

1130 & 1132 MISSION



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

PLANNING PACKAGE

006-203-24 & 006-203-25 08/25/2023



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PROJECT DIRECTORY

CLIENT/TENANT

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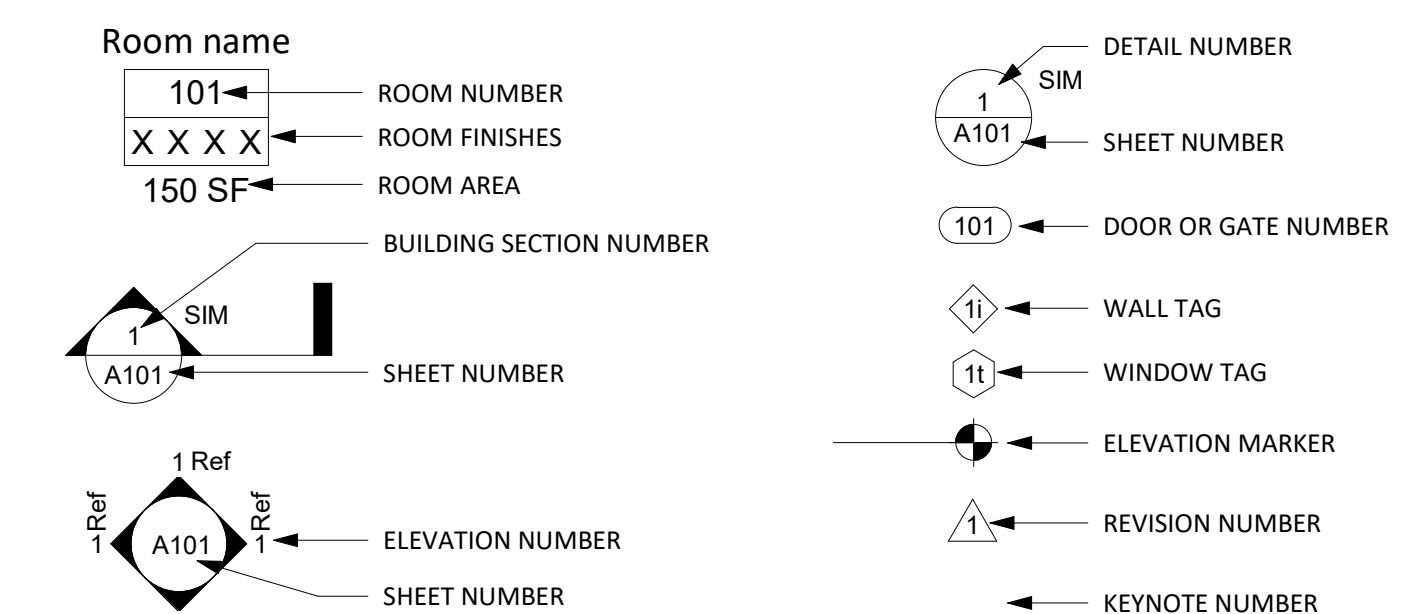
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CODE INFORMATION

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA ENERGY EFFICIENCY
- SANTA CRUZ COUNTY CODE AMENDMENTS

NATURAL GAS-FREE DESIGN AS
REQUIRED BY SCMC 6.100, DESIGNED
IN ACCORDANCE WITH CHAPTER
6.100 OF THE MUNICIPAL CODE.

GRAPHIC LEGEND



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	01.09.2023
0	PLANNING APPLICATION	06.01.2023
1	PLANNING REV-01	08.25.2023

APN number	006-203-25
Project number	21128
Print Date	01.09.2023
Drawn by	DS
Checked by	EB
Scale	NTS

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COVER SHEET INDEX

GP0.01

BUILDING GROSS AREA BY USE							
LEVEL	RESIDENTIAL	CIRCULATION	PARKING	AMENITY	SERVICE / MECH.	COMMERCIAL	TOTALS
LEVEL 1	0 SF	433 SF	5,722 SF	522 SF	549 SF	2,627 SF	9,853 SF
LEVEL 2	5,205 SF	1,923 SF	0 SF	1,767 SF	322 SF	0 SF	9,217 SF
LEVEL 3	5,193 SF	1,847 SF	0 SF	838 SF	322 SF	0 SF	8,200 SF
LEVEL 4	5,193 SF	1,848 SF	0 SF	838 SF	322 SF	0 SF	8,201 SF
LEVEL 5	4,834 SF	1,739 SF	0 SF	871 SF	322 SF	0 SF	7,766 SF
GRAND TOTALS	20,425 SF	7,790 SF	5,722 SF	4,836 SF	1,837 SF	2,627 SF	43,237 SF

FLOOR AREA	NON-RESIDENTIAL		TOTAL
	RESIDENTIAL	RESIDENTIAL	
33,384 GSF	9,853 GSF	43,237 GSF	

PROJECT UNIT COUNT		
UNIT TYPE	COUNT	NET AREA
UNIT A	30	288 NSF
UNIT B	29	287 NSF
TOTAL	59	16,963 NSF
AVERAGE NET SF		287.5 NSF

NOTE: REFER TO SHEET GP0.05 FOR DENSITY BONUS EXHIBIT AND CALCULATIONS

PROJECT DATA

LOT 1 ADDRESS:	1132 MISSION ST SANTA CRUZ, CA 95060 006-203-24 LOT SIZE: 5,314.3 SF (0.122 ACRES)
LOT 2 ADDRESS:	1130 MISSION ST SANTA CRUZ, CA 95060 006-203-25 LOT SIZE: 7,187.4 SF (0.165 ACRES)
TOTAL LOT SIZE:	12,501.7 SF (0.287 ACRES)
ZONING DISTRICT:	CC - COMMUNITY COMMERCIAL
GENERAL PLAN DESIGNATION:	MXMD - MIXED MEDIUM DENSITY
BUILDING CONSTRUCTION TYPE:	TYPE I-A: 8,987 SF TYPE III-A: 33,862 SF
PROPOSED NUMBER OF STORIES:	TYPE I-A: 1-STORY TYPE III-A: 4-STORIES
BUILDING OCCUPANCIES:	R-2 (RESIDENTIAL) S-2 (GARAGE) B (COMMERCIAL)
EXISTING BUILDING 1 AREA:	1,505 SF
EXISTING BUILDING 2 AREA:	738 SF
TOTAL EXISTING BUILDING AREA: (TO BE DEMOLISHED)	2,243 SF
EXISTING LOT COVERAGE:	2,243 SF/12,501 SF = 17.9%
PROPOSED LOT COVERAGE:	9,852 SF/12,501 SF = 78.8%
FLOOR AREA RATIO (FAR) ALLOWED:	1.75
FLOOR AREA RATIO (FAR) PROPOSED:	3.46 (WAIVER #3 SOUGHT PER STATE DENSITY BONUS)

SCOPE OF WORK

THE PROJECT WILL BE APPROXIMATELY 43,234 GROSS SQUARE FEET WITH 4 STORIES OF TYPE III-A OVER ONE STORY OF TYPE I-A NEW CONSTRUCTION. 59 UNITS OF SINGLE ROOM OCCUPANCY (SRO) HOUSING ARE PROPOSED ABOVE A 2,627 SF COMMERCIAL SPACE ON THE GROUND FLOOR. THE BUILDING IS 5 STORIES TALL IN TOTAL AND UTILIZES THE STATE DENSITY BONUS AS WELL AS SB-330 AND CA AB 2097. WAIVERS ARE REQUESTED FOR:

- BUILDING HEIGHT
- SETBACKS
- FLOOR AREA RATIO (FAR)

THE PROJECT TEAM RESERVES THE RIGHT TO UTILIZE CONCESSIONS AT A LATER DATE IF NEEDED.

THIS PROPOSAL SEEKS TO DEMOLISH THE EXISTING BUILDINGS AND BUILD NEW CONSTRUCTION. THE (2) EXISTING BUILDINGS CURRENTLY UNDERUTILIZE THE (2) SUBJECT PARCELS AND ARE NOTED AS HAVING A "LOW CONTRIBUTION TO URBAN QUALITY IN THE SANTA CRUZ MISSION STREET URBAN DESIGN PLAN". THERE ARE (2) SMALL EXISTING SINGLE STORY COMMERCIAL BUILDINGS OCCUPIED BY A SINGLE GROCER TENANT. THE EXISTING BUILDINGS TEND TO FLOOD, REQUIRE NEW ROOFS AND OTHER REPAIRS, AND IT IS EXPECTED THAT ONGOING MAINTENANCE OF THE BUILDINGS WILL BE COSTLY AND DISRUPTIVE TO THE SERVICE PROVIDED TO THE COMMUNITY.

THE PROPOSED NEW CONSTRUCTION PROVIDES PEDESTRIAN FRIENDLY COMMERCIAL SPACE ON THE GROUND FLOOR AS WELL AS AN APPROX. 5,722 SF PARKING GARAGE WITH ELECTRIC VEHICLE CHARGING STATIONS AND ACCESSIBLE PARKING.

THERE IS A LOBBY ENTRY SPACE FOR RESIDENTS WITH AMENITIES INCLUDING A MAIL/PACKAGE ROOM AND RENTAL OFFICE, AND THERE IS A LARGE OPEN AIR COURTYARD FOR RESIDENTIAL USE ON THE 2ND FLOOR ABOVE THE GROUND FLOOR PODIUM. OTHER AMENITIES LOCATED THROUGHOUT THE PROPOSED BUILDING INCLUDE ADDITIONAL BICYCLE PARKING ROOMS ON EACH STORY WITH LONG-TERM BICYCLE PARKING FOR EVERY UNIT (CLASS-I), AND RESIDENT STORAGE PER SANTA CRUZ SRO CODE REQUIREMENTS. AMENITIES PROVIDED FOR RESIDENTIAL TENANTS ON FLOORS 2-5 INCLUDE COMMON USE AREAS, LAUNDRY AREAS AND TRASH/RECYCLING/COMPOST FACILITIES.

LEVELS 2 THROUGH 4 HOST 15 SRO UNITS PER FLOOR WITH INDIVIDUAL KITCHENS AND FULL BATHROOMS. LEVEL 5 HOSTS 14 SRO UNITS AND SHARED BALCONY AMENITY SPACE.

AN APPROX. 2,627 SF COMMERCIAL SPACE IS PLANNED ALONG THE FRONTAGE OF MISSION STREET WITH AN ASSOCIATED COVERED OUTDOOR ENTRY AT THE CORNER OF MISSION AND LAUREL STREETS. SUPPORTING UTILITY SPACES FOR BOTH THE COMMERCIAL AND THE RESIDENTIAL SPACES ARE PROVIDED. PUBLIC BICYCLE PARKING (CLASS-II) IS INCLUDED ALONG LAUREL STREET.

THE BUILDING'S MASSING ORIENTS THE RESIDENT COURTYARD TOWARDS LAUREL CREEK, PROVIDING GREEN VIEWS FOR RESIDENTS AND ACCOMMODATING REQUIRED CREEK DEVELOPMENT SETBACKS. SOME ROOF SPACE IS INTENDED FOR MECHANICAL EQUIPMENT AND SOLAR PHOTOVOLTAICS. SOME GREEN ROOF SPACE WILL BE PROVIDED AS WELL.

PLANNING CODE NOTES

BUILDING HEIGHT & STORIES	(WAIVER #1 SOUGHT PER STATE DENSITY BONUS)
SCMC 24.10.750	ALLOWABLE: 40' PROPOSED: 66' ALLOWABLE: 3-STORIES PROPOSED: 5-STORIES
	ALLOWABLE STAIRS - 12' OVER LIMIT: ELEVATORS - 12' RAILINGS - NO RESTRICTION PROPOSED: SEE ELEVATIONS
SETBACKS REQUIRED	(WAIVER #2 SOUGHT PER STATE DENSITY BONUS)
SCMC 24.10.750	FRONT YARD: 0' CREEK MANAGEMENT AREA: 40' REAR YARD: 0' CREEK DEVELOPMENT SETBACK: 15' SIDE YARDS: 0' CREEK RIPARIAN SETBACK: 10' ADJACENT RESIDENTIAL YARD, ADJACENT TO R15 ZONE: 15'
SETBACKS PROVIDED	FRONT YARD: 1'-9" (MISSION STREET) REAR YARD: 5'-8" (ADJACENT TO RESIDENTIAL ZONE, WAIVER SOUGHT) SIDE YARDS: 9'-8" (ADJACENT TO CREEK) & 3'-9" (LAUREL STREET) CREEK MANAGEMENT AREA: SEE BIOTIC REPORT, WAIVER SOUGHT CREEK DEVELOPMENT SETBACK: SEE BIOTIC REPORT, WAIVER SOUGHT CREEK RIPARIAN SETBACK: SEE BIOTIC REPORT, WAIVER SOUGHT

BICYCLE PARKING	REQUIRED:
24.12.1030 (7) 24.12.250(2)(b) 24.12.250(2)(b)	RESIDENTIAL: 59 SPACES (1 SPACE / UNIT) 59 CLASS-I SPACES (1 SPACE / UNIT) 14.75 = 15 CLASS-II SPACES (1 SPACE / 4 UNITS)
24.12.250(2)(a) 24.12.250(2)(a)	COMMERCIAL: 1 CLASS-I SPACE (20% OF 2 + 15% OF CAR SPACES) = 20% (2 + (15% OF 14)) = 20% (2.1 = 3) = 0.6 = 1 3 CLASS-II SPACES (80% OF 2 + 15% OF CAR SPACES) = 80% (2 + (15% OF 14)) = 80% (2.1 = 3) = 2.4 = 3
	TOTAL: 60 CLASS-I SPACES 18 CLASS-II SPACES
SEE PLANS	PROVIDED: 82 CLASS-I SPACES 32 CLASS-II SPACES

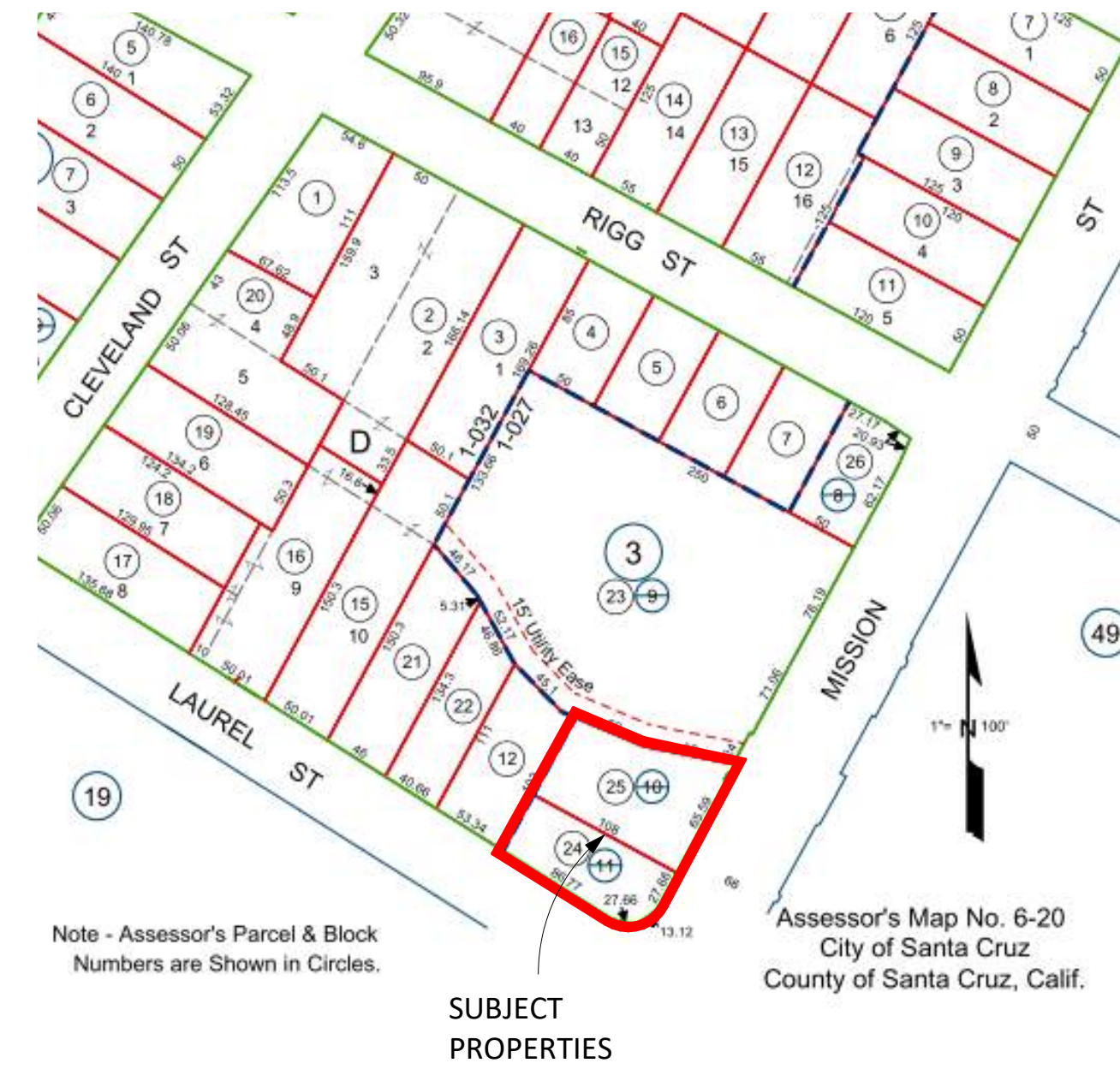
RESIDENT STORAGE	REQUIRED:
24.12.1030 (6)	RESIDENTIAL: 59 STORAGE SPACES (1 SPACE / UNIT) PROVIDED: RESIDENTIAL: 60 RESIDENTIAL STORAGE LOCKERS (SEE PLANS)

PERMITTED USE	REQUIRED:
MISSION STREET URBAN DESIGN PLAN	NO GROUND FLOOR RESIDENTIAL USE, MOST APPROPRIATE USE FOR MISSION STREET C-C DISTRICTS INCLUDES GOODS/SERVICES, VISITOR-SERVING SERVICE DEPENDENT ON HIGHWAY VISIBILITY/FRONTAGE, COMPATIBLE W/ AN ATTRACTIVE, PEDESTRIAN-FRIENDLY COMMERCIAL DISTRICT, NOT PRIMARILY AUTO-ORIENTED. PROVIDED: PROJECT COMPLIES (SEE SHEET AP2.01)

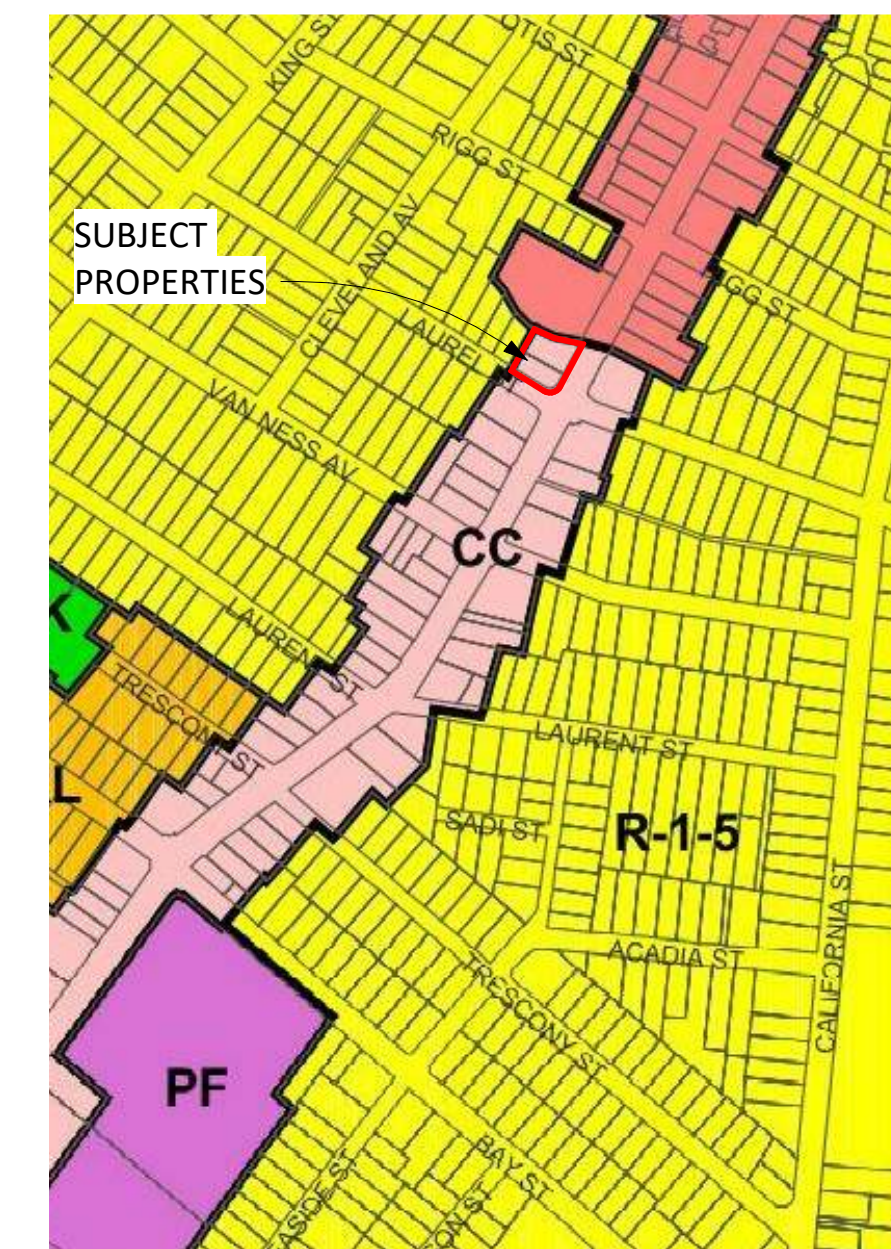
USABLE OPEN SPACE	REQUIRED:
SCMC 24.12.1030 (1)	590 SF (10 SF / UNIT AND NO LESS THAN 200 SF COMMON OUTDOOR AND 200 SF COMMON INDOOR OPEN SPACE) PROVIDED: 2,916 SF (SEE SHEET GP0.04 FOR OPEN SPACE EXHIBIT)

ADDITIONAL SITE CONDITIONS	POINT SOURCE AIR/WATER POLLUTANTS: NO, NONE EXISTING AND NO PROPOSED POINT SOURCE AIR/WATER POLLUTANTS	SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD: NO, PER CITY G.I.S. AND FEMA FLOOD HAZARD AREA MAPS
VERY HIGH FIRE SEVERITY ZONE: NO, PER CAL FIRE 2022 FIRE HAZARD SEVERITY ZONE MAP	HISTORIC ARCHAEOLOGY SENSITIVITY: NO, NO KNOWN HISTORIC AND/OR HISTORIC RESOURCES	DELINEATED EARTHQUAKE FAULT ZONE: NO, PER USGS EARTHQUAKE FAULT ZONE MAP
HISTORIC ARCHAEOLOGY SENSITIVITY: NO, NO KNOWN HISTORIC AND/OR HISTORIC RESOURCES	SENSITIVE HABITAT (WETLANDS): NO, PER U.S. FISH AND WILDLIFE NATIONAL WETLANDS SURVEY	SPECIES OF CONCERN: NO, NO KNOWN SPECIES OF CONCERN ON SITE PER BIOTIC REPORT (SEE ATTACHED)
HAZARDOUS WASTE SITE: NO, PER DTSC HAZARDOUS WASTE SITE LIST	RECORDED PUBLIC EASEMENTS: YES, SEE SITE SURVEY INCLUDED FOR ALL APPLICABLE PUBLIC EASMENTS.	STREAM OR OTHER RESOURCE: NO, PER CITY G.I.S. AND CALIFORNIA FISH AND GAME STREAM MAP.
	COASTAL ZONE: NO, PER CITY G.I.S.	ANY APPROVALS UNDER THE SUBDIVISION MAP ACT, INCLUDING, BUT NOT LIMITED TO, A PARCEL MAP, A TENTATIVE MAP, OR A CONDOMINIUM MAP, BEING REQUESTED: NO, NONE ARE BEING REQUESTED.

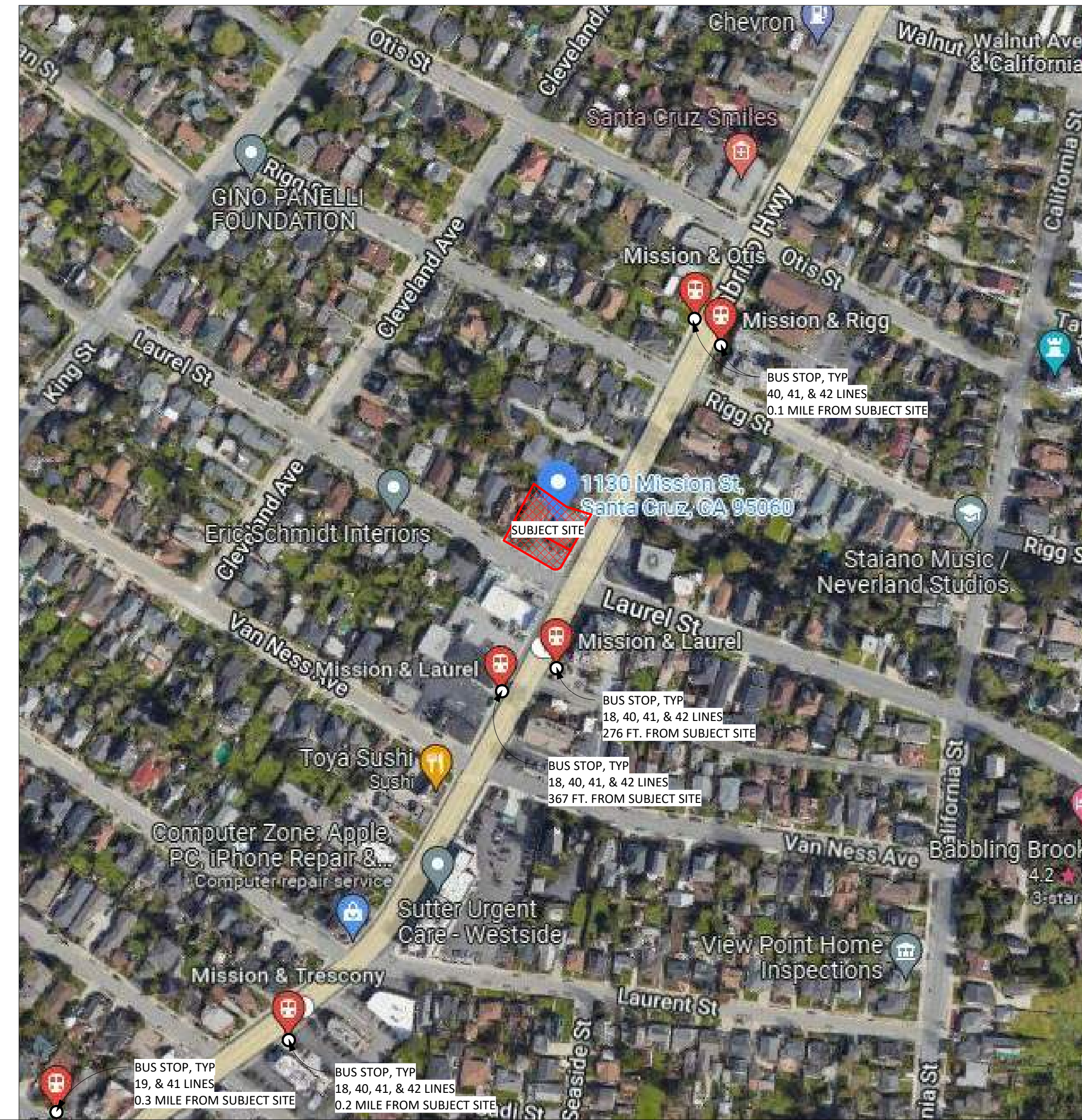
ASSESSORS MAP



ZONING MAP



CONTEXT & MOBILITY



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ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	01.09.2023
1	PLANNING APPLICATION	06.01.2023
1	PLANNING REV-01	08.25.2023
APN number	006-203-25	
Project number	21128	
Print Date	01.09.2023	
Drawn by	DS	
Checked by	EB	
Scale	NTS	

PROJECT INFO
GP0.02



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EXISTING SITE PHOTOS

GP0.03

CITY OF SANTA CRUZ SHARED OPEN SPACE REQUIREMENTS
SCMC 21.12.1030 (1)

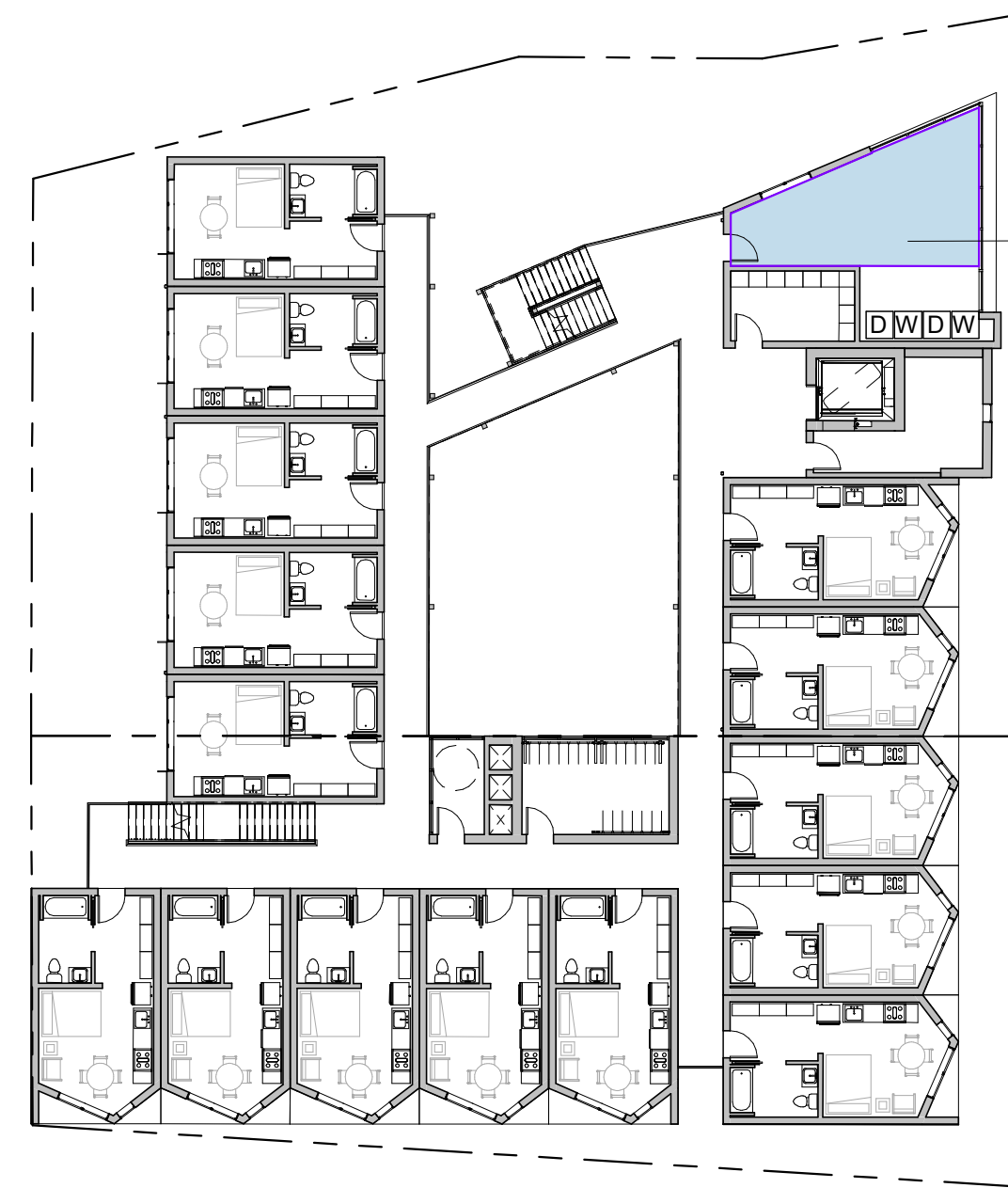
TOTAL UNIT COUNT:	59 UNITS
SHARED USABLE OPEN SPACE REQ'D: <small>(10 GSF / UNIT)</small>	590 GSF
A MINIMUM OF 200 SF OF COMMON OUTDOOR OPEN SPACE AND 200 SF OF COMMON INDOOR SPACE IS REQUIRED	
COMMON OUTDOOR OPEN SPACE PROVIDED:	1,693 SF
COMMON INDOOR OPEN SPACE PROVIDED:	992 SF

USABLE OPEN SPACE PROVIDED

LEVEL	COMMON OUTDOOR OPEN SPACE	COMMON INDOOR OPEN SPACE	TOTALS
LEVEL 1	0 SF	0 SF	232 SF
LEVEL 2	1,039 SF	369 SF	1,408 SF
LEVEL 3	0 SF	300 SF	300 SF
LEVEL 4	0 SF	322 SF	322 SF
LEVEL 5	654 SF	0 SF	654 SF
GRAND TOTALS	1,693 SF	992 SF	2,916 SF

OPEN SPACE LEGEND

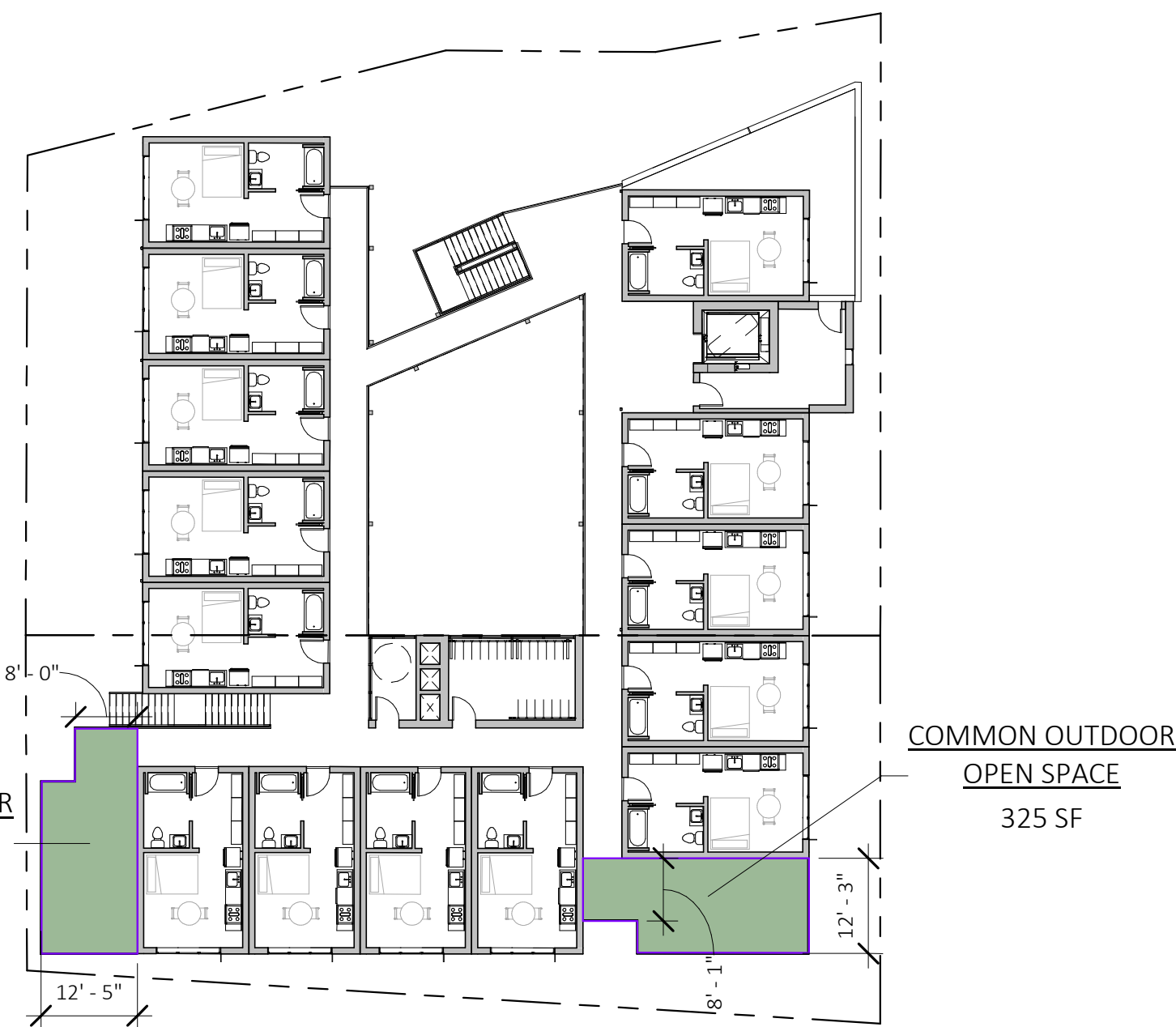
- COMMON OUTDOOR OPEN SPACE
- COMMON INDOOR OPEN SPACE



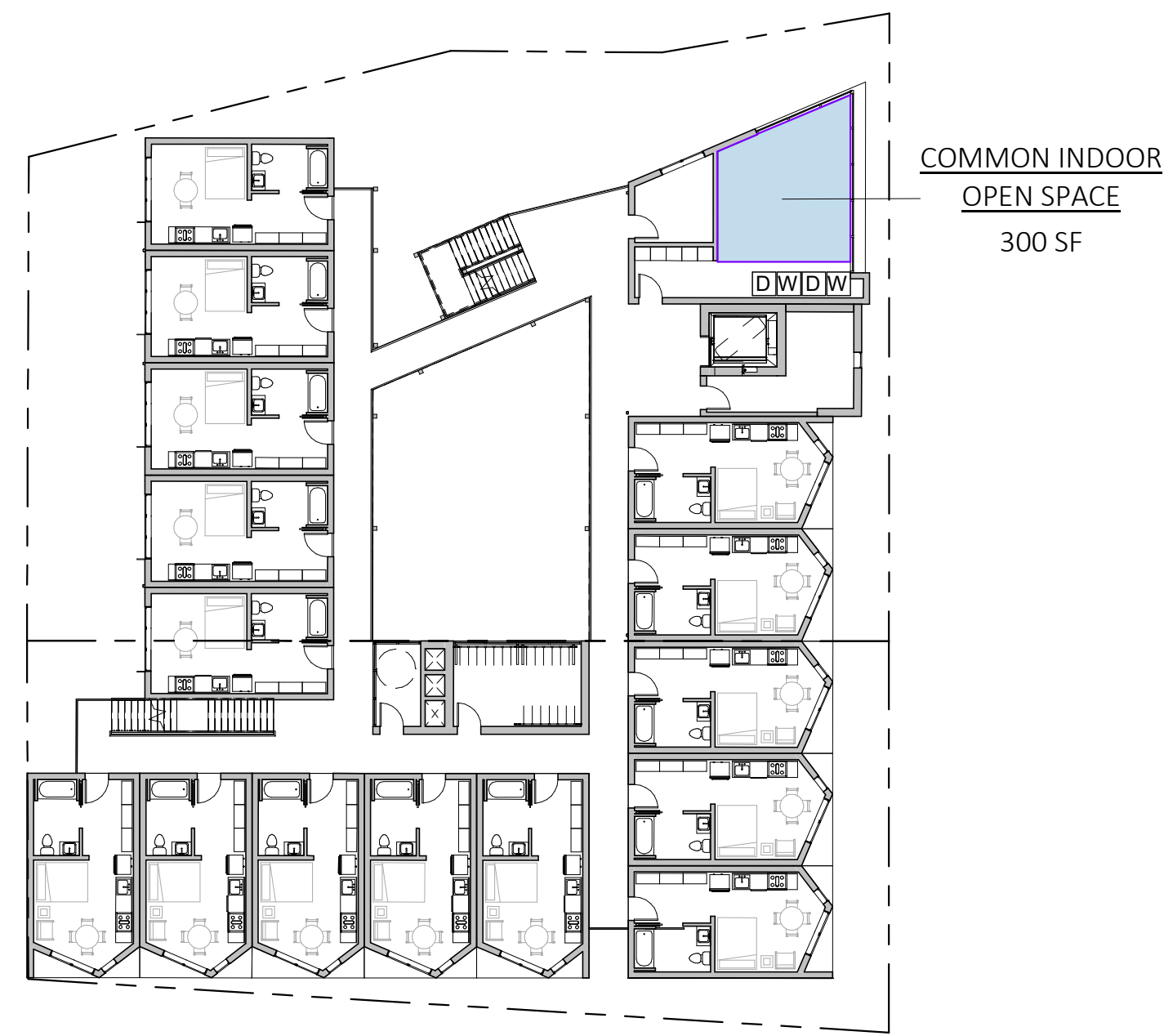
④ OPEN SPACE DIAGRAM - LEVEL 4
1" = 20'-0"



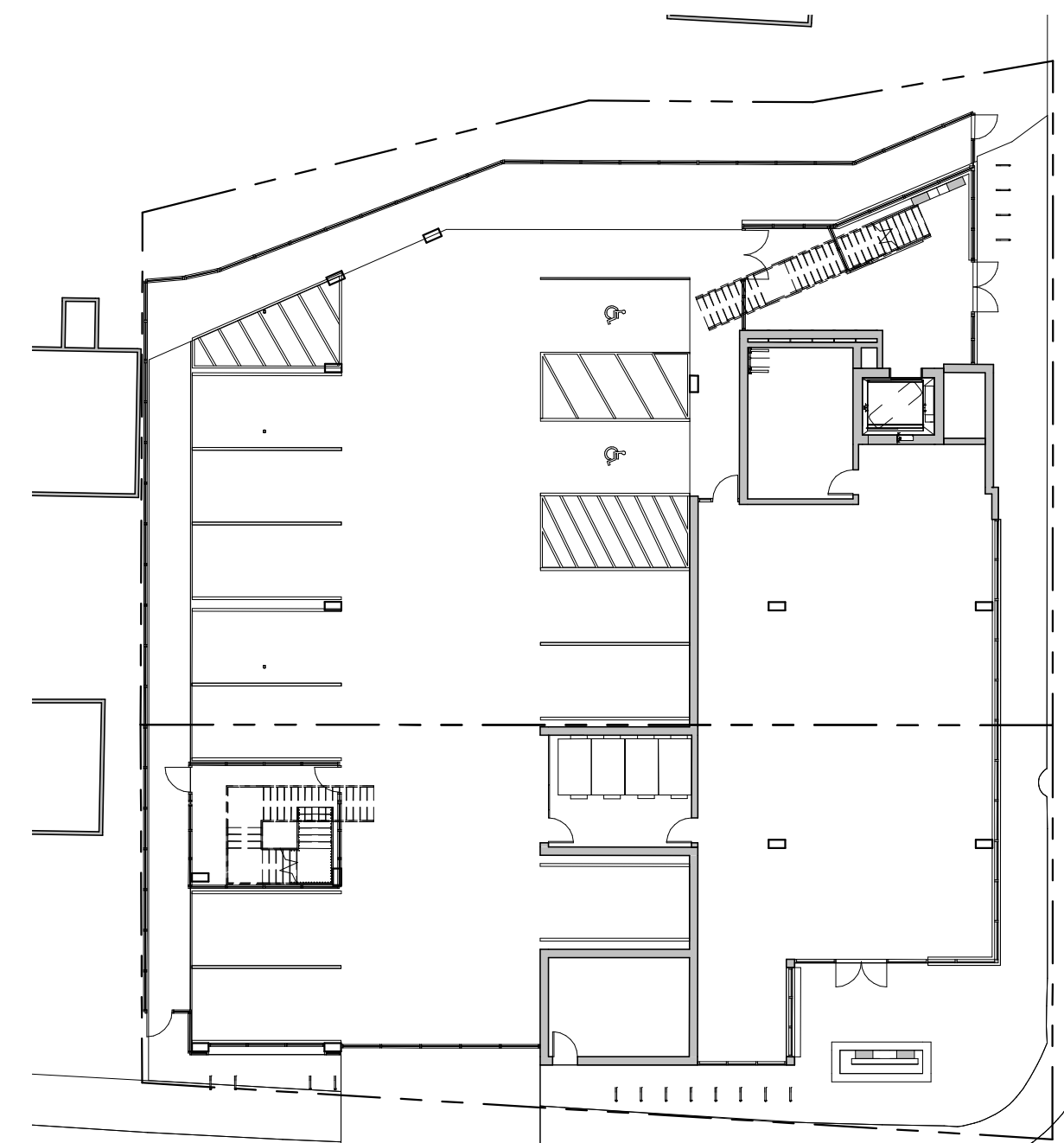
② OPEN SPACE DIAGRAM - LEVEL 2
1" = 20'-0"



⑤ OPEN SPACE DIAGRAM - LEVEL 5
1" = 20'-0"



③ OPEN SPACE DIAGRAM - LEVEL 3
1" = 20'-0"



① OPEN SPACE DIAGRAM - LEVEL 1
1" = 20'-0"



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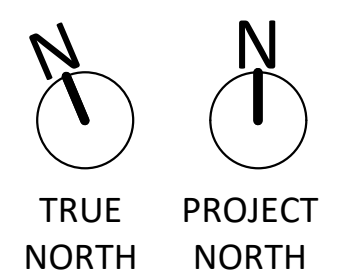
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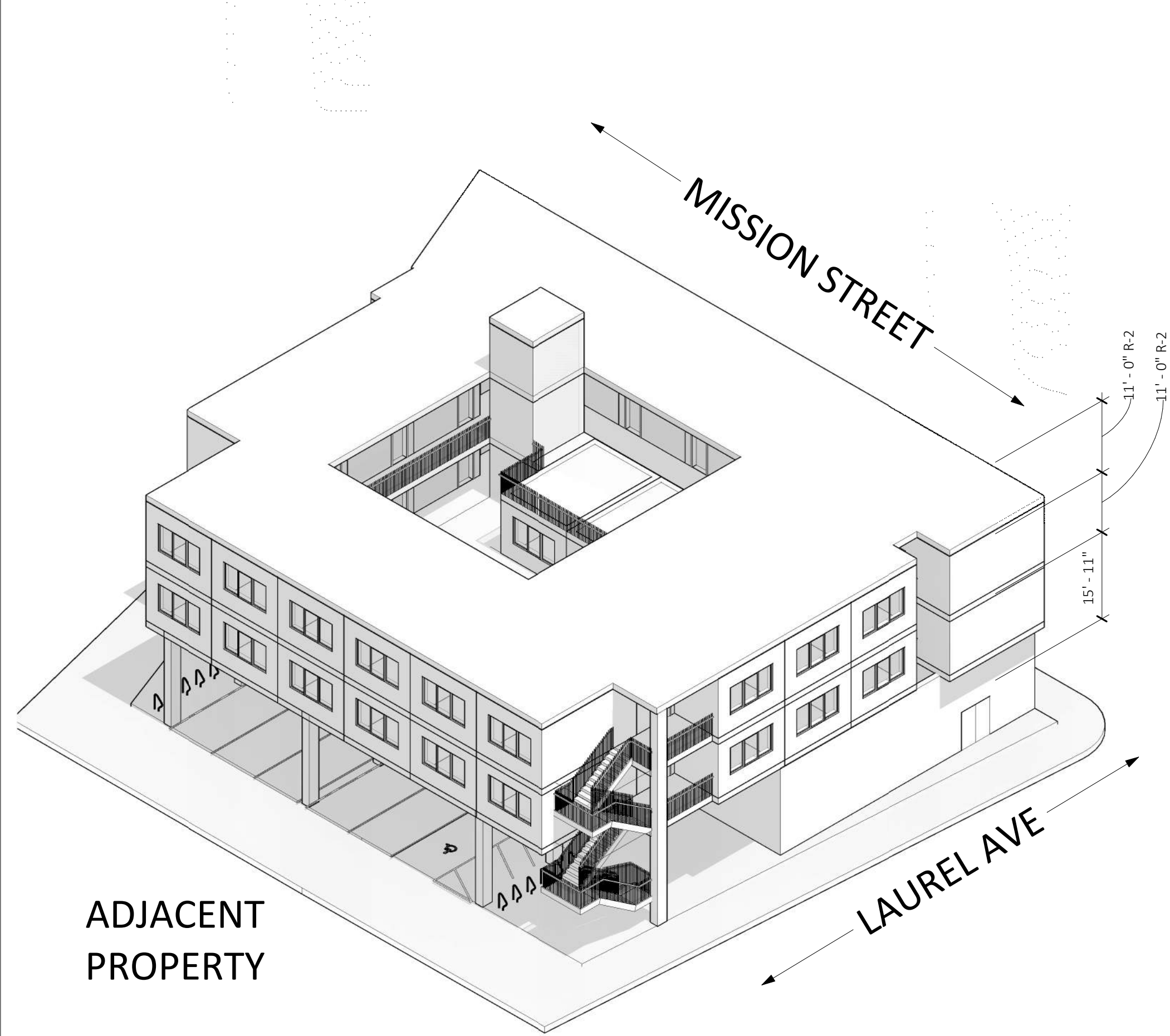
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OPEN SPACE EXHIBIT

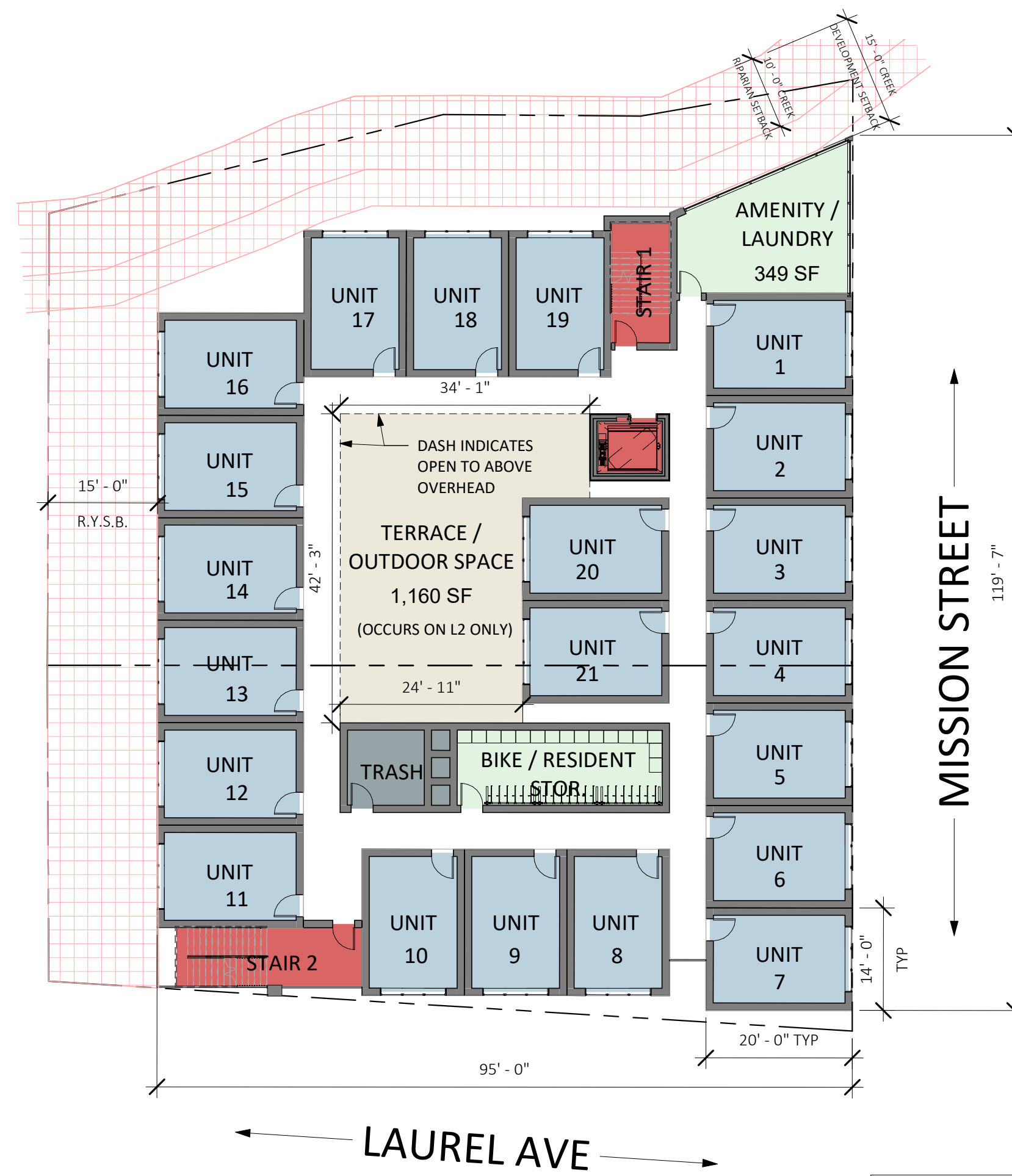
GP0.04

DIAGRAMS ILLUSTRATED ON THIS SHEET ARE FOR BASE DENSITY CALCULATIONS ONLY, SEE AP SHEETS FOR PROPOSED DESIGN



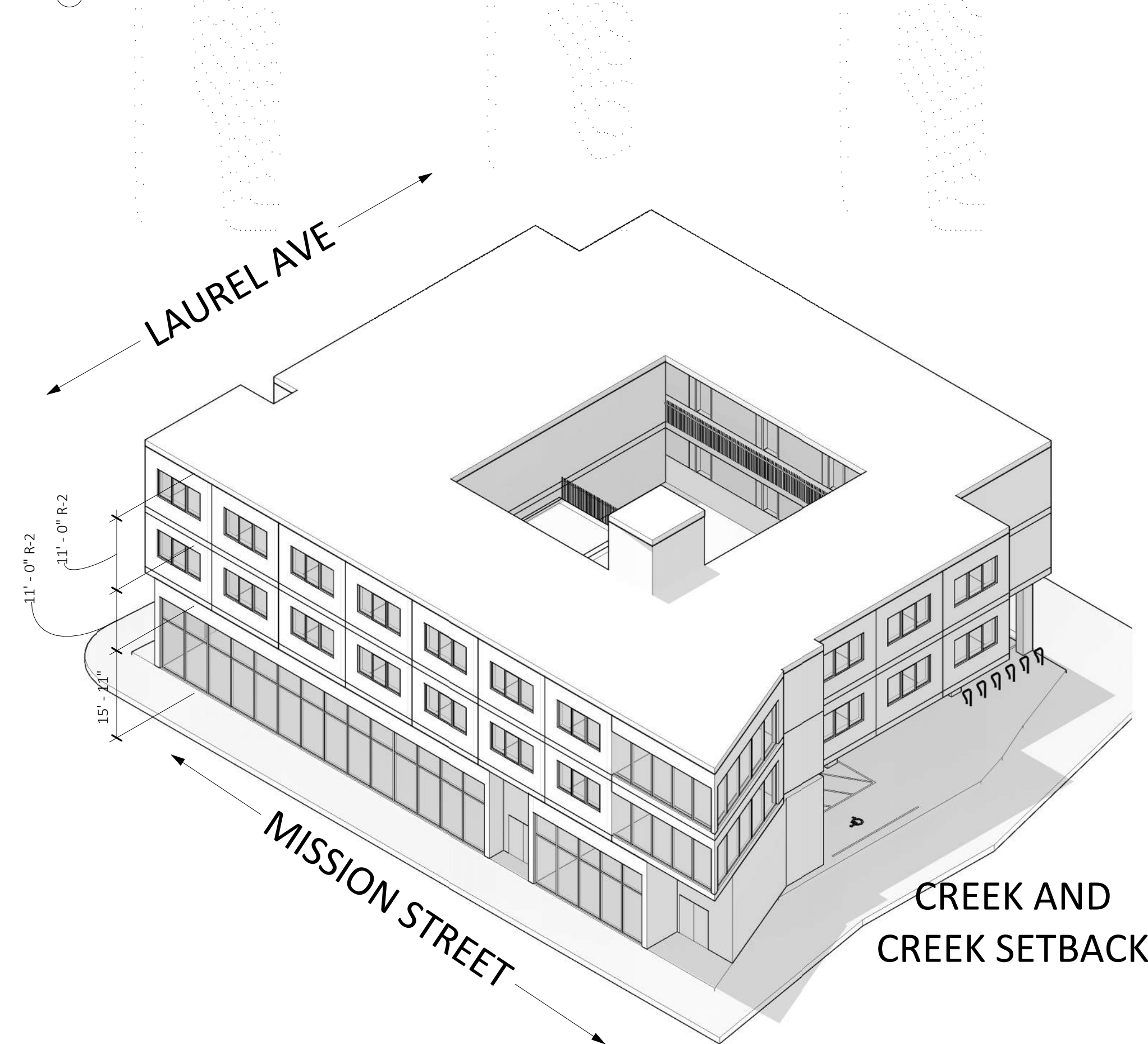
ADJACENT PROPERTY

3 BASE DENSITY - 3D VIEW 1



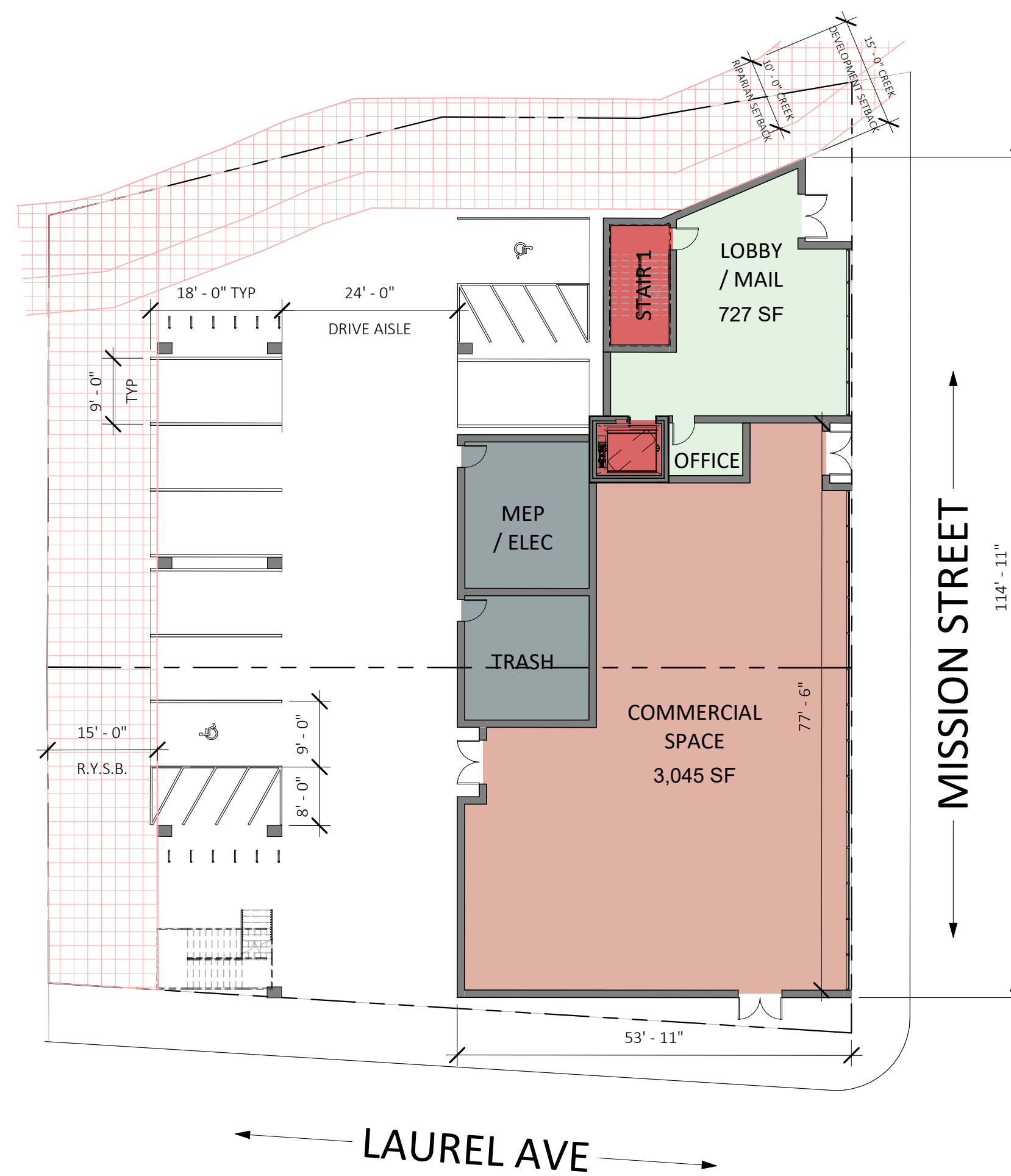
NOTE:
UNITS 20 AND 21
OCCUR ON L2 ONLY

2 BASE DENSITY - LEVEL 2 & LEVEL 3
1/16" = 1'-0"



CREEK AND CREEK SETBACK

4 BASE DENSITY - 3D VIEW 2



1 BASE DENSITY - LEVEL 1
1/16" = 1'-0"

DENSITY BONUS UNIT CALCULATIONS

BASE DENSITY UNIT CALCULATIONS PER 24.16.255 (6):

FOR THE PURPOSES OF CALCULATING THE NUMBER OF DENSITY BONUS UNITS IN AREAS WHERE A MAXIMUM DENSITY RANGE IS NOT PROVIDED IN THE ZONE DISTRICT OR GENERAL PLAN, AN IMPLICIT RESIDENTIAL DENSITY SHALL BE CALCULATED BASED ON A PROJECT PUT FORWARD BY THE APPLICANT THAT MEETS ALL APPLICABLE DEVELOPMENT STANDARDS. OBJECTIVE DEVELOPMENT STANDARDS SUCH AS SETBACKS, FLOOR AREA RATIO, AND HEIGHT LIMITATIONS, WHILE NOT DEFINING THE MAXIMUM DENSITY RANGE PER SE, CAN BE UTILIZED TO DETERMINE THE IMPLICIT RESIDENTIAL DENSITY ALLOWED. IN THIS APPROACH, A PROJECT DEFINES THE APPLICABLE RESIDENTIAL DENSITY FOR ITSELF BASED ON MEETING APPLICABLE DEVELOPMENT STANDARDS. THE AVERAGE SIZE OF THE UNITS PRESENTED IN THE BASE DENSITY PROJECT MUST BE EQUAL TO OR GREATER THAN THE AVERAGE SIZE OF THE UNITS PRESENTED IN THE DENSITY BONUS PROJECT.

BASE DENSITY UNITS MODELED PER OBJECTIVE STANDARDS:

21 UNITS ON LEVEL 2
+ 19 UNITS ON LEVEL 3
= 40 BASE DENSITY UNITS

COMMON INDOOR AMENITY SPACE PROVIDED (BASE DENSITY): 349 GSF
RESIDENT STORAGE SPACES PROVIDED (BASE DENSITY): 40 SPACES
BICYCLE PARKING SPACES PROVIDED (BASE DENSITY): 40 SPACES
COMMON OUTDOOR SPACE PROVIDED (BASE DENSITY): 1,801 GSF

BONUS DENSITY UNITS CALCULATED:

40 BASE DENSITY UNITS
x 50% BONUS DENSITY = 20 BONUS DENSITY UNITS
PER AB2345 (ENHANCED DENSITY BONUS)

TOTAL ALLOWED UNITS:

40 BASE DENSITY UNITS
+ 20 DENSITY BONUS UNITS = 60 ALLOWED UNITS

SEE AP SHEETS FOR PROPOSED BUILDING



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BONUS DENSITY EXHIBIT

GPO.05



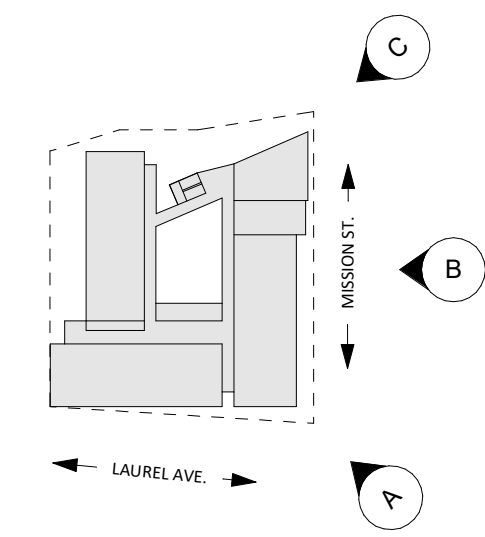
A: CORNER VIEW AT INTERSECTION OF MISSION ST. AND LAUREL AVE.



B: MISSION STREET ELEVATION VIEW



C: MISSION STREET CORNER VIEW FROM CREEK SIDE



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Print Date	01.09.2023
Drawn by	OH
Checked by	EB
Scale	NTS

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RENDERINGS AND 3D EXHIBITS
GP0.07



workbench

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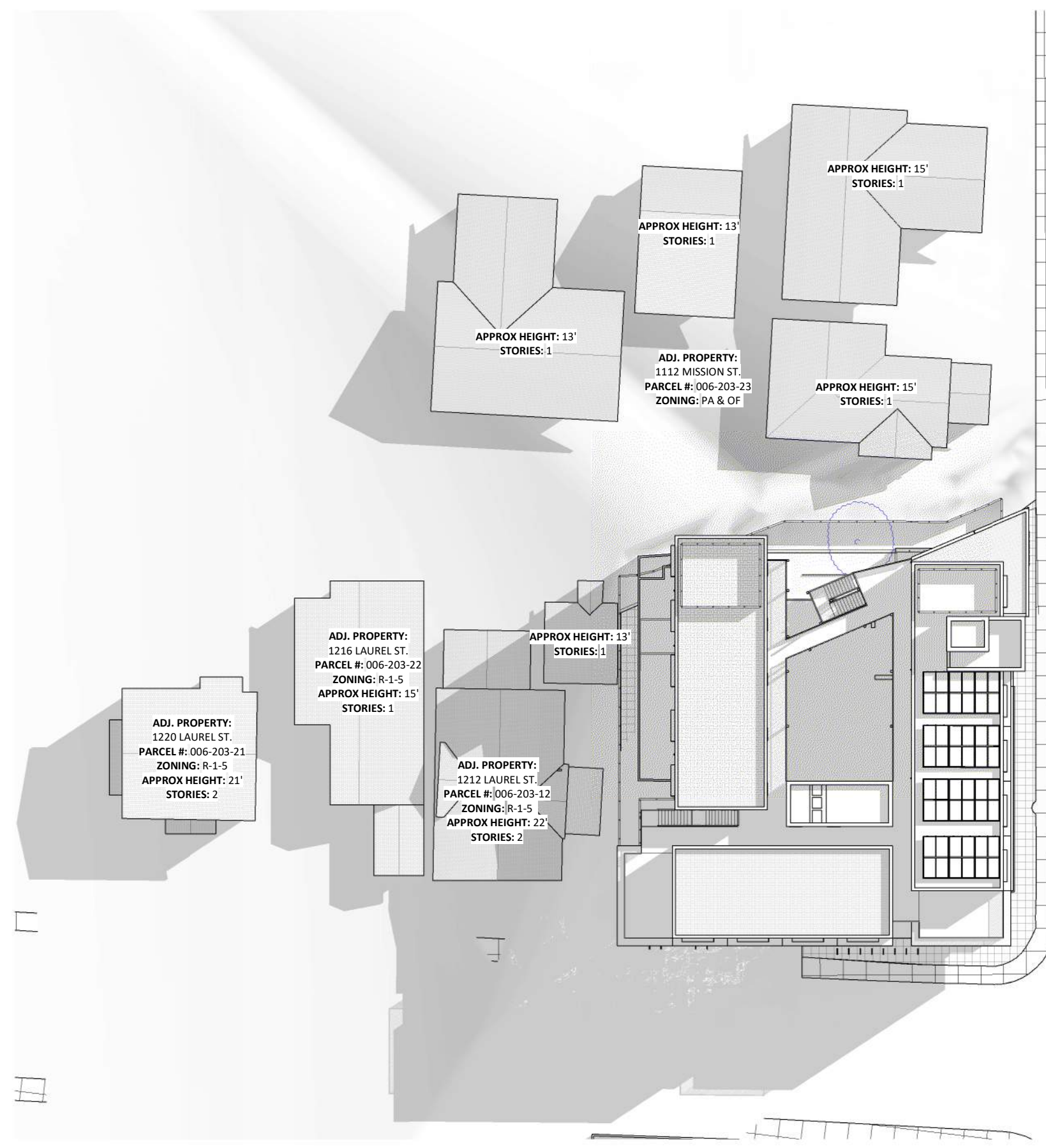
Issue	DESCRIPTION	DATE
0	PLANNING APPLICATION	06.01.2023
1	PLANNING REV-01	08.25.2023

APN number	006-203-25
Project number	21128
Print Date	01.09.2023
Drawn by	MB
Checked by	EB
Scale	NTS

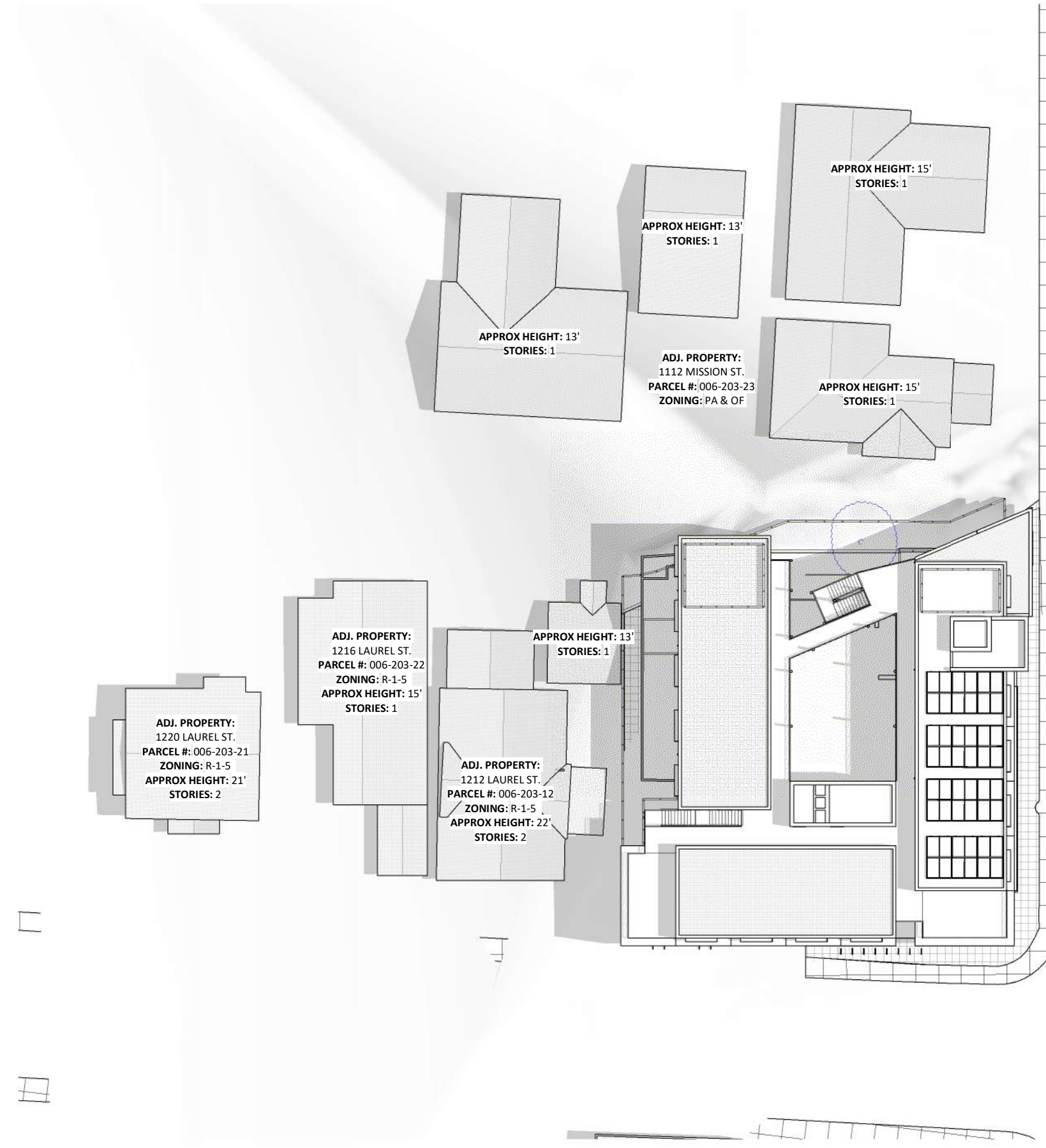
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SHADOW STUDY

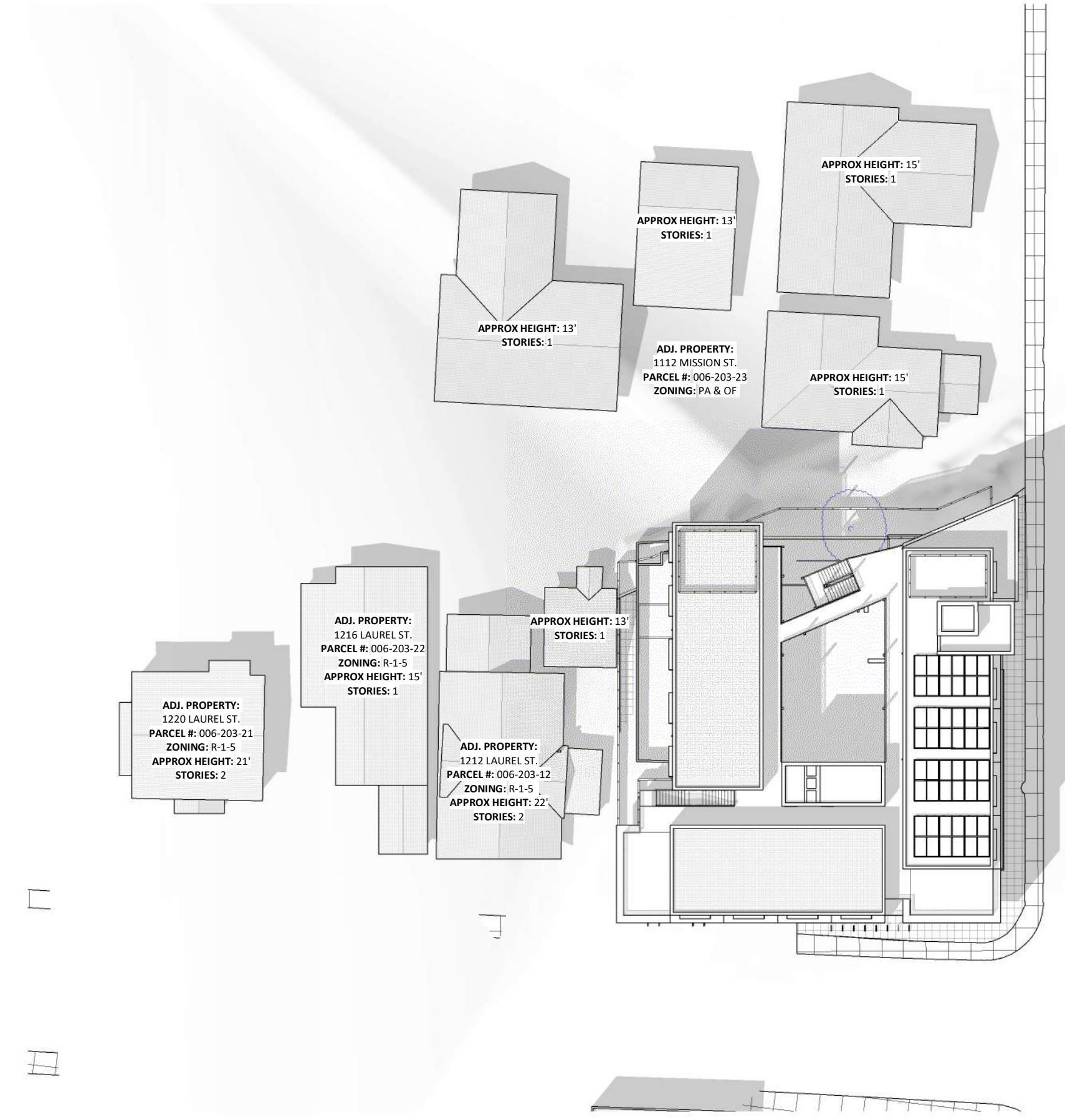
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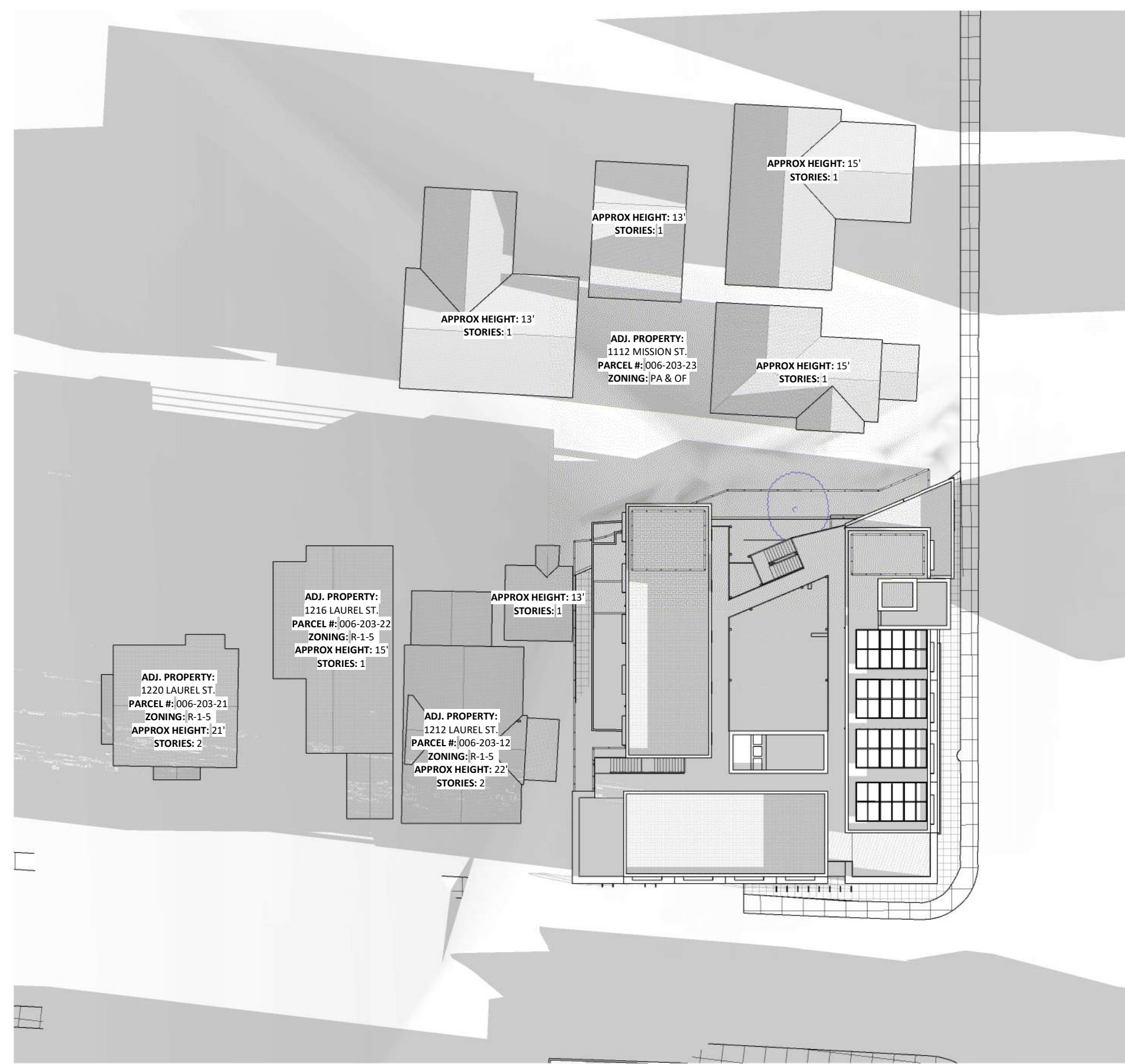
1 SOLAR STUDY - JUNE 21 - 9AM



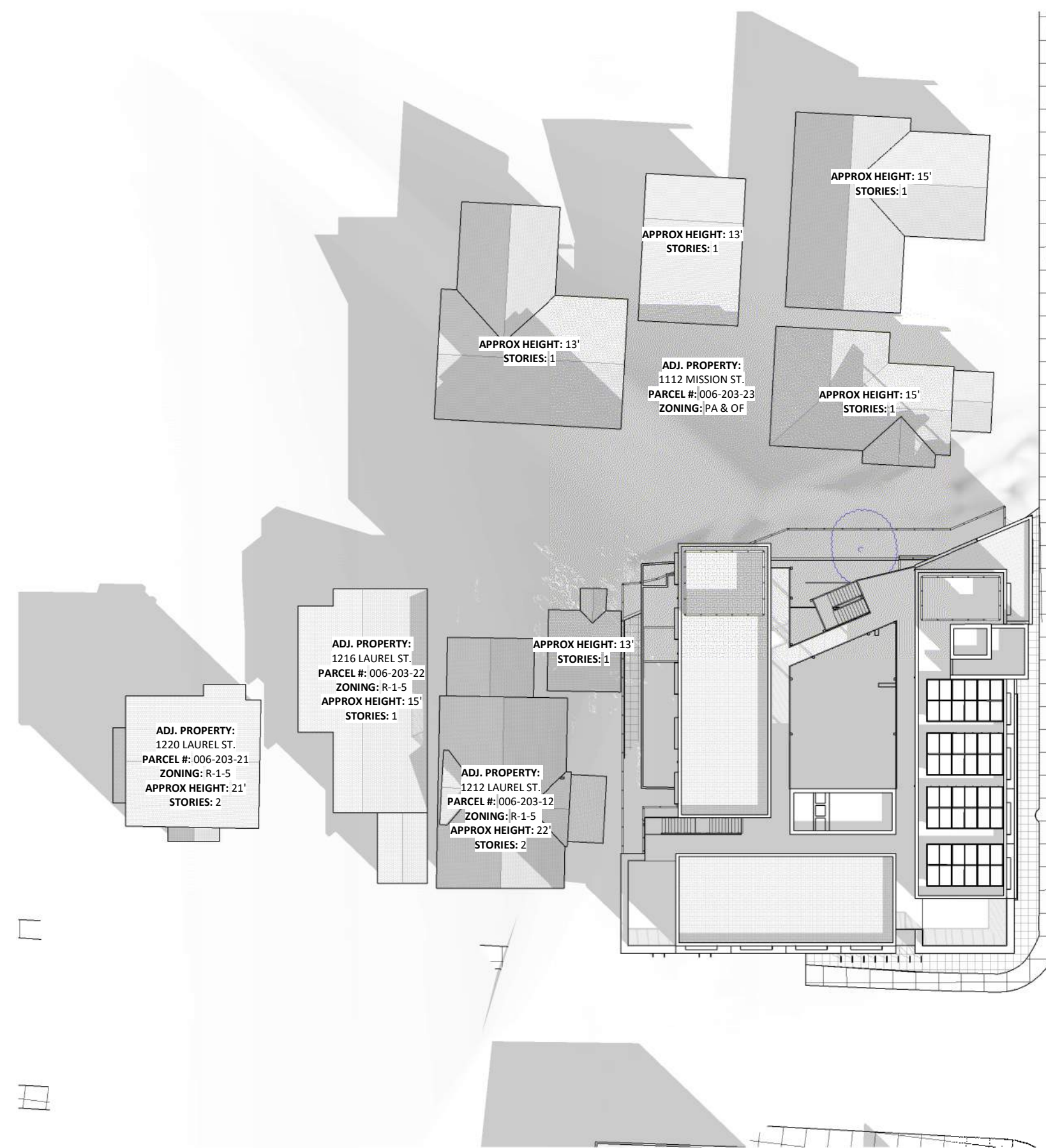
2 SOLAR STUDY - JUNE 21 - 12PM



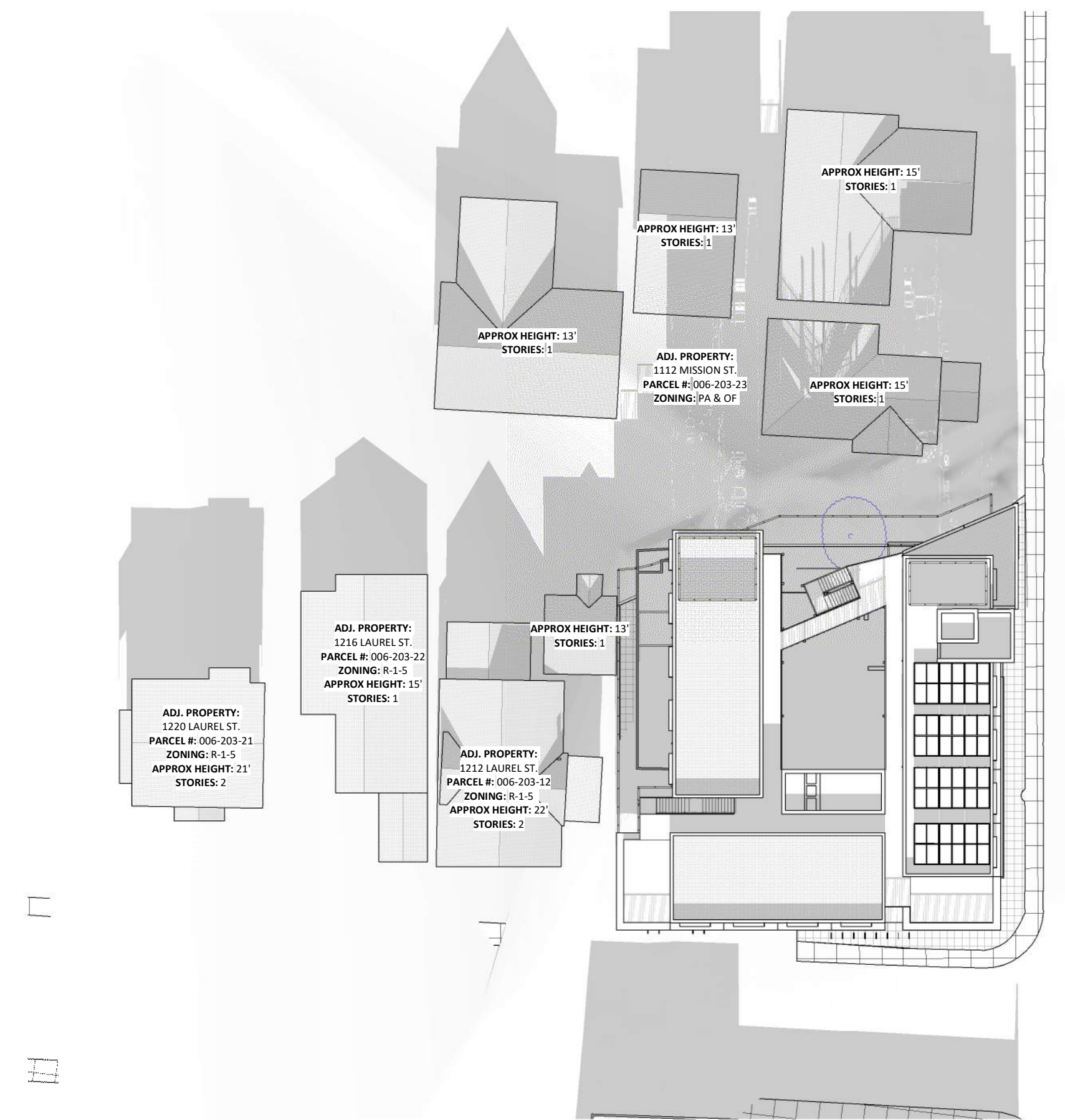
3 SOLAR STUDY - JUNE 21 - 3PM



4 SOLAR STUDY - DEC 21 - 9AM

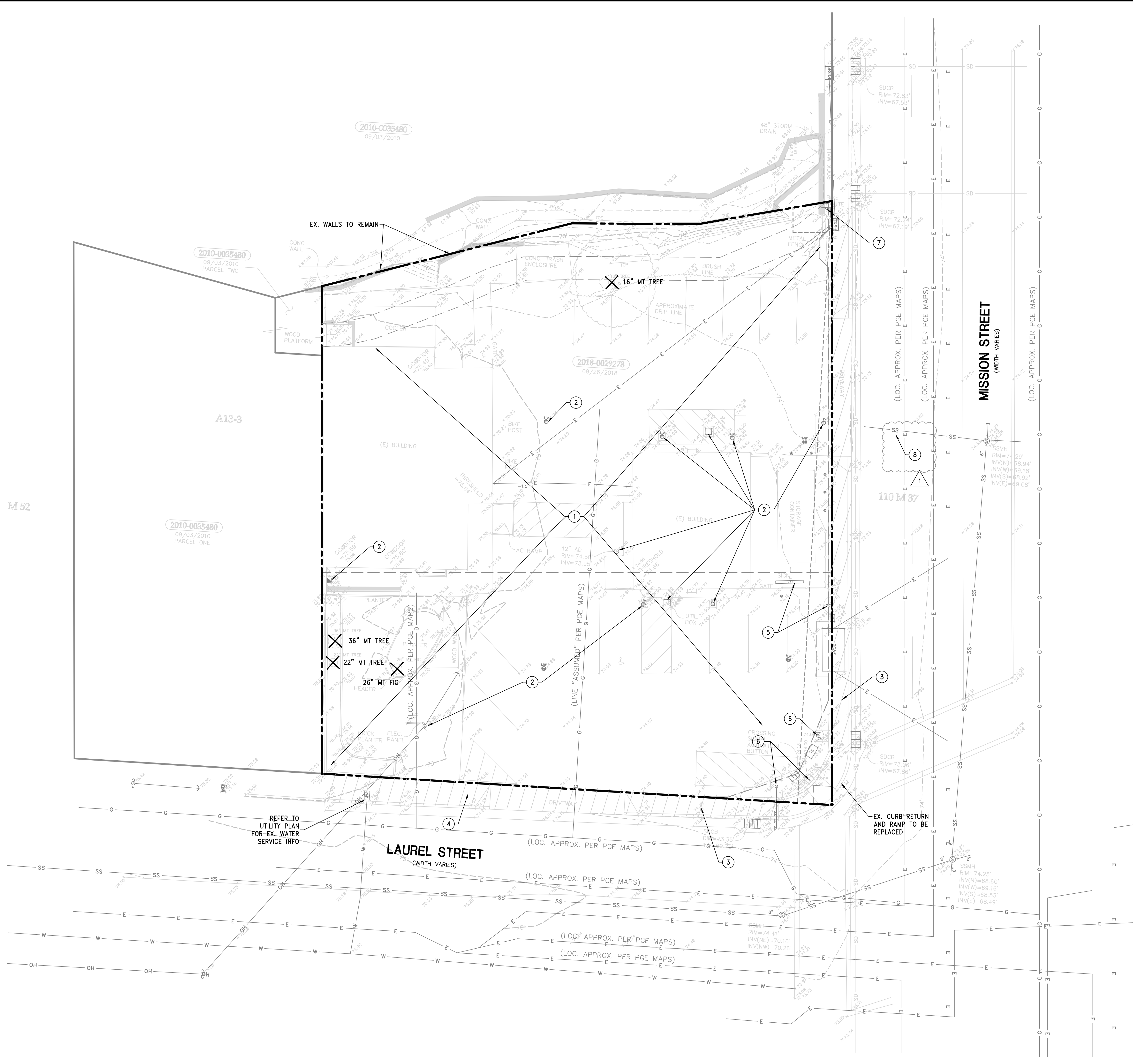


5 SOLAR STUDY - DEC 21 - 12PM



6 SOLAR STUDY - DEC 21 - 3PM

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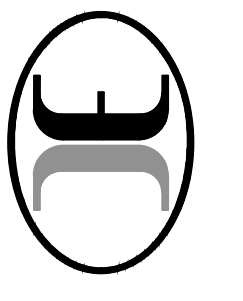


NOTES:

1. ALL SITE IMPROVEMENTS AND STRUCTURES WITHIN THE PROPERTY BOUNDARIES ARE TO BE DEMOLISHED.
2. ON-SITE UTILITIES NOT SERVING ADJACENT PARCELS ARE TO BE REMOVED WITHIN THE SITE AND ABANDONED WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS.
3. EXISTING SIDEWALK(S) & CURB RAMP(S) TO BE REMOVED AND REPLACED PER CITY STANDARDS. MOST CURB AND GUTTER TO REMAIN.
4. NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER CITY STANDARDS.
5. EXISTING SIGN TO BE REMOVED. EXISTING STREET LIGHT TO BE RELOCATED, SEE UTILITY PLAN, C3.0.
6. EXISTING TRAFFIC LIGHTS TO REMAIN. PROTECT IN PLACE AT ALL TIMES. EXISTING FREE STANDING PEDESTRIAN CROSSING BUTTON TO BE RELOCATED TO EXISTING TRAFFIC SIGNAL POLE, SEE UTILITY PLAN, C3.0.
7. EXISTING BIKE LANE SIGN TO REMAIN. PROTECT IN PLACE AT ALL TIMES.
8. EXISTING SANITARY SEWER LATERAL CONNECTION(S) SHALL BE ABANDONED AT THE SANITARY SEWER MAIN BY METHOD OF MECHANICAL PLUG OR FACTORY WYE.
9. PRIOR TO DEMOLITION, TESTING SHALL BE PERFORMED FOR PRESENCE OF ASBESTOS AND LEAD BASED PAINT BY EPA OR CA STATE CERTIFIED HEALTH INSPECTORS. AN APPLICATION SHALL BE SUBMITTED AND APPROVAL SHALL THEN BE OBTAINED FROM MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) FOR THE HAZARDOUS OR OTHER REGULATED MATERIAL REMOVAL. AN ASB APPLICATION NUMBER THROUGH MBARD OR RELEASE IN THE FORM OF AN EMAIL FROM MBARD SHALL BE PROVIDED TO THE CITY OF SANTA CRUZ BUILDING AND SAFETY DIVISION PRIOR TO PLAN APPROVAL AND PERMIT ISSUANCE.

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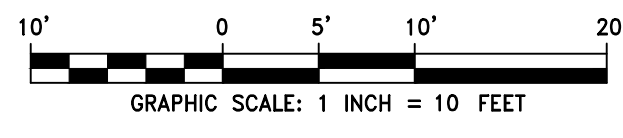
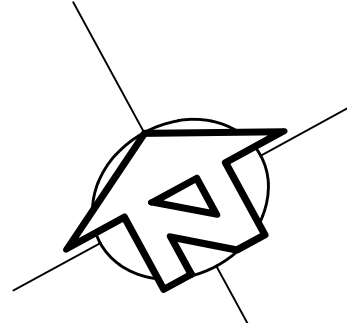
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PRELIMINARY DEMOLITION PLAN
MIXED USE DEVELOPMENT
 1130 & 1132 MISSION STREET, SANTA CRUZ, CA

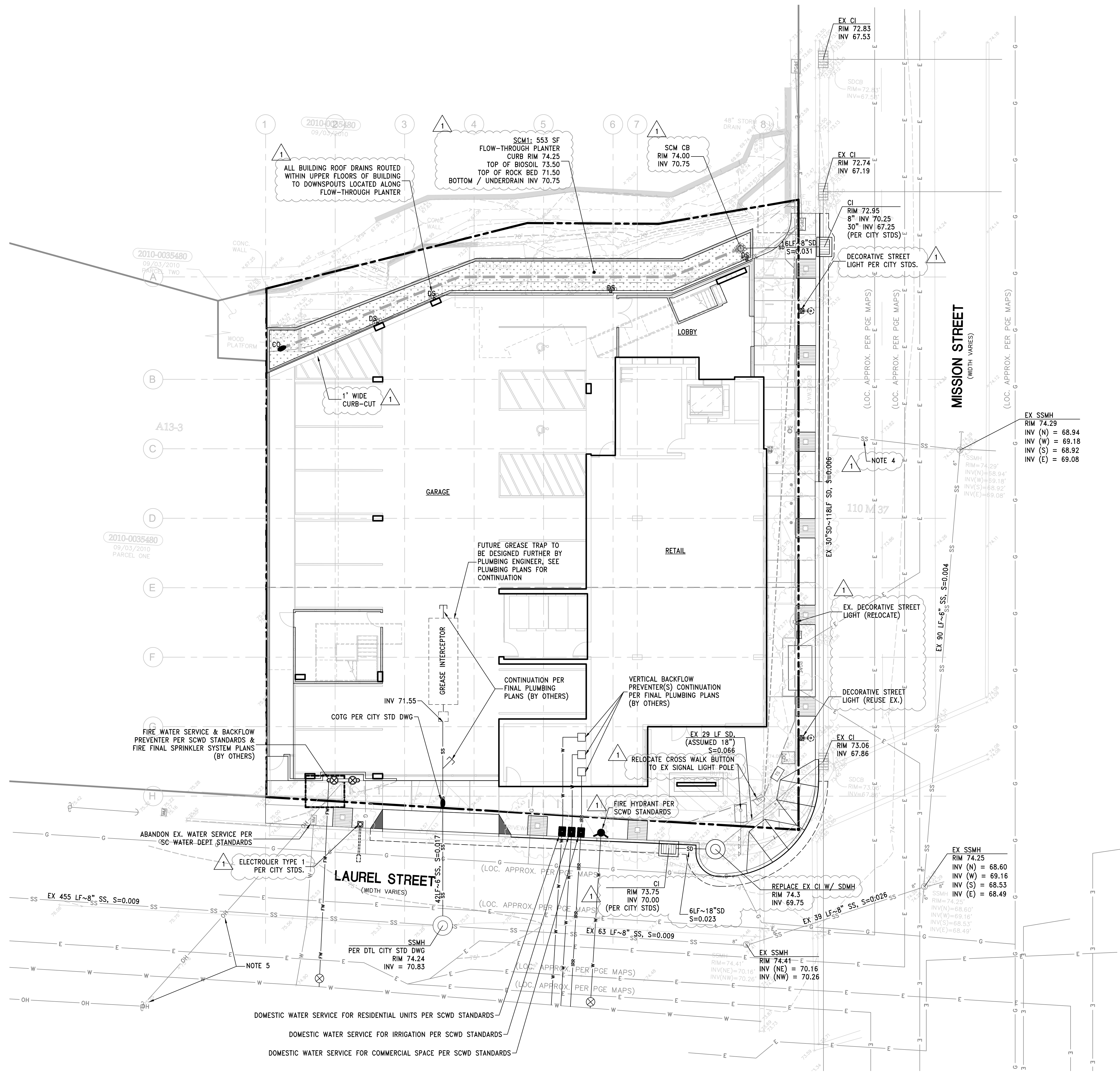
APN 006-203-24 & 25
 DESIGN DEVELOPMENT
 DATE 6/1/2023
 DESIGN DD
 DRAWN STAFF

SHEET
C1.0
 JOB NO. 22020

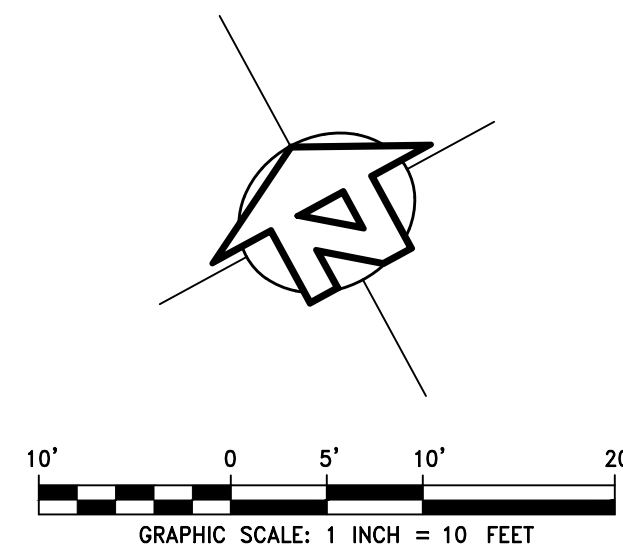


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I:\PROJECTS\2022\22020 WALLOD\DWGS\2 - DD PHASE\3.0-UTILITY.dwg 17Aug23 03:05:42 PM drcanogr © IFLAND ENGINEERS, INC.

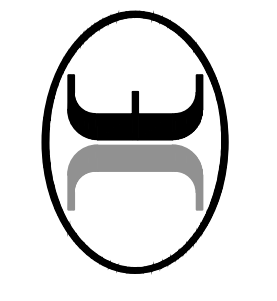


- NOTES:**
1. WATER BFPs SHALL BE ON RISERS INSIDE THE BUILDING PER FINAL PLUMBING PLANS BY OTHERS.
 2. STORM AND SEWER UTILITIES WITHIN THE BUILDING FOOTPRINT ARE SHOWN SCHEMATICALLY ONLY, LAYOUT TO BE VERIFIED BY THE MEP.
 3. RIMS ON STORM UTILITIES WITHIN THE BUILDING FOOTPRINT ARE APPROXIMATE, FINAL RIMS TO BE COORDINATED WITH STRUCTURAL ENGINEER DURING THE BUILDING PERMIT PHASE.
 4. EXISTING SANITARY SEWER LATERAL CONNECTION(S) SHALL BE ABANDONED AT THE SANITARY SEWER MAIN BY METHOD OF MECHANICAL PLUG OR FACTORY WYE.
 5. DRY UTILITIES NOT IN THE SCOPE OF THESE PLANS AND SHALL BE DESIGNED BY OTHERS. ALL NEW ELECTRICAL CONNECTIONS TO BE UNDERGROUND. THE POINT OF CONNECTION TO THE NEAREST PACIFIC GAS & ELECTRIC (PG&E) FACILITY SHALL BE DETERMINED AS PART OF THE DRY UTILITIES DESIGN SCOPE IN THE BUILDING PERMIT PHASE OF THIS PROJECT.



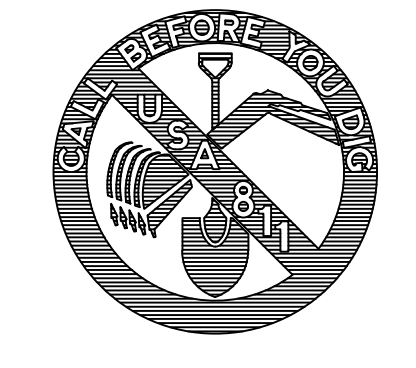
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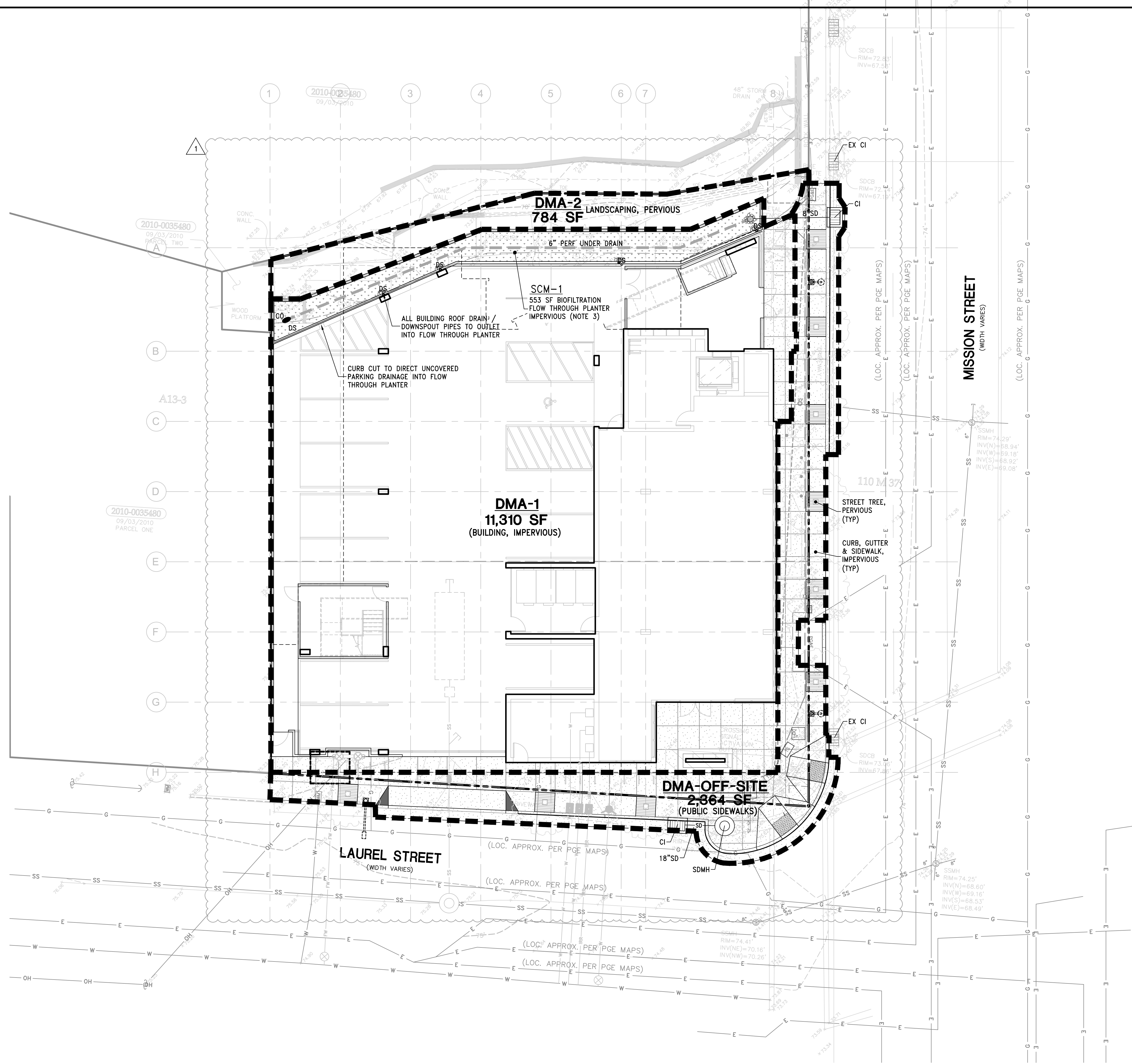
PRELIMINARY
UTILITY PLAN
MIXED USE DEVELOPMENT
 1130 & 1132 MISSION STREET, SANTA CRUZ, CA

APN 006-203-24 & 25	DESIGN DEVELOPMENT	DATE	6/1/2023
DESIGN DD	DRAWN STAFF	DATE	6/1/2023
SHEET		C3.0	
JOB NO.		22020	



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IMPERVIOUS SURFACE TABULATION

EXISTING	
ON-SITE:	10,697 SF IMPERVIOUS
OFF-SITE:	2,364 SF IMPERVIOUS
TOTAL	13,061 SF
PROPOSED	
SCM-1:	11,310 SF IMPERVIOUS
SCM-2:	0 SF IMPERVIOUS
OFF-SITE:	2,220 SF IMPERVIOUS
TOTAL	13,530 SF (13,061 SF REPLACED, 469 SF NEW)

DMA PROPOSED AREA TABULATION

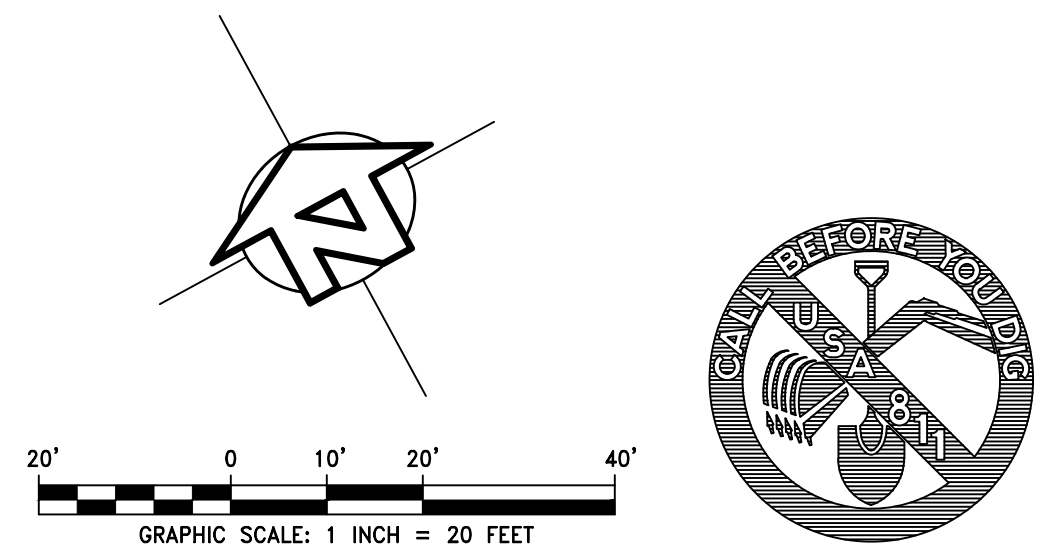
DMA	IMP.	PERV.	SEMI-PERV.	TOTAL
DMA-1	11310	0	0	11310
DMA-2	0	784	0	784
DMA-OFF SITE	2220	144	0	2364
TOTAL	13530	928	0	14458

MITIGATION

DMA-1: BIOFILTRATION / FLOW THROUGH PLANTER (4%) (SCM-1)
 DMA-2: NONE (LANDSCAPING)
 DMA-3: OFF-SET (EQUIVALENT CAPACITY ADDED TO SCM-1)

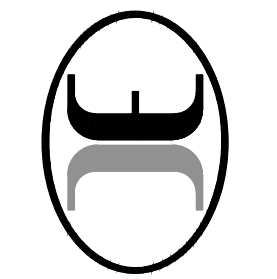
SCM-1: 553 SF BIOFILTRATION FLOW THROUGH PLANTER
 SIZING CHECK (4% RULE)
 TRIBUTARY AREA:
 - DMA-1 11,310 SF
 - DMA-OFF-SITE 2,220 SF (OFF-SET)
 TOTAL 13,530 SF x 4% = 541 SF MIN BIO-FILTRATION AREA, OK

- ### NOTES
- THE PROJECT HAS LESS THAN 15,000 SF OF NEW OR REPLACED IMPERVIOUS SURFACES AND THEREFORE QUALIFIES AS A TIER 2 PROJECT PER CHAPTER 6B OF THE CITY'S STORMWATER BMP MANUAL.
 - RUNOFF REDUCTION IS PROVIDED BY PROVIDING NO SURFACE PARKING AND IMPLEMENTING LID MEASURES WHERE PRACTICAL.
 - TREATMENT WILL BE PROVIDED BY A FLOW-THROUGH PLANTER BIOFILTRATION UNIT LOCATED AT GRADE ALONG THE NORTH SIDE OF THE BUILDING. FINAL SIZING TO BE PROVIDED IN THE FINAL CIVIL PLAN SET. SEE SHEET C4.1 FOR PRELIMINARY FLOW THROUGH PLANTER DETAILS.
 - THE 'SITE' IS LOCATED WITHIN AN 'URBAN SUSTAINABILITY AREA (USA)' AND THEREFORE QUALIFIES FOR CERTAIN REDUCTIONS FROM ON-SITE RETENTION AND DETENTION REQUIREMENTS.
 - ON-SITE RETENTION REQUIREMENTS ARE REDUCED BY THE FACT THAT RUNOFF FROM EXISTING IMPERVIOUS SURFACES IS NOT RETAINED ON SITE AT ALL. THEREFORE, ONLY RETENTION OF NEW IMPERVIOUS SURFACES IS REQUIRED TO THE EXTENT FEASIBLE. HOWEVER, DUE TO VERY LOW INFILTRATION RATES FOUND BY THE SOILS ENGINEER, ON-SITE RETENTION IS CONSIDERED INFEASIBLE (SEE PRELIMINARY STORMWATER REPORT).
 - AS ALL RUNOFF FROM THE SITE WILL BE HARD-PIPED TO THE CONCRETE-LINED CHANNEL THAT IS LAUREL CREEK, WHICH DISCHARGES TO THE NEARY LAGOON, THE PROJECT QUALIFIES FOR AN EXEMPTION FROM ON-SITE DETENTION PER "DEVELOPMENT REQUIREMENT SPECIAL CIRCUMSTANCES", SECTION II., OF THE CITY'S STORMWATER BMP MANUAL.
 - COVERED PARKING GARAGE INLETS AND INTERIOR FLOOR DRAINS WILL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



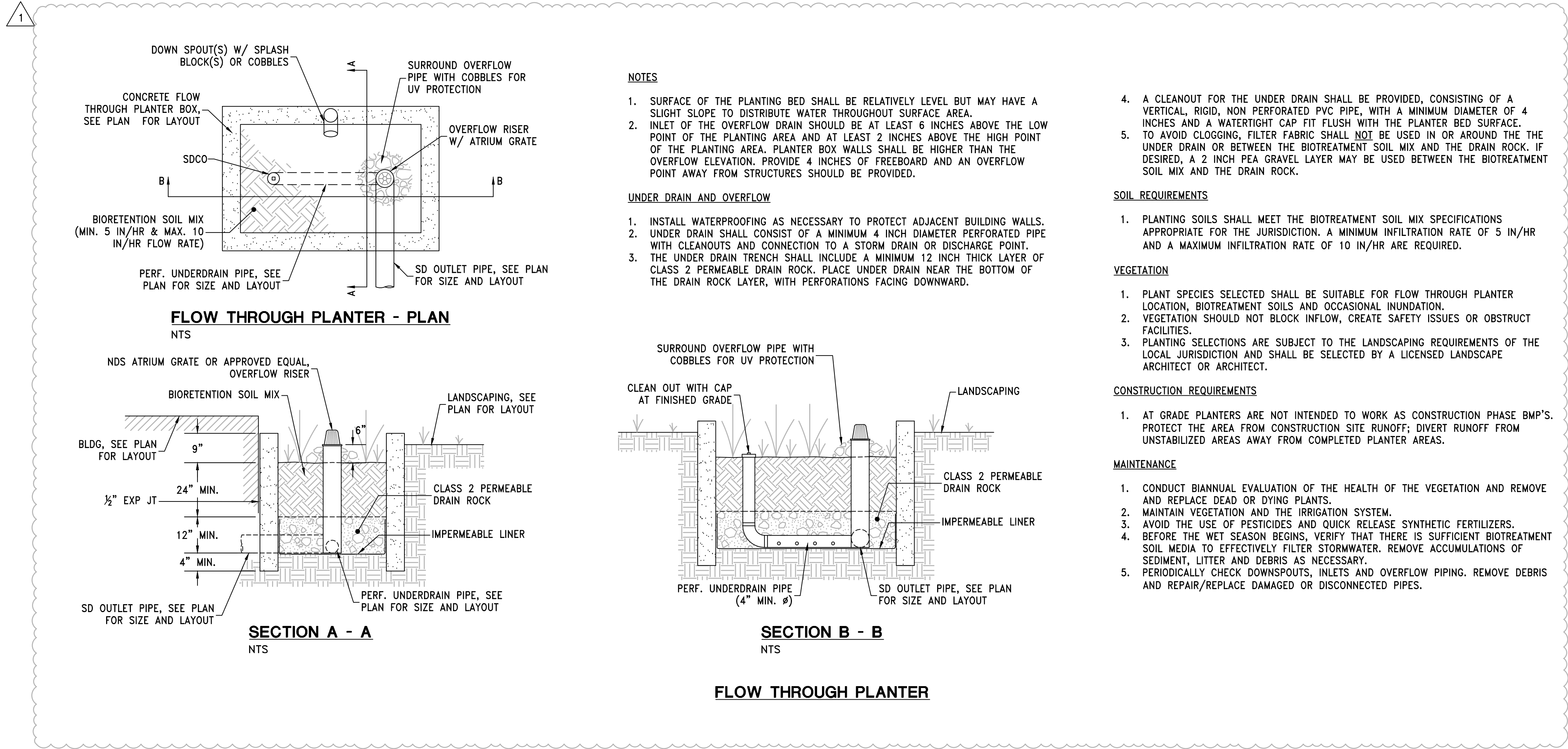
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PRELIMINARY
STORMWATER CONTROL PLAN
MIXED USE DEVELOPMENT
 1130 & 1132 MISSION STREET, SANTA CRUZ, CA

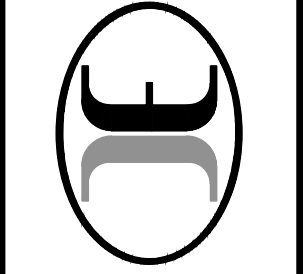
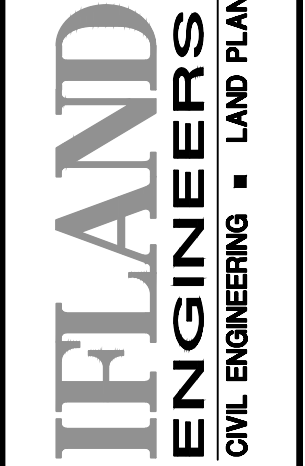
APN 006-203-24 & 25
DESIGN DEVELOPMENT
 DESIGN DD
 DATE 6/1/2023
 DRAWN STAFF
 SHEET **C4.0**
 JOB NO. 22020



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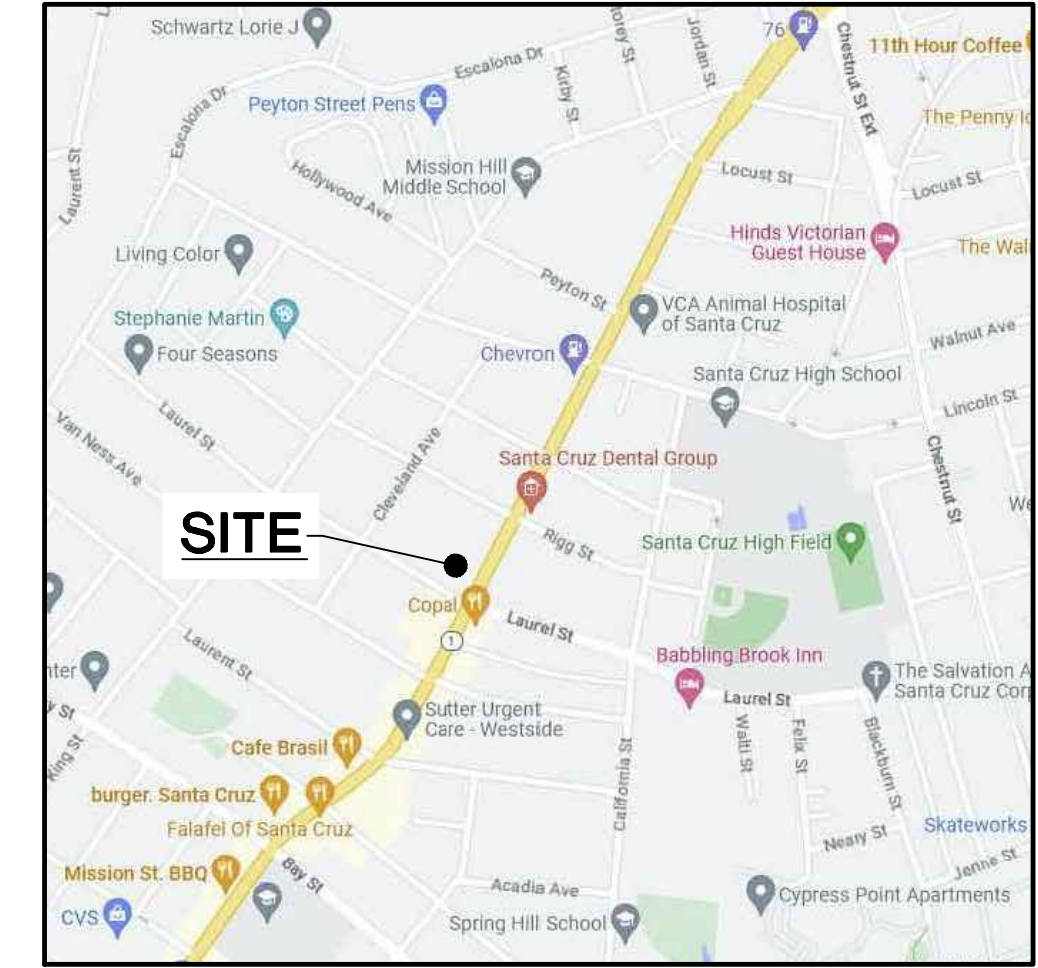


PRELIMINARY
STORMWATER CONTROL DETAILS
MIXED USE DEVELOPMENT
 1130 & 1132 MISSION STREET, SANTA CRUZ, CA

DATE	DESIGN	DRAWN
6/1/2023	DD	STAFF

SHEET
C4.1

JOB NO. 22020



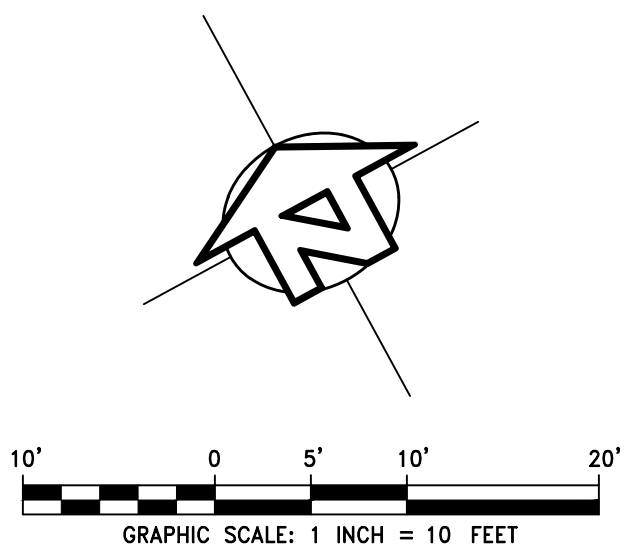
VICINITY MAP
N.T.S.

SURVEY
THE EXISTING PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED FROM GY LAND SURVEYING, JOB NO. V22054, DATED JUNE 27, 2022.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE WESTERLY SIDE OF MISSION STREET, AS SHOWN ON THAT MAP FILED IN VOLUME 110 OF MAPS, AT PAGE 37, SANTA CRUZ COUNTY RECORDS.
BASIS OF BEARINGS = S 28°36'33" W

GENERAL DATA
MAP PREPARED BY: IFLAND ENGINEERS
5300 SOQUEL AVENUE, SUITE 101
SANTA CRUZ, CA 95062
(831) 426-5313
CONTACT: JON IFLAND
OWNER: DOUG WALLACE
315 LIBERTY STREET
SANTA CRUZ, CA 95060
(831) 254-1029
doug3g@gmail.com

PARCEL TABLE		
PARCEL NUMBER	EXISTING	PROPOSED
APN 006-203-24	5,120 SF	
APN 006-203-25	7,956 SF	
TOTAL	13,076 SF	
LOT 1		13,076 SF



PRELIMINARY

LOT LINE ADJUSTMENT MAP

MIXED USE DEVELOPMENT

APN 006-203-24 & 25

DESIGN DEVELOPMENT

DATE: 6/1/2023

DESIGN DD

DRAWN BY: STAFF

SHEET

C5.0

JOB NO. 22020

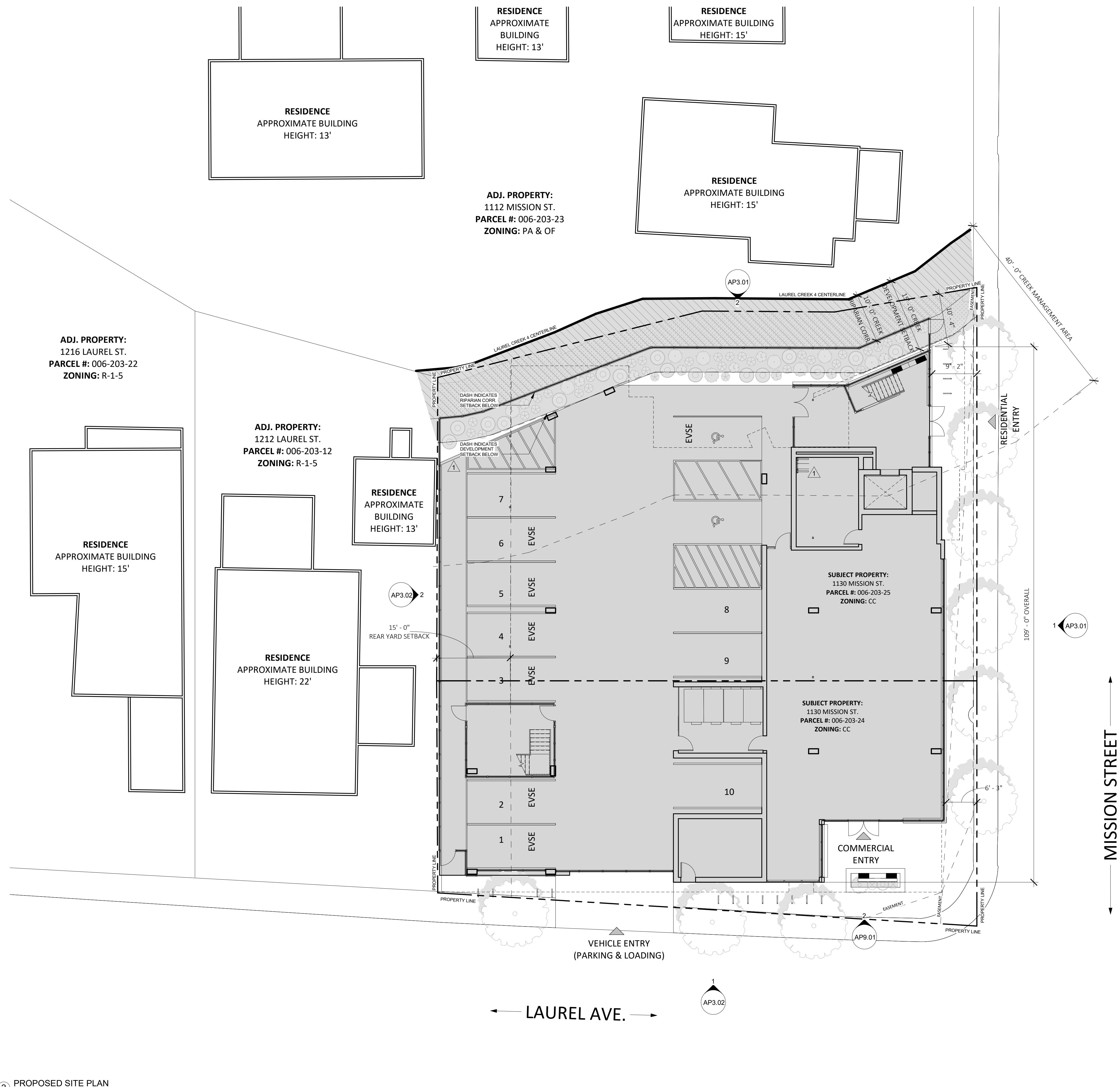
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SITE PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
2. ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.
3. REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.



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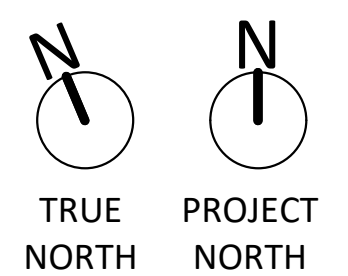
ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	01.09.2023
0	PLANNING APPLICATION	06.01.2023
1	PLANNING REV-01	08.25.2023

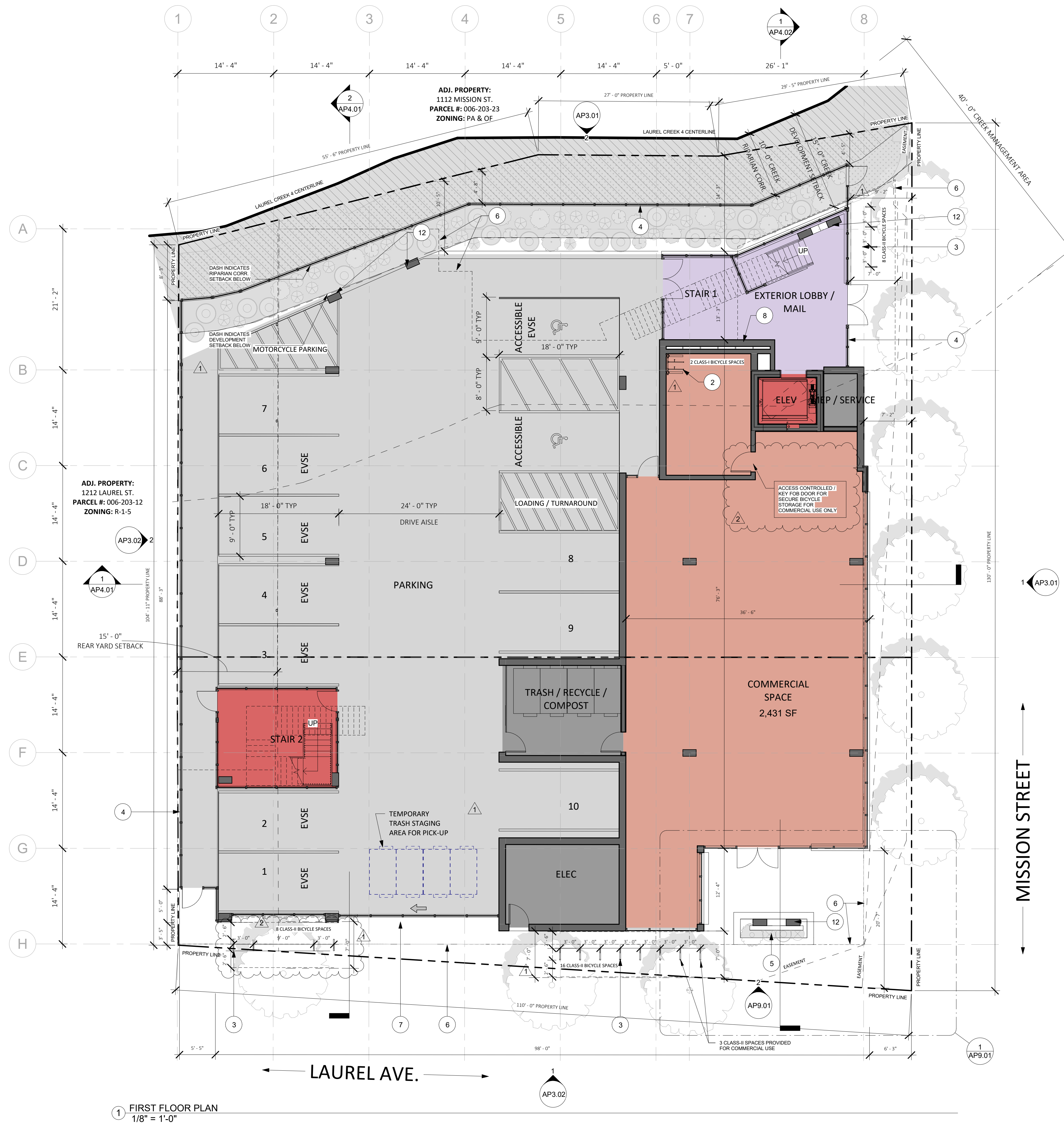
APN number	006-203-25
Project number	21128
Print Date	01.09.2023
Drawn by	OH
Checked by	EB
Scale	As indicated

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② PROPOSED SITE PLAN
 1" = 10'-0"



PROPOSED SITE PLAN
AP0.51



1 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER OPTION 2-U.O.N
- SEE CIVIL DRAWINGS FOR ALL SITE ELEVATIONS, SLOPE AND CURB INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND STREET TREE INFORMATION.

UNIT MIX

UNIT TYPE	COUNT	AVERAGE NET SF
UNIT A	30	279 NSF
UNIT B	29	277 NSF
TOTAL	59	278 NSF

NET AREA 16,403 NSF

AFFORDABLE UNIT MIX:

8 VERY LOW INCOME → A

50 MARKET RATE

1 MANAGER UNIT → M

PLAN SYMBOL DESIGNATION:

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BICYCLE PARKING
3	CLASS II BICYCLE PARKING
4	PROPOSED NEW PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
5	ABOVE GRADE BUILT-IN PLANTER
6	DASH INDICATES FOOTPRINT OF BUILDING / CANOPY OVERHEAD
7	SLIDING VEHICLE ENTRY GATE
8	MAILBOXES
9	PLANTER / PLANTER BENCH
10	WASHER / DRYER MACHINES PER SRO REQUIREMENTS, 1 PER 20 UNITS
11	RESIDENT STORAGE LOCKERS PER SRO REQUIREMENTS
12	STRUCTURAL COLUMN / ELEMENT
13	SOLAR PHOTOVOLTAIC PANELS
14	MECHANICAL EQUIPMENT AND ROOF SCREEN, LOCATION INDICATED CONCEPTUALLY
15	HATCH INDICATES EXTENT OF VEGETATED ROOF, TRAY SYSTEM OR SIM.
16	EXTERIOR CORRIDOR
17	DOWNSPOUTS DRAIN TO STORMWATER PLANTER, REF CIVIL

RESIDENT AMENITIES

TOTAL RESIDENTIAL STORAGE SPACES PROVIDED: 60 SPACES

- 0 - SINGLE STORAGE LOCKERS
- 0 - DOUBLE STORAGE LOCKERS
- 20 - TRIPLE STORAGE LOCKERS
- 0 SPACES
- 0 SPACES
- 60 SPACES

TOTAL RESIDENTIAL WASHER/DRYERS PROVIDED: 6 WASHERS, 6 DRYERS

- 1 WASHER / DRYER REQUIRED PER 20 UNITS:
- 3 WASHERS, 3 DRYERS

TOTAL COMMON INDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON INDOOR SPACE

TOTAL COMMON OUTDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON OUTDOOR SPACE



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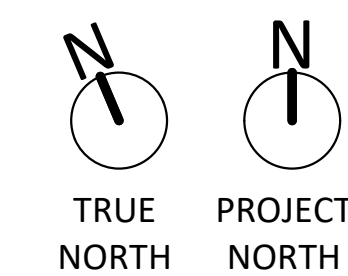
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1	PLANNING REV-01	08.25.2023
2	PLANNING REV-02	Date 4

APN number	006-203-25
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Print Date	01.09.2023
Drawn by	OH
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Scale	As indicated

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PROPOSED FLOOR PLAN - LEVEL 1

AP1.01





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PROPOSED FLOOR PLAN - LEVEL 2
AP1.02

FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER OPTION 2 -U.O.N
- SEE CIVIL DRAWINGS FOR ALL SITE ELEVATIONS, SLOPE AND CURB INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND STREET TREE INFORMATION.

UNIT MIX

UNIT TYPE	COUNT	AVERAGE NET SF
UNIT A	30	279 NSF
UNIT B	29	277 NSF
TOTAL	59	278 NSF
NET AREA		16,403 NSF

AFFORDABLE UNIT MIX:

8 VERY LOW INCOME → A
50 MARKET RATE → M
1 MANAGER UNIT → M

PLAN SYMBOL DESIGNATION:

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BICYCLE PARKING
3	CLASS II BICYCLE PARKING
4	PROPOSED NEW PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
5	ABOVE GRADE BUILT-IN PLANTER
6	DASH INDICATES FOOTPRINT OF BUILDING / CANOPY OVERHEAD
7	SLIDING VEHICLE ENTRY GATE
8	MAILBOXES
9	PLANTER / PLANTER BENCH
10	WASHER / DRYER MACHINES PER SRO REQUIREMENTS, 1 PER 20 UNITS
11	RESIDENT STORAGE LOCKERS PER SRO REQUIREMENTS
12	STRUCTURAL COLUMN / ELEMENT
13	SOLAR PHOTOVOLTAIC PANELS
14	MECHANICAL EQUIPMENT AND ROOF SCREEN, LOCATION INDICATED CONCEPTUALLY
15	HATCH INDICATES EXTENT OF VEGETATED ROOF, TRAY SYSTEM OR SIM.
16	EXTERIOR CORRIDOR
17	DOWNSPOUTS DRAIN TO STORMWATER PLANTER, REF CIVIL

RESIDENT AMENITIES

TOTAL RESIDENTIAL STORAGE SPACES PROVIDED: 60 SPACES
 0 - SINGLE STORAGE LOCKERS 0 SPACES
 0 - DOUBLE STORAGE LOCKERS 0 SPACES
 20 - TRIPLE STORAGE LOCKERS 60 SPACES

TOTAL RESIDENTIAL WASHER/DRYERS PROVIDED: 6 WASHERS, 6 DRYERS
 1 WASHER / DRYER REQUIRED PER 20 UNITS: 3 WASHERS, 3 DRYERS

TOTAL COMMON INDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON INDOOR SPACE
TOTAL COMMON OUTDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON OUTDOOR SPACE



1 SECOND FLOOR PLAN
1/8" = 1'-0"

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Issue	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	01.09.2023
0	PLANNING APPLICATION	06.01.2023
1	PLANNING REV-01	08.25.2023
2	PLANNING REV-02	Date 4

APN number	006-203-25
Project number	21128
Print Date	01.09.2023
Drawn by	OH
Checked by	EB
Scale	As indicated

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PROPOSED FLOOR PLAN - LEVEL 3
AP1.03

FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER OPTION 2 - U.O.N
- SEE CIVIL DRAWINGS FOR ALL SITE ELEVATIONS, SLOPE AND CURB INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND STREET TREE INFORMATION.

UNIT MIX

UNIT TYPE	COUNT	AVERAGE NET SF
UNIT A	30	279 NSF
UNIT B	29	277 NSF
TOTAL	59	278 NSF
NET AREA		16,403 NSF

AFFORDABLE UNIT MIX:

8 VERY LOW INCOME → A
50 MARKET RATE
1 MANAGER UNIT → M

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BICYCLE PARKING
3	CLASS II BICYCLE PARKING
4	PROPOSED NEW PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
5	ABOVE GRADE BUILT-IN PLANTER
6	DASH INDICATES FOOTPRINT OF BUILDING / CANOPY OVERHEAD
7	SLIDING VEHICLE ENTRY GATE
8	MAILBOXES
9	PLANTER / PLANTER BENCH
10	WASHER / DRYER MACHINES PER SRO REQUIREMENTS, 1 PER 20 UNITS
11	RESIDENT STORAGE LOCKERS PER SRO REQUIREMENTS
12	STRUCTURAL COLUMN / ELEMENT
13	SOLAR PHOTOVOLTAIC PANELS
14	MECHANICAL EQUIPMENT AND ROOF SCREEN, LOCATION INDICATED CONCEPTUALLY
15	HATCH INDICATES EXTENT OF VEGETATED ROOF, TRAY SYSTEM OR SIM.
16	EXTERIOR CORRIDOR
17	DOWNSPOUTS DRAIN TO STORMWATER PLANTER, REF CIVIL

RESIDENT AMENITIES

TOTAL RESIDENTIAL STORAGE SPACES PROVIDED: 60 SPACES
 0 - SINGLE STORAGE LOCKERS 0 SPACES
 0 - DOUBLE STORAGE LOCKERS 0 SPACES
 20 - TRIPLE STORAGE LOCKERS 60 SPACES

TOTAL RESIDENTIAL WASHER/DRYERS PROVIDED: 6 WASHERS, 6 DRYERS
 1 WASHER / DRYER REQUIRED PER 20 UNITS: 3 WASHERS, 3 DRYERS

TOTAL COMMON INDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON INDOOR SPACE

TOTAL COMMON OUTDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON OUTDOOR SPACE



1 PROPOSED FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

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Scale As indicated

PROPOSED FLOOR PLAN - LEVEL 4
AP1.04

FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER OPTION 2 - U.O.N
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50 MARKET RATE
1 MANAGER UNIT → M

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
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16	EXTERIOR CORRIDOR
17	DOWNSPOUTS DRAIN TO STORMWATER PLANTER, REF CIVIL

RESIDENT AMENITIES

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 0 - SINGLE STORAGE LOCKERS 0 SPACES
 0 - DOUBLE STORAGE LOCKERS 0 SPACES
 20 - TRIPLE STORAGE LOCKERS 60 SPACES

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 1 WASHER / DRYER REQUIRED PER 20 UNITS: 3 WASHERS, 3 DRYERS

TOTAL COMMON INDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON INDOOR SPACE
TOTAL COMMON OUTDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON OUTDOOR SPACE



1 PROPOSED FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

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1 PROPOSED FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

FLOOR PLAN NOTES

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TOTAL	59	278 NSF
NET AREA		16,403 NSF

AFFORDABLE UNIT MIX:

8 VERY LOW INCOME → A

50 MARKET RATE → M

1 MANAGER UNIT → M

PLAN SYMBOL DESIGNATION:

FLOOR PLAN KEYED NOTES

FLOOR PLAN KEYED NOTES	
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BICYCLE PARKING
3	CLASS II BICYCLE PARKING
4	PROPOSED NEW PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
5	ABOVE GRADE BUILT-IN PLANTER
6	DASH INDICATES FOOTPRINT OF BUILDING / CANOPY OVERHEAD
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RESIDENT AMENITIES

TOTAL RESIDENTIAL STORAGE SPACES PROVIDED:	60 SPACES
0 - SINGLE STORAGE LOCKERS	0 SPACES
0 - DOUBLE STORAGE LOCKERS	0 SPACES
20 - TRIPLE STORAGE LOCKERS	60 SPACES
TOTAL RESIDENTIAL WASHER/DRYERS PROVIDED:	6 WASHERS, 6 DRYERS
1 WASHER / DRYER REQUIRED PER 20 UNITS:	3 WASHERS, 3 DRYERS
TOTAL COMMON INDOOR SPACE PROVIDED:	SEE GP0.04 FOR TOTAL COMMON INDOOR SPACE
TOTAL COMMON OUTDOOR SPACE PROVIDED:	SEE GP0.04 FOR TOTAL COMMON OUTDOOR SPACE



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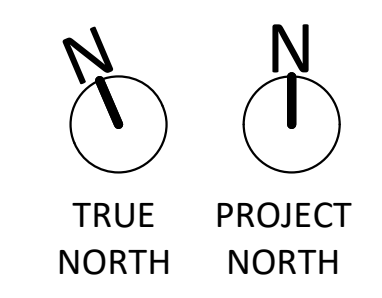
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ISSUES/ REVISIONS		
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Print Date	01.09.2023
Drawn by	OH
Checked by	EB
Scale	As indicated

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PROPOSED FLOOR PLAN - LEVEL 5

AP1.05



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PROPOSED ROOF PLAN
AP1.06

FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER OPTION 2 -U.O.N
- SEE CIVIL DRAWINGS FOR ALL SITE ELEVATIONS, SLOPE AND CURB INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND STREET TREE INFORMATION.

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UNIT B	29	277 NSF
TOTAL	59	278 NSF
NET AREA		16,403 NSF

AFFORDABLE UNIT MIX:

8 VERY LOW INCOME → **A**

50 MARKET RATE → **M**

1 MANAGER UNIT → **M**

PLAN SYMBOL DESIGNATION:

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BICYCLE PARKING
3	CLASS II BICYCLE PARKING
4	PROPOSED NEW PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
5	ABOVE GRADE BUILT-IN PLANTER
6	DASH INDICATES FOOTPRINT OF BUILDING / CANOPY OVERHEAD
7	SLIDING VEHICLE ENTRY GATE
8	MAILBOXES
9	PLANTER / PLANTER BENCH
10	WASHER / DRYER MACHINES PER SRO REQUIREMENTS, 1 PER 20 UNITS
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13	SOLAR PHOTOVOLTAIC PANELS
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15	HATCH INDICATES EXTENT OF VEGETATED ROOF, TRAY SYSTEM OR SIM.
16	EXTERIOR CORRIDOR
17	DOWNSPOUTS DRAIN TO STORMWATER PLANTER, REF CIVIL

RESIDENT AMENITIES

TOTAL RESIDENTIAL STORAGE SPACES PROVIDED: 60 SPACES

0 - SINGLE STORAGE LOCKERS 0 SPACES

0 - DOUBLE STORAGE LOCKERS 0 SPACES

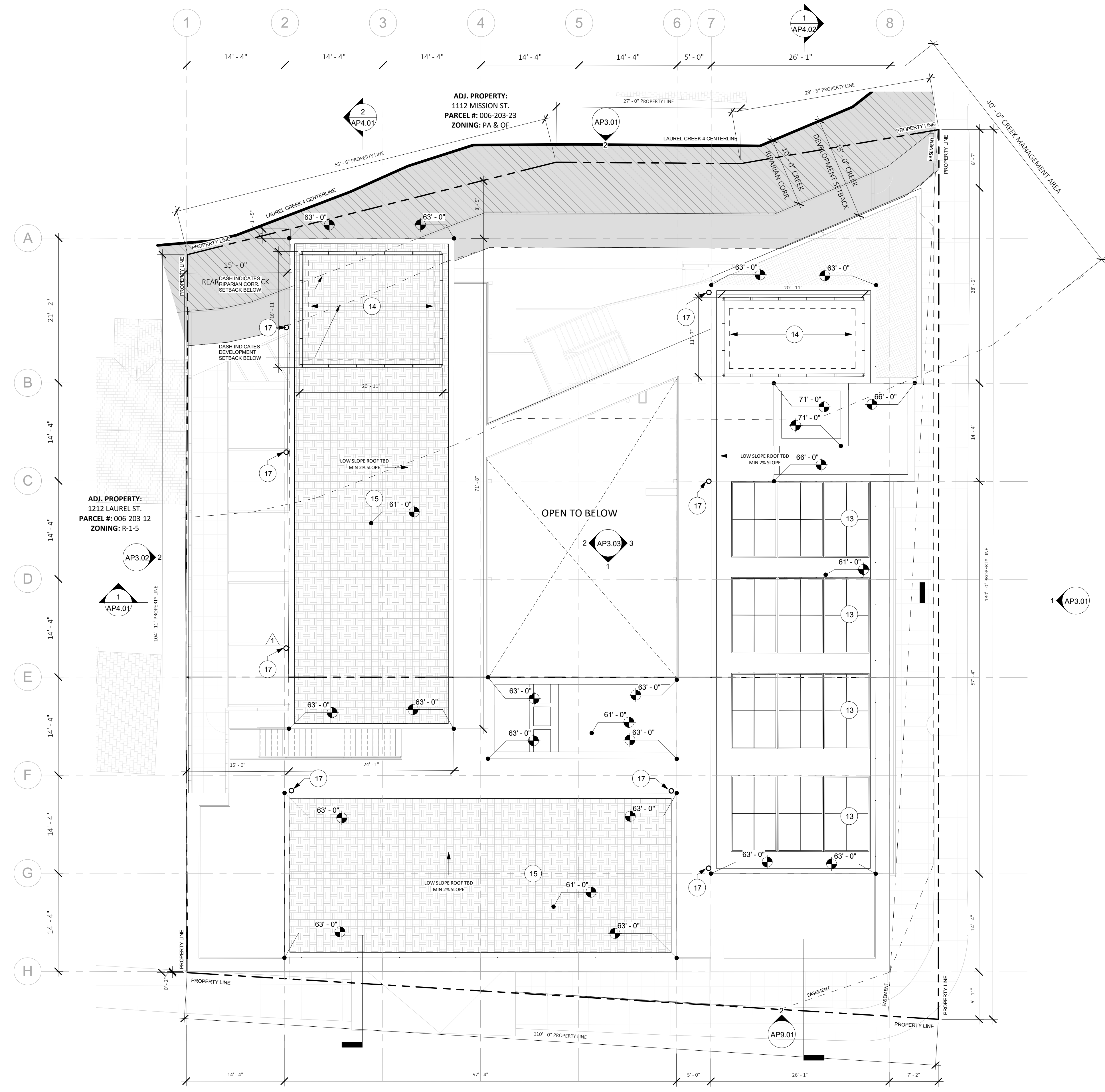
20 - TRIPLE STORAGE LOCKERS 60 SPACES

TOTAL RESIDENTIAL WASHER/DRYERS PROVIDED: 6 WASHERS, 6 DRYERS

1 WASHER / DRYER REQUIRED PER 20 UNITS: 3 WASHERS, 3 DRYERS

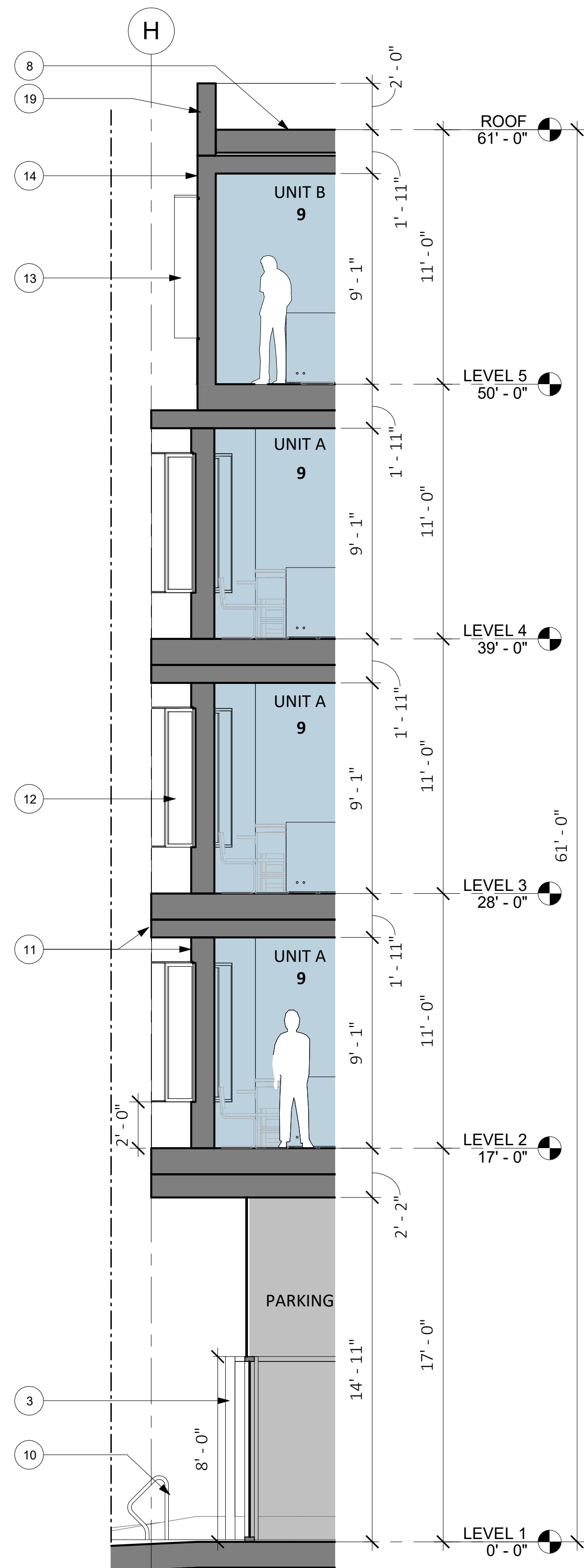
TOTAL COMMON INDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON INDOOR SPACE

TOTAL COMMON OUTDOOR SPACE PROVIDED: SEE GP0.04 FOR TOTAL COMMON OUTDOOR SPACE

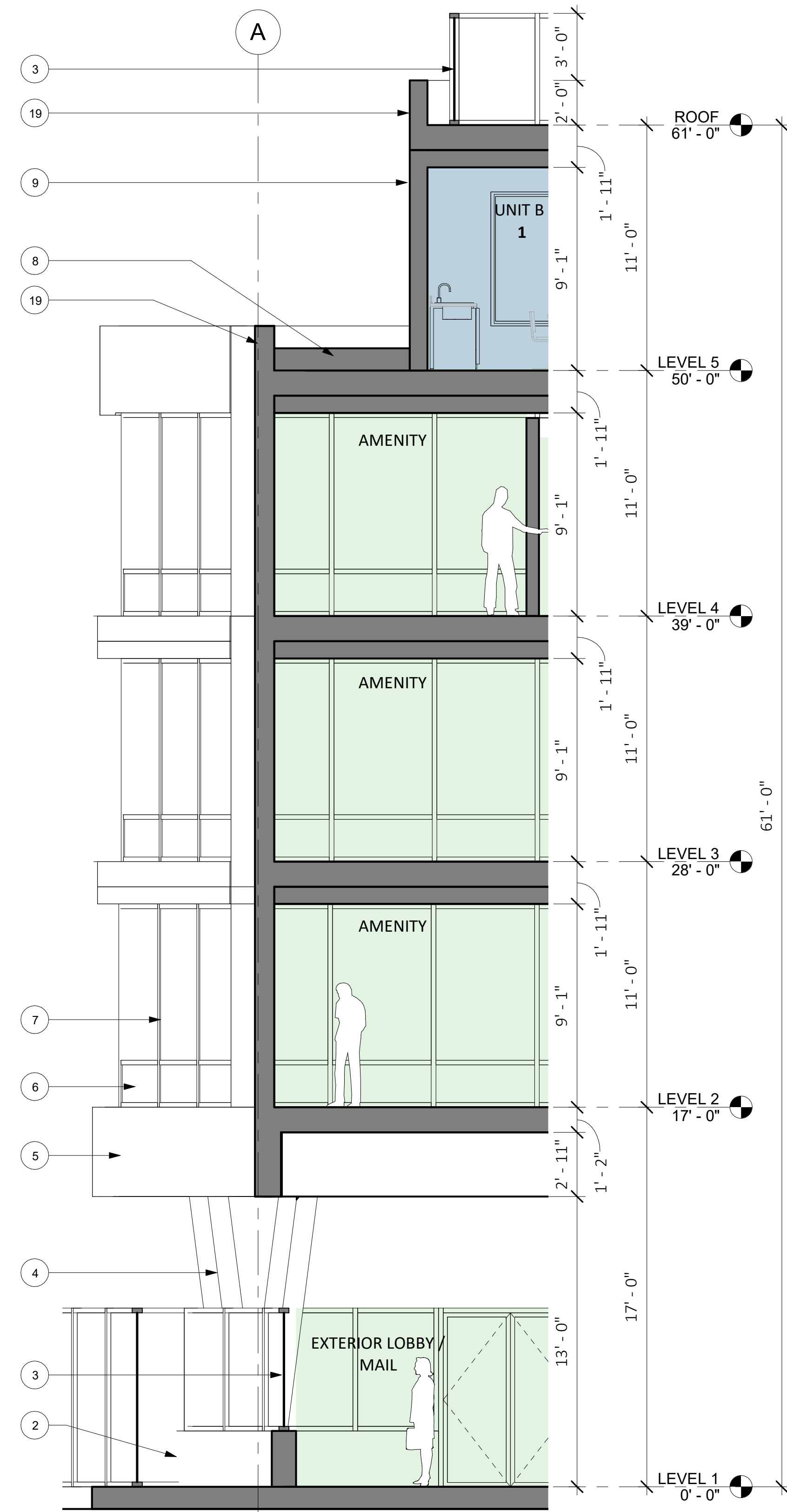


1 PROPOSED ROOF PLAN
1/8" = 1'-0"

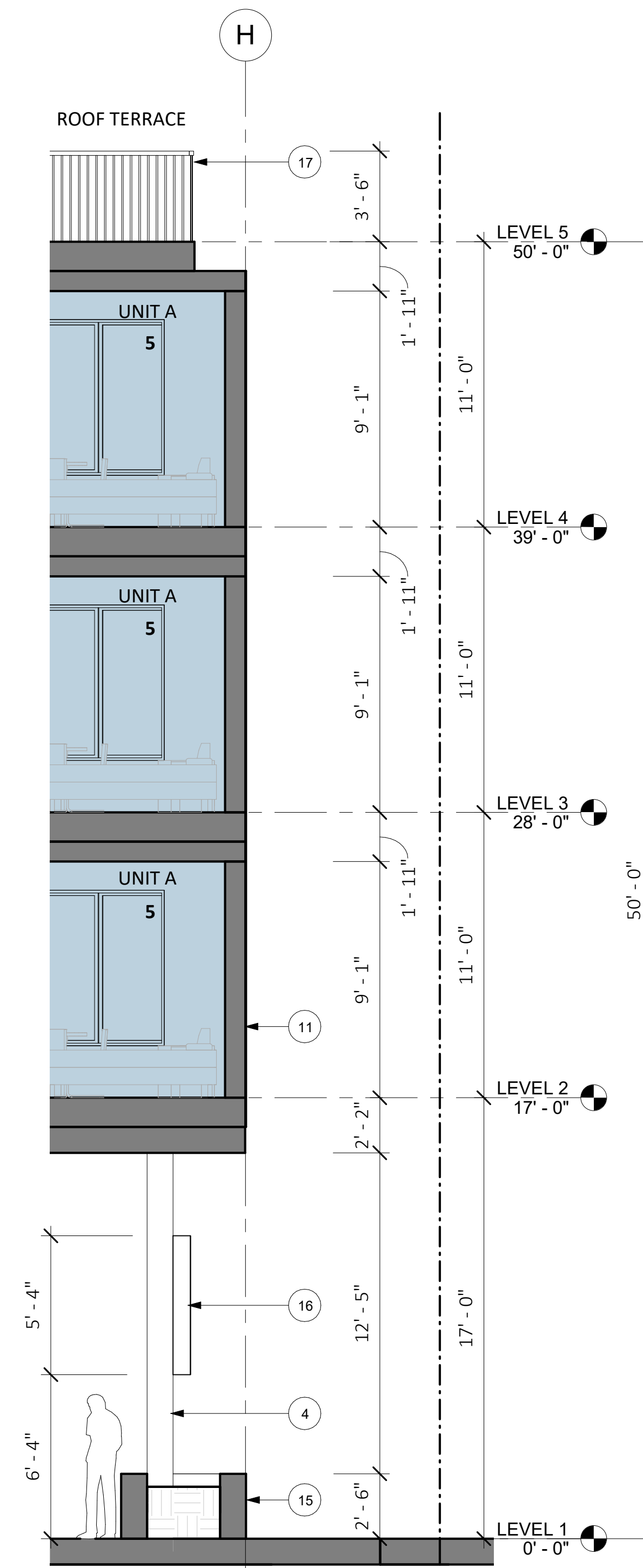
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1 SOUTH FACADE WALL SECTION-A
1/4" = 1'-0"



2 NORTH FACADE WALL SECTION
1/4" = 1'-0"



3 SOUTH FACADE WALL SECTION-B
1/4" = 1'-0"

WALL SECTION GENERAL NOTES

1. PROPERTY LINES ARE SHOWN RELATIVE TO THE WALL SECTION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
2. CURBS AND STREETS ARE SHOWN RELATIVE TO THE WALL SECTION VIEW, REFER TO LAND SURVEY, CIVIL AND LANDSCAPE DRAWINGS FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

WALL SECTION KEYED NOTES

WALL SECTION KEYED NOTES	
KEYNOTE	MATERIAL
1	ALIGN
2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
3	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
4	RAINSCREEN CLAD STRUCTURAL MEMBERS
5	WARM BRONZE TONED METAL PANEL OR SIM.
6	WARM BRONZE TONED METAL PANEL OR SIM.
7	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
8	VEGETATED ROOF, TRAY SYSTEM OR SIM.
9	TEXTURED FIBER CEMENT PANE OR SIM.
10	CLASS II BICYCLE PARKING
11	WHITE FIBER CEMENT PANEL OR STUCCO OR SIM.
12	ALUMINUM OR VINYL WINDOW
13	METAL SUNSHADE
14	GREY FIBER CEMENT PANEL OR STUCCO OR SIM.
15	BUILT-IN PLANTER, FINISH TO MATCH TEXTURED CONCRETE OR SIM.
16	BUILDING SIGNAGE, FINAL LOCATION / DESIGN TBD
17	METAL GUARDRAIL OR HANDRAIL
18	PLANTER / PLANTER BENCH
19	PARAPET



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Scale	1/4" = 1'-0"

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ENLARGED WALL SECTIONS

AP5.01

PROPOSED RESIDENT STORAGE SOLUTIONS



SINGLE STORAGE LOCKER



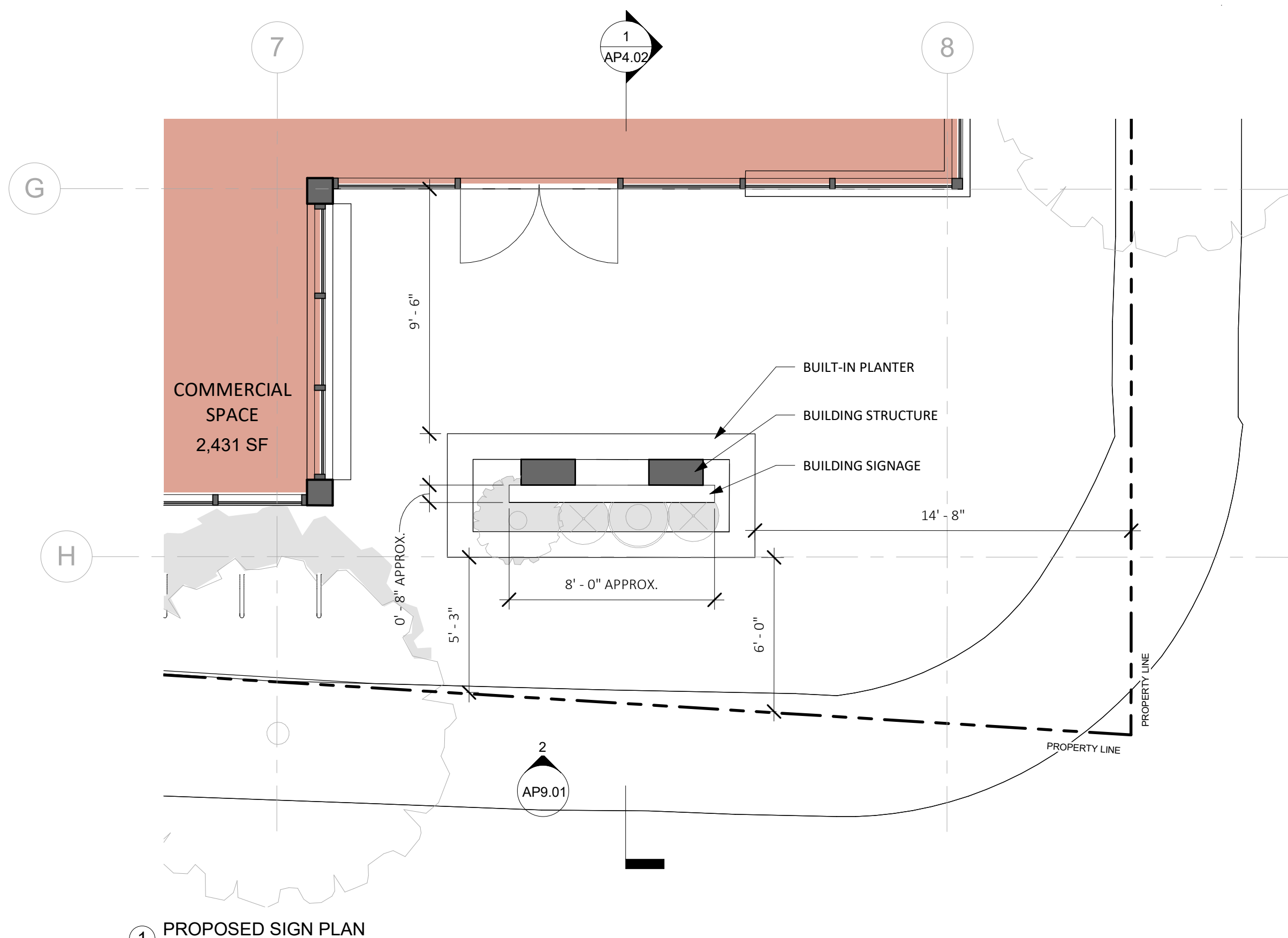
DOUBLE STORAGE LOCKER



TRIPLE STORAGE LOCKER



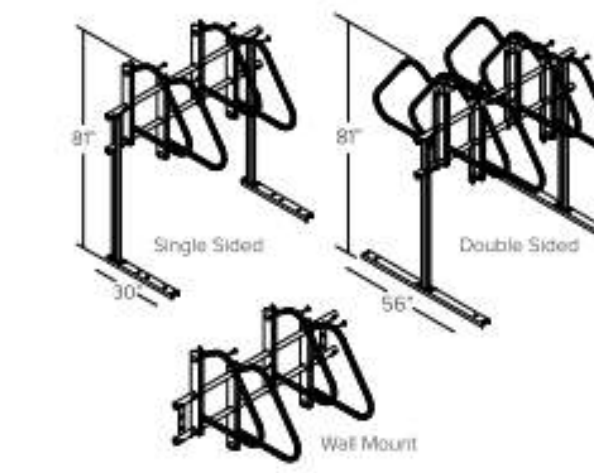
2 PROPOSED BUILDING SIGNAGE ELEVATION
1/4" = 1'-0"



1 PROPOSED SIGN PLAN
1/4" = 1'-0"

PROPOSED CLASS-I BICYCLE PARKING

DERO Ultra Space Saver Squared Submittal Sheet



CAPACITY Modular construction
1 bike per arm

MATERIALS Hanger: 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: 401 C3 x 41 galvanized steel channel.
Crossbeams: 2" sched. 40 galvanized pipe.

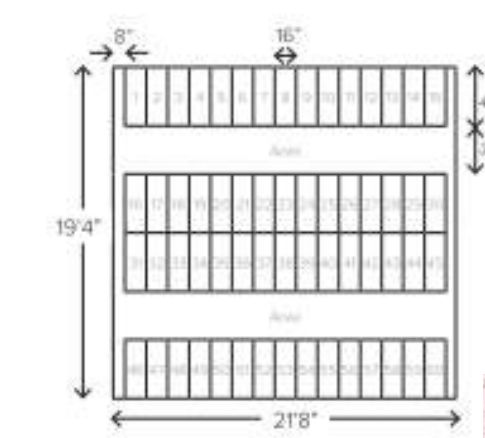
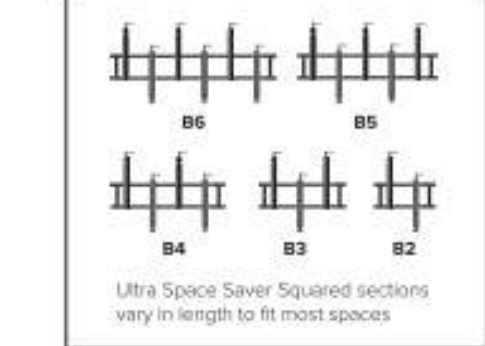
FINISHES **Black Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast.
2. Final thick TGIC polyester powder coat.

Black Powder Coat (Exterior Use) Additional Cost
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast.
2. Epoxy primer electrostatically applied.
3. Final thick TGIC polyester powder coat.

MOUNT OPTIONS **Floor mount**
Ultra Space Saver Squared has steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

Wall mount
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS **Include wheel stops**

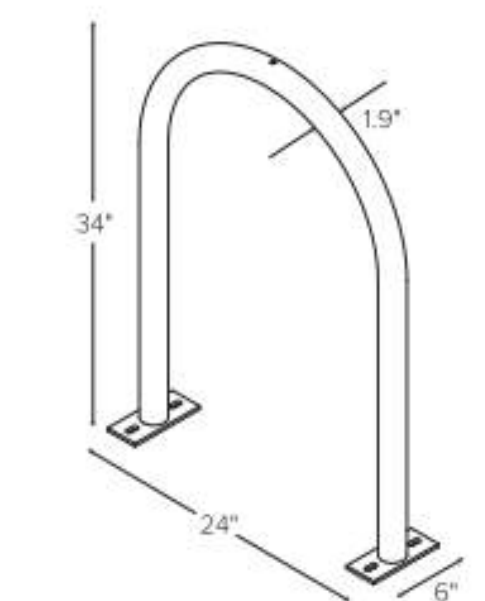


As a general guideline, the above space can fit approximately 60 bicycles.
The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.



PROPOSED CLASS-II BICYCLE PARKING

DERO Hoop Rack Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 1 1/2" schedule 40 pipe (1.9" OD)

FINISHES **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

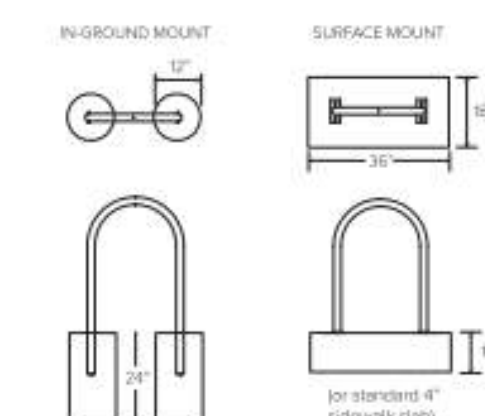
Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast.
2. Epoxy primer electrostatically applied.
3. Final thick TGIC polyester powder coat.

Stainless
Stainless Steel 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS **Surface**
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

In-Ground
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.

Rail
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1 1/4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.



OPTIONAL LEAN BAR **Add Lean Bar**



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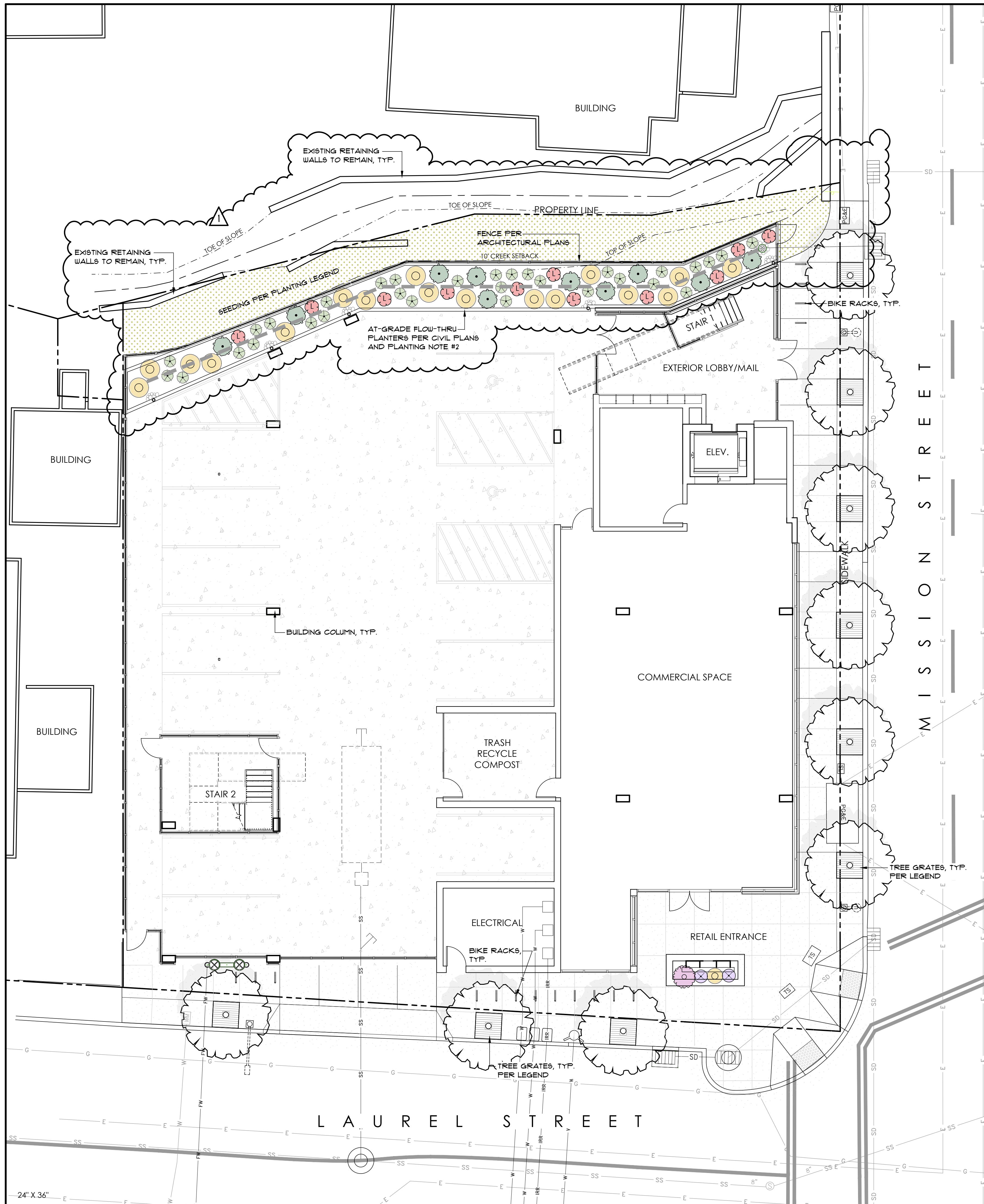
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Checked by	EB
Scale	NTS

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CAR, EV, BICYCLE PARKING, & STORAGE INFO
AP9.01



PLANT MATERIAL - LEVELS 1&2

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
○	ACER RUBRUM 'ARMSTRONG GOLD' / ARMSTRONG GOLD MAPLE	24" BX	6	40' x 12'	M
○	CORNUS TREES / DOGWOOD SPECIES T.B.D.				
SA	CORNUS KOUSA 'SATOMI'	10 GAL	TBD	15' x 15'	M
SF	CORNUS KOUSA 'SCARLET FIRE'	15 GAL	TBD	20' x 20'	M
RT	CORNUS X 'ROBY TEACUPS'	10 GAL	TBD	15' x 20'	M
V	CORNUS X 'VENUS'	10 GAL	TBD	15' x 15'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
●	ABUTILON 'ROSEUS' / PINK FLOWERING MAPLE	5 GAL	X	8' x 8'	M
●	ABUTILON 'THOMPSONII' / FLOWERING MAPLE	1 GAL	X	3.5' x 2.5'	M
●	ACANTHUS MOLLIS / BEAR'S BREECHES	5 GAL	X	3' x 3'	M
●	ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW	1 GAL	X	2' x 3'	L
●	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / YARROW	1 GAL	X	2' x 4'	L
●	ASCLEPIAS SPECIOSA, CORDIFOLIA, AND FASCICULARIS, ERIOCARPA / MILKWEED MIXED SPECIES	4"	X	1.5' x 1.5'	L
●	ASTILBE MIXED COLORS / MIXED SPECIES	4"	X	1' x 1'	H
●	BUDDLEJA SPP. / MIXED BUTTERFLY BUSH SPECIES	1 GAL	X	5' x 5'	L
●	DICENTRA SPECTABILIS 'GOLD HEART' / BLEEDING HEART	1 GAL	X	1.5' x 1.5'	H
●	LAMUM MACULATUM 'PINK PEWTER' AND 'PURPLE DRAGON' / DEAD NETTLE - ALTERNATE VARIETIES	4"	X	12" x 18"	M
●	LOBELIA CARDINALIS / CARDINAL FLOWER	1 GAL	X	2' x 2'	L
●	MIMULUS AURANTIACUS / STICKY MONKEY FLOWER	1 GAL	X	3' x 3'	L
●	NEPHROLEPIS EXALTATA 'TIGER FERN' / BOSTON FERN	1 GAL	X	2' x 2'	M
●	TAGETES LEMMONII 'COMPACTA' / MEXICAN BUSH MARIGOLD	1 GAL	X	2' x 2'	L
●	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	X	4' x 4'	M

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
●	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' x 2'	M
●	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' x 3'	L
●	DIANELLA TASMANICA 'CLARITY BLUE' / CLARITY BLUE FLAX LILY	1 GAL	X	2' x 3'	M
●	DIANELLA TASMANICA 'YELLOW STRIPE' / GOLD STRIPE FLAX LILY	1 GAL	X	2.5' x 2.5'	M

SEEDING	DESCRIPTION	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
●	NATIVE OR OTHER APPROPRIATE EROSION CONTROL HYDROSEED MIX TO INCLUDE: BROMUS CARINATUS / CALIFORNIA BROME ELYMUS GLAUCUSBLUE / WILD RYE HORDEUM BRACHYANTHERUM / MEADOW BARLEY				

WUCOLS WATER USE CLASSIFICATION	
H - HIGH WATER USE	L - LOW WATER USE
M - MODERATE WATER USE	VL - VERY LOW WATER USE

* NOTE: MATURE PLANT SIZES DO NOT ACCOUNT FOR SMALLER GROWTH HABIT WHEN GROWN IN CONTAINERS

CREEK CORRIDOR RESTORATION
REFER TO BIOTIC REPORT, DATED 8/17/2023 BY BIOTIC RESOURCES GROUP, AND CIVIL DEMOLITION PLAN FOR REMOVAL OF EXISTING INVASIVE SPECIES WITHIN CREEK CORRIDOR

PLANTING NOTES

- SOIL AT GROUND LEVEL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL ADDITIVES SHALL BE THOROUGHLY MIXED INTO EXISTING SOILS IN PLANTING PITS ONLY. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6 CY OF ORGANIC MATERIAL PER 1,000 SF TO PROMOTE INFILTRATION AND WATER RETENTION.
- ALL PLANT MATERIAL IN FLOW-THRU PLANTERS AREA PER CENTRAL CALIFORNIA COAST, TECHNICAL ASSISTANCE MEMO (TAM) LID PLANT GUIDANCE FOR BIORETENTION. SOIL MIXTURE PER CIVIL PLANS. MULCH LAYER TO BE 1-2" THICK COMPOST MULCH THAT WILL NOT FLOAT.
- ALL PLANTING AREAS (EXCEPT FLOW-THRU PLANTERS) ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
- ALL PLANTERS TO BE FILLED WITH CLEAN TOPSOIL
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

TREE GRATES
TREE GRATES TO BE 'RAIN' 4'x4' HEEL PROOF IN RAW CAST IRON BY IRON AGE WWW.IRONAGEGRATES.COM. INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS / QTY: 9

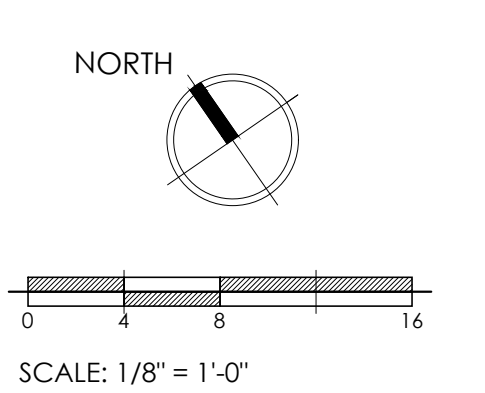
PRELIMINARY IRRIGATION NOTES

- FULL IRRIGATION PLAN AND PRODUCT LIST WILL BE PROVIDED UPON BUILDING SUBMITTAL.
- THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- ALL NEW PLANT MATERIAL IN GROUND AND RAISED PLANTERS TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO HUNTER HE-B SINGLE OUTLET WITH SCREEN
- ROOFTOP GARDEN (LEVEL 5th ROOFTOP) TRAY SYSTEM IRRIGATION T.B.D.
- DRIP VALVES SHOULD BE EQUAL TO HUNTER ICZ-101 - BELOW GRADE IN VALVE BOXES
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.



WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE UPON BUILDING SUBMITTAL. PLANTING AND IRRIGATION PLANS SHALL COMPLY WITH THE CITY OF SANTA CRUZ, MUNICIPAL CODE CHAPTER 16.16

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1130 & 1132 MISSION STREET
SANTA CRUZ, CA 95060

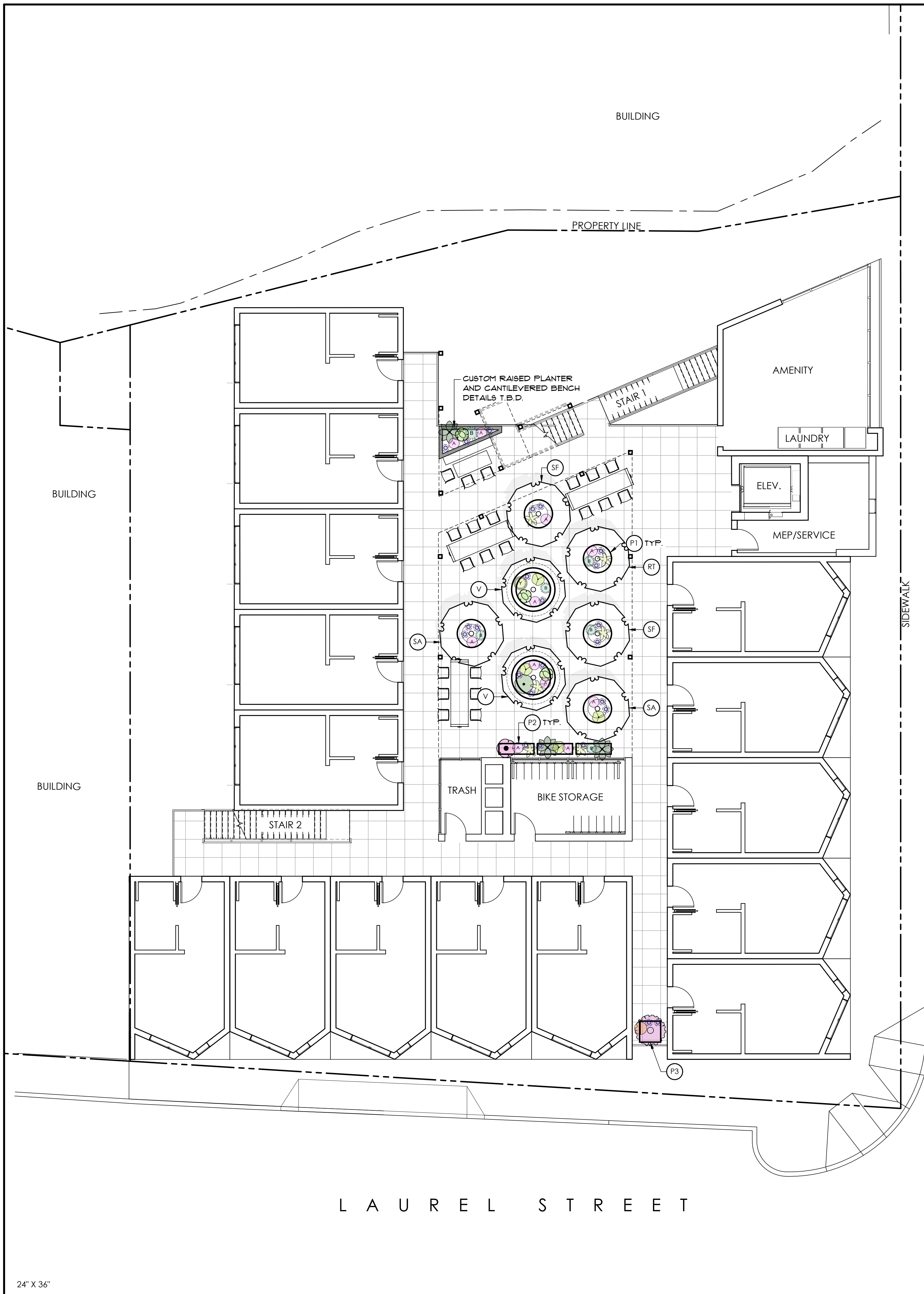


PLAN REVISIONS
▲ 08/25/2023 PLANNING REVISIONS

DATE = 6/1/2023
JOB = 2225

SHEET TITLE
LANDSCAPE PLAN GROUND LEVEL

SHEET NUMBER
L1.1



PLANT MATERIAL - LEVELS 1&2

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
○	ACER RUBRUM 'ARMSTRONG GOLD' / ARMSTRONG GOLD MAPLE	24" BX	6	40' x 12'	M
○	CORNUS TREES / DOGWOOD SPECIES T.B.D.				
SA	CORNUS KOUSA 'SATOMI'	10 GAL	TBD	15' x 15'	M
SF	CORNUS KOUSA 'SCARLET FIRE'	15 GAL	TBD	20' x 20'	M
RT	CORNUS X 'ROSY TEACUPS'	10 GAL	TBD	15' x 20'	M
V	CORNUS X 'VENUS'	10 GAL	TBD	15' x 15'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
●	ABUTILON 'ROSEUS' / PINK FLOWERING MAPLE	5 GAL	X	8' x 8'	M
●	ABUTILON 'THOMPSONII' / FLOWERING MAPLE	1 GAL	X	3.5' x 2.5'	M
●	ACANTHUS MOLLIS / BEAR'S BREECHES	5 GAL	X	3' x 3'	M
●	ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW	1 GAL	X	2' x 3'	L
●	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / YARROW	1 GAL	X	2' x 4'	L
●	ASCLEPIAS SPECIOSA, CORDIFOLIA, AND FASCICULARIS, ERIOCARPA / MILKWEEED MIXED SPECIES	4"	X	1.5' x 1.5'	L
●	ASTILBE MIXED COLORS / MIXED SPECIES	4"	X	1' x 1'	H
●	BUDDLEJA SPP. / MIXED BUTTERFLY BUSH SPECIES	1 GAL	X	5' x 5'	L
●	DICENTRA SPECTABILIS 'GOLD HEART' / BLEEDING HEART	1 GAL	X	1.5' x 1.5'	H
●	LAMNUM MACULATUM 'PINK PEWTER' AND 'PURPLE DRAGON' / DEAD NETTLE - ALTERNATE VARIETIES	4"	X	12" x 18"	M
●	LOBELIA CARDINALIS / CARDINAL FLOWER	1 GAL	X	2' x 2'	L
●	MIMULUS AURANTIACUS / STICKY MONKEY FLOWER	1 GAL	X	3' x 3'	L
●	NEPHROLEPIS EXALTATA 'TIGER FERN' / BOSTON FERN	1 GAL	X	2' x 2'	M
●	TAGETES LEMMONII 'COMPACTA' / MEXICAN BUSH MARIGOLD	1 GAL	X	2' x 2'	L
●	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	X	4' x 4'	M

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
●	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' x 2'	M
●	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' x 3'	L
●	DIANELLA TASMANICA 'CLARITY BLUE' / CLARITY BLUE FLAX LILY	1 GAL	X	2' x 3'	M
●	DIANELLA TASMANICA 'YELLOW STRIPE' / GOLD STRIPE FLAX LILY	1 GAL	X	2.5' x 2.5'	M

SEEDING DESCRIPTION
 NATIVE OR OTHER APPROPRIATE EROSION CONTROL HYDROSEED MIX TO INCLUDE:
 BROMUS CARINATUS / CALIFORNIA BROME
 ELYMUS GLAUCUSBLUE / WILD RYE
 HORDEUM BRACHYANTHERUM / MEADOW BARLEY

WUCOLS WATER USE CLASSIFICATION	
H - HIGH WATER USE	L - LOW WATER USE
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* NOTE: MATURE PLANT SIZES DO NOT ACCOUNT FOR SMALLER GROWTH HABIT WHEN GROWN IN CONTAINERS

PLANTING AND IRRIGATION NOTES
 SEE SHEET L1.1 FOR PLANTING AND IRRIGATION NOTES

PLANTER LEGEND - LEVELS 2&5	
○	CIRCULAR PLANTER AND ATTACHED CANTILEVERED BENCH TO BE 'GREEN CIRCULAR BENCH', 91" DIA. X 33" TALL PLANTER / QTY: 2 BY STREETLIFE WWW.STREETLIFE.COM/US PLANTERS EQUIPPED WITH 'TREETEC BOTTOM UP' SYSTEM AND POWDER COATED WHITE FINISH
○ P1	'032 MAVERICK' / QTY: 5 48" TOP X 32" BASE X 36" TALL
○ P2	'042 MONSOON' / QTY: 8 60" LONG X 18" WIDE X 36" TALL
□ P3	'053 SIDEKICK' / QTY: 6 36" SQ. X 34" TALL
□ P4	'053 SIDEKICK' / QTY: 3 24" SQ. X 24" TALL

BY IAP WWW.IAPSF.COM PLANTERS POWDER COATED WHITE FINISH

SITE FURNISHING LEGEND - LEVELS 2&5	
□	STANDING HEIGHT WORK DESK WITH CHARGING PORTS TO BE 'GO OUTDOOR TABLE' AND BAR HEIGHT STOOLS TO BE 'CHIPMAN' DINING HEIGHT TABLE AND STOOLS AT CUSTOM PLANTER ON LEVEL 2 BY LANDSCAPE FORMS. WHITE POWDERCOAT. WWW.LANDSCAPEFORMS.COM
□	SQUARE TABLE AND CHAIRS TO BE 'WINDMARK' WHITE POWDERCOAT BY LANDSCAPE FORMS
□	LOUNGE CHAIR AND COFFEE TABLE TO BE 'VAYA' BY FORMS AND SURFACES WHITE POWDERCOAT WWW.FORMS-SURFACES.COM

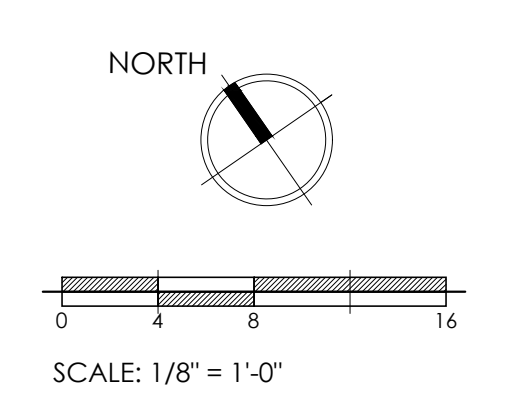
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LICENSED LANDSCAPE ARCHITECT
 MEGAN BLENCOWE BISHOP
 NO. 5706
 Exp. 4/11/24
 STATE OF CALIFORNIA

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE UPON BUILDING SUBMITTAL. PLANTING AND IRRIGATION PLANS SHALL COMPLY WITH THE CITY OF SANTA CRUZ, MUNICIPAL CODE CHAPTER 16.16

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 SANTA CRUZ, CA 95060



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SHEET TITLE
 LANDSCAPE PLAN
 LEVEL 2

SHEET NUMBER
 L1.2

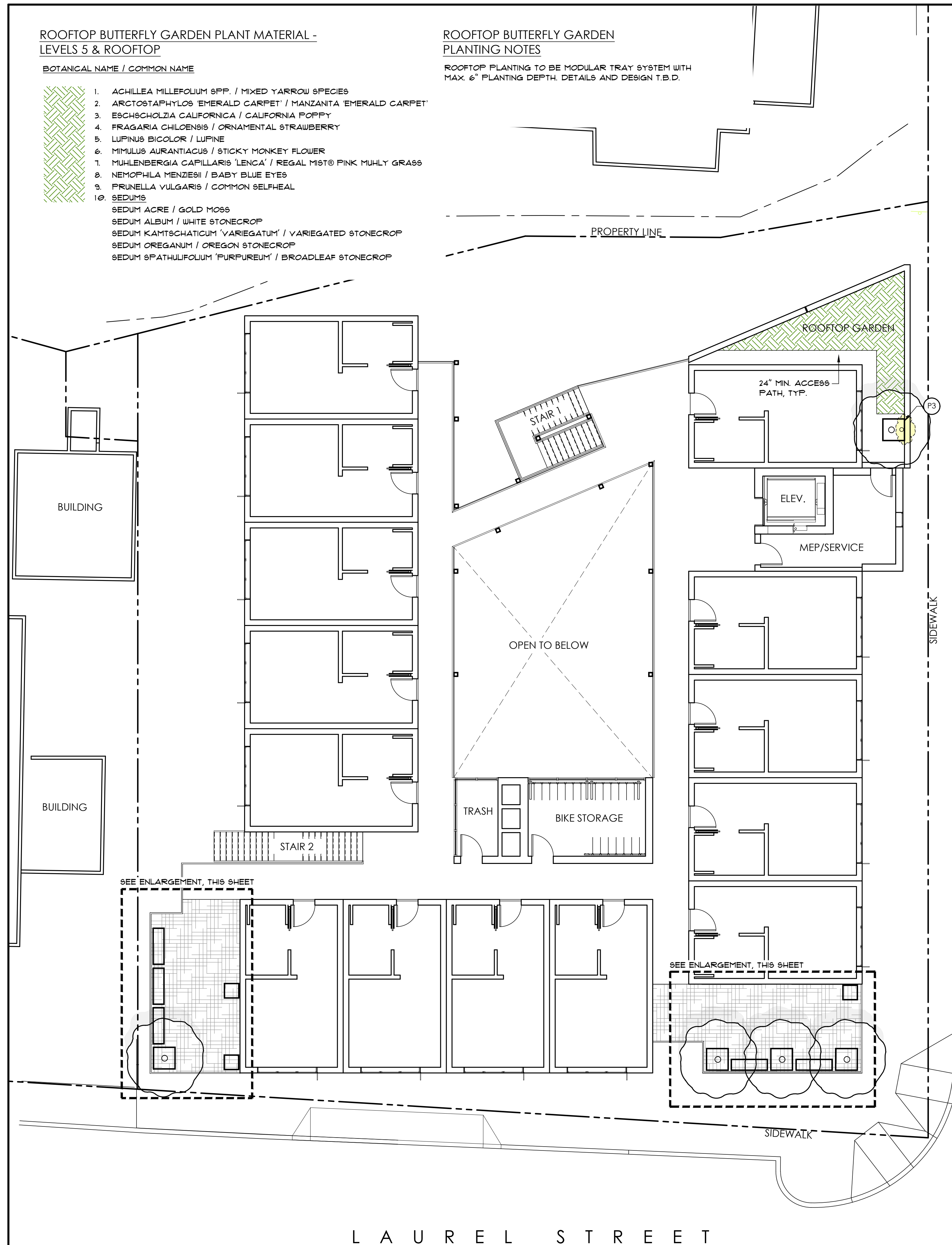
ROOFTOP BUTTERFLY GARDEN PLANT MATERIAL - LEVELS 5 & ROOFTOP

BOTANICAL NAME / COMMON NAME

1. ACHILLEA MILLEFOLIUM 9PP. / MIXED YARROW SPECIES
2. ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANTA 'EMERALD CARPET'
3. ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
4. FRAGARIA CHILOENSIS / ORNAMENTAL STRAWBERRY
5. LUPINUS BICOLOR / LUPINE
6. MIMULUS AURANTIACUS / STICKY MONKEY FLOWER
7. MUEHLBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
8. NEMOPHILA MENZIESII / BABY BLUE EYES
9. PRUNELLA VULGARIS / COMMON SELFHEAL
10. SEDUMS
 - SEDUM ACRE / GOLD MOSS
 - SEDUM ALBUM / WHITE STONECROP
 - SEDUM KAMTSCHATICUM 'VARIEGATUM' / VARIEGATED STONECROP
 - SEDUM OREGANUM / OREGON STONECROP
 - SEDUM SPATHULIFOLIUM 'PURPUREUM' / BROADLEAF STONECROP

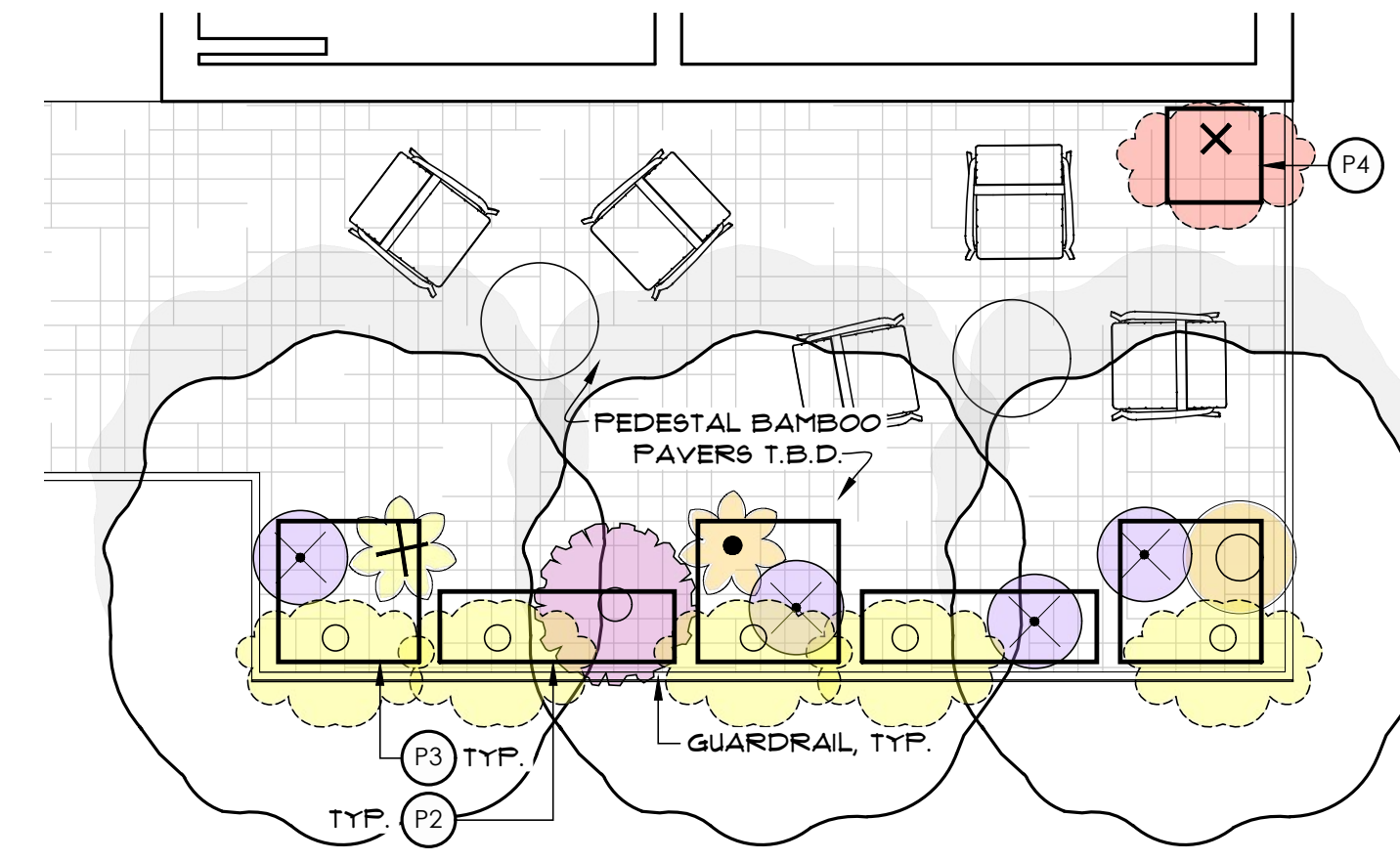
ROOFTOP BUTTERFLY GARDEN PLANTING NOTES

ROOFTOP PLANTING TO BE MODULAR TRAY SYSTEM WITH MAX. 6" PLANTING DEPTH. DETAILS AND DESIGN T.B.D.



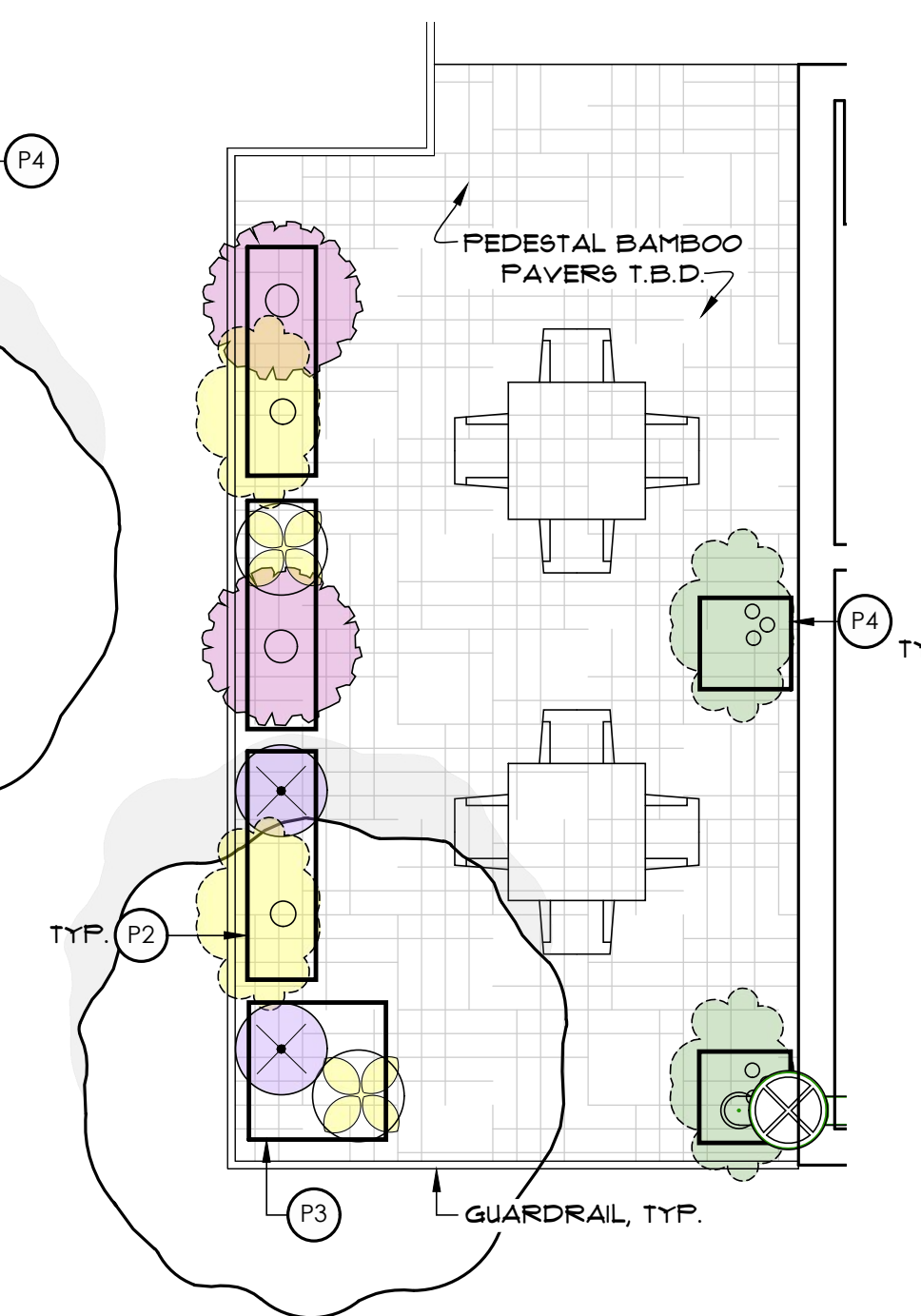
TERRACE 1 MISSION STREET

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



TERRACE 2 LAUREL STREET

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



MISSION STREET

PLANT MATERIAL - LEVEL 5

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ACER NEGUNDO 'VARIEGATUM' / VARIEGATED BOX ELDER MAPLE IN CONTAINERS	10 GAL	5	10' x 10'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW	1 GAL	x	2' x 3'	L
	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / YARROW	1 GAL	x	2' x 4'	L
	ASCLEPIAS SPECIOSA, CORDIFOLIA, AND FASCICULARIS, ERIOCARPA / MILKWEED MIXED SPECIES	4"	x	1.5' x 1.5'	L
	ASTILBE MIXED COLORS / MIXED SPECIES	4"	x	1' x 1'	H
	BUDDLEJA 9PP. / MIXED BUTTERFLY BUSH SPECIES	1 GAL	x	5' x 5'	L
	LANTANA SELLOUANA 'MONFUR' / PURPLE FOTION TRAILING LANTANA	1 GAL	x	2' x 3'	L
	LANTANA x 'SUNBURST' / SUNBURST 9SPREADING LANTANA	1 GAL	x	2' x 1'	L
	MIMULUS AURANTIACUS / STICKY MONKEY FLOWER	1 GAL	x	3' x 3'	L
	TAGETES LEMMONII 'COMPACTA' / MEXICAN BUSH MARIGOLD	1 GAL	x	2' x 2'	L

VINES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	HOLBOELLIA CORIACEA 'CATHEDRAL GEM' / SAUSAGE VINE	1 GAL	x	25' 9SPREAD	H
	PSEUDOGNOXYIS CHENOPODIODES / MEXICAN FLAME VINE	1 GAL	x	10' 9SPREAD	M

WUCOLS WATER USE CLASSIFICATION

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PLANTING AND IRRIGATION NOTES
SEE SHEET L1.1 FOR PLANTING AND IRRIGATION NOTES

PLANTER LEGEND - LEVELS 2&5

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 - P1 Ø32 MAVERICK' / QTY: 5 48" TOP x 32" BASE x 36" TALL
 - P2 Ø42 MOONBOON' / QTY: 8 60" LONG x 18" WIDE x 36" TALL
 - P3 Ø53 SIDEKICK' / QTY: 6 36" SQ. x 34" TALL
 - P4 Ø53 SIDEKICK' / QTY: 3 24" SQ. x 24" TALL
- BY IAP WWW.IAPSF.COM PLANTERS POWDER COATED WHITE FINISH

SITE FURNISHING LEGEND - LEVELS 2&5

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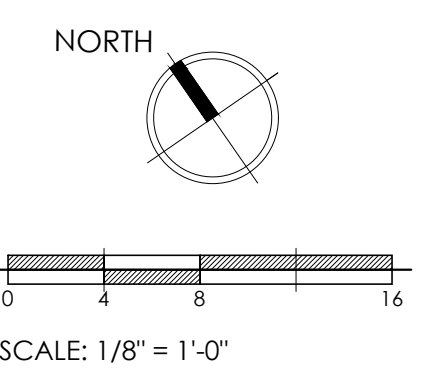
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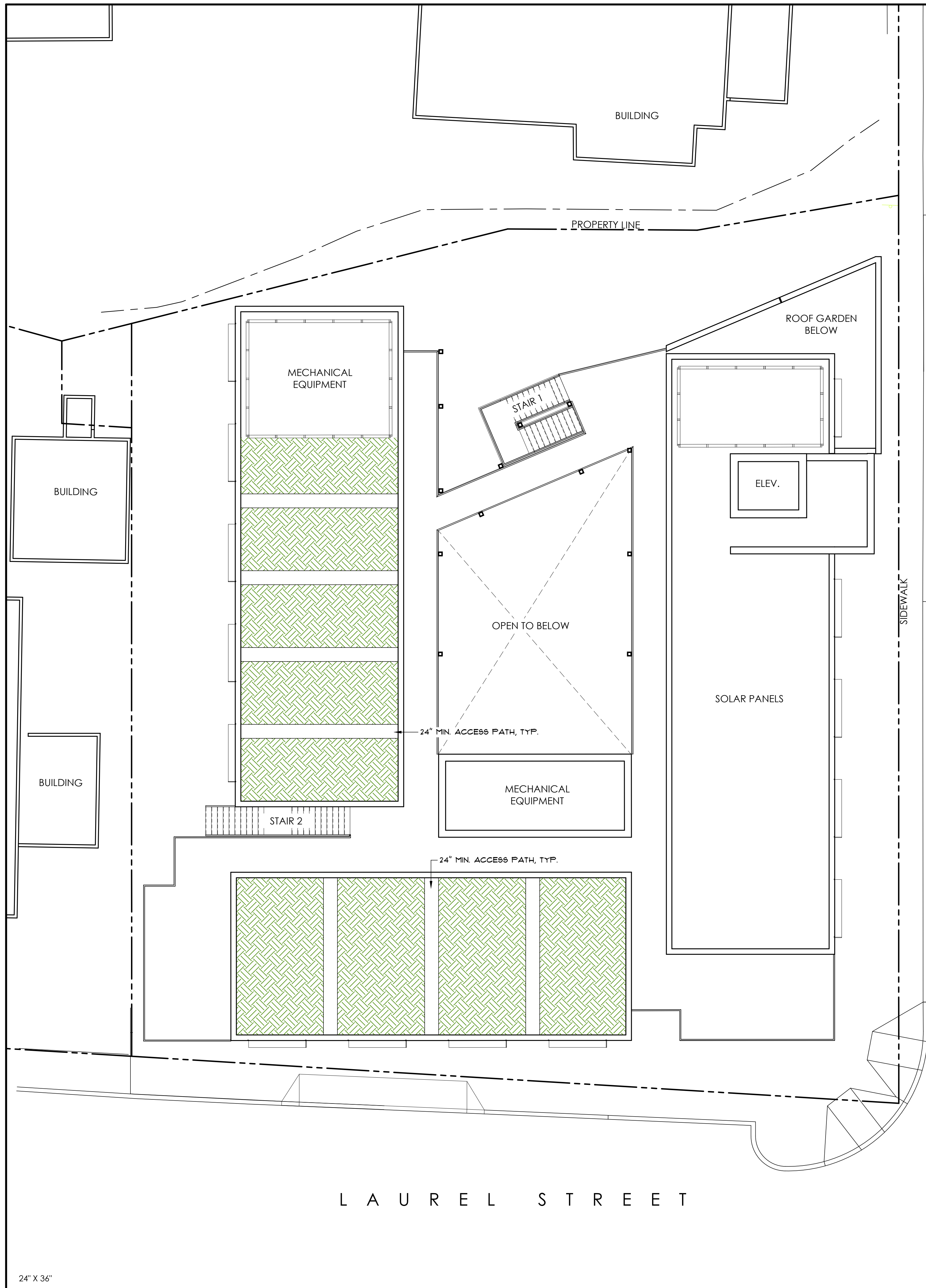


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SHEET TITLE
LANDSCAPE PLAN LEVEL 5

SHEET NUMBER
L1.3



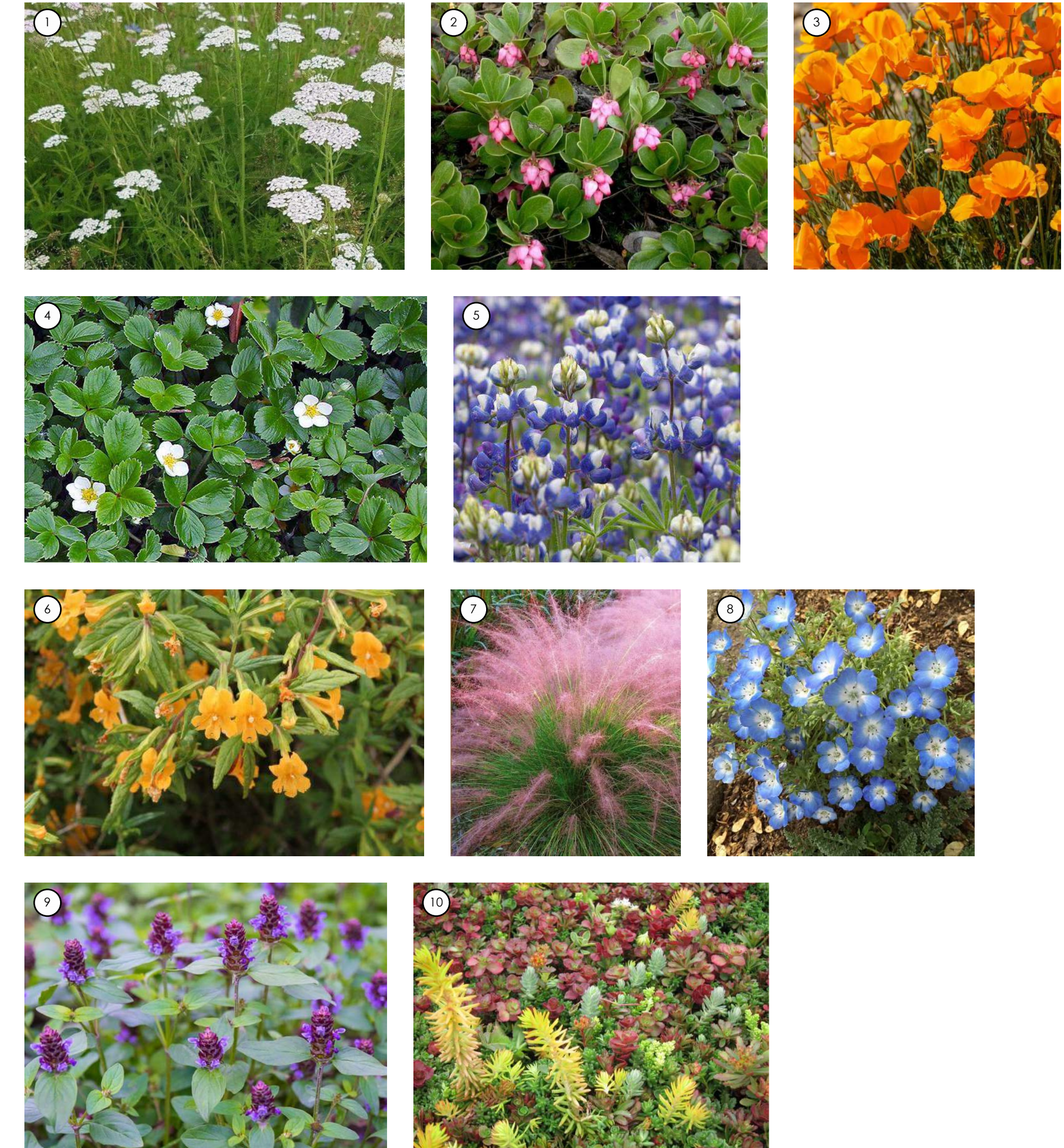
ROOFTOP BUTTERFLY GARDEN PLANT MATERIAL - LEVELS 5 & ROOFTOP

BOTANICAL NAME / COMMON NAME

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- 2. ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANTA 'EMERALD CARPET'
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ROOFTOP BUTTERFLY GARDEN PLANTING NOTES

ROOFTOP PLANTING TO BE MODULAR TRAY SYSTEM WITH MAX. 6" PLANTING DEPTH. DETAILS AND DESIGN T.B.D.



M I S S I O N S T R E E T

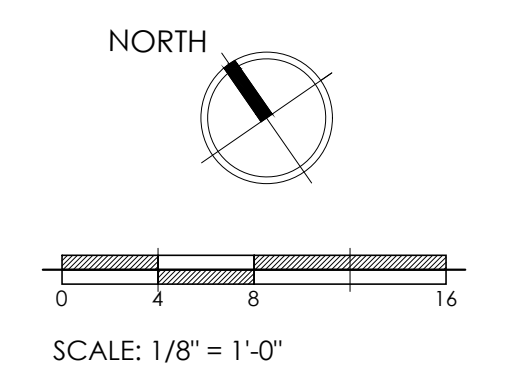
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SHEET TITLE
LANDSCAPE PLAN
ROOF LEVEL

SHEET NUMBER
L1.4