIONS

THE FOLLOWING ARE MATERIAL SPECIFICATIONS FOR THE WASTEWATER SYSTEM COMPONENTS. ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AND AS DESCRIBED IN THE ACCOMPANIED PLANS OR AN ENGINEER APPROVED EQUIVALENT.

1. SUBSURFACE TANKS

THE SUBSURFACE TANKS INCLUDE THE 1,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK AND SEPTIC/PUMP TANK.

1.1. 1,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK. DIMENSIONS, FITTING SIZES AND LOCATIONS, AND OPTIONAL ACCESSORIES SHALL BE INCLUDED AS SHOWN ON TANK DRAWINGS. THE TANK SHALL BE WATERTIGHT AND TESTED IN THE FIELD AFTER INSTALLATION.

1.2. PRODUCT STORAGE. THE SUBSURFACE TANKS SHALL BE CAPABLE OF STORING SEPTAGE LIMITED TO THE COLLECTION AND STORAGE OF HUMAN SOLID OR LIQUID ORGANIC WASTE.

1.3. PIPING. SDR35 PVC PIPE, SCHEDULE 40 PVC PIPE, OR ABS PIPE SHALL BE USED FOR INLET AND OUTLET PIPING AS SHOWN ON DRAWINGS. ALL PIPING SHALL BE FACTORY SEALED TO ENABLE FIELD TIGHTNESS TESTING WITH AT LEAST ONE PIPE OPENING PROVIDED WITH A THREADED FITTING FOR CONNECTING A PRESSURE TEST MANIFOLD.

1.4. ACCESS OPENINGS. ALL ACCESS OPENINGS SHALL BE 30 INCHES IN DIAMETER OR LARGER AS SHOWN ON THE PLANS, SHALL BE MANUFACTURED OF FIBERGLASS, CONCRETE OR CAST IRON WITH RESPECT TO SPECIFIED TRAFFIC RATING. LOCATIONS SHALL BE AS SHOWN ON TANK DRAWINGS. EACH MANHOLE SHALL HAVE A WATERTIGHT RISER TO FINISH GRADE.

1.5. RISERS. RISERS SHALL BE REQUIRED FOR ACCESS TO INTERNAL VAULTS AND ACCESS INTO THE TANKS FOR SEPTAGE PUMPING. ALL RISERS SHALL BE CONSTRUCTED WITH WATERTIGHT SEALS PROVIDED. RISERS SHALL BE A MINIMUM OF 30" IN NOMINAL DIAMETER WHEN THE DEPTH OF BURY IS 36" OR GREATER, TO ENSURE PRODUCT COMPATIBILITY, RISERS, LIDS, AND ATTACHMENT COMPONENTS SHALL BE SUPPLIED BY A SINGLE MANUFACTURER AND, WHERE APPLICABLE, SHALL BE FACTORY EQUIPPED WITH THE FOLLOWING:

1.5.1. ADHESIVE. WHEN BONDING TO THE RISER RINGS, AN EPOXY PROVIDED BY THE MANUFACTURER SHALL BE USED. ADHESIVES AND SEALANTS SHALL BE WATERPROOF, CORROSION RESISTANT, AND APPROVED FOR THE INTENDED APPLICATION. THE RISER-TO-TANK CONNECTION SHALL BE WATERTIGHT AND STRUCTURALLY SOUND. THE RISER-TO-TANK CONNECTION SHALL BE CAPABLE OF WITHSTANDING A VERTICAL UPLIFT OF 5,000 POUNDS TO PREVENT RISER SEPARATION DUE TO TANK SETTLEMENT, FROST HEAVE, AND VEHICLE TRAFFIC OVER THE TANK.

1.5.2. LIDS. ONE LID SHALL BE FURNISHED WITH EACH ACCESS RISER. LIDS SHALL BE WATERPROOF, CORROSION RESISTANT, AND UV RESISTANT. LIDS SHALL BE FLAT, WITH NO NOTICEABLE UPWARD DOME. LIDS SHALL NOT ALLOW WATER TO POND ON THEM. LIDS SHALL FORM A WATERTIGHT SEAL WITH THE TOP OF RISER. TRAFFIC-RATED LIDS SHALL BE CAPABLE OF WITHSTANDING A TRUCK WHEEL LOAD (36 SQUARE INCHES) OF 2500 POUNDS FOR 60 MINUTES WITH A MAXIMUM VERTICAL DEFLECTION OF 1-1/2". LIDS SHALL BE PROVIDED WITH TAMPER-RESISTANT STAINLESS STEEL FASTENERS AND A TOOL FOR FASTENER REMOVAL. TAMPER-RESISTANT FASTENERS INCLUDE RECESSED DRIVES, SUCH AS HEX, TORX, AND SQUARE. FASTENERS THAT CAN BE REMOVED WITH COMMON SCREWDRIVERS, SUCH AS SLOTTED AND PHILLIPS, OR FASTENERS THAT CAN BE REMOVED WITH STANDARD TOOLS, SUCH AS PLIERS OR CRESCENT WRENCHES, ARE NOT CONSIDERED TAMPER-RESISTANT. TO PREVENT A TRIPPING HAZARD, FASTENERS SHALL NOT EXTEND ABOVE THE SURFACE OF THE LID.

1.5.3. RISER INSTALLATION. RISER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. PIPING AND FITTINGS

THE TYPE OF PIPE MATERIALS AND FITTINGS SHALL BE AS DESIGNATED ON THE PLANS AND SHALL COMPLY WITH THE FOLLOWING:

2.1. FITTINGS AND COUPLINGS
THE FITTINGS AND COUPLINGS FOR PVC PIPES SHALL BE THREADED OR SLIP-FITTED TAPERED SOCKET SOLVENT WELD. THREADED ADAPTERS SHALL BE PROVIDED WITH SOCKET PIPE FOR CONNECTIONS TO THREADED PIPE.

3. VALVES

3.1. GENERAL
VALVES SHALL BE OF THE SIZE, TYPE, AND CAPACITY DESIGNATED ON THE PLANS OR IN THE SPECIFICATIONS AND SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN. ALL VALVES ON PRESSURIZED PORTIONS OF THE SYSTEM SHALL BE CAPABLE OF SATISFACTORY PERFORMANCE AT WORKING PRESSURE OF 150 PSI. ALL VALVES ON GRAVITY PORTIONS OF THE SYSTEM SHALL BE RATED FOR AT LEAST TWICE THE ESTIMATED STATIC HEAD ABOVE THE VALVE. VALVES SHALL BE DESIGNED TO PERMIT DISASSEMBLY TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE, SUCH AS TRUE UNION BALL VALVES AND CHECK VALVES.

4. PUMP SYSTEMS

ALL PUMP SYSTEMS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

5. ADDITIONAL COMPONENTS

ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

6. LEACHFIELDS

THE LEACHFIELD SYSTEM SHALL PROVIDE ADDITIONAL TREATMENT AND DISPOSAL OF THE WASTEWATER. THE SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

6.1. CLEAN DRAIN ROCK
THE DRAIN ROCK SHALL BE LOCATED AS SHOWN IN THE ACCOMPANYING PLANS. THE ROCK SHALL BE CLEAN, DOUBLE WASHED GRAVEL RANGING FROM 3/4"Ø TO 1-½"Ø WITH FINES LESS THAN 1%.

6.2. FILTER FABRIC
THE FILTER FABRIC SHALL BE PLACED ON TOP OF THE GRAVEL ROCK BED. THE FABRIC SHALL BE A GEOTEXTILE SYNTHETIC FILTER FABRIC SUCH AS MIRAFI 1100N, DUPONT TYPAR (4 OR 6 OZ/SQ YD), OR APPROVED EQUIVALENT. THE FABRIC SHALL COVER AN AREA SUCH THAT IT EXTENDS 1 FOOT BEYOND THE TRENCH IN EACH DIRECTION.

6.3. SOIL COVER
THE SOIL COVER SHALL BE PLACED OVER THE LEACHFIELDS TO REDUCE EROSION AND SLOPE INSTABILITY. THE SOIL SHALL BE A SANDY LOAM TO INCREASE THE POTENTIAL FOR AIR THROUGH THE DEPTH OF THE SOIL. THE SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN LANDSCAPE AREAS AND 95% RELATIVE COMPACTION IN DRIVEWAYS AND ROADWAYS.

CONSTRUCTION SPECIFICATIONS

THE CONSTRUCTION OF THE PROJECT SHALL CONFORM TO THE PLANS AND FOLLOWING SPECIFICATIONS. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ALL SITE WORK.

1. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE ENGINEER AND OWNER AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF SITE WORK. THE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE MEETING CONFERENCE. THE MEETING SHOULD BE CONDUCTED TO REVIEW THE DESIGN, MATERIAL, AND CONSTRUCTION SPECIFICATIONS. ALL CONTRACTOR PROPOSED REVISIONS IN THE DESIGN SHALL BE APPROVED BY THE ENGINEER. THE INSTALLATION MUST BE INSPECTED BY THE ENGINEER FOR CONFORMANCE TO THE DESIGN.

2. STAKING

THE CONTRACTOR WILL PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL CONTROL FOR INSTALLATION OF THE WORK AT DATUM POINTS NECESSARY TO ESTABLISH ALIGNMENT AND GRADE. THE PROTECTION AND CARE OF THE STAKES ONCE SET, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. EXCAVATION

ALL EXCAVATION WORK SHALL BE MADE TO THE LINES, GRADES AND DIMENSIONS SHOWN IN THE ACCOMPANIED PLANS. EXCAVATIONS SHALL BE PERFORMED IN THE DAY AND IN A MANNER THAT MINIMIZES EROSION, FLOODING AND SEDIMENTATION. EXCAVATED SOILS THAT ARE TO BE STOCKPILED ON-SITE SHALL BE PLACED IN A LOCATION AND MANNER THAT MINIMIZES EROSION AND CONTROLS SEDIMENTATION.

THE CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHERE EXCAVATION EQUIPMENT MAY ENCOUNTER EXISTING UNDERGROUND UTILITIES AND OTHER FACILITIES OF ANY NATURE. CONTRACTOR SHALL PERSON HIS OPERATION IN SUCH A MANNER AND SHALL EXERCISE THE GREATEST OF CARE SO AS NOT TO INJURE IN ANY MANNER EXISTING UNDERGROUND UTILITIES, MAINS OR FACILITIES OF ANY NATURE. SHOULD THE CONTRACTOR INJURE, BREAK OR DAMAGE EXISTING UNDERGROUND UTILITIES, MAINS, OR FACILITIES OF ANY NATURE IN ANY MANNER, THEY SHALL REPAIR THE SAME AT THEIR OWN EXPENSE. IF IT DOES NOT APPEAR FEASIBLE THAT THE CONTRACTOR CAN MAKE NEEDED REPAIRS, THEN SUCH REPAIRS SHALL BE MADE BY THE OWNER AND THE CONTRACTOR SHALL BE CHARGED FOR SUCH REPAIRS.

4. POLLUTION CONTROL

4.1. WATER POLLUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERMITTING REQUIREMENTS RELEVANT TO THE CONSTRUCTION OF THE PROJECT ARE MET AT ALL TIMES. ACTIONS BY THE CONTRACTOR, THE SUBCONTRACTORS OR EMPLOYEES THEREOF RESULTING IN NONCOMPLIANCE OF PERMITTING REQUIREMENTS MAY BE GROUNDS FOR TERMINATION OF THIS CONTRACT.

4.2. NOISE POLLUTION
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP NOISE POLLUTION, DUE TO THESE CONSTRUCTION ACTIVITIES, AS LOW AS POSSIBLE.

4.3. SOIL CONTAMINATION
THE CONTRACTOR SHALL NOT ALLOW REGULATED MATERIALS TO SPILL ON THE PROJECT SITE. ANY SPILLAGE OR REGULATED MATERIALS RESULTING FROM THE CONTRACTOR'S OPERATION SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4.4. STORAGE OF REGULATED MATERIALS
THE STORAGE AND USE OF ANY REGULATED MATERIALS SHALL MEET ALL REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY THE REQUIREMENTS OF ANY REGULATORY AGENCY FOR THE STORAGE, MONITORING, USAGE, TRANSPORTATION, SAFETY, REPORTING, OR ANY OTHER REQUIREMENTS REGARDING THE MANAGEMENT OF REGULATED MATERIALS ON AND OFF THE PROJECT SITE.

5. SITE WORK

5.1. MOBILIZATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATORY WORK AND PLACEMENT OF MATERIALS IN A STAGING AREA REQUIRED FOR CONSTRUCTION OPERATIONS INCLUDING, BUT NOT LIMITED TO, THOSE NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE; FOR THE ESTABLISHMENT OF FACILITIES NECESSARY FOR WORK ON THE PROJECT; PROVIDING POLLUTION CONTROL MEASURES; AND FOR ALL OTHER WORK AND OPERATIONS WHICH MUST BE PERFORMED.

THE CONTRACTOR SHALL PROVIDE MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER COMPLETION OF THE WORK OF THIS SECTION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE COUNTY.

5.2. CLEARING AND GRUBBING
CLEAR THE SITE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THIS SECTION. CLEARING AND GRUBBING SHALL CONSIST OF ALL WORK INCLUDING, BUT NOT LIMITED TO, SALVAGED MATERIALS REMOVAL, PROVIDING AND INSTALLING TEMPORARY EROSION CONTROL, AND PLACEMENT OF TREES, TREE BRANCHES, TREE STUMPS, BRUSH, ROOTS, BOULDERS, SHRUBS, SEDIMENT, AND ALL OBJECTIONABLE MATERIALS IN AN AGREED UPON LOCATION ADJACENT TO THE WORK SITE.

EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

ALL WASTES DISPOSAL SHALL BE CONDUCTED AS FOLLOWS:
A. REMOVE WASTE FROM CLEARING OPERATIONS.
B. DISPOSE OF AWAY FROM THE SITE IN A LEGAL MANNER.
C. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE JOB SITE.
D. DO NOT BURN DEBRIS AT THE SITE.

6. DELETERIOUS MATERIALS

MATERIALS CONTAINING AN EXCESS OF 5% (BY WEIGHT) OF VEGETATION OR OTHER DELETERIOUS MATTER MAY BE UTILIZED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILLS. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATTER, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.

7. UTILITY TRENCHES

A. A SELECT, NONCORROSIVE, GRANULAR, EASILY COMPACTED MATERIAL SHOULD BE USED AS BEDDING AND SHADING IMMEDIATELY AROUND UTILITY PIPES. THE SITE SOILS MAY BE USED FOR TRENCH BACKFILL ABOVE THE SELECT MATERIAL. IF OBTAINING COMPACTION IS DIFFICULT WITH THE SITE SOILS, USE OF A MORE EASILY COMPACTED SAND MAY BE DESIRABLE. THE UPPER FOOT OF BACKFILL IN LANDSCAPED OR OTHER OPEN AREAS SHOULD CONSIST OF NATIVE MATERIAL TO REDUCE THE POTENTIAL FOR SEEPAGE OF WATER INTO THE BACKFILL.
B. TRENCH BACKFILL IN THE UPPER 12 INCHES OF SUBGRADE BENEATH AREAS TO RECEIVE PAVEMENT SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY. TRENCH BACKFILL IN OTHER AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY. JETTING OF UTILITY TRENCH BACKFILL SHOULD NOT BE ALLOWED.

8. PIPE INSTALLATION

8.1. GENERAL
PIPE SHALL BE JOINED BY SOCKET TYPE SOLVENT-WELDED FITTINGS OR THREADED FITTINGS. PLASTIC PIPE SHALL BE CUT SQUARE, EXTERNALLY CHAMFERED APPROXIMATELY 10 TO 15 DEGREES, AND ALL BURRS AND FINS REMOVED. SOLVENT-WELDED JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2855. THE SOLVENT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.

CARE SHALL BE EXERCISED IN ASSEMBLING A PIPELINE WITH SOLVENT WELDED JOINTS SO THAT STRESS ON PREVIOUSLY MADE JOINTS IS AVOIDED. HANDLING OF THE PIPES FOLLOWING JOINTING, SUCH AS LOWERING THE ASSEMBLED PIPELINE INTO THE TRENCH, SHALL NOT OCCUR PRIOR TO THE SET TIMES SPECIFIED BY THE MANUFACTURER.
SOLVENTS SHALL BE APPLIED TO PIPE ENDS IN SUCH A MANNER THAT NO MATERIAL IS DEPOSITED ON THE INTERIOR SURFACE OF THE PIPE OR EXTRUDED INTO THE INTERIOR OF THE PIPE DURING JOINTING. EXCESS CEMENT ON THE EXTERIOR OF THE JOINT SHALL BE WIPED CLEAN IMMEDIATELY AFTER ASSEMBLY.

THREADED PIPE JOINTS SHALL BE MADE USING TEFLON TAPE OR OTHER APPROVED JOINTING MATERIAL. SOLVENT SHALL NOT BE USED WITH THREADED JOINTS. PLASTIC PIPE WHICH HAS BEEN NICKED, SCARRED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED. PLASTIC PIPE SHALL BE SNAKED FROM SIDE TO SIDE IN THE TRENCH TO ALLOW 1 FOOT OF EXPANSION AND CONTRACTION PER 100 FEET OF STRAIGHT RUN.
THE PIPELINE SHALL NOT BE EXPOSED TO WATER FOR 24 HOURS AFTER THE LAST SOLVENT-WELDED JOINT IS MADE.

8.2 GRAVITY PIPE
GRAVITY PIPE FOR WASTEWATER SHALL PROVIDE 2 FT VERTICAL AND 10 FT HORIZONTAL CLEARANCE FROM WATER LINES, AND SHALL CROSS SUCH LINES AS NEARLY AS POSSIBLE TO 90 DEGREES, IF CROSSING CAN NOT BE AVOIDED.

PIPE SLOPES SHALL NOT BE LESS THAN 2% FOR 4"Ø PIPE. PIPES SHALL ENTER AND LEAVE CONNECTIONS AS CLOSE TO PARALLEL AS POSSIBLE, BUT IN NO WAY TO EXCEED AN ANGLE OF 45°. 90° TEE CONNECTIONS ARE NOT ALLOWED.

8.3 GENERAL TRENCHING
EXCAVATION OF PIPE TRENCHES SHALL FOLLOW NEAT AND PARALLEL LINES, WITH TRENCH WIDTH, IN GENERAL, TO BE ONE FOOT, WITH SUCH WIDENING, AS REQUIRED TO PLACE VALVES AND FITTINGS WITH A MINIMUM OF 4 INCH CLEARANCE TO TRENCH WALL. THE TRENCH SHALL BE NO LESS THAN 24 INCHES DEEP, EXCEPT WHEN IT IS NECESSARY, TO AVOID UNDERGROUND OBSTRUCTIONS OR ROCKY CONDITIONS. IN ALL CASES, THE PIPE SHALL BE PLACED ON A BEDDING OF IMPORTED OR NATIVE MATERIAL PROVIDING CONTINUOUS SUPPORT THROUGHOUT ITS LENGTH.

BACKFILL FOR THE PIPE TO THE TOP OF THE PIPE PLUS 4 INCHES SHALL BE SELECTED OR IMPORTED SANDY MATERIAL, FREE OF STONE, CLAY, LIMBS OR OTHER DELETERIOUS MATERIALS IN EXCESS OF 1/2 INCH MAXIMUM DIMENSION, PLACED AND TAMPED AND/OR PADDLED ABOUT THE PIPE TO ENSURE PROPER BEDDING PRIOR TO COMPLETION OF TRENCH FILL. THE REMAINING BACKFILL SHALL BE PLACED AT 90% RELATIVE COMPACTION.

9. FLUSHING AND TESTING

AFTER COMPLETION, ALL PIPELINES SHALL BE THOROUGHLY FLUSHED TO REMOVE DIRT, SCALE, OR OTHER MATERIAL. AFTER FLUSHING, THE LINE SHALL BE PRESSURE TESTED. ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR AND ALL TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER OR ENGINEER.

THE CONTRACTOR SHALL PERFORM A TEST TO DEMONSTRATE THAT THE TANKS AND BASINS ARE WATER TIGHT. THE INLET AND OUTLET PIPES OF THE TANKS SHALL BE CAPPED AND THE TANKS SHALL BE COMPLETELY FILLED WITH WATER. THE WATER LEVEL SHALL REMAIN CONSTANT FOR MORE THAN 24 HOURS, OR DURATION BY THE REVIEWING AGENCY JURISDICTION, WHICHEVER IS GREATER, TO DETERMINE IF IT IS WATER TIGHT.

10. OPERATIONAL TEST

THE PERFORMANCE OF ALL COMPONENTS OF THE SYSTEMS SHALL BE EVALUATED BY THE CONTRACTOR.

DURING THE TEST PERIOD AND AT LEAST 15 DAYS PRIOR TO FINAL INSPECTION, THE SYSTEM SHALL OPERATE SATISFACTORILY DURING SUCH PERIOD. ALL NECESSARY REPAIRS, REPLACEMENTS, AND ADJUSTMENTS SHALL BE MADE UNTIL ALL EQUIPMENT, ELECTRICAL WORK, CONTROLS, AND INSTRUMENTATION ARE FUNCTIONING IN ACCORDANCE WITH THE CONTRACTORS DOCUMENTS OR MANUFACTURER SPECIFICATIONS.

11. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS OF THE LAYOUT AND CONSTRUCTION OF THE SYSTEM.

12. OTHER ITEMS

ANY PROCEDURES NOT NOTED OR INCLUDED IN THE ENGINEERING PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO IMPLEMENTATION.

EROSION CONTROL NOTES:

GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE LOCAL JURISDICTION.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. ALL GRADING SHALL CONFORM TO THE LOCAL GRADING ORDINANCE, EROSION CONTROL ORDINANCES, AND CALIFORNIA BUILDING CODE.

1.4. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF: A. EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL; B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED; C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.

SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING STERIL, WEED FREE, SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

OTHER PROVISIONS. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

No.	Revision/Issue	Date

WASTEWATER SYSTEM SPECIFICATIONS

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