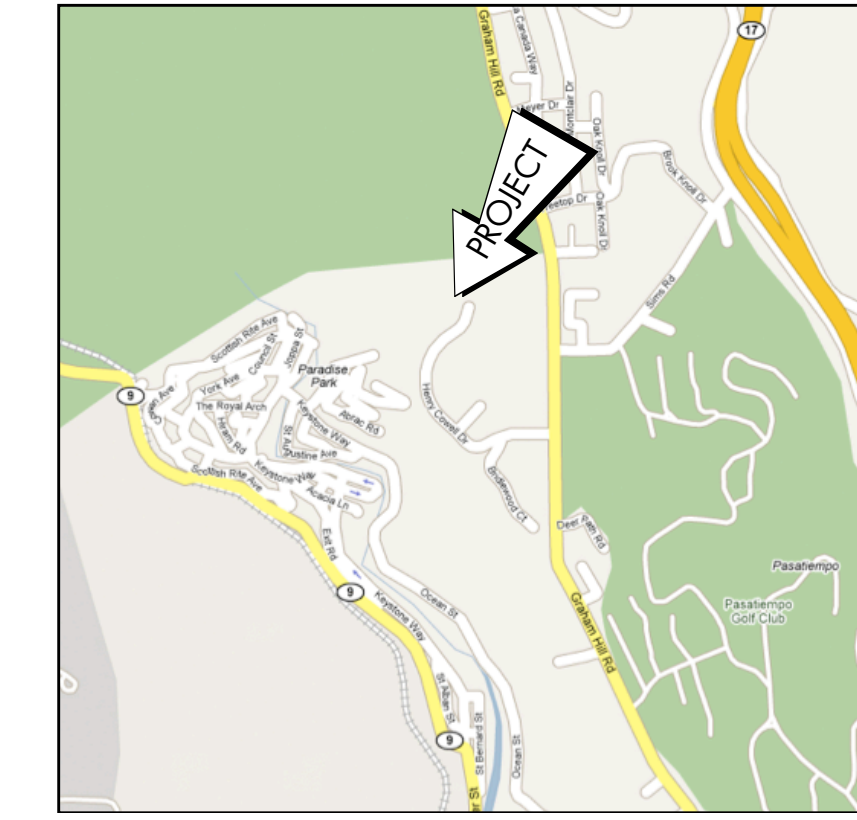


A NEW SINGLE-FAMILY DWELLING

FOR
LOT 46, WOODS COVE

LOCATED AT:
SANTA CRUZ, CALIFORNIA

LOCATION MAP
NO SCALE



JOHN R. MCKELVEY
ARCHITECT

ARCHITECTURE
PLANNING

536 SOQUEL AVENUE
SANTA CRUZ, CA 95062
VOICE/DATA/FAX (831) 429-8206



SYMBOLS

	GRIDLINE ON CENTER OF WALL OR COLUMN
	GRIDLINE TO FACE OF STRUCTURE
	DIMENSION TO CENTERLINE OF WALL OR COLUMN
	DIMENSION TO FACE OF FINISH
	CONTROL POINT / DATUM
	BUILDING SECTION
	WALL SECTION
	DETAIL
	INTERIOR OR EXTERIOR ELEVATION
	WALL TYPE
	DOOR MARK (SEE SCHEDULE)
	WINDOW MARK (SEE SCHEDULE)
	REVISION NUMBER
	ALUMINIUM
	CONCRETE
	EARTH
	GLASS
	GRAVEL
	GYPSUM BOARD
	INSULATION
	PLYWOOD
	SAND
	STEEL
	FINISH LUMBER
	FRAMING LUMBER
	BLOCKING OR WOOD SHIM

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
A.F.G.	ABOVE FINISH GRADE	LT FXT	LIGHT FIXTURE
ADJ	ADJUSTABLE	MAX	MAXIMUM
ALUM	ALUMINIUM	MTL	METAL
APPROX	APPROXIMATELY	MIN	MINIMUM
BLDG	BUILDING	O.C.	ON CENTER
BLK(G)	BLOCK(ING)	O.D.	OUTSIDE DIAMETER
BM	BEAM	PL	PLATE
BOT	BOTTOM	PLWD	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	R	RISERS
CAB	CABINET	R.D.	ROOF DRAIN
CLG	CEILING	R.O.	ROUGH OPENING
COL	COLUMN	REQ'D	REQUIRED
CONC	CONCRETE	RET	RETAINING
CONST	CONSTRUCTION	RM	ROOM
CONT	CONTINUOUS	S.S.	STAINLESS STEEL
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SECT	SECTION
DIA	DIAMETER	SHT	SHEET
DIM	DIMENSION	SIM	SIMILAR
DN	DOWN	SPEC	SPECIFICATION
D.S.	DOWNSPOUT	SQ	SQUARE
DWG	DRAWING	STD	STANDARD
EA	EACH	STL	STEEL
EL	ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	T	TREADS
EXIST	EXISTING	T & G	TONGUE AND GROOVE
EXT	EXTERIOR	T.O.	TOP OF
F.D.	FLOOR DRAIN	TEL	TELEPHONE
FIN	FINISH	TYP	TYPICAL
F.F.E.	FINISH FLOOR ELEVATION	V.C.T.	VINYL COMPO. TILE
FLR	FLOOR	VERT	VERTICAL
FT	FOOT	W/	WITH
FTG	FOOTING	W.C.	WATER CLOSET
G.I.	GALVANIZED IRON	W.P.	WATERPROOF
GA	GAUGE	WD	WOOD
GALV	GALVANIZED		
GYP BD	GYPSUM BOARD		
HD	HEAD		
HDWD	HARDWOOD		
HORIZ	HORIZONTAL		
HT	HEIGHT		
I.D.	INSIDE DIAMETER		
INT	INTERIOR		
LAM	LAMINATE		

PROJECT DESCRIPTION

THE PROJECT PROVIDES FOR THE CONSTRUCTION OF A NEW 5600 SQUARE FOOT SINGLE-FAMILY RESIDENCE (S.F.R.).

IN ADDITION TO THE S.F.R. ITSELF, ADDITIONAL IMPROVEMENTS TO THE EXISTING SITE INFRASTRUCTURE WILL BE UNDERTAKEN, INCLUDING ELECTRICAL, GAS, AND SEWER WORK.

PROJECT TEAM

ARCHITECT
ANDERSON-MCKELVEY ARCHITECTS
536 SOQUEL AVENUE
SANTA CRUZ, CALIFORNIA
95062
TEL 831.429.8206

PROJECT DATA

ASSESSOR'S PARCEL NO.	061-471-16
LOT AREA (GROSS)	.52 ACRES
ZONING	R-1-5
PROPOSED RESIDENCE FLOOR AREA	5,600 SQ. FT.
PROPOSED PARKING	
COVERED	3 SPACES
UNCOVERED	3 SPACES
TOTAL	6 SPACES
CONSTRUCTION TYPE	V-N
OCCUPANCY	R3
APPLICABLE CODES	2001 CALIFORNIA BUILDING CODE 2001 CALIFORNIA MECHANICAL CODE 2001 CALIFORNIA ELECTRICAL CODE 2001 CALIFORNIA ENERGY CODE 2001 CALIFORNIA PLUMBING CODE

SHEET INDEX

ARCHITECTURAL	
A-01	TITLE SHEET / PROJECT DATA
A-02	SITE PLAN / SITE SECTIONS
A-03	LOWER FLOOR PLAN
A-04	UPPER FLOOR PLAN
A-05	EXTERIOR ELEVATIONS

CONSULTANTS

PROJECT

A NEW SINGLE-FAMILY
RESIDENCE FOR LOT 46,
WOODS COVE
SANTA CRUZ, CALIFORNIA

CONTENTS

TITLE SHEET / PROJECT DATA

PROJECT ARCHITECT

JRM

DRAWN

JRM

DATE

08.25.06

REVISION

SHEET

A-01

OF 5

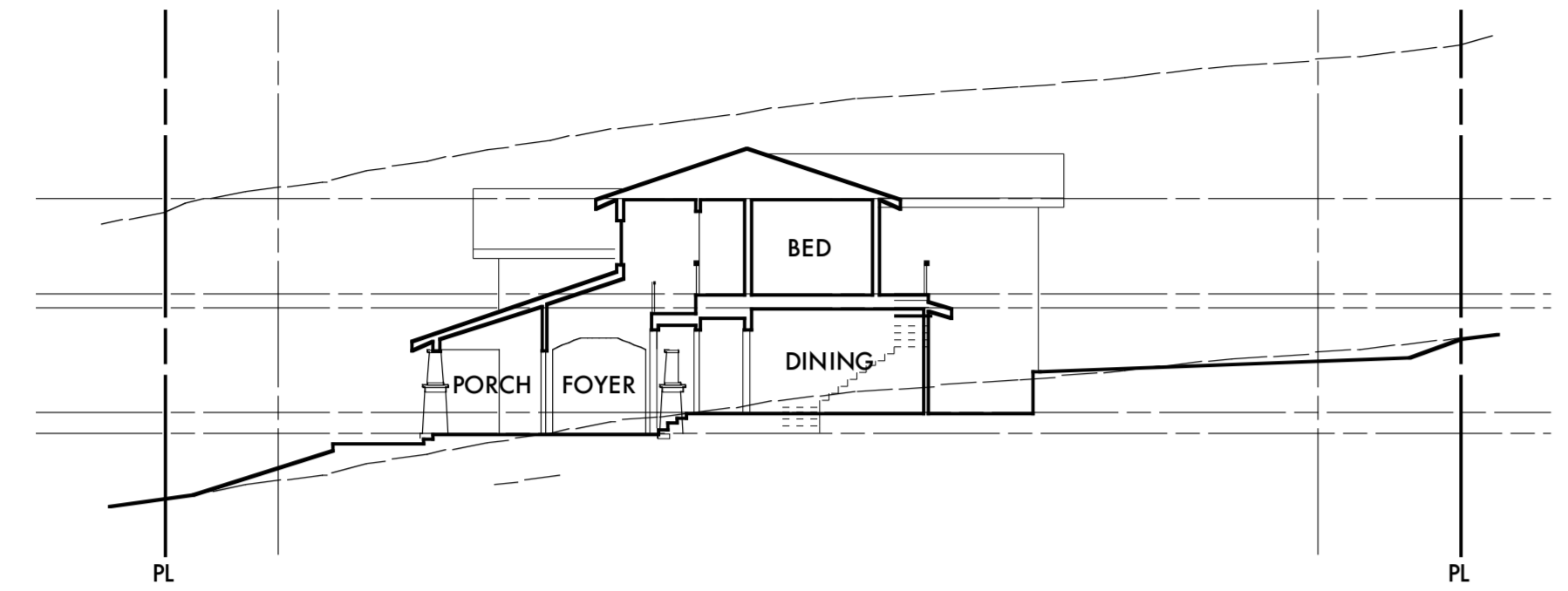


CONSULTANTS

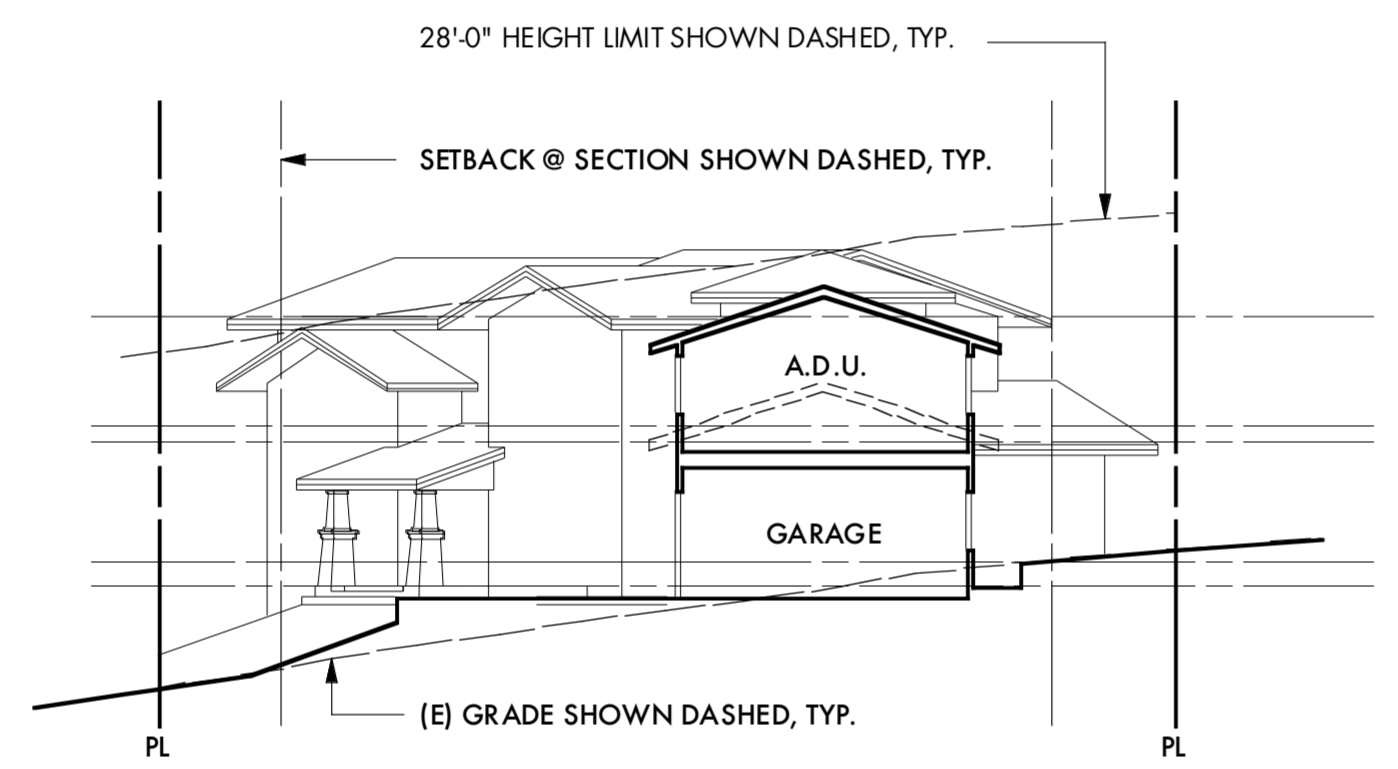
PROJECT
A NEW SINGLE-FAMILY
RESIDENCE FOR LOT 46,
WOODS COVE
SANTA CRUZ, CALIFORNIA

CONTENTS
SITE PLAN
SITE SECTIONS

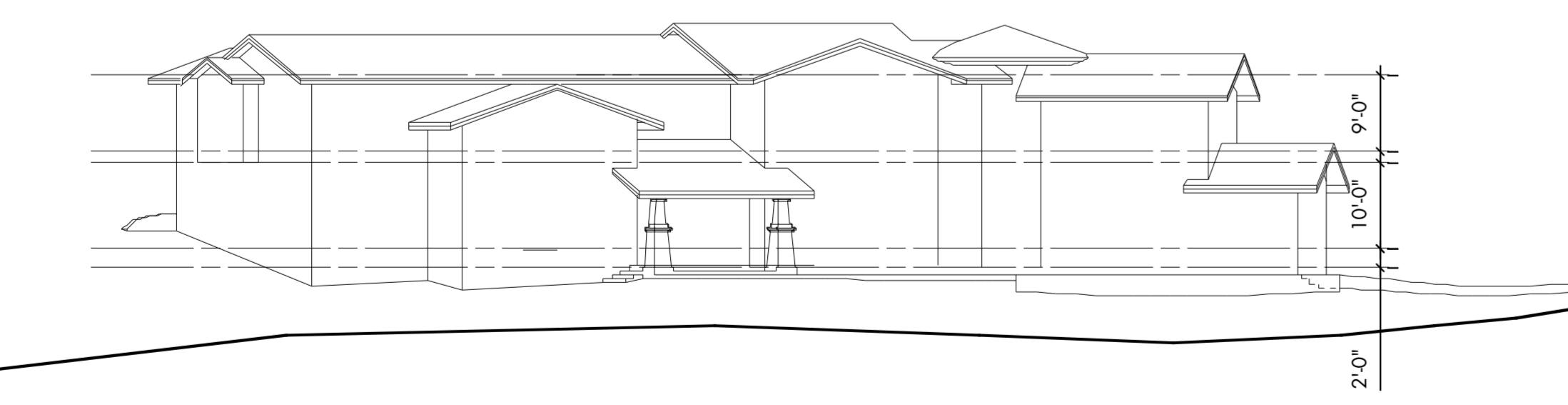
PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
08.25.06
REVISION



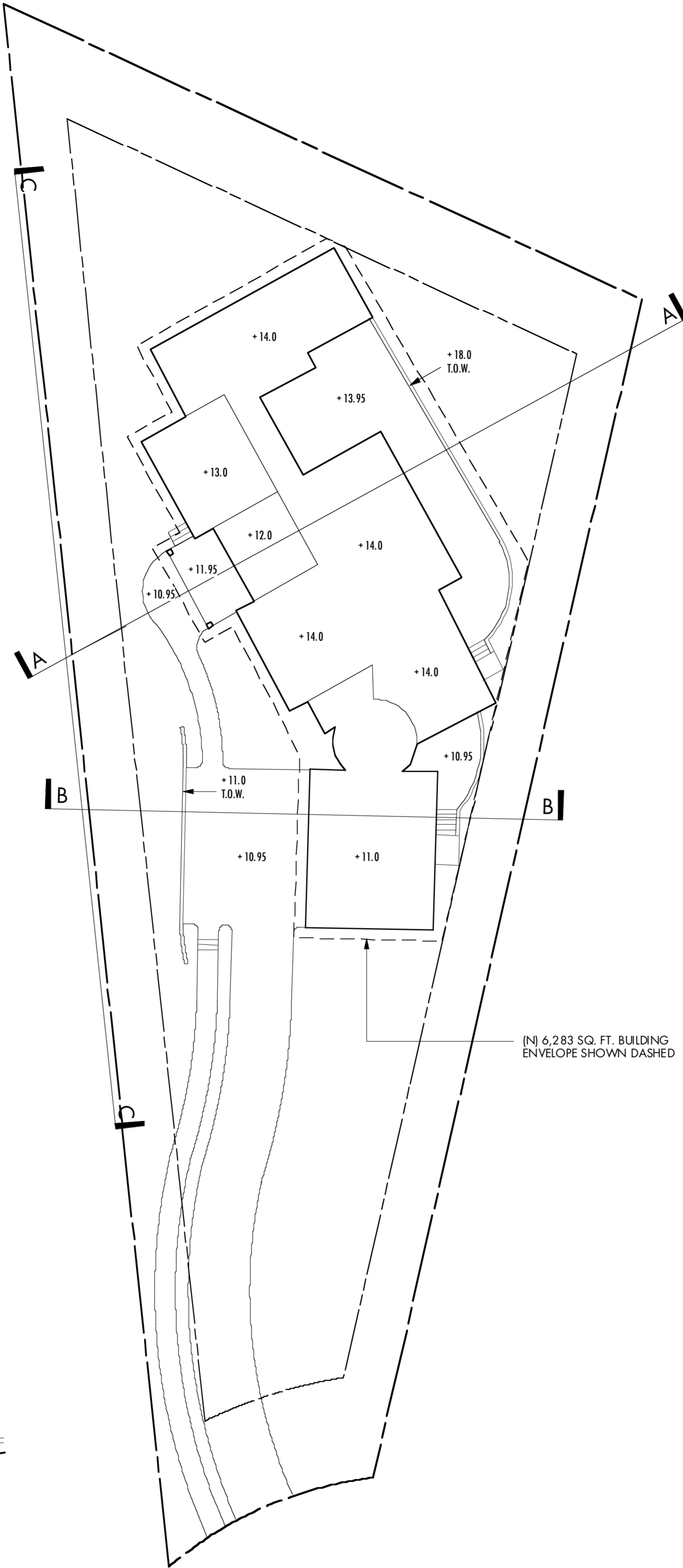
A-A



B-B

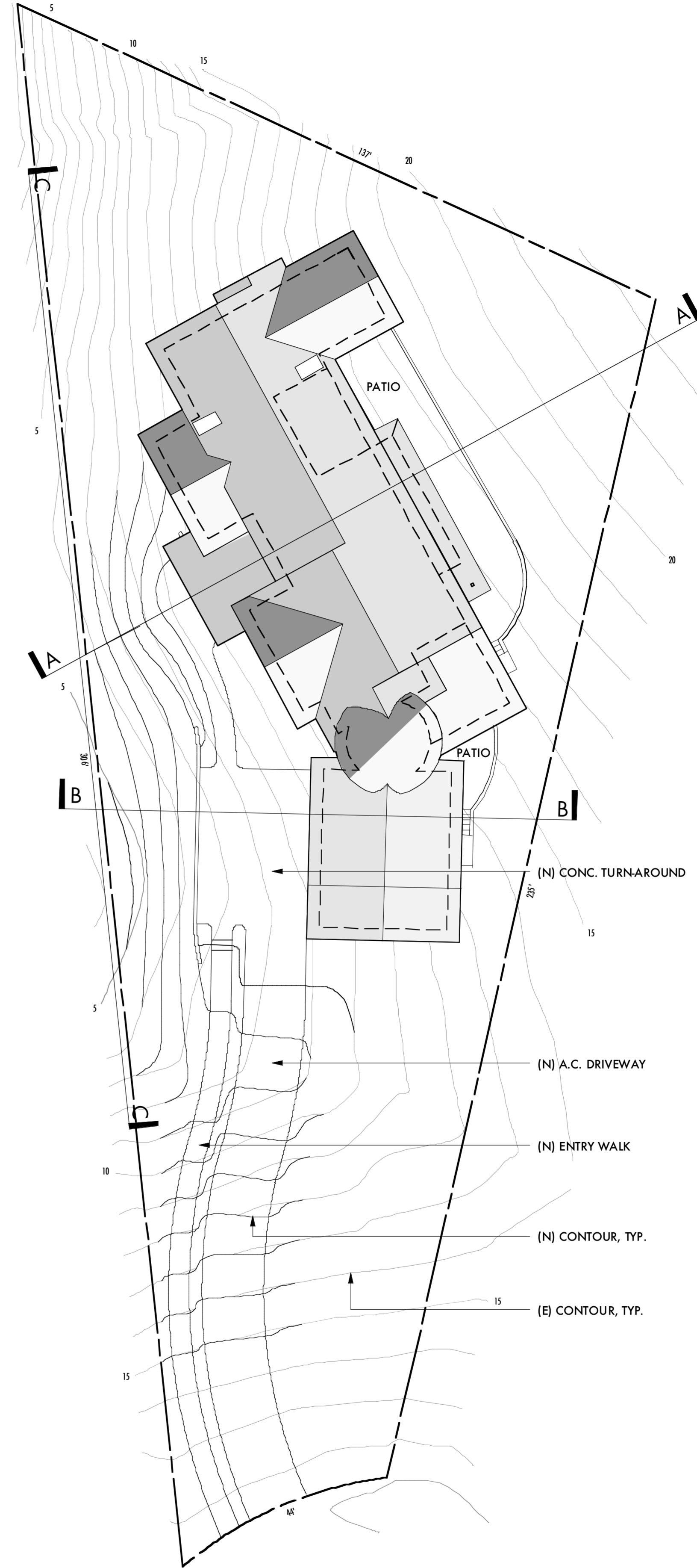


B-B



BUILDING ENVELOPE DIAGRAM

SITE PLAN
SCALE: 1/16" = 1'-0"



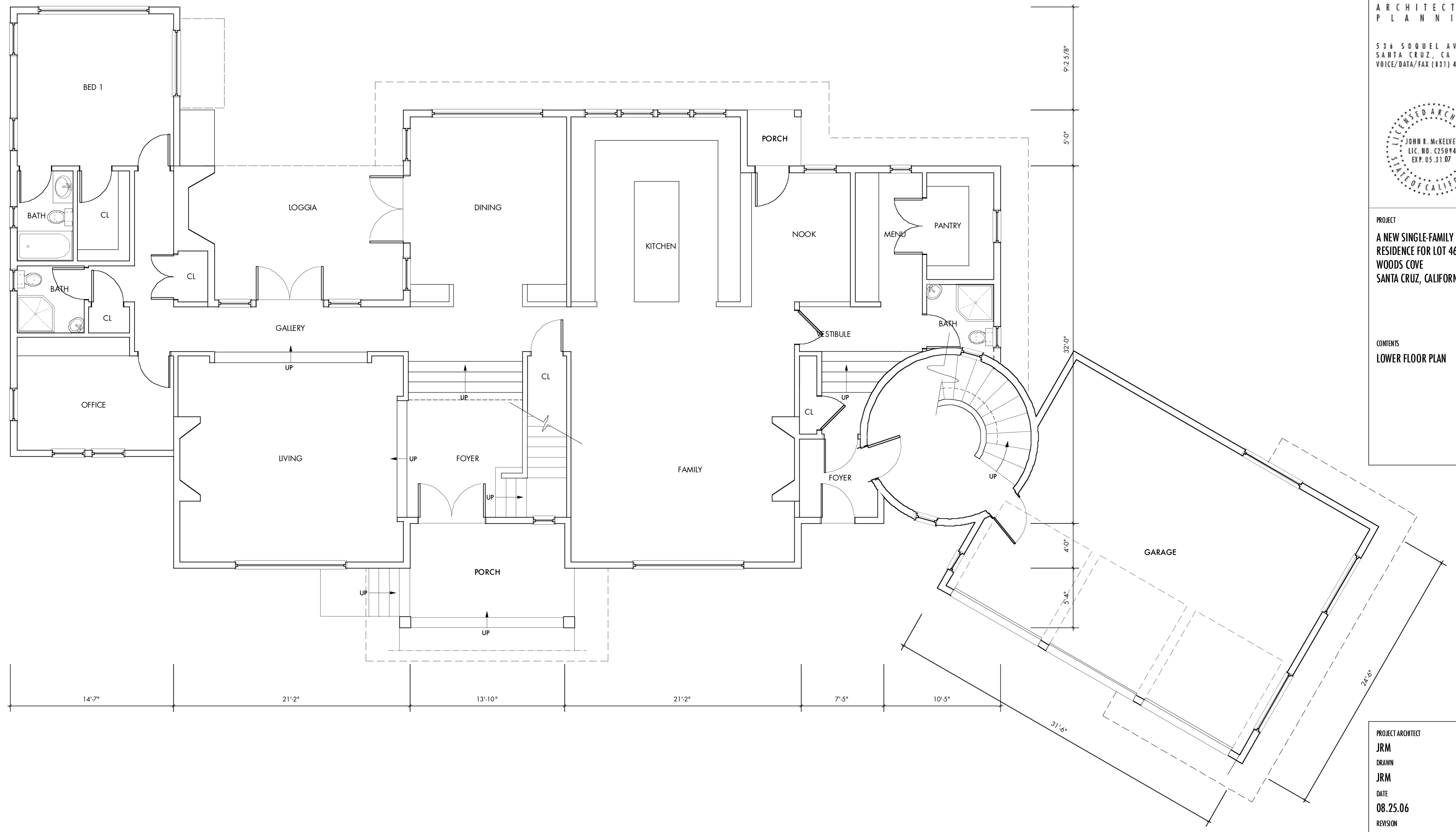
GRADING DIAGRAM

SITE SECTIONS
SCALE: 1/16" = 1'-0"



PROJECT
**A NEW SINGLE-FAMILY
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WOODS COVE
SANTA CRUZ, CALIFORNIA**

CONTENTS
LOWER FLOOR PLAN



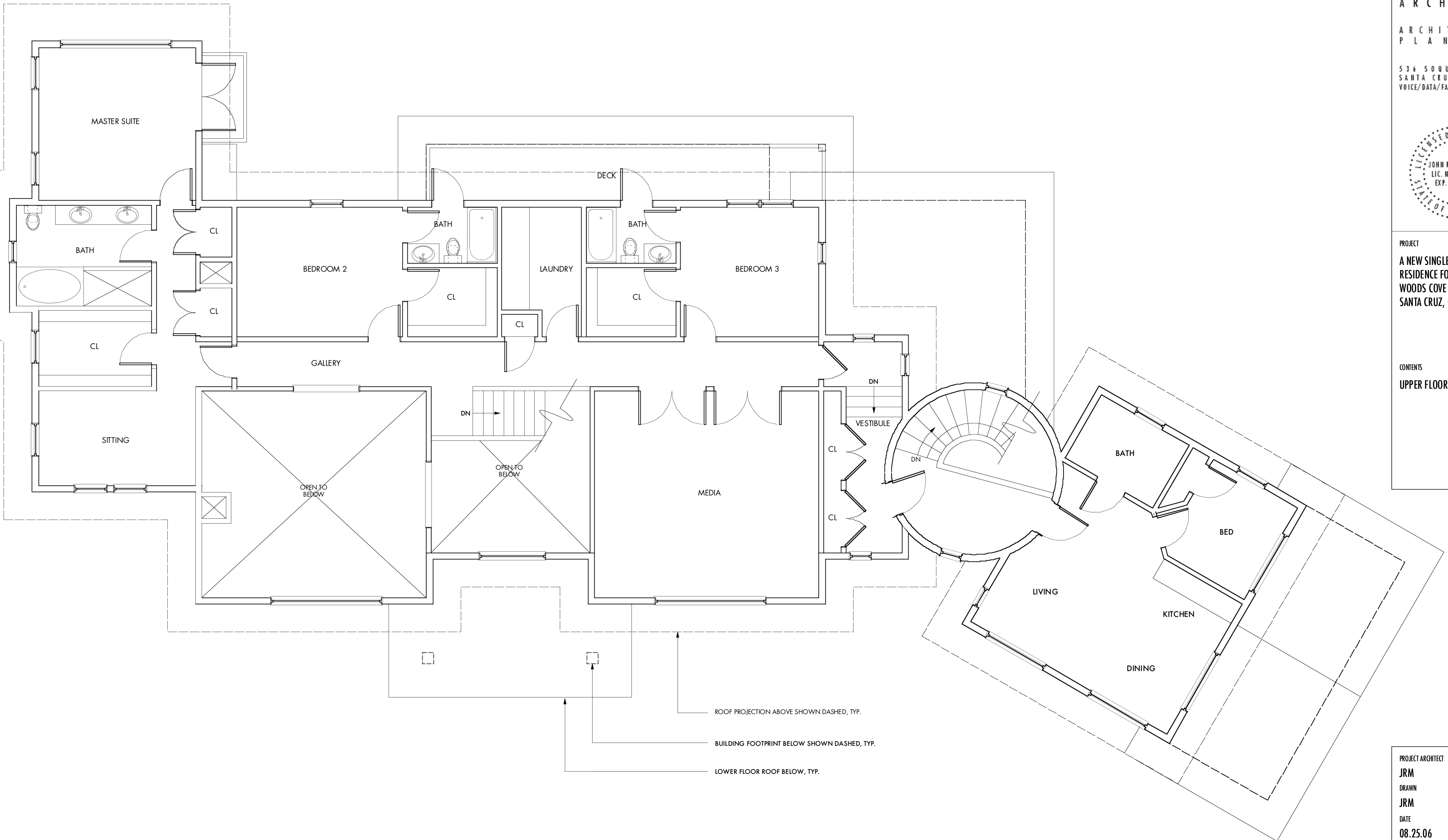
LOWER FLOOR PLAN (3,069 SQ. FT.)
SCALE: 1/4" = 1'-0"

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
08.25.06
REVISION



PROJECT
A NEW SINGLE-FAMILY
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CONTENTS
UPPER FLOOR PLAN



UPPER FLOOR PLAN (2,806 SQ. FT.)

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

PROJECT ARCHITECT

JRM

DRAWN

JRM

DATE

08.25.06

REVISION

SHEET

A-04

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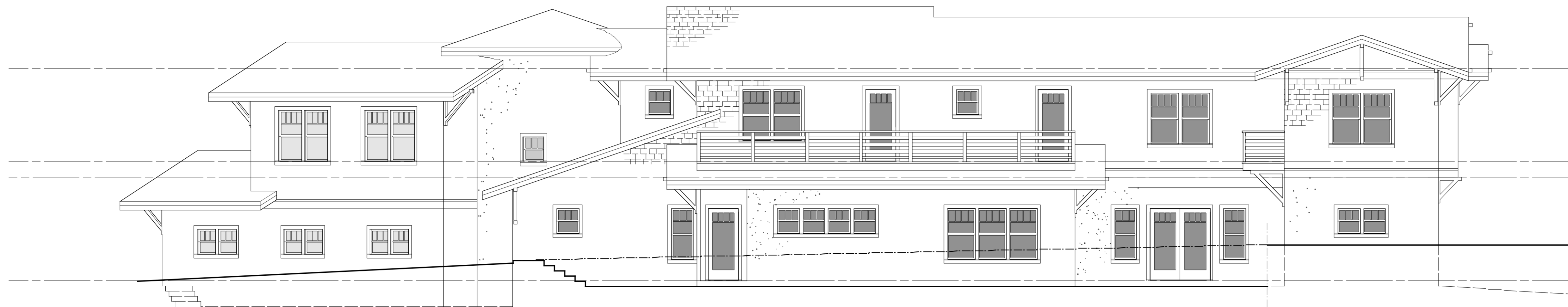
CONSULTANTS

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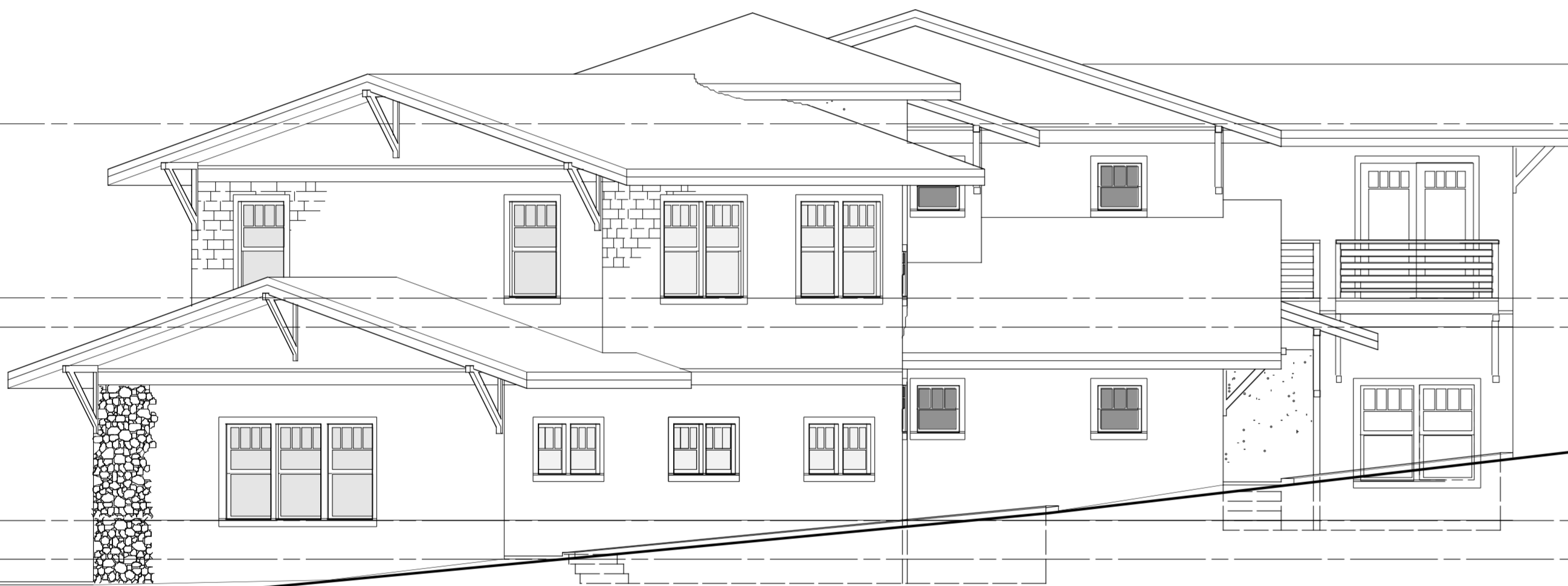
CONTENTS
EXTERIOR ELEVATIONS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
08.25.06
REVISION

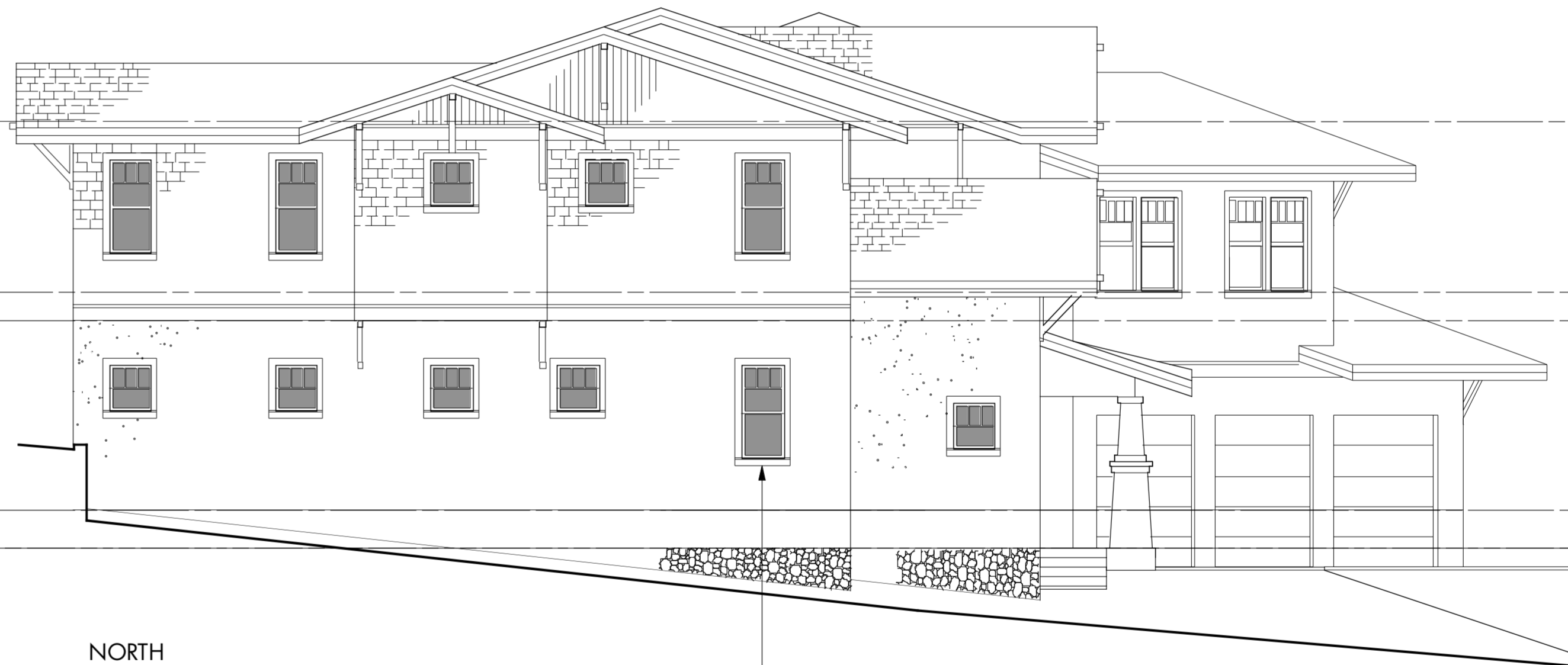
SHEET
A-05 OF 5



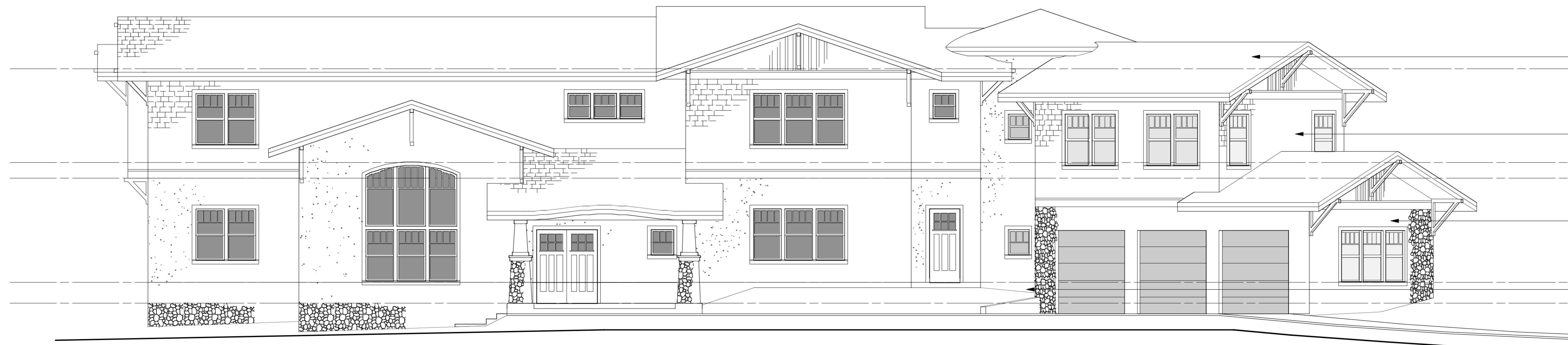
EAST



SOUTH



NORTH



WEST

WHITE VINYL WINDOWS
W/PAINTED WOOD TRIM, TYP.
SEE COLOR BOARD.

COMPOSITION SHINGLE ROOF,
TYP. SEE COLOR BOARD.

PAINTED SHINGLE-PATTERN
CEMENTITIOUS SIDING, TYP.
UPPER FLOOR EXTERIOR. SEE
COLOR BOARD.

RIVER STONE VENEER, TYP.
GARAGE LOWER FLOOR
EXTERIOR AND WHERE
OTHERWISE SHOWN. SEE
COLOR BOARD.

COLORED STUCCO, TYP. LOWER
FLOOR EXTERIOR. SEE COLOR
BOARD.

SOUTH
SCALE: 1/8"=1'-0"