

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.

APPLICATION NUMBER: 28384 **APN: 033-171-09**
SITUS ADDRESS: 4198 Opal Cliff Dr., Santa Cruz 95062

Proposal to remodel an existing dwelling unit, upgrade the foundation and construct an attached 195 square-foot non-habitable accessory structure ("art studio") and a 2-story, 764 square-foot accessory dwelling unit. Requires a Coastal Development Permit. Property located on the east side of Opal Cliff Drive (4200 Opal Cliff) approximately 650 square feet northeast of the intersection with 41st Ave.

OWNER/APPLICANT: Bridget O'Neil
SUPERVISORIAL DISTRICT: 1
PLANNER: Jerry Busch, (831) 454-3234
EMAIL: Jerry.Busch@santacruzcounty.us

Public comments must be received by 5:00 p.m. September 16, 2020.

A decision will be made on or shortly after September 17, 2020

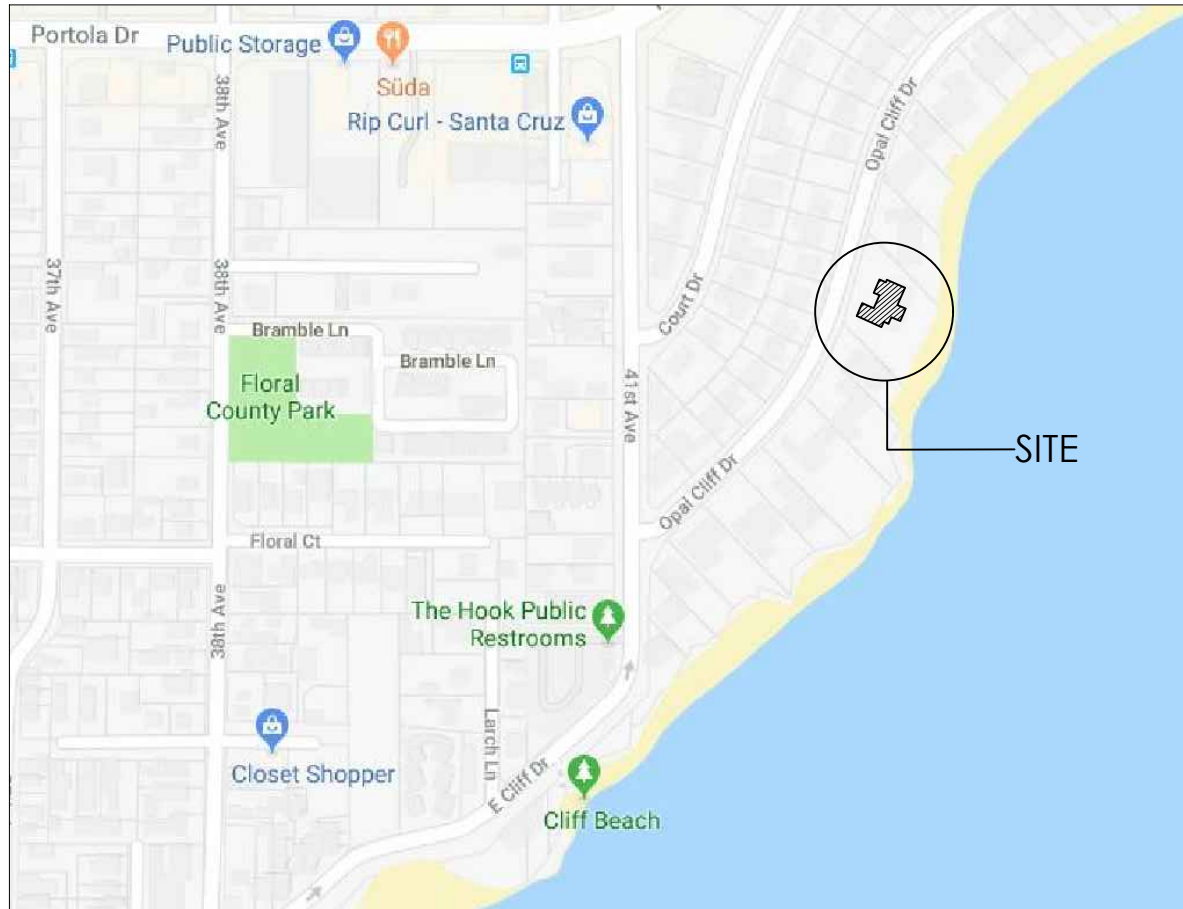
Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

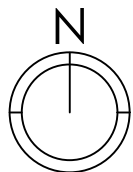
For more information, contact the project planner identified above.

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
°	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN	IN.	INCH(ES)
	CONCRETE	INSUL.	INSULATION
	INSTITUTE	INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	K.P.	KING POST
		L.	LENGTH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LIN.	LINEAR
	ALTERNATE	MAX.	MAXIMUM
ALT.		M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MISC.	MISCELLANEOUS
		MTL.	METAL
(B)	BELOW	MW.	MICROWAVE
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O/	OVER
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOT.,	BOTTOM	O.H.	OPPOSITE HAND
		OV.	OVEN
BOT.,		N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	PL.	PLATE
CAB.	CABINET	PLYWD.	PLYWOOD
C.B.	CEILING BEAM	PKG.	PARKING
C.J.	CEILING JOIST	P.S.F.	POUNDS PER SQUARE FOOT
CLG.	CEILING	P.S.I.	POUNDS PER SQUARE INCH
CLR.	CLEAR		QUANTITY
COL.	COLUMN	QTY.	
CONC.	CONCRETE	RAD.	RADIUS
CONT.	CONTINUOUS	R.B.	ROOF BEAM
CTR.	CENTER	RCP.	REFLECTED CEILING PLAN
CL	CENTERLINE	RE:	REFERENCE
Db	BAR DIAMETER	REF.	REFRIGERATOR
DBL.	DOUBLE	REINF.	REINFORCED
DEG.	DEGREE	REQ'D.	REQUIRED
DEMO.	DEMOLISH	RM.	ROOM
DET., DTL.	DETAIL	R.O.	ROUGH OPENING
D.W.	DISHWASHER	R.R.	ROOF RAFTER
DWG.	DRAWING	SCHED.	SCHEDULE
DWN.,	DOWN	SF.	SQUARE FOOT
DN.		SQ. FT.	
(E)	EXISTING	SHTG.	SHEATHING
EA.	EACH	SHT.	SHEET
E.N.	EDGE NAILING	SIM.	SIMILAR
EL.,	ELEVATION	SL.	SLOPED
		SPKL.	SPRINKLER
ELEV.		SQ.	SQUARE
ELEV.	ELEVATOR	STAGG.	STAGGER
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR	STR.,	STRUCTURAL
E.W.	EACH WAY	STRUCT.	
F.B.	FLOOR BEAM	T&B	TOP & BOTTOM
F.F.	FINISHED FLOOR	T&G	TONGUE & GROOVE
FIN.	FINISH(ED)	THK.	THICK
F.J.	FLOOR JOIST	T.O.	TOP OF
FL.	FLUSH	T.P.	TOILET PAPER
FLR.	FLOOR	TYP.	TYPICAL
F.N.	FIELD NAILING	U.B.C.	UNIFORMED BUILDING CODE
FND.	FOUNDATION	VERT.	VERTICAL
F.O.	FACE OF	W.	WIDTH
FP.	FIREPLACE	WD.	WOOD
F.R.	FIRE RATED	WH.	WATER HEATER
FT.	FOOT OR FEET		
FTG.	FOOTING		
FZR.	FREEZER		
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRADE BEAM		
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYP SUM WALL		
G.W.B.	BOARD		

ABBREVIATIONS



VICINITY MAP



1. THESE PLANS SHALL COMPLY WITH 2016 CALIFORNIA BUILDING CODE AND 2016 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-B, NON SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

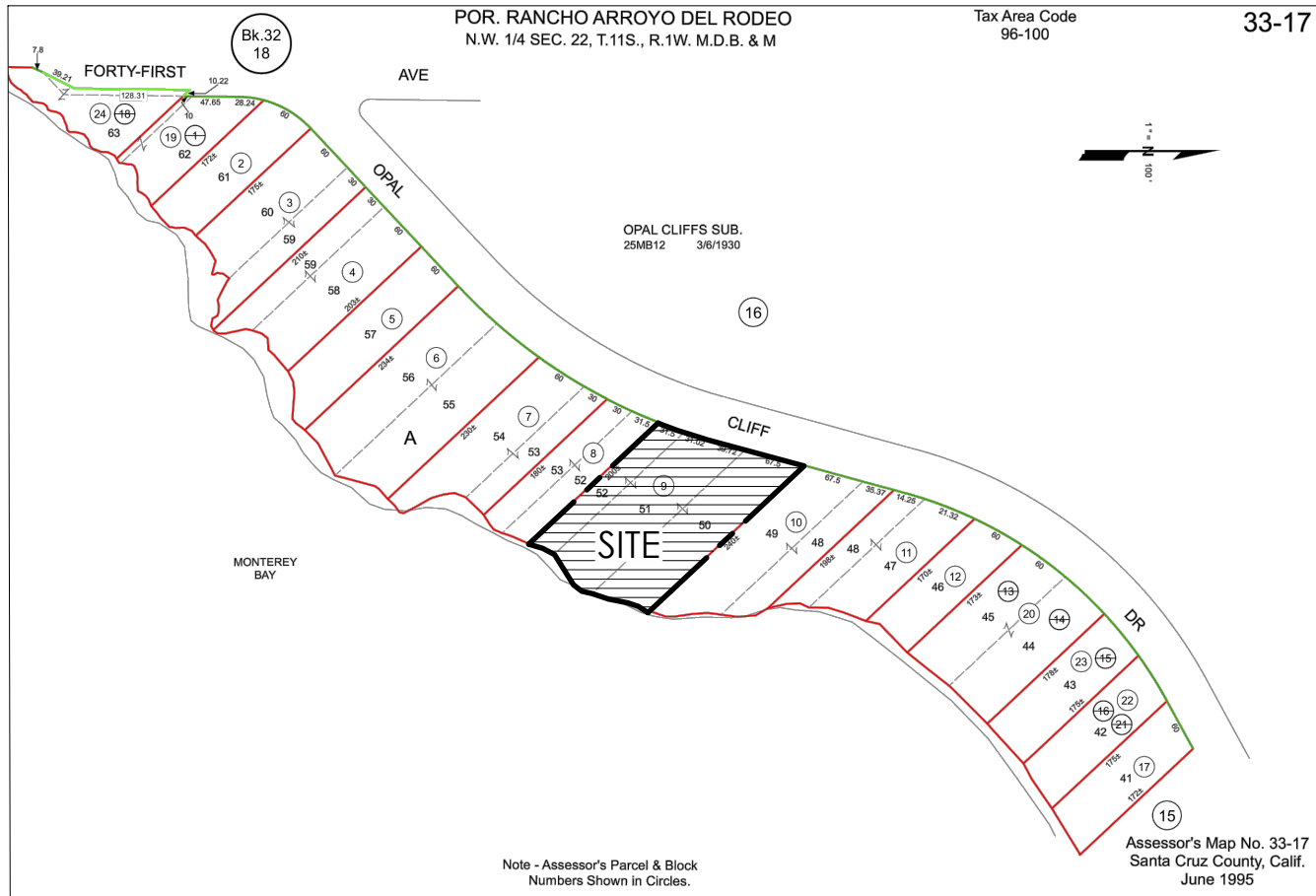
FIRE PROTECTION NOTES

O'NEILL RESIDENCE

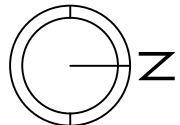
REMODEL / ADDITION

4200 OPAL CLIFF DRIVE

SANTA CRUZ, CA 95062



PARCEL MAP



- ARCHITECTS:
- MATSON BRITTON ARCHITECTS
728 N. BRANCFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795
- CIVIL ENGINEERING:
- R.J. ENGINEERING, INC.
303 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522
- SURVEYING:
- HANNAGAN LAND SURVEYING, INC.
305-C SOQUEL AVE.
SANTA CRUZ, CA 95062
PHONE: 831-469-3428
- GEOLOGIST:
- ZINN GEOLOGY
2231 40TH AVENUE
SANTA CRUZ, CA 95062
PHONE: 831- 334-4833
- GEOTECHNICAL ENGINEER:
- ROCK SOLID ENGINEERING, INC.
1100 MAIN STREET - A
WATSONVILLE, CA 95076
PHONE: 831- 724-5868

CONSULTANTS

- OWNER:
- BRIDGET O'NEILL
4200 OPAL CLIFF DRIVE
SANTA CRUZ, CA 95062
- A. P. N.:
- 033-171-09
- ZONING:
- R-1-5
- OCCUPANCY GROUP:
- R-3 (PER 2016 CBC)
- CONSTRUCTION TYPE:
- V-B NON-SPRINKLERED

PROJECT DESCRIPTION:
REMODEL / ADDITION OF AN EXISTING 3 BEDROOM, 2 BATH, 2,897 SF HOUSE. REMODEL INCLUDES A NEW MASTER CLOSET, MASTER BATH, KITCHEN, DINING ROOM, AND NEW 1/2 BATH.
ADDITION OF A NEW 195 SF ART STUDIO AND 764 SF ADU INCLUDING ONE BEDROOM AND ONE BATH.

UTILITY DISTRICTS:
CITY OF SANTA CRUZ WATER DISTRICT
SANTA CRUZ COUNTY SANITATION DISTRICT

PROJECT INFORMATION

ARCHITECTURAL DRAWINGS		SURVEY	
P1	TITLE SHEET	SU-1	SURVEY PLAN
P2	SITE PLAN	SU-2	SURVEY PLAN
P3	EXISTING / DEMOLITION FLOOR PLAN	SU-3	SURVEY PLAN
P4	EXISTING ELEVATIONS		
P5	EXISTING ELEVATIONS		
P6	MODIFICATION FLOOR PLAN		
P7	PROPOSED FIRST FLOOR PLAN		
P8	PROPOSED SECOND FLOOR PLAN		
	& ROOF PLAN		
P9	EXTERIOR ELEVATIONS		
P10	EXTERIOR ELEVATIONS		

SHEET INDEX

TOTAL LOT SIZE:
GROSS AREA: 29,667 SQ.FT.±
NET AREA (TOP OF BLUFF): 23,511 SQ.FT. ±

MAX LOT COVERAGE (40% OF NET LOT SIZE)
23,511 S.F. X .40 = 9,404 SQ.FT. (40%)

PROPOSED FOOTPRINT (LOT COVERAGE)
FIRST FLOOR AREA TO REMAIN: 2,897 SQ.FT.
GARAGE TO REMAIN: 458 SQ.FT.
NEW ADU: 209 SQ.FT.
NEW STUDIO: 195 SQ.FT.

TOTAL: 3,759 SQ.FT.

TOTAL LOT COVERAGE
3,759 S.F. / 23,511 S.F. = 16%

MAX FLOOR AREA RATIO (FAR) (50% OF NET LOT SIZE)
23,511 S.F. X .50 = 11,756 SQ.FT. (50%)

PROPOSED RESIDENCE FAR:
FIRST FLOOR CONDITIONED AREA TO REMAIN: 2,897 SQ.FT.
GARAGE: 458 S.F. - (225 S.F.CREDIT) = 233 SQ.FT.
NEW FIRST FLOOR STUDIO: 195 SQ.FT.
(NOT COUNTED TOWARDS FAR)

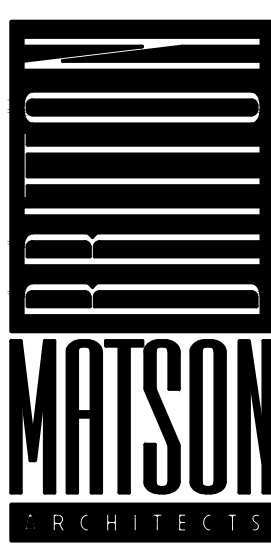
NEW FIRST FLOOR ADU AREA: 209 SQ.FT.
NEW SECOND FLOOR ADU AREA: 555 SQ.FT.
TOTAL NEW ADU: 764 SQ.FT.

TOTAL SQ.FT. (W/ CREDITS TAKEN) : 3,894 SQ.FT.

NEW FLOOR AREA RATIO (FAR):
3,894 S.F. / 23,511 S.F. = 17%

PARKING SPACES PROVIDED: 2 COVERED, 2 UNCOVERED

PROJECT CALCULATIONS



728 N. BRANCFORTE
SANTA CRUZ
CA 95062
831-425-0544

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REVISIONS

O'NEILL RESIDENCE
REMODEL / ADDITION
4200 OPAL CLIFF DR
SANTA CRUZ, CA 95062
APN: 033-171-09

TITLE SHEET



D	A	T	E	
01 / 15 / 20				
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J	O			B
O'NEILL				
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P1



SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING RESIDENCE
	PROPOSED ADDITION
	LINE OF EXISTING FENCE
	EXISTING TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS
	EXISTING CONCRETE SURFACE AS NOTED
	NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES

1. PROJECT REQUIRES MINIMAL GRADING.
2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
5. NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
6. ALL EXISTING SITE WALLS AND GATES TO REMAIN. NO NEW, OR DEMOLITION OF LANDSCAPE AND HARDSCAPE, OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.
7. NO TREES 6" AND OVER TO BE REMOVED.



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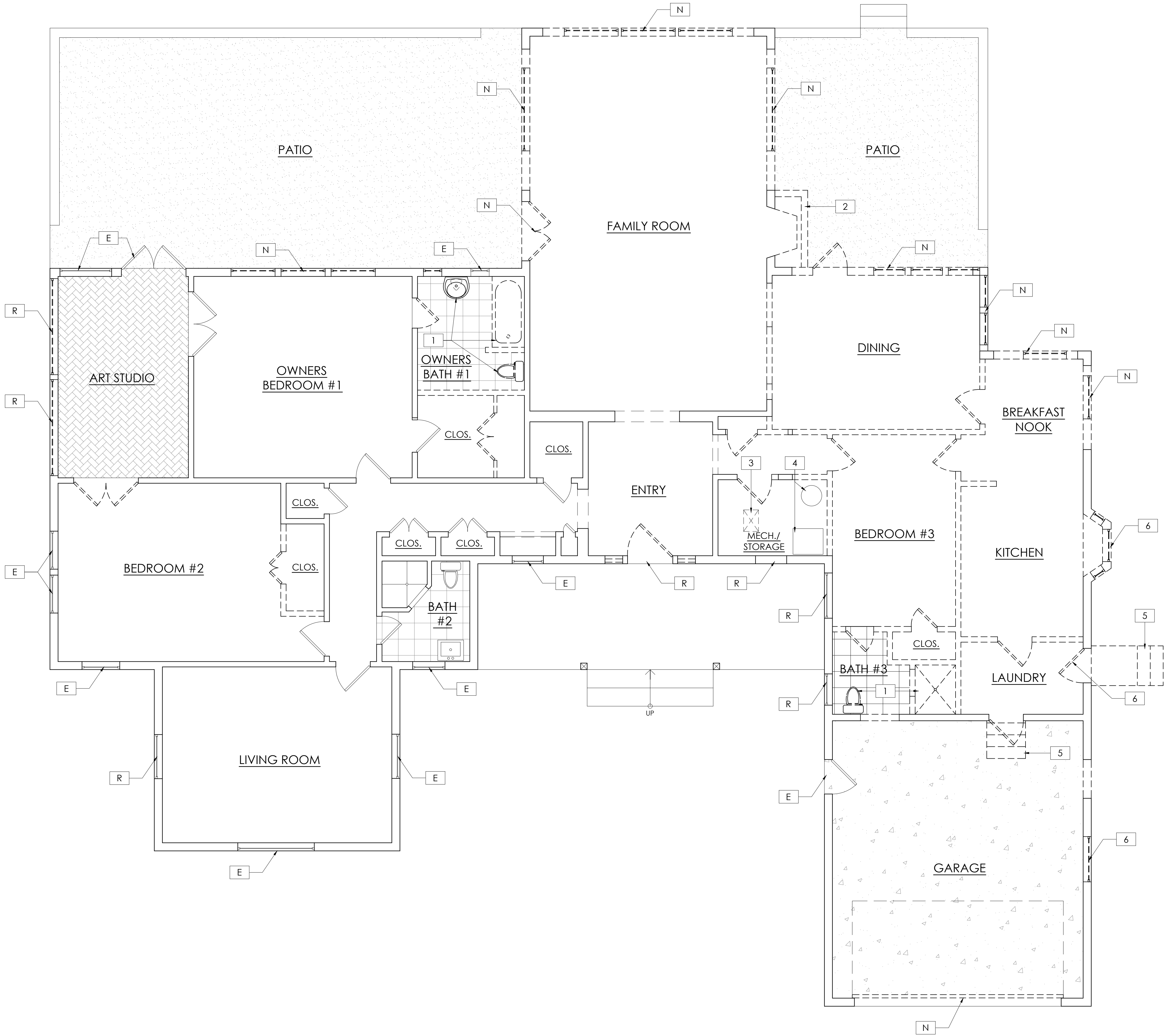
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APN: 033-171-09



SITE PLAN



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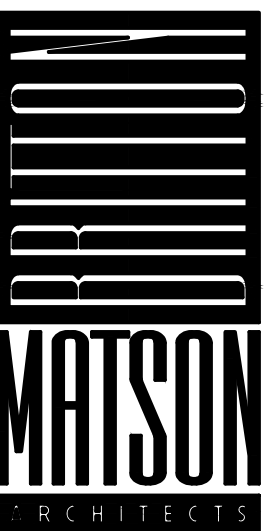
DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

- 1 (E) PLUMBING FIXTURE TO BE DEMOLISHED
- 2 (E) FIREPLACE AND CHIMNEY TO BE DEMOLISHED
- 3 (E) ATTIC ACCESS TO REMAIN
- 4 (E) MECHANICAL EQUIPMENT TO BE REPLACED
- 5 (E) CONCRETE STAIR TO BE DEMOLISHED
- 6 (E) WINDOW TO DEMOLISHED

WINDOW / DOOR LEGEND

- E (E) WINDOW TO REMAIN
- N EXISTING WINDOW OR DOOR TO BE REMOVED. NEW RESIZED WINDOW OR DOOR WITH NEW RAISED HEADER. VERIFY SIZE AND LOCATION IN FIELD.
- R EXISTING WINDOW OR DOOR TO BE REPLACED. NEW WINDOW OR DOOR TO BE INSTALLED IN EXISTING OPENING. VERIFY SIZE AND LOCATION IN FIELD.



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DEMOLITION FLOOR PLAN



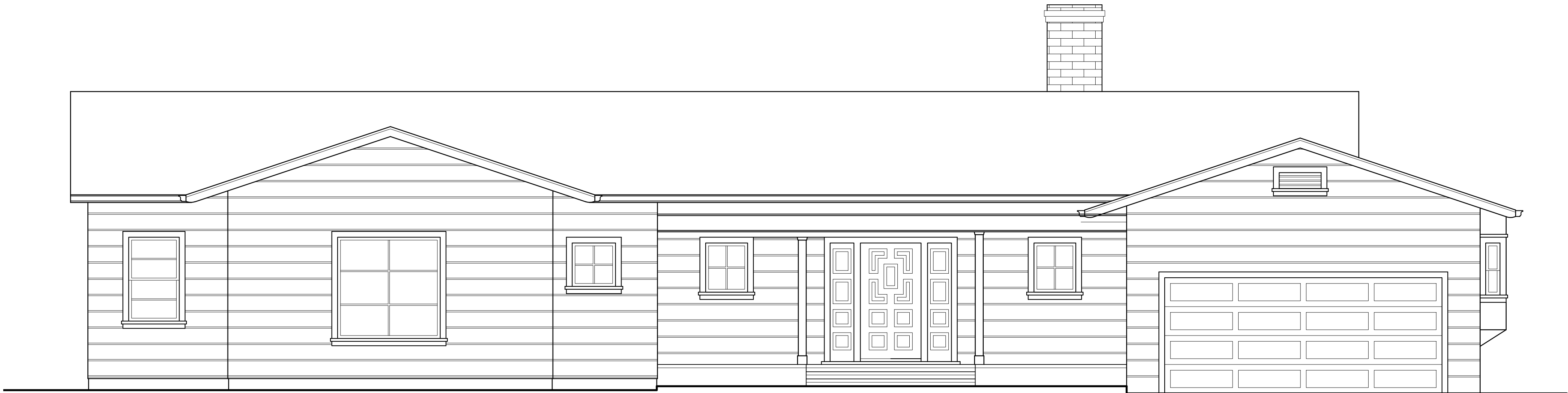
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P3



SOUTH ELEVATION

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



WEST ELEVATION

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



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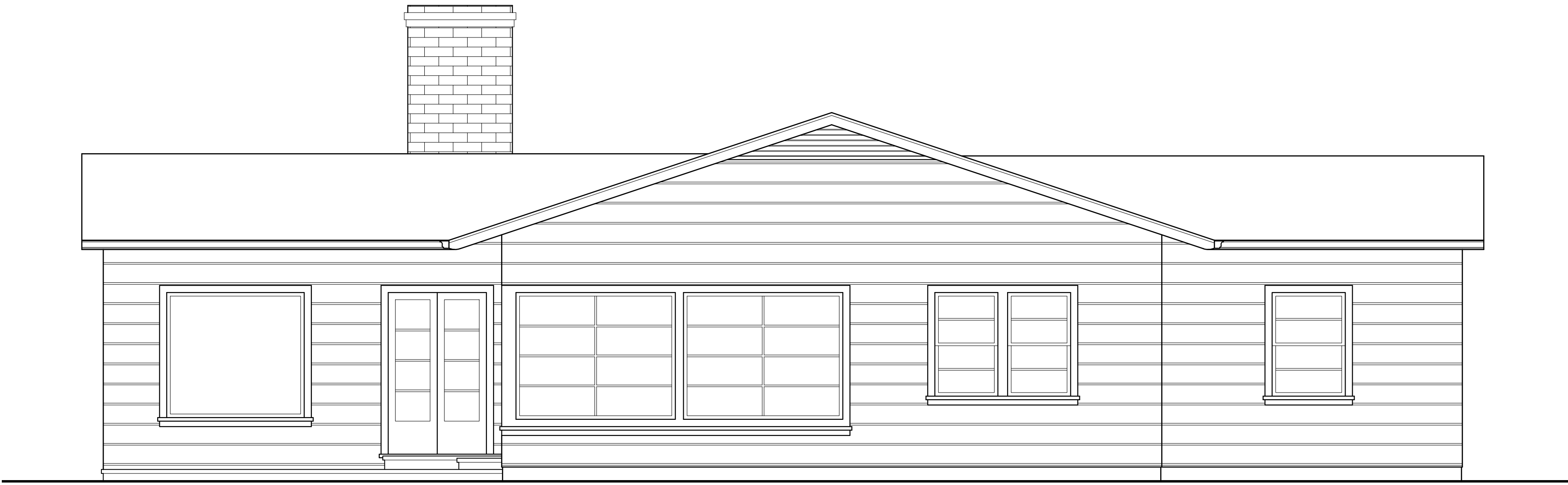
EXISTING ELEVATIONS



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O'NEILL				
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P4





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



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

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MATSON

ARCHITECTS

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O'NEILL RESIDENCE

REMODEL / ADDITION

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SANTA CRUZ, CA 95062

APN: 033-171-09

EXISTING ELEVATIONS

REGISTERED ARCHITECT

MARTHA MATSON

NO. C-23114

4/30/21

SEAL OF THE STATE OF CALIFORNIA

D A T E

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D R A W N

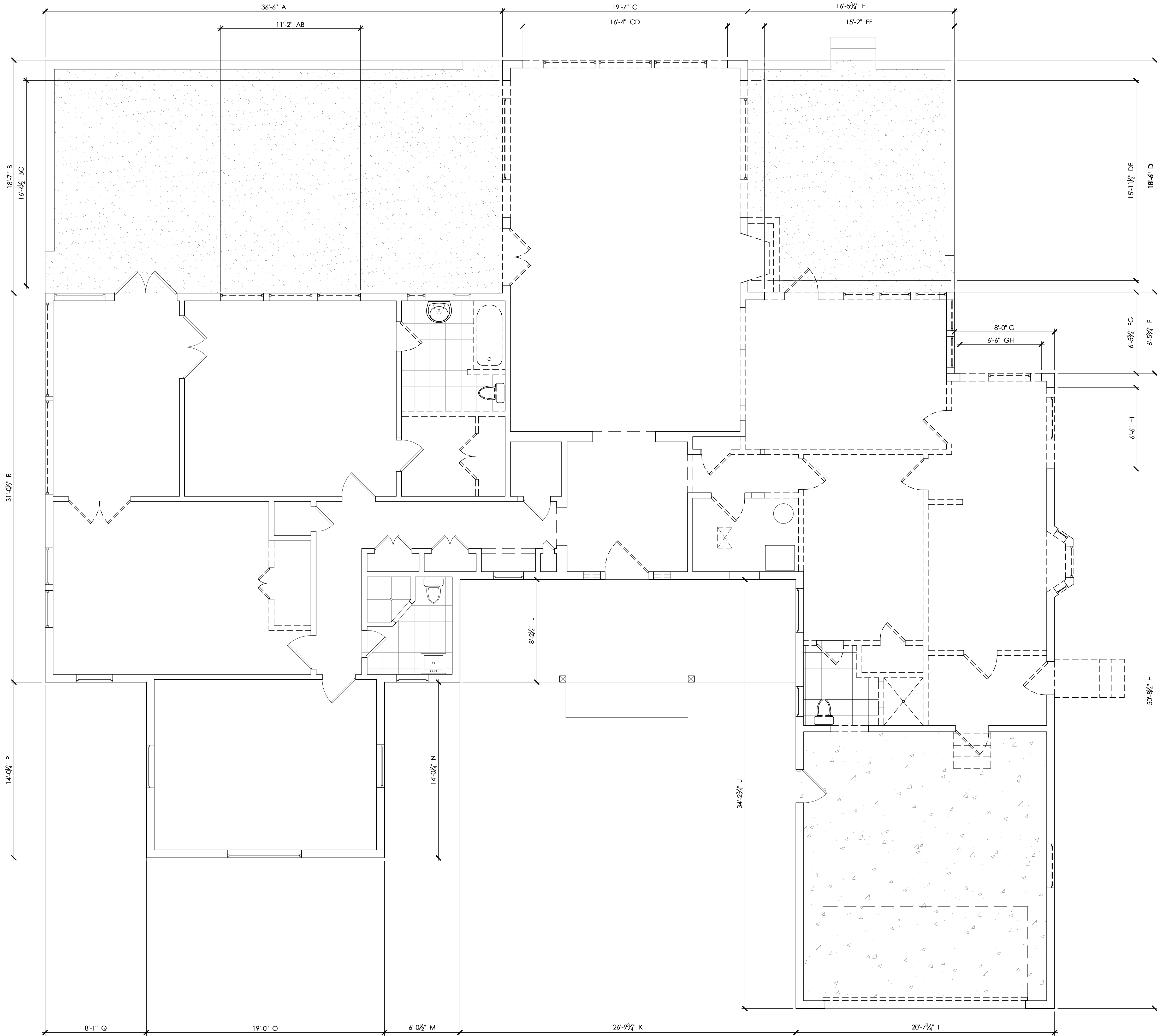
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J O B

O'NEILL

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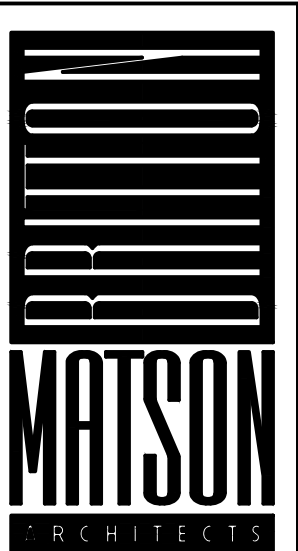


PROPOSED MODIFICATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING WALLS	MODIFIED WALLS
A. 36'-6"	A.B. 11'-2"
B. 18'-7"	B.C. 16'-4 1/2"
C. 19'-7"	C.D. 16'-4"
D. 18'-6"	D.E. 15'-11 1/2"
E. 16'-5 3/4"	E.F. 15'-2"
F. 6'-5 3/4"	F.G. 6'-5 3/4"
G. 8'-0"	G.H. 6'-6"
H. 50'-8 1/4"	H.I. 6'-6"
I. 20'-7 3/4"	N/A
J. 34'-2 3/4"	N/A
K. 26'-9 3/4"	N/A
L. 8'-1 1/4"	N/A
M. 6'-0 1/2"	N/A
N. 14'-0 1/4"	N/A
O. 19'-0"	N/A
P. 14'-0 1/4"	N/A
Q. 8'-1"	N/A
R. 31'-0 1/4"	N/A
TOTAL: 357'-0"	TOTAL: 95'-0"

GENERAL NOTE

27% OF EXISTING EXTERIOR WALL FRAMING TO BE MODIFIED. "WEIGHTING" OF WALL FRAMING PERCENTAGE RESULTS IN A "MODIFICATION" OF 18%. TOTAL REMOVAL OF EXISTING ROOF STRUCTURE, FLOOR FRAMING STRUCTURE, FLOOR FOUNDATION STRUCTURE (WHICH WE DO NOT PROPOSE) WOULD STILL RESULT IN MODIFICATIONS MORE THAN 10% AND BELOW THE 65% THRESHOLD. **TOTAL MODIFICATION OF MAJOR STRUCTURAL COMPONENTS IS UNDER 40%**



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REVISIONS

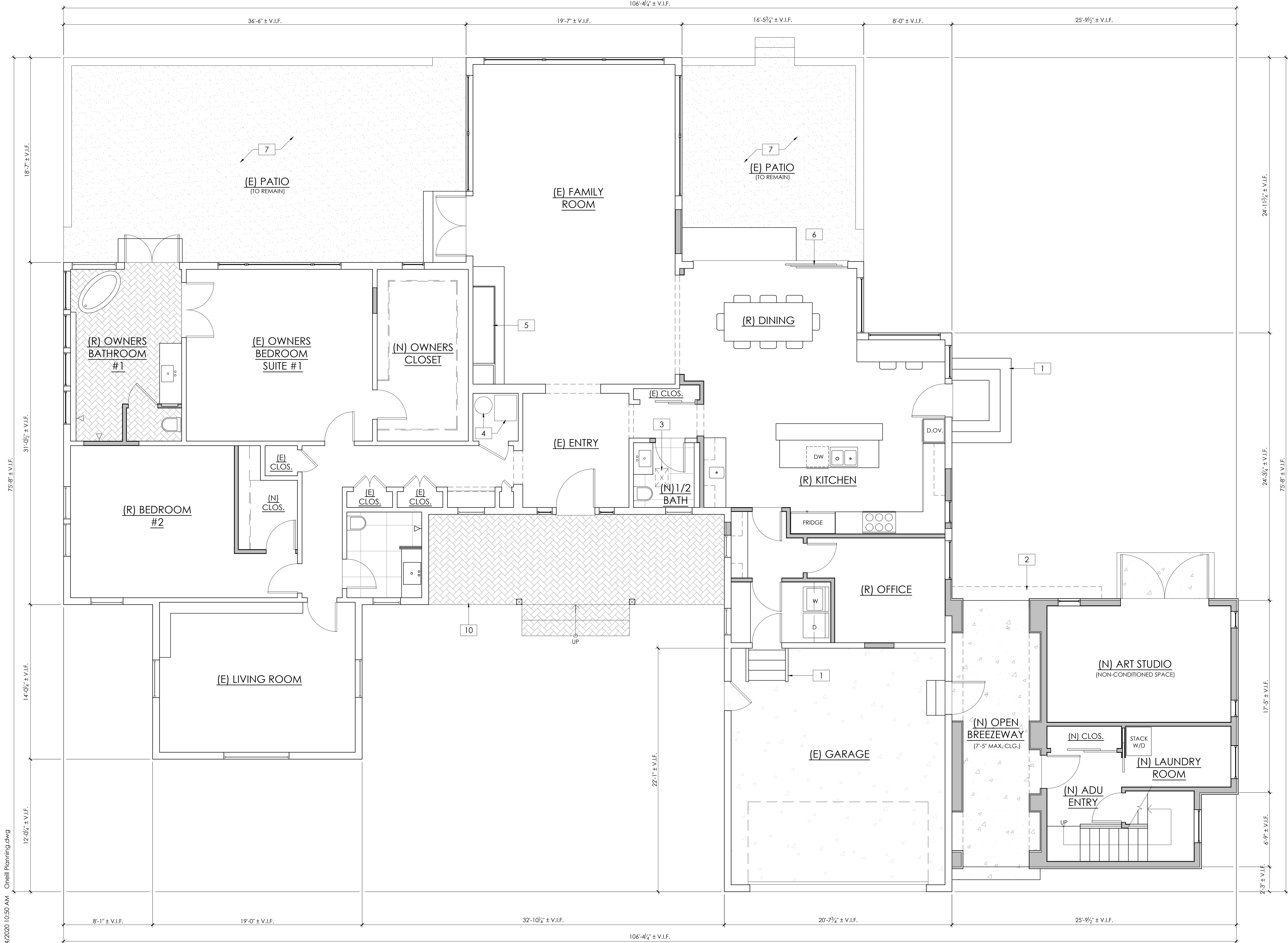
O'NEILL RESIDENCE
REMODEL / ADDITION
4200 OPAL CLIFF DR
SANTA CRUZ, CA 95062
APN: 033-171-09

PROPOSED MODIFICATION
FLOOR PLAN



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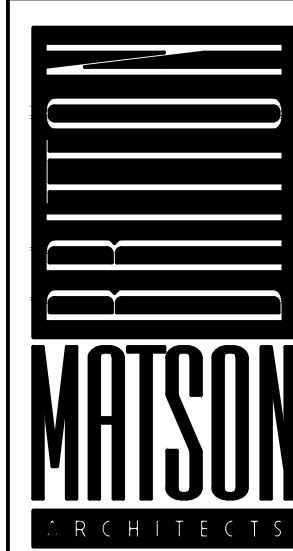


FLOOR PLAN NOTES

- 1 (N) CONCRETE PATIO
- 2 LINE OF FLOOR ABOVE
- 3 (E) ATTIC ACCESS TO REMAIN
- 4 (N) MECHANICAL ROOM
- 5 (N) TWO-WAY CORNER FIREPLACE
- 6 (N) THREE PANEL SLIDING DOOR
- 7 (E) BRICK PATIO TO REMAIN
- 8 (N) THREE PANEL SLIDING WINDOW
- 9 (N) 42" HIGH GLASS RAILING
- 10 (E) PORCH TO REMAIN

WALL LEGEND

- (N) WALL
- (E) WALL TO REMAIN



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REVISIONS

NO.	DESCRIPTION

O'NEILL RESIDENCE
REMODEL / ADDITION
4200 OPAL CLIFF DR
SANTA CRUZ, CA 95062
APN: 033-171-09

PROPOSED FIRST
FLOOR PLAN

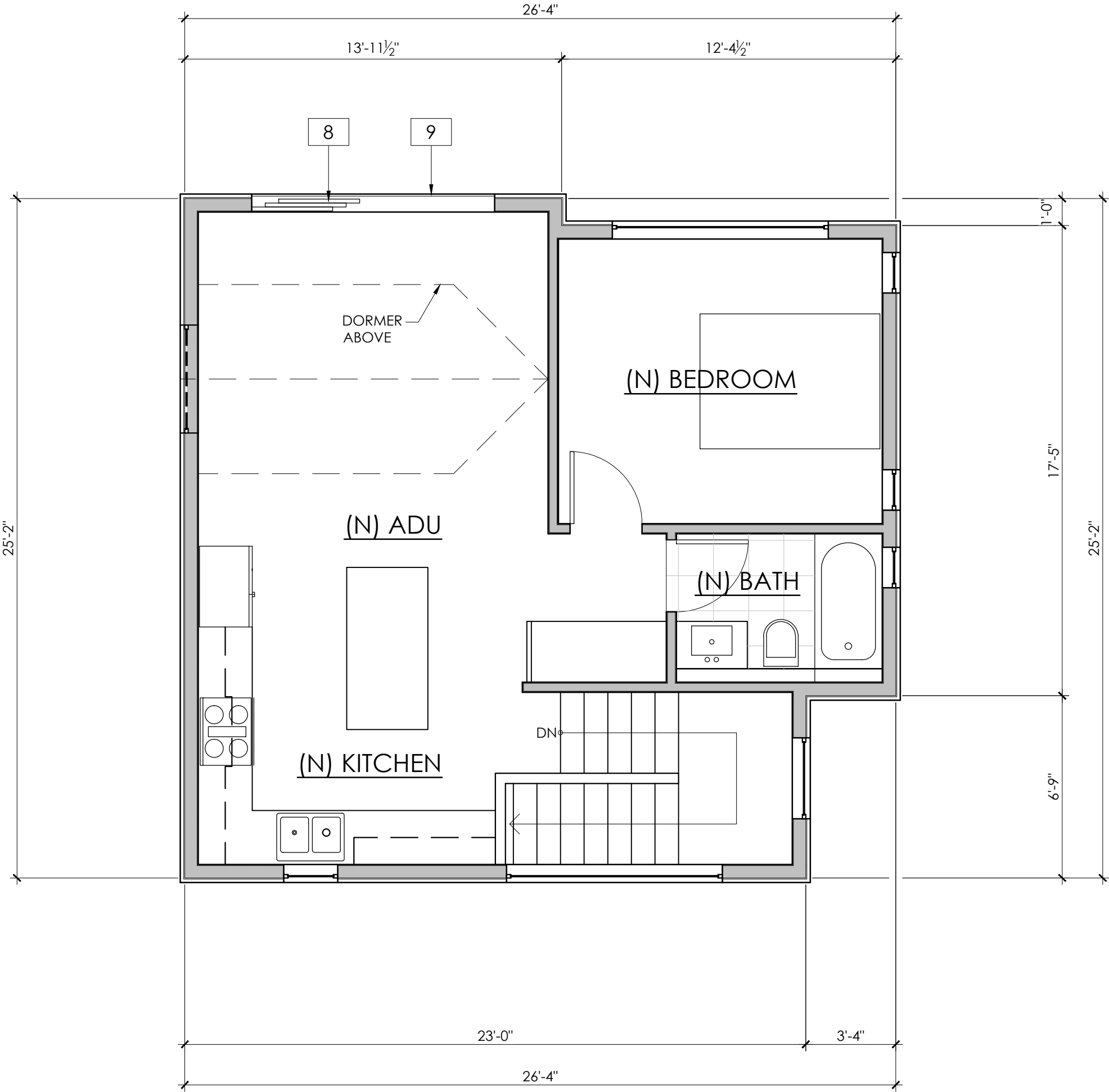
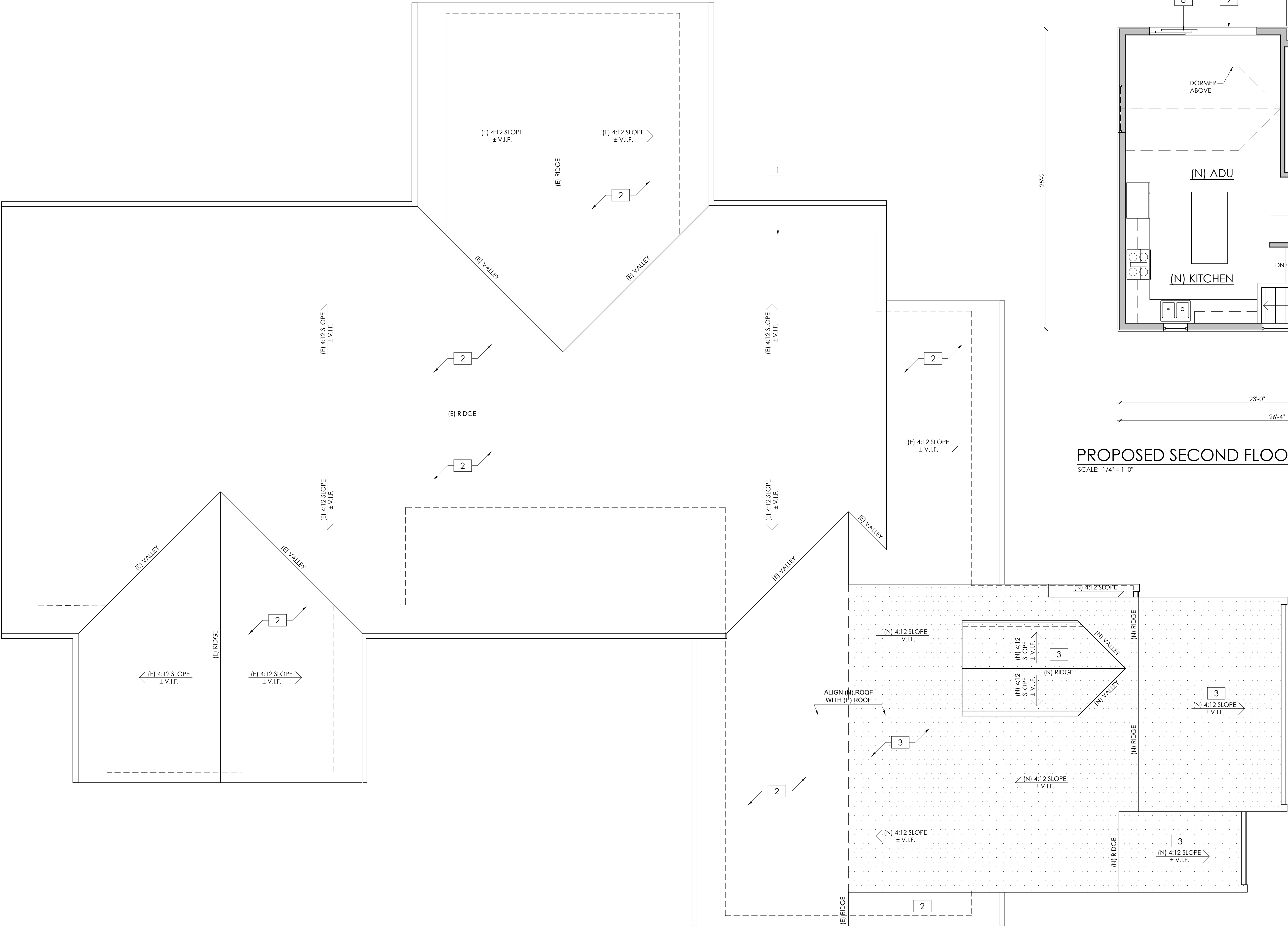


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P7

ROOF PLAN

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



PROPOSED SECOND FLOOR PLAN

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

FLOOR PLAN NOTES

- 1 (N) CONCRETE PATIO
- 2 LINE OF FLOOR ABOVE
- 3 (E) ATTIC ACCESS TO REMAIN
- 4 (N) MECHANICAL ROOM
- 5 (N) TWO-WAY CORNER FIREPLACE
- 6 (N) THREE PANEL SLIDING DOOR
- 7 (E) BRICK PATIO TO REMAIN
- 8 (N) THREE PANEL SLIDING WINDOW
- 9 (N) 42" HIGH GLASS RAILING
- 10 (E) PORCH TO REMAIN

WALL LEGEND

- (N) WALL
- (E) WALL TO REMAIN

ROOF PLAN NOTES

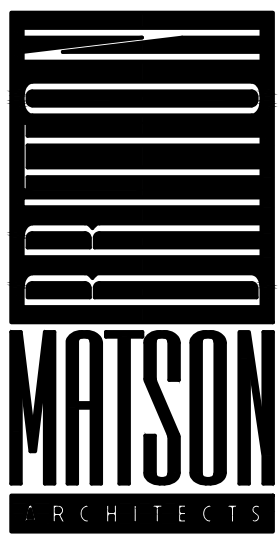
- 1 LINE OF FLOOR BELOW
- 2 EXISTING ROOF WITH NEW HI PROFILE ASPHALT SHINGLE ROOFING
- 3 NEW HI-PROFILE ASPHALT SHINGLE ROOF - MATCH (E) SHINGLES

GENERAL NOTE

ALL NEW SLOPES TO MATCH EXISTING SLOPE. VERIFY EXACT SLOPE IN FIELD.

ROOF PLAN LEGEND

- AREA OF NEW ROOF. MATCH NEW SLOPE WITH EXISTING SLOPE, TYP.



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PROPOSED SECOND
FLOOR & ROOF PLAN



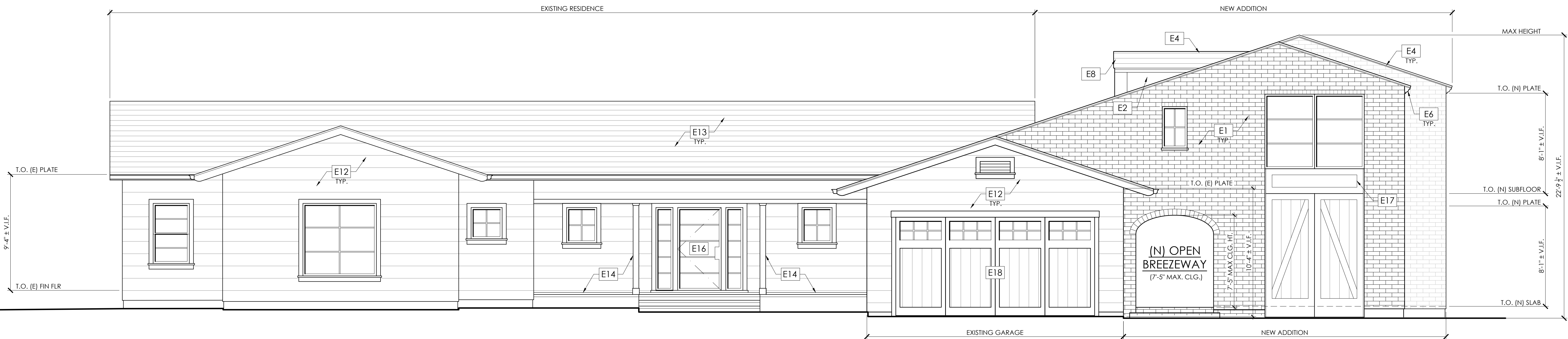
D A T E
01 / 15 / 20
D R A W N
LC
J O B
O'NEILL
S H E E T

P8



SOUTH ELEVATION

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

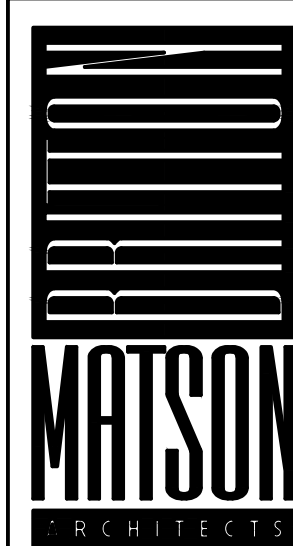


WEST ELEVATION

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

ELEVATION NOTES

- E1 (N) RED BRICK - TO MATCH (E)
- E2 (N) WOOD SIDING - MATCH (E) WHITE SIDING
- E3 (N) BOARD AND BATTEN - PAINT WHITE TO MATCH (E)
- E4 (N) HI-PROFILE ASPHALT SHINGLE ROOF - MATCH (E) SHINGLES IN DARK GREY
- E5 (N) OGEE COPPER GUTTER
- E6 (N) SHAPED BRICK CORBEL
- E7 (N) WINDOW/ DOOR TRIM - MATCH (E) TRIM
- E8 (N) DORMER WINDOW WITH WHITE WOOD SIDING TO MATCH (E) SIDING
- E9 (N) LANDING / STAIR AT (E) DOOR
- E10 (N) CONCRETE LANDING / STAIRS
- E11 42" TALL LAMINATED GLASS GUARD
- E12 (E) WHITE WOOD SIDING TO REMAIN
- E13 (E) ASPHALT SHINGLE ROOF TO REMAIN. ROOF TO BE RESHINGLED IN DARK GREY
- E14 (E) PORCH / WOOD COLUMNS TO REMAIN
- E15 (E) PATIO / STAIRS TO REMAIN
- E16 (N) STEEL FRONT DOOR WITH OBSCURE GLASS
- E17 (N) PAINTED WOOD SIDING IN BLACK
- E18 (N) PAINTED CARRIAGE HOUSE GARAGE DOOR IN WHITE



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NO.	DESCRIPTION

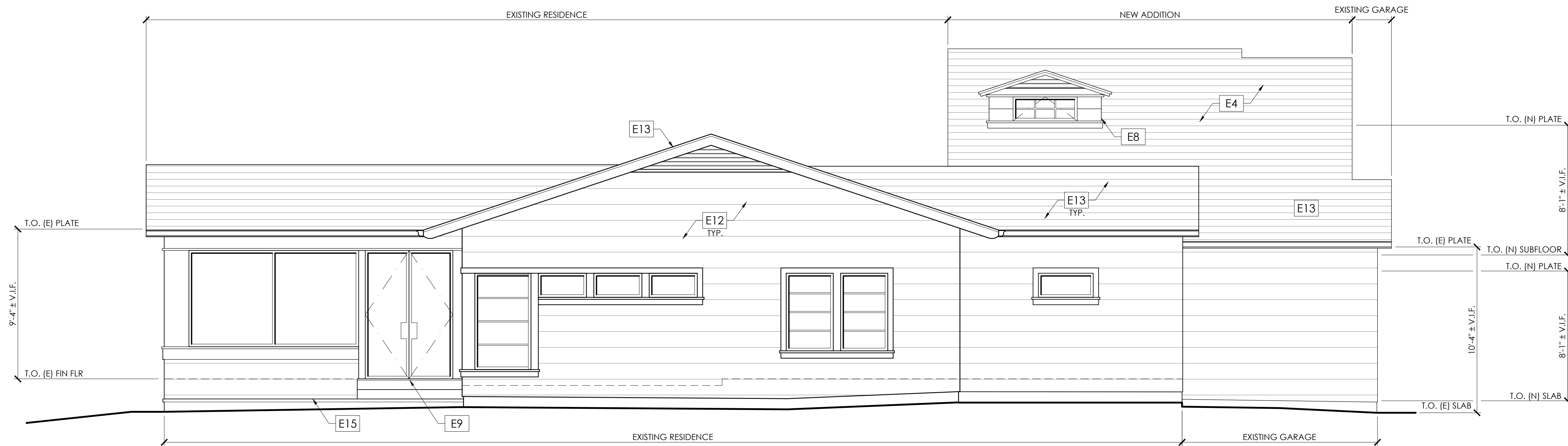
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EXTERIOR ELEVATIONS



D	A	T	E	
01 / 15 / 20				
D	R	A	W	N
LC				
J	O			B
O'NEILL				
S	H	E	E	T

P9



NORTH ELEVATION

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

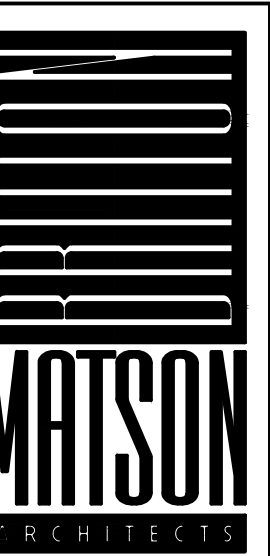


EAST ELEVATION

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

ELEVATION NOTES

- E1 (N) RED BRICK - TO MATCH (E)
- E2 (N) WOOD SIDING - MATCH (E) WHITE SIDING
- E3 (N) BOARD AND BATTEN - PAINT WHITE TO MATCH (E)
- E4 (N) HI-PROFILE ASPHALT SHINGLE ROOF - MATCH (E) SHINGLES IN DARK GREY
- E5 (N) OGEE COPPER GUTTER
- E6 (N) SHAPED BRICK CORBEL
- E7 (N) WINDOW/ DOOR TRIM - MATCH (E) TRIM
- E8 (N) DORMER WINDOW WITH WHITE WOOD SIDING TO MATCH (E) SIDING
- E9 (N) LANDING / STAIR AT (E) DOOR
- E10 (N) CONCRETE LANDING / STAIRS
- E11 42" TALL LAMINATED GLASS GUARD
- E12 (E) WHITE WOOD SIDING TO REMAIN
- E13 (E) ASPHALT SHINGLE ROOF TO REMAIN. ROOF TO BE RESHINGLED IN DARK GREY
- E14 (E) PORCH / WOOD COLUMNS TO REMAIN
- E15 (E) PATIO / STAIRS TO REMAIN
- E16 (N) STEEL FRONT DOOR WITH OBSCURE GLASS
- E17 (N) PAINTED WOOD SIDING IN BLACK
- E18 (N) PAINTED CARRIAGE HOUSE GARAGE DOOR IN WHITE



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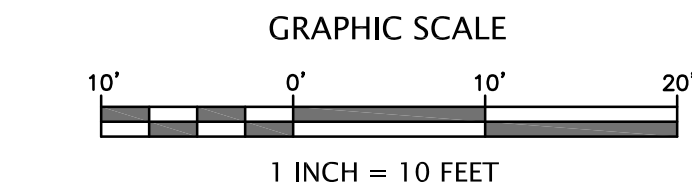
EXTERIOR ELEVATIONS



D A T E
01 / 15 / 20
D R A W N
LC
J O B
O'NEILL
S H E E T

P10

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Basis of Elevation

Santa Cruz County Benchmark 245. Being a brass disk stamped "BM 245" set in top of curb at the southeasterly corner of Opal Cliff Drive and 41st Avenue.

Elevation = 48.99 feet NAVD88

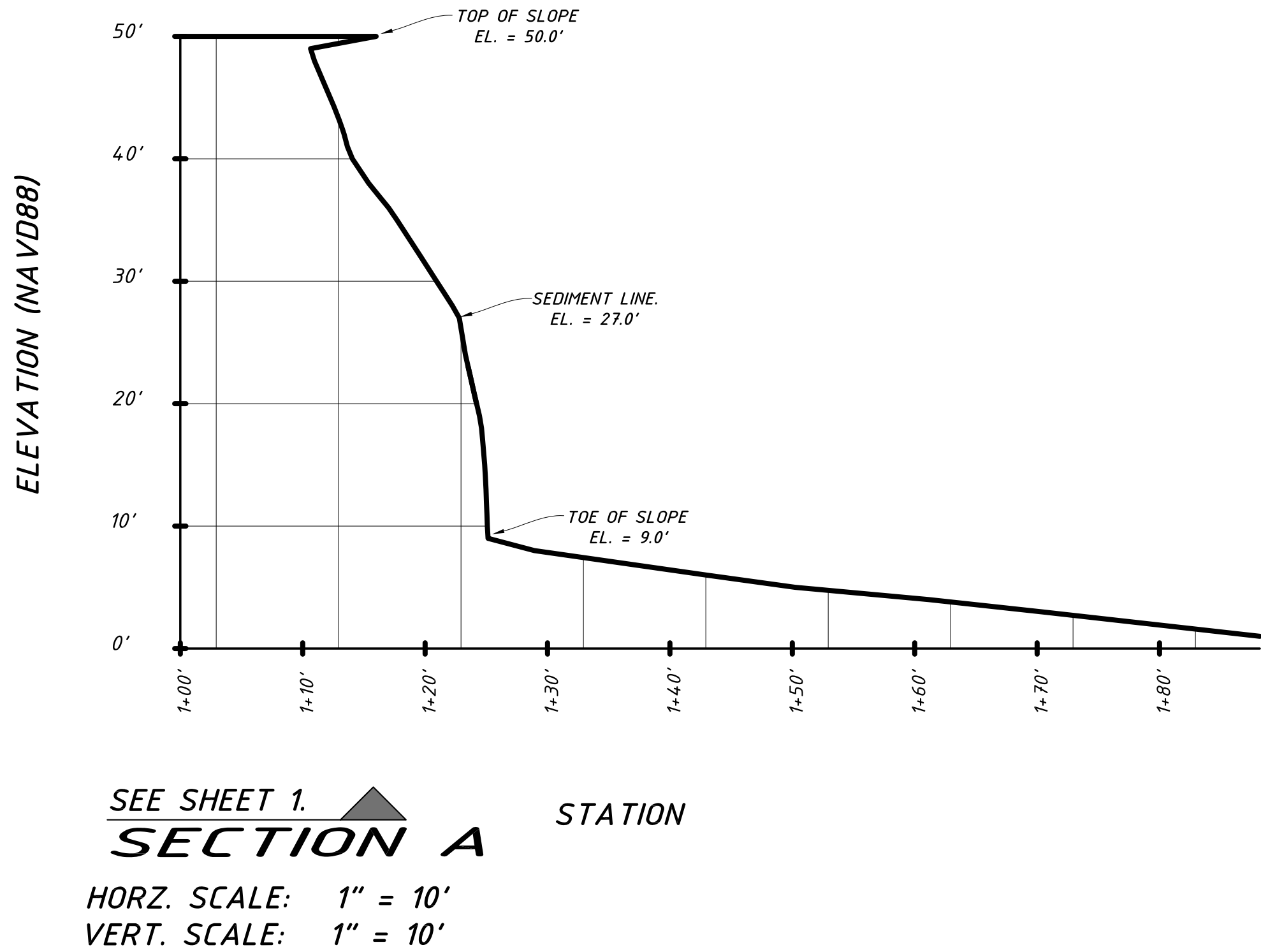
The contour interval is 1 foot.

Basis of Bearings

The basis of bearings for this map is between found monuments along Opal Cliff Drive per record map 25-M-12 filed in the Santa Cruz County records.

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REVISION	APPROVED Paul Hanagan LS 7797
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Topographic & Boundary Map, The Lands Of: Bridget O'Neill 4200 Opal Cliff Drive, Santa Cruz, CA 95062	
Santa Cruz County A.P.N. 033-171-09	DESIGN DRAWN J. Kaneg
DATE 3-6-2019	SCALE 1" = 10'
SHEET SU-1	
OF 2 SHEETS	
JOB NO. 19003	

\\hawaii\cadd\paul\19003\19003 4200 Opal Cliff Drive.dwg, Plotted By: paul, Plotted: Mar 07, 2019 - 8:15am
S:\PROJECTS\2019\19003 4200 Opal Cliff Drive.dwg, Plotted By: paul, Plotted: Mar 07, 2019 - 8:15am
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Layout: Paul Hanagan
SECTION: 19003 4200 Opal Cliff Drive.dwg, Plotted By: paul, Plotted: Mar 07, 2019 - 8:15am

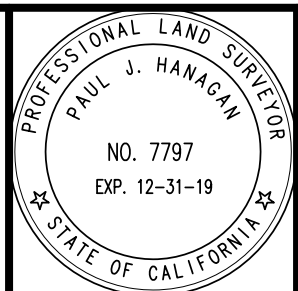


Basis of Elevation

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The contour interval is 1 foot.



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PHONE 857-469-5468

Topographic & Boundary Map, The Lands Of:
Bridget O'Neill
4200 Opal Cliff Drive, Santa Cruz, CA 95062

Santa Cruz County A.P.N. 033-171-09	DESIGN	DRAWN J. Kaneg
DATE 3-6-2019	SCALE 1" = 10'	
SHEET SU-2	OF 2 SHEETS	JOB NO. 19003

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HANAGAN LAND SURVEYING 305-C SOQUEL AVE. SANTA CRUZ, CA 95062 PHONE 857-469-5468		Topographic & Boundary Map, The Lands Of: Bridget O'Neill 4200 Opal Cliff Drive, Santa Cruz, CA 95062			
Santa Cruz County A.P.N. 033-171-09		DATE 3-6-2019		DESIGN	
SHEET SU-3		SCALE NO SCALE		DRAWN J. Kaneg	
JOB NO. 19003		OF 3 SHEETS			