

831 WATER ST.

SANTA CRUZ, CA

10/13/21



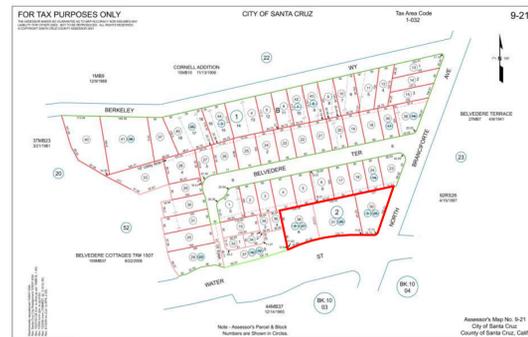
# 831 WATER STREET DEVELOPMENT

SANTA CRUZ, CA 95060

## ABBREVIATIONS

(D) DEMOLISH	GA GAUGE	RAD RADIUS
(E) EXISTING	GALV "GALVANIZED, GALVANIZING"	RECPT RECEPTACLE
(N) NEW	GL "GLASS, GLAZING"	REF REFERENCE
ADI ADJUSTABLE/ADJACENT	GLAM GLUE LAMINATED BEAM	REIN REINFORCEMENT
AFF ABOVE FINISHED FLOOR	GSM GALVANIZED SHEET METAL	REQREQUIRED
AL ALUMINUM	GYPGYPSUM BOARD	REVREVISION
ALT ALTERNATE	H HEIGHT	RH RIGHT HAND
ARCH ARCHITECTURAL	HD HOLD DOWN	RHRRIGHT HAND REVERSE
AUTO AUTOMATIC	HORIZ HORIZONTAL	RM ROOM
BLDG BUILDING	HSBHIGH STRENGTH BOLTS	RO ROUGH OPENING
BO BOTTOM OF	HSRHIGH STRENGTH RODS	SS SANITARY SEWER
CBC CALIFORNIA BUILDING CODE	HVAC HEATING VENTILATION & AIR CONDITIONING	SCHED SCHEDULE
CL CENTER LINE	INFO INFORMATION	SECT SECTION
CLR CLEAR	INT INTERIOR	SJ SEISMIC JOINT
CJ CONSTRUCTION JOINT	L "LONG, LENGTH"	SHT SHEET
CMU CONCRETE MASONRY UNIT	LAM LAMINATE	SM SHEET METAL
COL COLUMN	CONC CONCRETE	SMSIMILAR
CONC CONCRETE	CONT CONTINUOUS	SI SEISMIC JOINT
CTR CENTER	LTW LIGHT WEIGHT	SPEC SPECIFICATION
DEPT DEPARTMENT	MFR MANUFACTURER	SF SQUARE FOOT/FEET
DET DETAIL	MAINT MAINTENANCE	SST STAINLESS STEEL
DIA DIAMETER	MAX MAXIMUM	STL STEEL
DN DOWN	MECH MECHANICAL	STOR STORAGE
DR DR	MEZZ MEZZANINE	STRUCT STRUCTURAL
DRWR DRAWER	MIN MINIMUM	SYM SYMMETRICAL
DWG DRAWING	MISC MISCELLANEOUS	SYS SYSTEM
EA EACH	NIC NOT IN CONTRACT	SQ SQUARE
EL ELEVATION	NO NUMBER	TEMP TEMPORARY
ELEC ELECTRICAL	NTS NOT TO SCALE	T&G TONGUE AND GROOVE
ELEV ELEVATOR	OC ON CENTER	TO TO
ENG ENGINEER	OD OUTSIDE DIAMETER	TO TOP OF
EQ EQUAL	OP OPENING	TO TOP OF FINISH
EQUIP EQUIPMENT	OPPOSITE	TOSTOP OF STEEL/STRUCTURE
EXHXHAUST	PL PROPERTY LINE	TOW TOP OF WALL
EXT EXTERIOR	PLAM PLASTIC LAMINATE	TYP TYPICAL
FA FIRE ALARM	PLY PLYWOOD	TOPTOP OF PLATE
FAB FABRICATE	PT PRESSURE TREATED	UL UNDER WRITERS LABORATORY
FE FIRE EXTINGUISHER	VER VERIFY	UON UNLESS OTHERWISE NOTED
FF FINISHED FLOOR	VERT VERTICAL	UTIL "UTILITY, UTILITIES"
FIN FINISH	VEST VESTIBULE	
FLR FLOOR	VIF VERIFY IN FIELD	
FO FACE OF	W/ WITH	
FOF FACE OF FINISH	W/O WITHOUT	
FOFSFACE OF STUD	WC WATER CLOSET	
FOW FACE OF WALL	WD WOOD	
FP FIRE PROTECTION	WH WATER HEATER	
FRT FIRE RETARDANT TREATED		

## PARCEL MAP



## GRAPHIC SYMBOLS

DETAIL REFERENCE	DRAWING NUMBER	_____	#
	SHEET NUMBER	_____	#
DETAIL SECTION REFERENCE	DRAWING NUMBER	_____	#
	SHEET NUMBER	_____	#
BUILDING SECTION REFERENCE	DRAWING NUMBER	_____	#
	SHEET NUMBER	_____	#
EXTERIOR/INTERIOR ELEVATION REFERENCE	DRAWING NUMBER	_____	#
	SHEET NUMBER	_____	#
REVISION REFERENCE		_____	1
DOOR REFERENCE		_____	101
WINDOW REFERENCE		_____	X
ELEVATION DATUM		_____	⊕
ROOM NUMBER	Room name	_____	101
PARTITION TYPE		_____	XX-XX
FINISH CEILING HEIGHT		_____	1'-0" ACT-1
CENTER LINE		_____	⊕

## PROJECT DIRECTORY

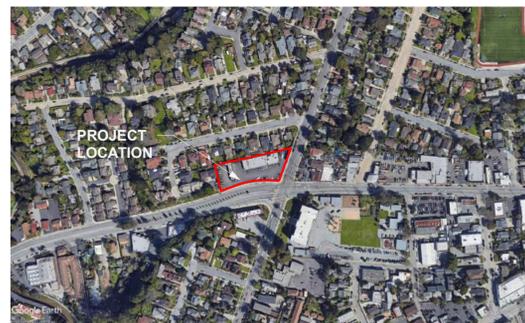
**OWNER:**  
NOVIN DEVELOPMENT CORP.  
1990 N CALIFORNIA BLVD STE 800  
WALNUT CREEK, CA 94596  
ATTN: IMAN NOVIN  
inovin@novindevelopment.com  
(925) 344-6244

**ARCHITECT:**  
LOWNEY ARCHITECTURE  
360 17TH STREET, STE 100  
OAKLAND, CA 94612  
ATTN: MARK DONAHUE  
mark@lowneyarch.com  
(510)269-1123

**LANDSCAPE ARCHITECT:**  
HMH  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131  
ATTN: BRIAN GLICK  
bglick@HMHca.com  
(408)487-2200

**CIVIL ENGINEER:**  
IFLAND ENGINEERS  
5300 SOQUEL AVE, STE 101  
SANTA CRUZ, CA 95062  
ATTN: JON IFLAND  
jonifland@iflandengineers.com  
(831)426-5313

## VICINITY MAP



## PROJECT DESCRIPTION

THIS PROJECT IS A MIXED USE RESIDENTIAL AND RETAIL PROJECT, WITH 69 UNITS AND 4,336 SF GROUND COMMERCIAL SPACE IN BUILDING A, AND 71 UNITS WITH 1,400 SF RESIDENT AMENITY SPACE IN BUILDING B.

BUILDING A IS 4 LEVELS TYPE VA OVER ONE LEVEL OF TYPE IIIA OVER ONE LEVEL OF TYPE 1A BASEMENT. BUILDING B IS 4 LEVELS OF TYPE VA OVER ONE LEVEL OF TYPE 1A BASEMENT. CONCRETE MAT SLAB FOUNDATION PER STRUCTURAL ENGINEER'S DESIGN.

PROJECT IS TO BE BUILT IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE GREEN POINT RATED PROGRAM.

7 UNITS TO MEET ADA MOBILITY FEATURES DEFINED IN CBC 11B 809.2 THROUGH 11B 809.4 AND 3 UNITS TO HAVE COMMUNICATIONS FEATURES DEFINED IN CBC 11B 809.5.

## PROJECT DATA

### PROJECT INFORMATION

**Site Location:**  
831 Water St  
Santa Cruz, CA 95060

**ZONING DISTRICT:**  
C-C COMMUNITY COMMERCIAL

**GENERAL PLAN LAND USE:**  
MXHD MIXED USE HIGH DENSITY

**APN:**  
00921230; 00921231; 00921238

**LOT AREA:**  
Total Area: 39,659 sf

**FAR:**  
Base Max Far: 1.75  
with Density Bonus: 2.625  
Allowable sf with Density Bonus:  
2.625 x 39,659 = 104,105 sf

Provided FAR: 2.28

**SETBACKS:**  
Front Yard: 0 ft  
Streetside: 0 ft  
Interior Side Yard: 20 ft\*  
Rear Yard: 0 ft

\* Site abuts an R-District - setbacks should not be less than the minimum yard required for the adjacent yard in the said R-District

### RETAIL

**BUILDING A:**  
Commercial Ground Level: 4,336 sf

### SERVICES

**BUILDING B:**  
Resident Amenity Space: 1,400 sf

### PARKING

Below grade: 27,747 sf

### GROSS SF CALCULATION

**BUILDING A:**  
Ground level: 9,749 sf  
Level 2-4: 10,574 sf  
Level 5: 9,519 sf  
**Total: 50,990 sf**

**BUILDING B:**  
Ground level: 10,200 sf  
Level 2-4: 9,782 sf  
**Total: 39,546 sf**

**Total gross sf: 90,536 sf**

### UNIT COUNT

**BUILDING A:**  
**Ground Level:**  
1-Bedroom: 6  
2-Bedroom: 5  
**Level 2:**  
Studio: 1  
1-Bedroom: 10  
2-Bedroom: 2

**Level 3-4:**  
Studio: 2  
1-Bedroom: 30  
2-Bedroom: 4

**Level 5:**  
Studio: 1  
2-Bedroom: 5  
3-Bedroom: 3  
**TOTAL: 69**

### BUILDING B:

**Ground Level:**  
Studio: 12  
1-Bedroom: 1  
2-Bedroom: 1

**Level 2-4:**  
Studio: 48  
1-Bedroom: 6  
2-Bedroom: 3  
**TOTAL: 71**

**TOTAL UNITS: 140**

**NOTE:**  
Two (2) units will be set aside as Manager Units. Of the remaining 138 units, 50% (69 units) will be deed-restricted affordable units with rents formulated to qualify for those earning 80% or less of Area Median Income (AMI). Affordable units will be distributed throughout the project per applicable guidelines.

### OPEN SPACE CALCULATION

#### Required Open Space:

24.10.750:  
100 sf/unit of private open space  
150 sf/unit of common open space

#### BUILDING A

**Required:**  
Common: 150 sf x 69 = 10,350 sf  
Private: 100 sf x 69 = 6,900 sf  
**Total Required: 17,250 sf**

#### Provided:

Common: 9,130 sf  
Private: 4,860 sf  
**Total Provided: 13,990 sf**

#### BUILDING B

**Required:**  
Common: 150 sf x 71 = 10,650 sf  
Private: 100 sf x 71 = 7,100 sf  
**Total Required: 17,750 sf**

#### Provided:

Common: 10,700 sf  
Private: 1,055 sf  
**Total Provided: 11,755 sf**

## SHEET LIST

GENERAL	G00.0 COVER SHEET
	G00.1 PROJECT INFORMATION
	G01.0 STORMWATER WORKSHEET
	G02.0 DENSITY BONUS CALCULATIONS
	G02.1 DENSITY BONUS CALCULATIONS - BASE
	G02.2 DENSITY BONUS CALCULATIONS - BASE
	G02.3 DENSITY BONUS CALCULATIONS - PROPOSED
	G02.4 DENSITY BONUS CALCULATIONS - PROPOSED
	G03.0 SITE CONTEXT
CIVIL	C1.0 DEMOLITION PLAN
	C2.0 GRADING, DRAINAGE & UTILITY PLAN
	C3.0 STORMWATER CONTROL PLAN
	C4.0 SCHEMATIC LOT LINE ADJUSTMENT MAP
EXHIBIT A	FIRE ENGINES TURNING TEMPLATES
ARCHITECTURAL	A00.1 SITE PLAN
	A00.2 PARKING & BIKE CALCULATIONS
	A00.3 DEMO PLAN
	A01.0 BASEMENT FLOOR PLAN
	A01.1 GROUND FLOOR PLAN
	A01.2 LEVEL 2 PLAN
	A01.3 LEVEL 3 PLAN
	A01.4 LEVEL 4 PLAN
	A01.5 LEVEL 5 PLAN
	A01.6 ROOF PLAN
	A02.0 MATERIAL BOARD
	A02.1 SOUTH & NORTH ELEVATIONS
	A02.2 EAST ELEVATIONS
	A02.3 WEST ELEVATIONS
	A03.1 BUILDING A SECTION
	A03.2 BUILDING A SECTION
	A03.3 BUILDING B SECTION
	A03.4 BUILDING B SECTION
	A03.5 SITE SECTION
	A04.1 VIEW FROM N BRANCFORTE AVE AND WATER ST
	A04.2 SIDE VIEW FROM WATER ST
	A04.3 REAR VIEW FROM N BRANCFORTE AVE
	A04.4 STREETSCAPE ELEVATION FROM WATER STREET
	A05.1 SHADOW STUDY
	A05.2 SIGN PLANS
	A06.1 ENLARGED UNIT PLANS
	A07.1 WALL SECTIONS
	A07.2 EXTERIOR ARCHITECTURAL ELEMENTS
	A08.1 LIGHTING PLAN - GROUND FLOOR
	A08.2 LIGHTING PLAN - ROOF LEVEL
LANDSCAPE	L-1 LANDSCAPE CONCEPT STATEMENTS
	L-2 BUILDING B ROOF DECK LANDSCAPE PLAN
	L-3 BUILDING B ROOF DECK PERSPECTIVE VIEWS
	L-4 BUILDING B ROOF DECK PERSPECTIVE VIEWS
	L-5 BUILDING B ROOF DECK PLANTING PLAN
	L-6 BUILDING A ROOF DECK LANDSCAPE PLAN
	L-7 BUILDING A ROOF DECK PERSPECTIVE VIEWS
	L-8 BUILDING A ROOF DECK PERSPECTIVE VIEWS
	L-9 BUILDING A ROOF DECK PLANTING PLAN
	L-10 GROUND FLOOR LANDSCAPE AND PLANTING PLAN
	L-11 GROUND FLOOR PERSPECTIVE VIEWS
	L-12 BREEZYWAY LANDSCAPE AND PLANTING PLAN WITH PERSPECTIVE VIEWS
L-13	PLANT PALETTE AND DETAILS
Total sheets: 57	

## DATE

## ISSUES & REVISIONS

06.30.2021	ENTITLEMENT SET
09.09.2021	ENTITLEMENT SET UPDATE



**APPENDIX A  
STORM WATER AND LOW-IMPACT DEVELOPMENT BMP REQUIREMENT WORKSHEET**

**How to Use This Worksheet**

The City's Storm Water BMP requirements are based on project type, proposed impervious area, and location within the watershed. This worksheet was developed to help permit applicants determine and meet storm water BMP requirements applicable to a proposed development or redevelopment.

- 1 - Download this fillable form online at [www.cityofsantacruz.com/LID](http://www.cityofsantacruz.com/LID)
- 2 - Fill out the Worksheet to determine what stormwater BMP requirements apply to a proposed project.
- 3 - Attach Worksheet and additional documentation required as listed in the City Storm Water Best Management Practices for Private and Public Development Projects to plans for review by the Department of Public Works
- 4 - Please contact the Public Works Environmental Project Analyst at 420-5160 if you have any questions on completing the worksheet.

Project Address: **831 Water Street, Santa Cruz** Bldg Permit #: **TBD**

**A - Project Type**

Check project type that applies:

- Single Family Home  Multi-family, Commercial, Industrial, Public facilities

Check development type that applies:

- New Development  Redevelopment / Remodel

**B - Proposed Development Area and Impervious Area:**

Pre-project impervious surface area: 39,659 sq ft  
 Post-project impervious surface area: 37,258 sq ft  
 Amount of impervious surface area that will be replaced: 37,258 sq ft  
 Amount of new impervious surface area that will be created: 0 sq ft  
 Reduced Impervious Area Credit: 2401 sq ft

**New and Replaced Impervious Area = 37,258 sq ft**

**Net Impervious Area = 34,857 sq ft**

(Net Impervious Area = Impervious Area created + Impervious Area replaced - Reduced Impervious Area Credit)

**C - Post-Construction BMP Tier requirement:**

Check Project Type and Impervious Area (from calculations above) that applies.  
**BMP requirements are cumulative** (e.g., a project subject to BMP Tier 3 is also subject to Tiers 1 and 2), permit review fees are not cumulative.  
 Projects requiring a Stormwater Control Plan will need to involve a civil engineer.

SINGLE-FAMILY HOMES	BMP TIER	Permit Review Fee	Stormwater Control Plan required?
<input type="checkbox"/> Single-family Home with Net Impervious Area < 15,000 sf, please consult Chapter 6A, BMPs for Single-Family Homes on Small Lots	N/A	\$0	No
<input type="checkbox"/> Net Impervious Area ≥ 15,000 sf; New and replaced impervious area < 22,500 sf	3	\$330	Yes
<input type="checkbox"/> New and replaced impervious area ≥ 22,500 sf	4	\$550	Yes
MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, PUBLIC FACILITIES	BMP TIER	Permit Review Fee	Stormwater Control Plan required?
<input type="checkbox"/> New and Replaced Impervious Area ≥ 2,500 sf; Net Impervious Area < 5,000 sf	1	\$0	No
<input type="checkbox"/> Net Impervious Area ≥ 5,000 sf; New and Replaced Impervious Area < 15,000 sf	2	\$330	Yes
<input type="checkbox"/> New and Replaced Impervious Area ≥ 15,000 sf but < 22,500 sf	3	\$550	Yes
<input checked="" type="checkbox"/> New and replaced impervious area ≥ 22,500 sf	4	\$550	Yes

**If the proposed project is only subject to BMP Tiers 1 or 2, skip to Step F.**

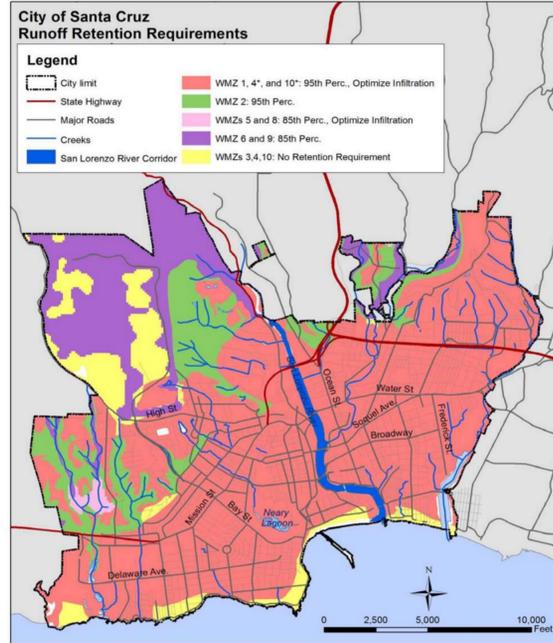
**D - Watershed Management Zones - For projects subject to Tiers 3 Post-Construction BMP requirements only.**

Watershed Management Zones are viewable online on the City of Santa Cruz GIS website at: <http://gis.cityofsantacruz.com/gis/index.html>

**Watershed Management Zones and associated Tier 3 (Runoff Retention) Post-Construction BMP requirements**

If Tier 3 BMP requirements are applicable to the project, check the watershed management zone area where the project is located.

- WMZ 1, and portions of 4, and 10 overlying groundwater basin  WMZ 2  
 WMZ 5 and 8  WMZ 6 and 9  
 WMZ 3, 4 and 10



**E - Special Circumstances - For projects subject to Tiers 3 and 4 Post-Construction BMP requirements only.**

Check if special circumstance applies to the project

- Highly Altered Channel and Intermediate Flow Control Facility  Urban Sustainability Area

**F - Additional Stormwater BMP Requirements for Multi-family, Commercial and Industrial projects**

Check if additional BMP requirements apply to the project

- a) State Construction Activities Storm Water General Permit  
 Construction activity resulting in land disturbance of one acre or more, or part of a larger common plan of development
- b) Additional Source Control BMP requirements for specific facilities  
 Commercial or industrial facility  Parking areas  
 Material Storage Areas  Pools, spas and other water features  
 Vehicle fueling, maintenance and wash areas  Trash Storage Areas  
 Equipment and accessory wash areas  Restaurants and food processing or manufacturing facilities  
 Interior and parking garage floor drains  Miscellaneous drain or wash water

**G - Complete if your project is only subject to Tier 1 Requirements - Site planning and LID design measures.**

LID design measures shall be clearly marked on site plans

**Check applicable boxes and provide short description of measure and location**

- Conserve natural areas, riparian areas and wetlands  
 Description: N/A, no natural areas exist on site.
- Concentrate improvements on the least-sensitive portions of the site and minimize grading  
 Description: Improvements are concentrated to the extent feasible, new landscaped areas are being created by this project.
- Direct roof runoff into cisterns or rain barrels  
 Description: N/A
- Direct roof downspouts to landscaped areas or rain gardens  
 Description: Roof downspouts area directed to a biotreatment pond and flow-through planters.
- Use pervious pavement (pervious concrete or asphalt, turf block, crushed aggregate, etc.)  
 Description: N/A, not feasible due to low infiltration and underground parking garage.
- Disperse runoff from paved areas to adjacent pervious areas  
 Description: Runoff from paved areas is directed to a biotreatment pond were feasible.

**C-C Community Commercial (Part 8 - 24.10.700)**

Standard	Reference	Requirement		
Height	24.10.750.1.a		3	stories
			40	feet
			0	feet
			0	feet
			20	feet*
Setbacks	24.10.750.1.c	Front	0	feet
		Streetside	0	feet
		Interior Side	20	feet*
		Rear	0	feet
*20 feet required where C-C abuts any residential district				
Open Space	24.10.750.1.d	Private	100	sf per unit
		Common	150	sf per unit

**MXHD Mixed-Use High Density (2030 General Plan Chapter 4)**

Standard	Reference	Requirement		
FAR		1.75	max. as of right	
DU/AC		55 du/ac	max.	
Max density exception	LU 3.8	SRO	units	
		SOU		

Lot Size	39,659 SF	0.91 acres
Base FAR	1.75	
Max Base GSF	69,403 SF	
Proposed Total GSF	90,536 SF	
Proposed Residential GSF	85,434 SF	
Proposed # of Units	140 units	
GSF / Building Area	611 SF	
Base Unit Count	109 units	
50% DB (Max # of Units)	164 units	(24) unused density bonus units
50% DB (Max GSF)	104,105 SF	(18,671) unused density bonus sf
50% DB (Max FAR)	2.625	

**OPEN SPACE (Part 8 - 24.10.750)**

BASE CASE		Required	Provided
Common Open Space	150 SF/unit	16,350 SF	17,000 SF
Private Open Space	100 SF/unit	10,900 SF	11,000 SF
<b>Total</b>		<b>27,250 SF</b>	<b>28,000 SF</b>
PROPOSED			
Common Open Space	150 SF/unit	21,000 SF	19,830 SF
Private Open Space	100 SF/unit	14,000 SF	6,510 SF
<b>Total</b>		<b>35,000 SF</b>	<b>26,340 SF</b>



BASE PROJECT Ground Floor Program



PROPOSED PROJECT Ground Floor Program

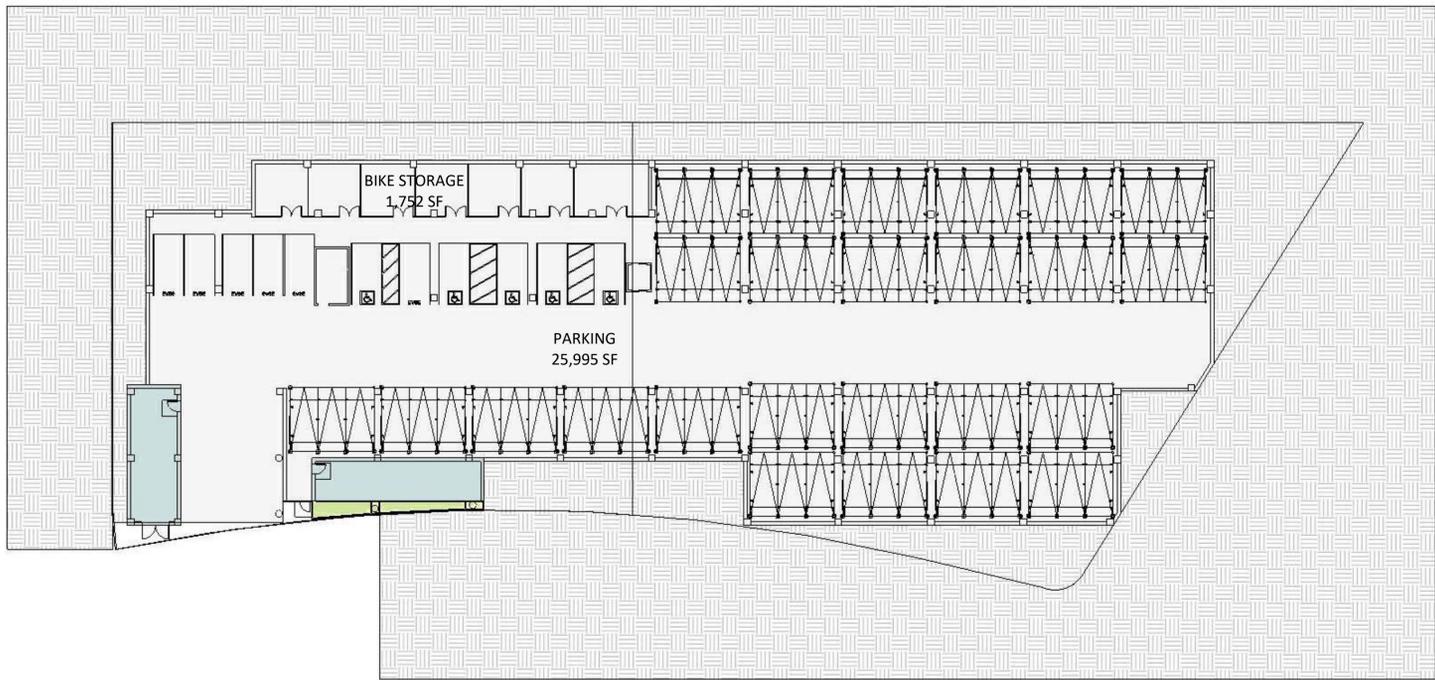


BASE PROJECT Residential Program

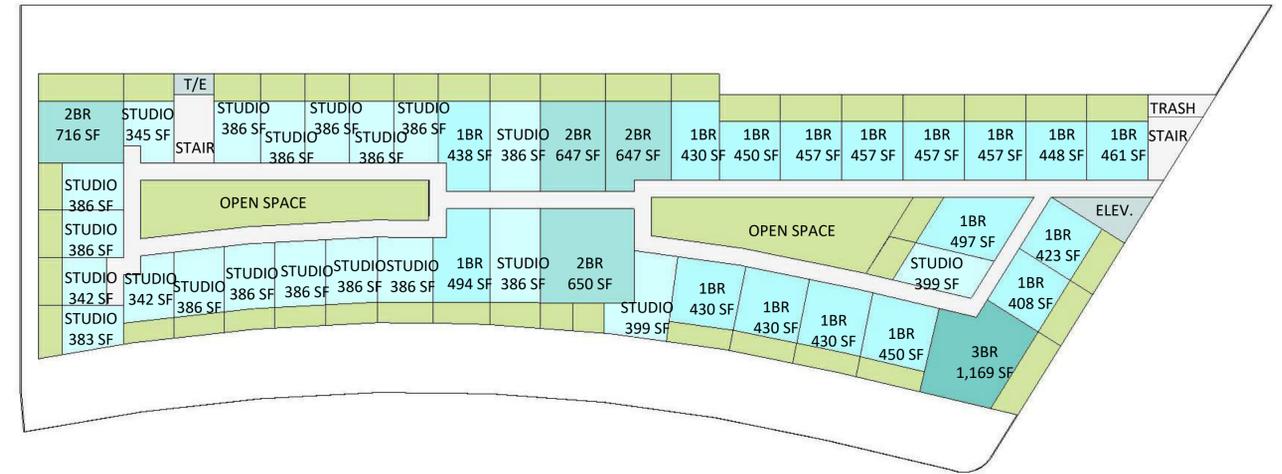


PROPOSED PROJECT Residential Program

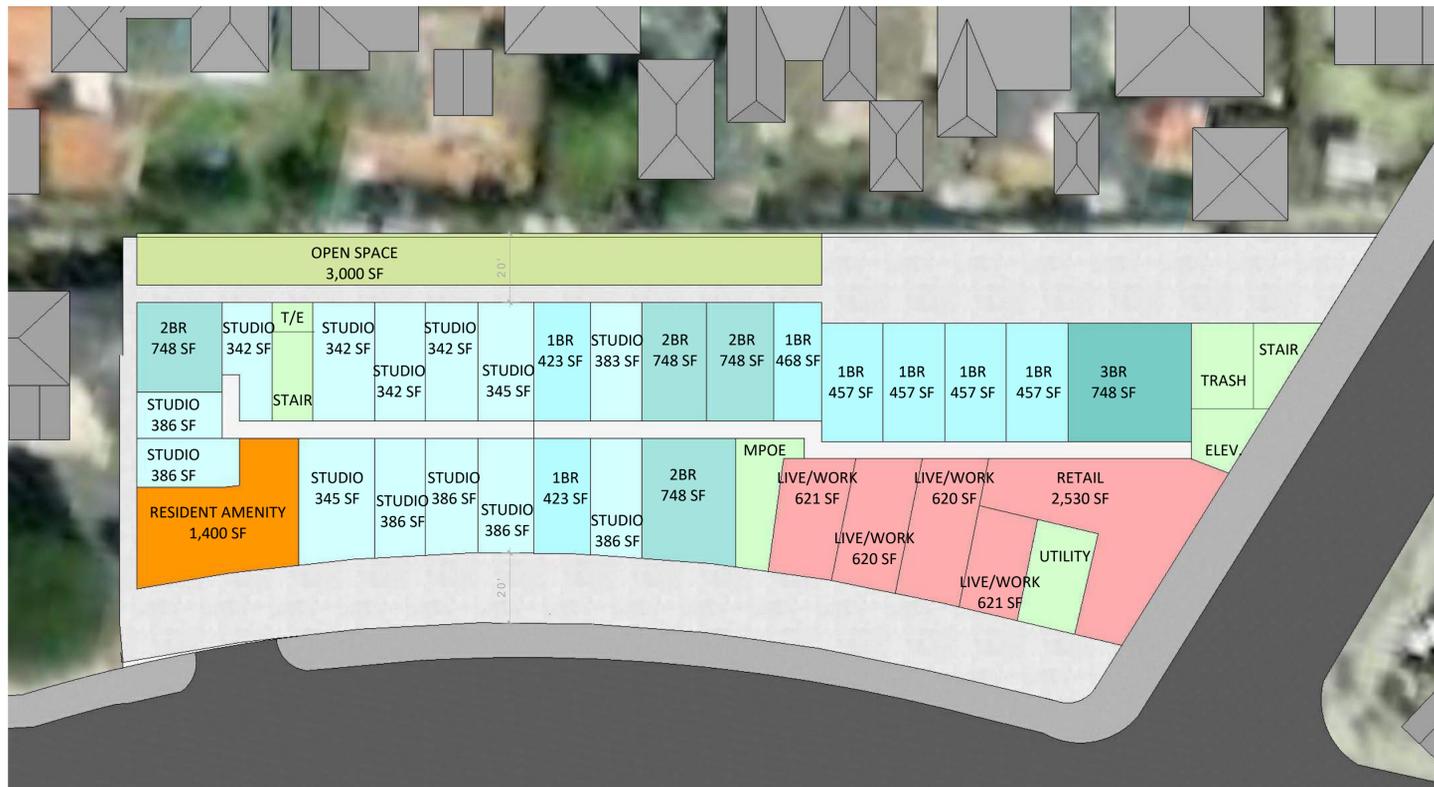




BASE PROJECT Parking Level Program

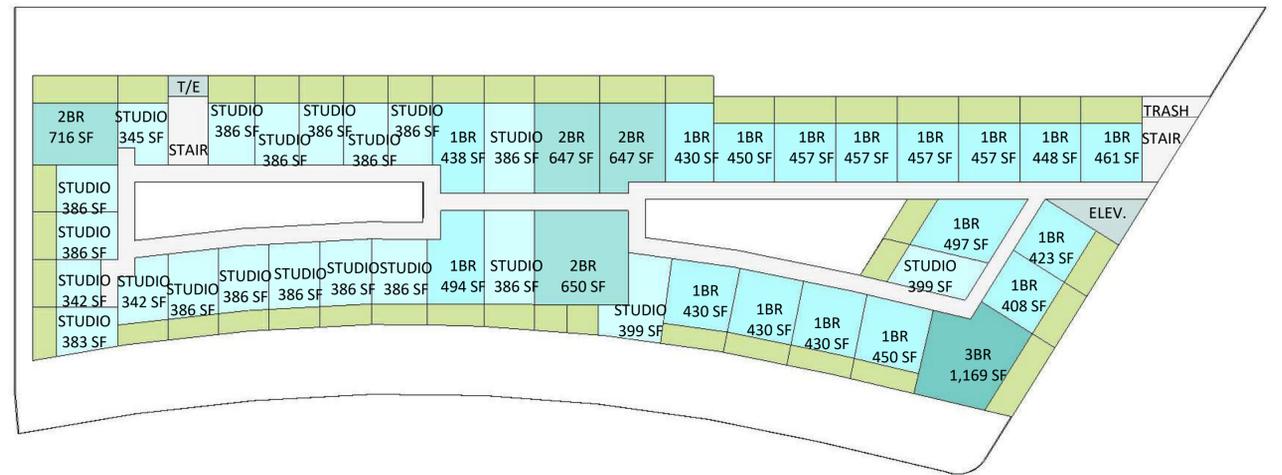


BASE PROJECT Level 2 Program



BASE PROJECT Ground Floor Program

\* Residential support programs are included as part of efficiency ratio



BASE PROJECT Level 3 Program

PROPOSED  
LOT SIZE 39,659

**Building A**

	Ground			Lev 2		Lev 3		Lev 4		Lev 5		
	NSF	EFF.	GSF	NSF	GSF	NSF	GSF	NSF	GSF	NSF	GSF	
Studio				399	503	399	497	399	497	399	494	
1BR	469	60%	788	461	582	461	575	461	575			
	469	60%	788	457	577	457	570	457	570			
	470	60%	791	448	565	448	558	448	558			
	470	60%	790	457	577	457	570	457	570			
	470	60%	790	457	577	457	570	457	570			
	470	60%	790	457	577	458	571	458	571			
				497	627	444	553	444	553			
				408	515	450	561	450	561			
				450	568	450	561	450	561			
				450	568	450	561	450	561			
				430	543	450	561	450	561			
				430	543	450	561	450	561			
				430	543	450	561	450	561			
				430	543	408	509	408	509			
			423	534	497	620	497	620				
2BR				650	820	650	810	650	810	770	953	
				647	816	647	806	647	806	776	961	
										929	1,150	
										647	801	
										650	805	
3BR										1169	1,447	
										1175	1,454	
										1175	1,454	
<b>UNIT COUNT</b>	<b>6</b>			<b>18</b>		<b>18</b>		<b>18</b>		<b>9</b>		<b>TOTAL 69</b>
<b>TOTAL RES. GSF</b>			<b>4,737 gsf</b>		<b>10,574 gsf</b>		<b>10,574 gsf</b>		<b>10,574 gsf</b>		<b>9,519 gsf</b>	
<b>FLOOR PLATE GSF</b>			<b>9,749 gsf</b>		<b>10,574 gsf</b>		<b>10,574 gsf</b>		<b>10,574 gsf</b>		<b>9,519 gsf</b>	
<b>OVERALL RESIDENTIAL GSF</b>											<b>45,978 gsf</b>	
<b>NON-RESIDENTIAL GSF</b>											Live/work Retail	2,482 gsf 2,530 gsf
<b>GRAND TOTAL GSF</b>											<b>50,990 gsf</b>	

**Building B**

	Ground			Lev 2		Lev 3		Lev 4			
	NSF	EFF.	GSF	NSF	GSF	NSF	GSF	NSF	GSF		
Studio	345	63%	544	345	436	345	436	345	436		
	386	63%	608	386	488	386	488	386	488		
	386	63%	608	386	488	386	488	386	488		
	386	63%	608	386	488	386	488	386	488		
	386	63%	608	386	488	386	488	386	488		
	386	63%	608	386	488	386	488	386	488		
	386	63%	608	386	488	386	488	386	488		
	342	63%	539	386	488	386	488	386	488		
	342	63%	539	386	488	386	488	386	488		
	383	63%	604	386	488	386	488	386	488		
	342	63%	539	386	488	386	488	386	488		
	342	63%	539	386	488	386	488	386	488		
				386	488	386	488	386	488		
				383	484	383	484	383	484		
				386	488	386	488	386	488		
				342	432	342	432	342	432		
	1BR	423	63%	667	438	554	438	554	438	554	
				494	625	494	625	494	625		
2BR	748	63%	1,179	716	905	716	905	716	905		
<b>UNIT COUNT</b>	<b>14</b>			<b>19</b>		<b>19</b>		<b>19</b>			<b>TOTAL UNITS 71</b>
<b>TOTAL RES. GSF</b>			<b>8,800 gsf</b>		<b>9,782 gsf</b>		<b>9,782 gsf</b>		<b>9,782 gsf</b>		
<b>FLOOR PLATE GSF</b>			<b>10,200 gsf</b>		<b>9,782 gsf</b>		<b>9,782 gsf</b>		<b>9,782 gsf</b>		
<b>OVERALL RESIDENTIAL GSF</b>										<b>38,146 gsf</b>	
<b>NON-RESIDENTIAL GSF</b>										Community Center	1,400 gsf
<b>GRAND TOTAL GSF</b>										<b>39,546 gsf</b>	

PROJECT GRAND TOTAL GSF 90,536 gsf 140 units  
2.28 FAR



**DENSITY BONUS CALCULATIONS - PROPOSED**

831 WATER ST. - 10/13/21

**G02.3**

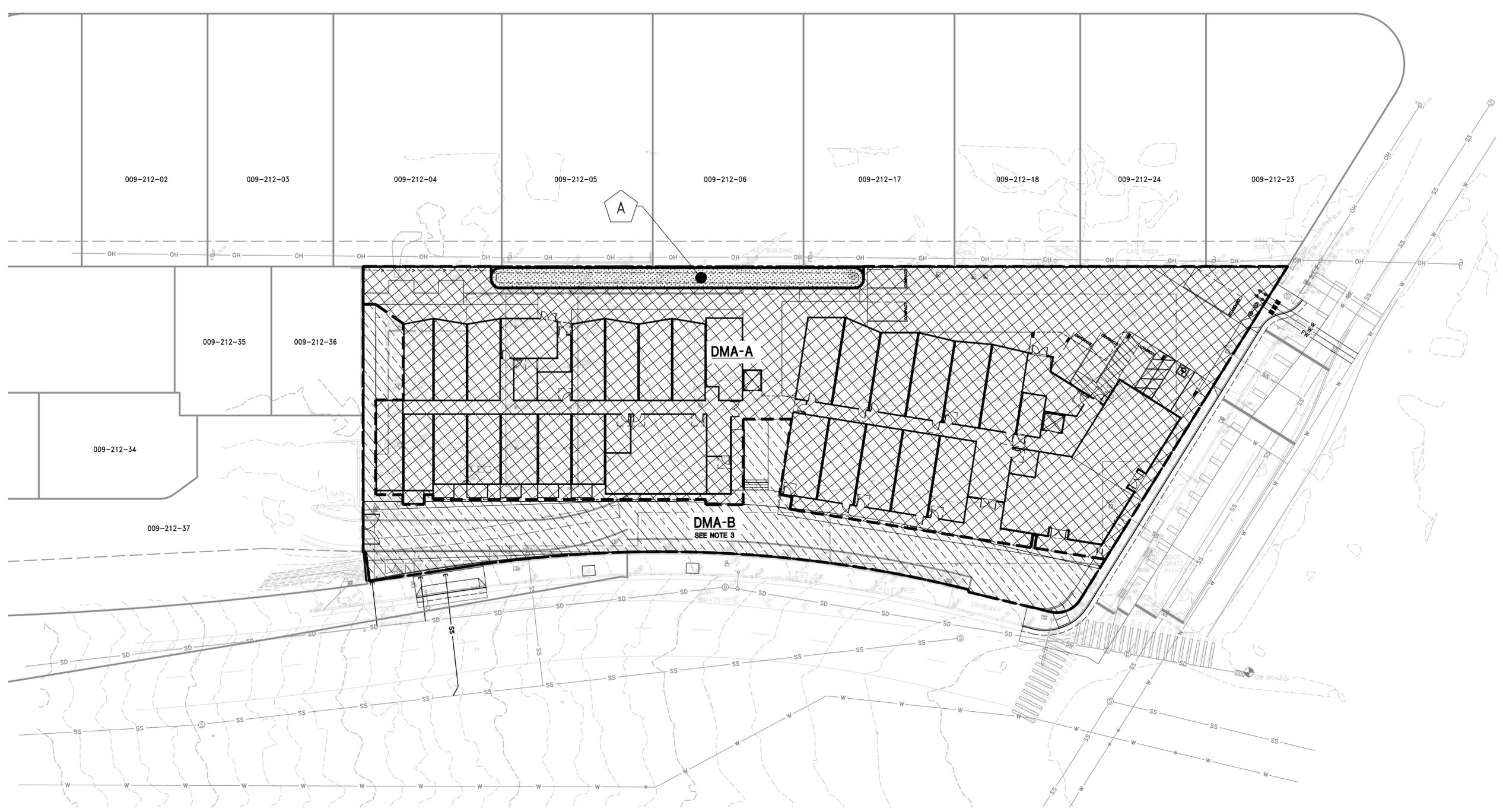






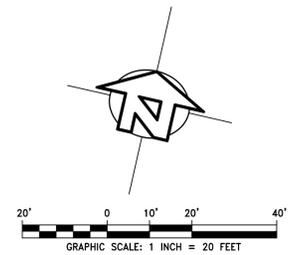


I:\PROJECTS\2020\20035 NIVID Water\DWGS\1 - SD\_PHASE1\_SD\_PHASE1\_C3.0-SWCP.dwg 130421 03:30:47 PM JonIfland ©IFLAND ENGINEERS, INC.



TREATMENT CONTROL MEASURE SUMMARY TABLE								
DMA	DRAINAGE AREA (SF)	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	REQUIRED FLOW CAPACITY (CFS)	PROVIDED FLOW CAPACITY (CFS)	PROPOSED TREATMENT CONTROL
DMA-A	30,613	29,205	ROOF/CONC/ AC PVT	1,169	1,171	-	-	SCM-A BIOTREATMENT POND
DMA-B	7,630	7,420	CONC	-	-	0.03	0.042	SCM-B MECH. FILTRATION UNIT

- NOTES:**
1. THE PROJECT HAS MORE THAN 22,500 SF OF NEW OR REPLACED IMPERVIOUS SURFACES AND THEREFORE QUALIFIES AS A TIER 4 PROJECT PER CHAPTER 6B OF THE CITY'S STORMWATER BMP MANUAL.
  2. RUNOFF REDUCTION IS PROVIDED BY LIMITING SURFACE PARKING AND IMPERVIOUS SURFACES TO WITHIN THE BOUNDARIES OF EXISTING IMPERVIOUS COVERAGE.
  3. TREATMENT FOR ALL IMPERVIOUS SURFACES IN DMA-B WILL BE PROVIDED VIA A MECHANICAL FILTRATION UNIT LOCATED IN THE PARKING GARAGE PRIOR TO DISCHARGE TO THE PUBLIC STORM DRAIN IN WATER STREET.
  4. THE SITE IS LOCATED WITHIN AN URBAN SUSTAINABILITY AREA (USA) AND THEREFORE QUALIFIES FOR CERTAIN REDUCTIONS AND EXEMPTIONS FROM ON-SITE RETENTION AND DETENTION REQUIREMENTS.
  5. ON-SITE RETENTION REQUIREMENTS ARE LIMITED TO THE LEVEL OF EXISTING RETENTION PROVIDED AT THE EXISTING SITE, WHICH IS ZERO. THEREFORE, NO ON-SITE RETENTION UPON REDEVELOPMENT OF THE SITE IS REQUIRED PER "DEVELOPMENT REQUIREMENT SPECIAL CIRCUMSTANCES", SECTION I., OF THE CITY'S STORMWATER BMP MANUAL.
  6. AS ALL RUNOFF FROM THE SITE WILL BE HARD-PIPED TO THE CONCRETE-LINED CHANNEL THAT IS BRANCIFORTE CREEK, WHICH DISCHARGES TO THE SAN LORENZO RIVER, THE PROJECT QUALIFIES FOR AN EXEMPTION FROM ON-SITE DETENTION PER "DEVELOPMENT REQUIREMENT SPECIAL CIRCUMSTANCES", SECTION II., OF THE CITY'S STORMWATER BMP MANUAL.
  7. PARKING GARAGE INLETS WILL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



NOT FOR CONSTRUCTION

**SCHEMATIC**  
**STORMWATER CONTROL PLAN**  
**831 WATER STREET DEVELOPMENT**

APN 009-212-30, 31, & 38  
SCHEMATIC DESIGN  
DATE 10/13/2021  
DESIGN MUR  
DRAWN STAFF

SHEET  
**C3.0**

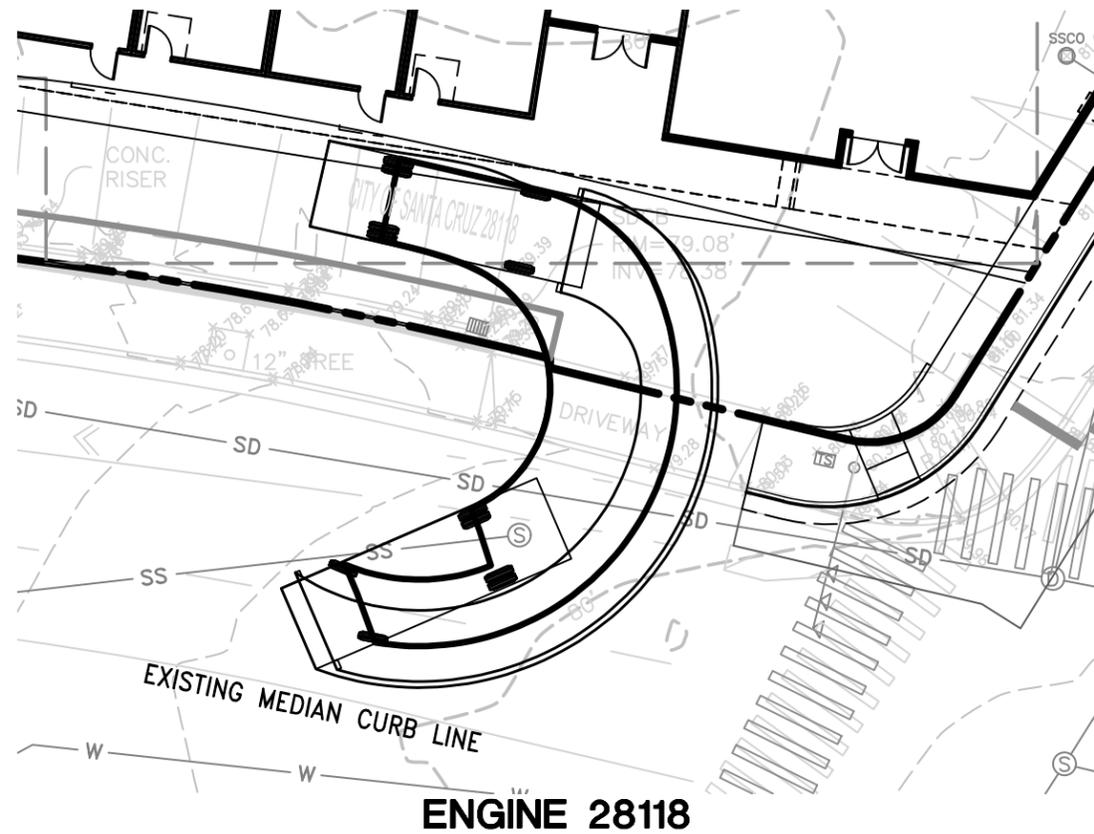
JOB NO. 20035

6800 SQUEL AVE SUITE 101  
SANTA CRUZ, CA 95062  
TEL (831) 426-5335  
FAX (831) 426-1763  
www.iflandengineers.com

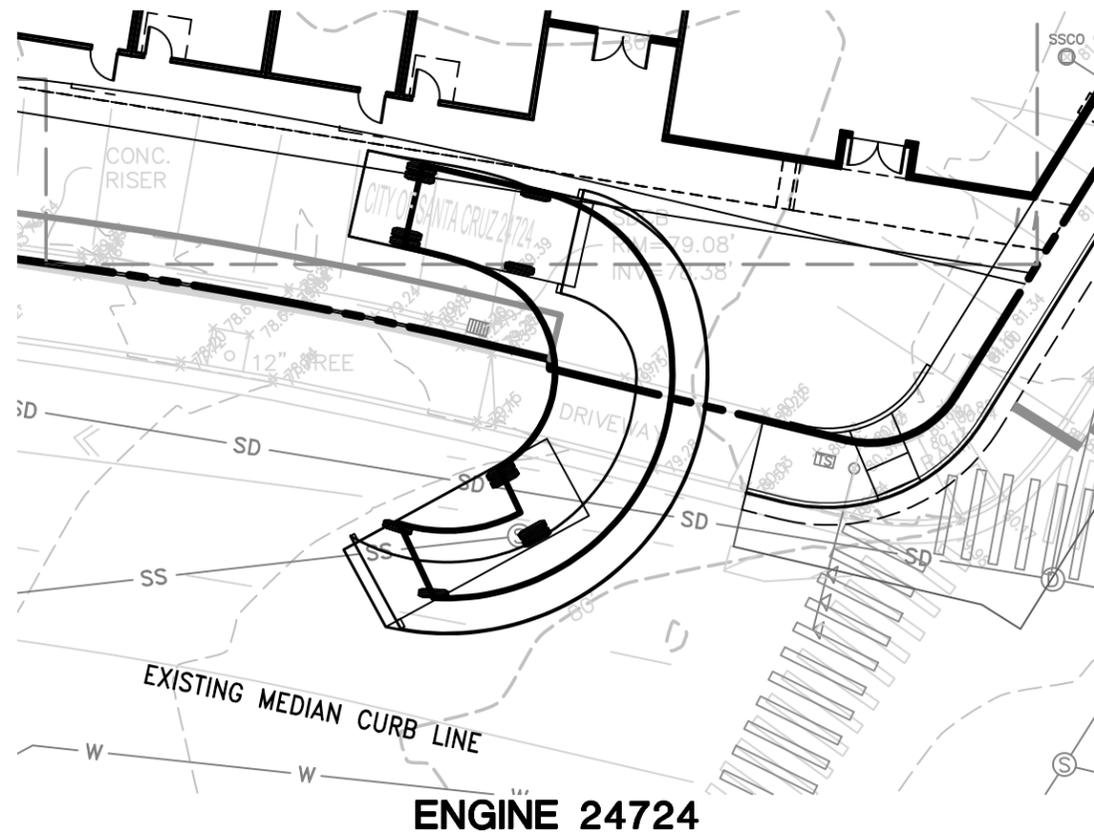


REVISION  
BY  
DATE

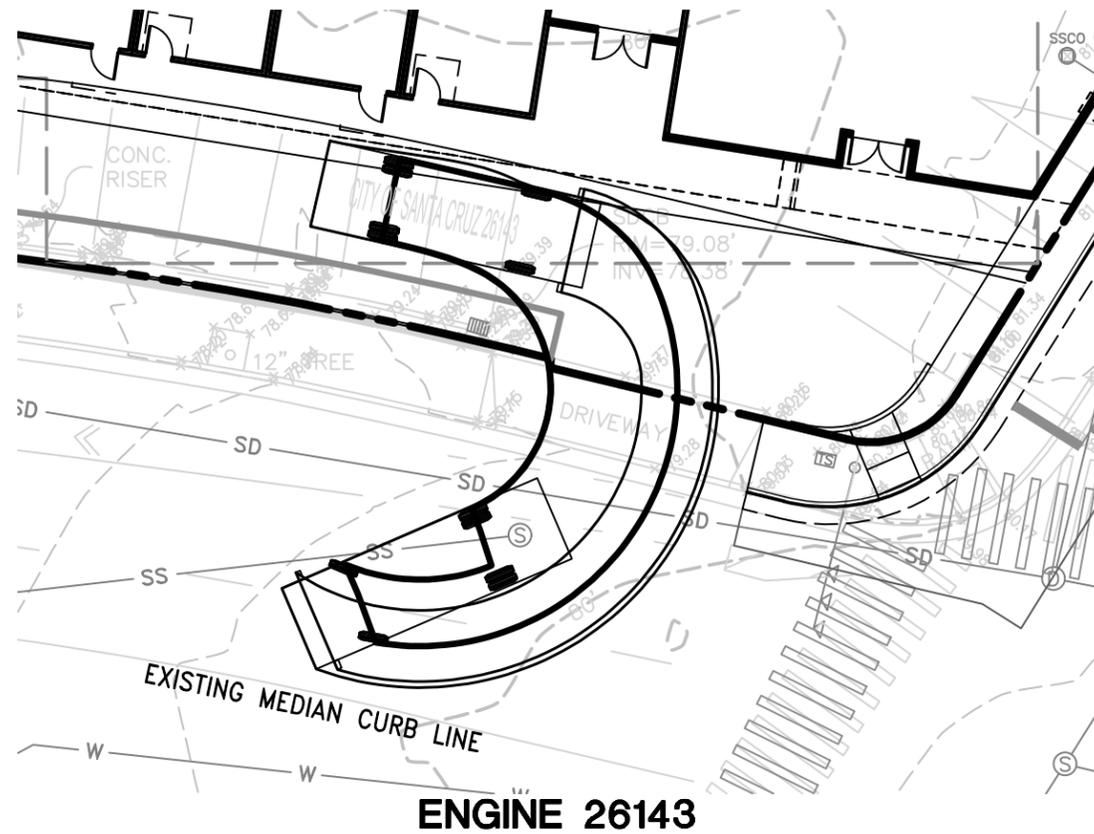




**ENGINE 28118**



**ENGINE 24724**



**ENGINE 26143**

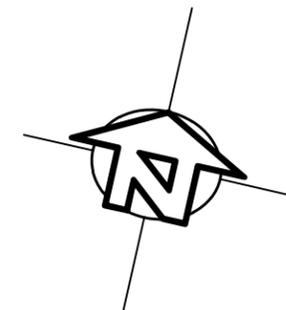
**NOTES:**

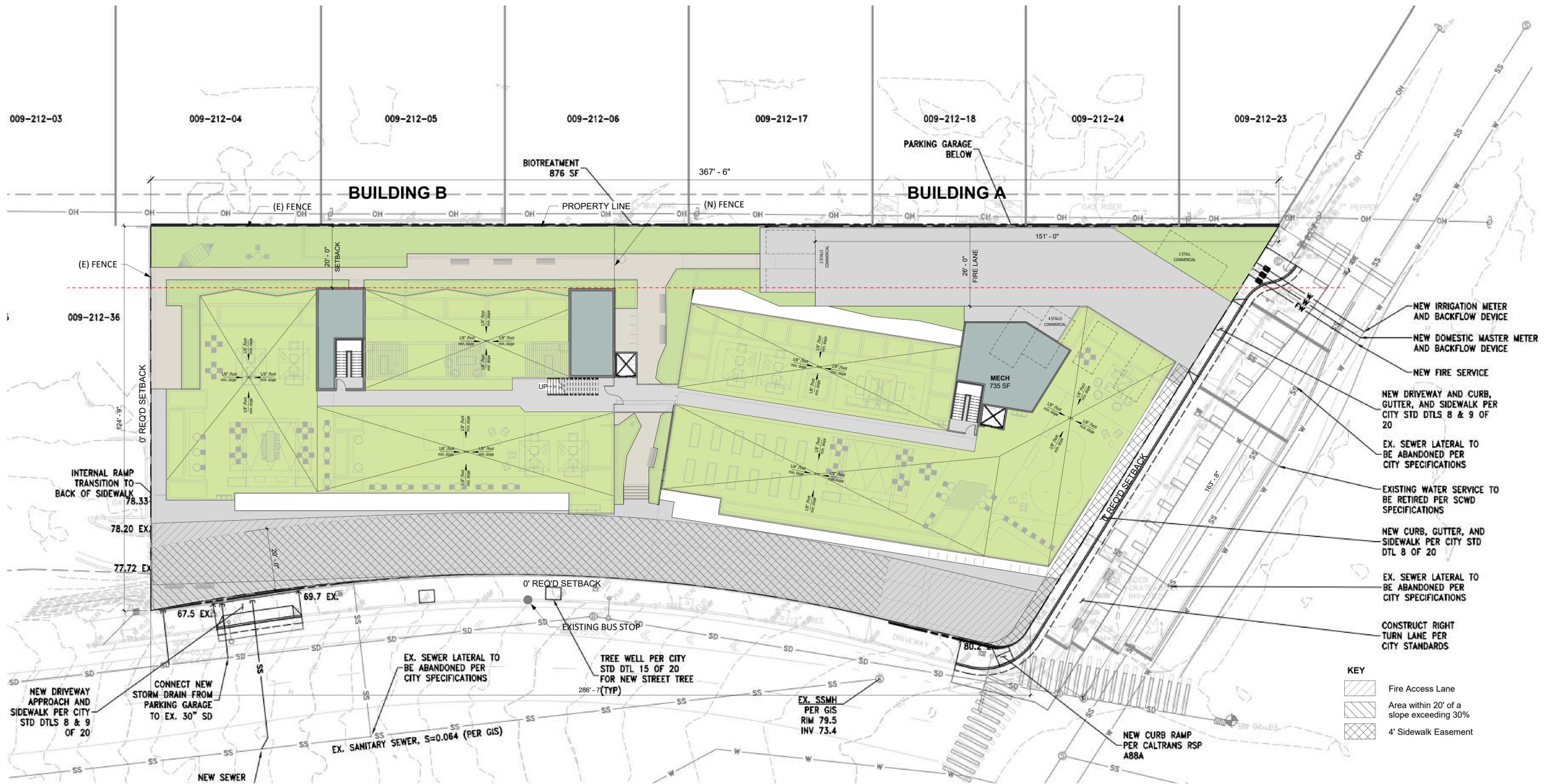
1. FIRE ENGINES PROVIDED HEREON WERE PROVIDED BY THE CITY OF SANTA CRUZ FIRE DEPARTMENT.

**EXHIBIT A  
FIRE ENGINES TURNING TEMPLATES**



GRAPHIC SCALE: 1 INCH = 20 FEET





**Sheet Notes:**

1. Natural Gas-Free Design as required by SCMC 6.100
2. New utilities to be undergrounded.
3. See Ground Floor Plan for detailed view of bike parking at grade



**REQUIRED AUTO PARKING:****CODE REQ'D PARKING CALCULATION (24.12.240):**

1 space/Studio x 64 studios	64 spaces
1 space/1BR x 58 1BRs	58 spaces
2 spaces/2BR x 15 2BRs	30 spaces
2 spaces/3BR x 3 3BRs	6 spaces
<b>TOTAL CODE REQ'D PARKING</b>	<b>158 spaces</b>

**PARKING REDUCTIONS**

Improve Proximate Transit Stops	3%
Safe and Well-lit Access to Transit	2%
Unbundled Parking	10%
On-site bicycle repair	1%
<b>TOTAL REDUCTIONS</b>	<b>16%</b>
<b>REDUCED CODE REQ'D PARKING</b>	<b>133 spaces</b>

Guest = 10% x 133 spaces	14 spaces
<b>TOTAL REQ'D w/GUEST PARKING</b>	<b>147 spaces</b>

**DENSITY BONUS PARKING CALCULATION (24.16.256):**

0.5 spaces/Studio x 64 studios	32 spaces
0.5 spaces/1BR x 58 1BRs	29 spaces
1 space/2BR x 15 2BRs	15 spaces
1 space/3BR x 3 3BRs	3 spaces
<b>TOTAL w/DB</b>	<b>79 spaces</b>

**PARKING REDUCTIONS**

Improve Proximate Transit Stops	3%
Safe and Well-lit Access to Transit	2%
Unbundled Parking	10%
On-site bicycle repair	1%
<b>TOTAL REDUCTIONS</b>	<b>16%</b>
<b>REDUCED CODE REQ'D PARKING</b>	<b>66 spaces</b>

Guest = 10% x 66 spaces	7 spaces
<b>DB TOTAL w/GUEST PARKING</b>	<b>73 spaces</b>

**COMMERCIAL PARKING CALCULATION**

Required: 1 space/250 gsf  
 4,336 gsf \*/ 250 sf 18 spaces  
 \*commercial gsf including 2,250 gsf of live/work and 2,086 gsf of retail

**PROVIDED AUTO PARKING:**

Residential (2 level stacker)	125 spaces
Residential ADA:	5 spaces
Residential EVSE:	6 spaces
<b>Total auto spaces provided:</b>	<b>136 spaces</b>

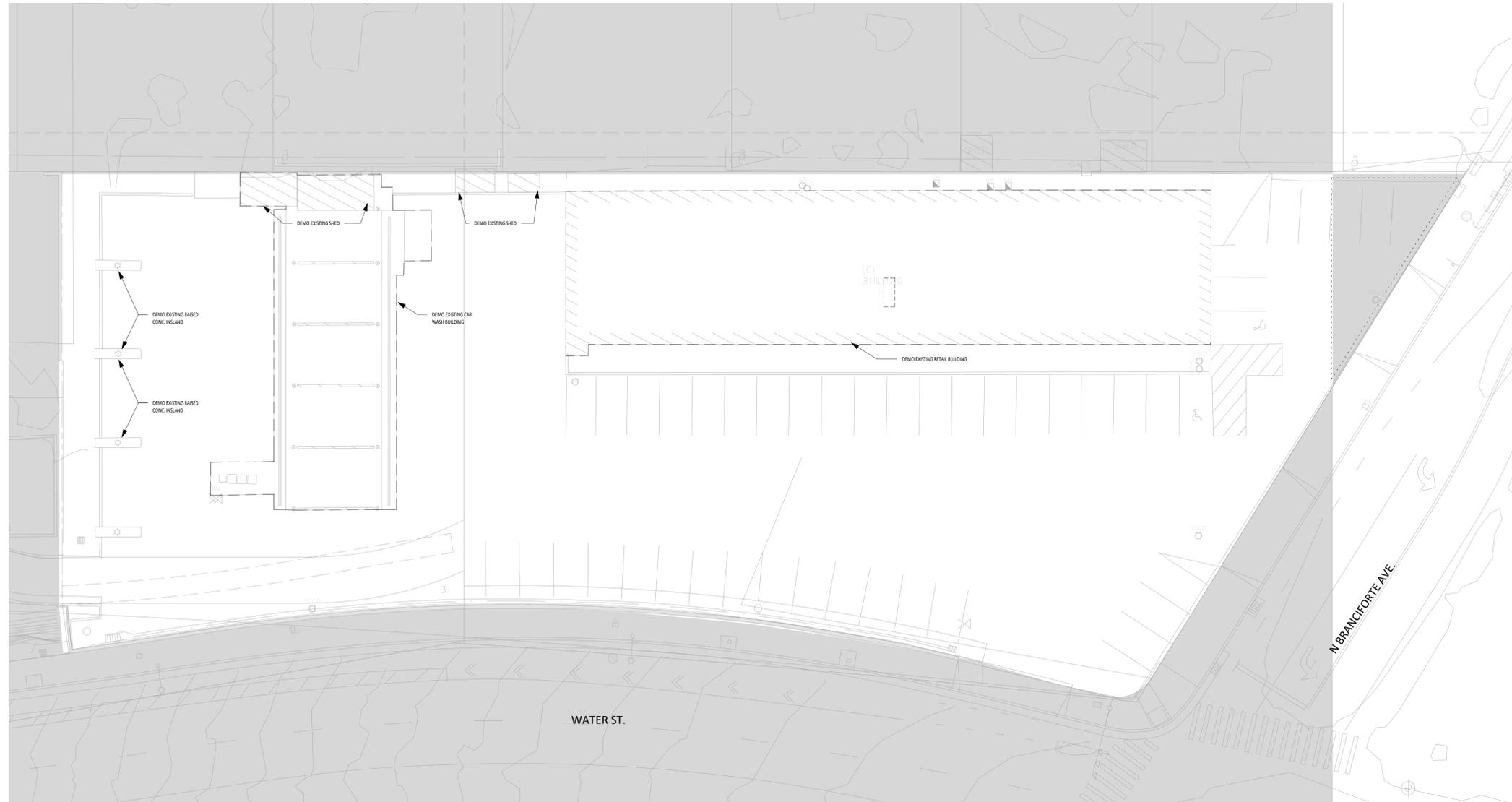
Commercial Ground lvl.:	6 spaces
Commercial ADA:	1 space
<b>Total auto spaces provided:</b>	<b>7 spaces</b>

**TOTAL AUTO PARKING PROVIDED: 143 spaces**

**CODE REQ'D BICYCLE PARKING CALCULATION (24.12.250) :**

Class I : 1 space / unit	140 spaces
Class II Commercial: 2+15% auto parking	5 spaces
Class II Residential: 1 space / 4 units	35 spaces
<b>TOTAL BICYCLE PARKING REQ'D</b>	<b>180 spaces</b>

**TOTAL BICYCLE PARKING PROVIDED: 180 spaces**



LEGEND	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING ITEM TO BE DEMOLISHED, REFER TO KEY NOTES ABOVE
	EXISTING WALL TO REMAIN
	AREA NOT IN CONTRACT





TOTAL GROSS SF: 9,749 SF  
 TOTAL LEASABLE SF: 3,491 SF

BUILDING A  
 9,749 SF  
 3,491 SF

BUILDING B  
 10,200 SF  
 5,197 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- RESIDENTIAL LOBBY
- AMENITY
- COMMUNITY
- OFFICE
- RETAIL
- OPEN SPACE
- UTILITY
- CIRCULATION

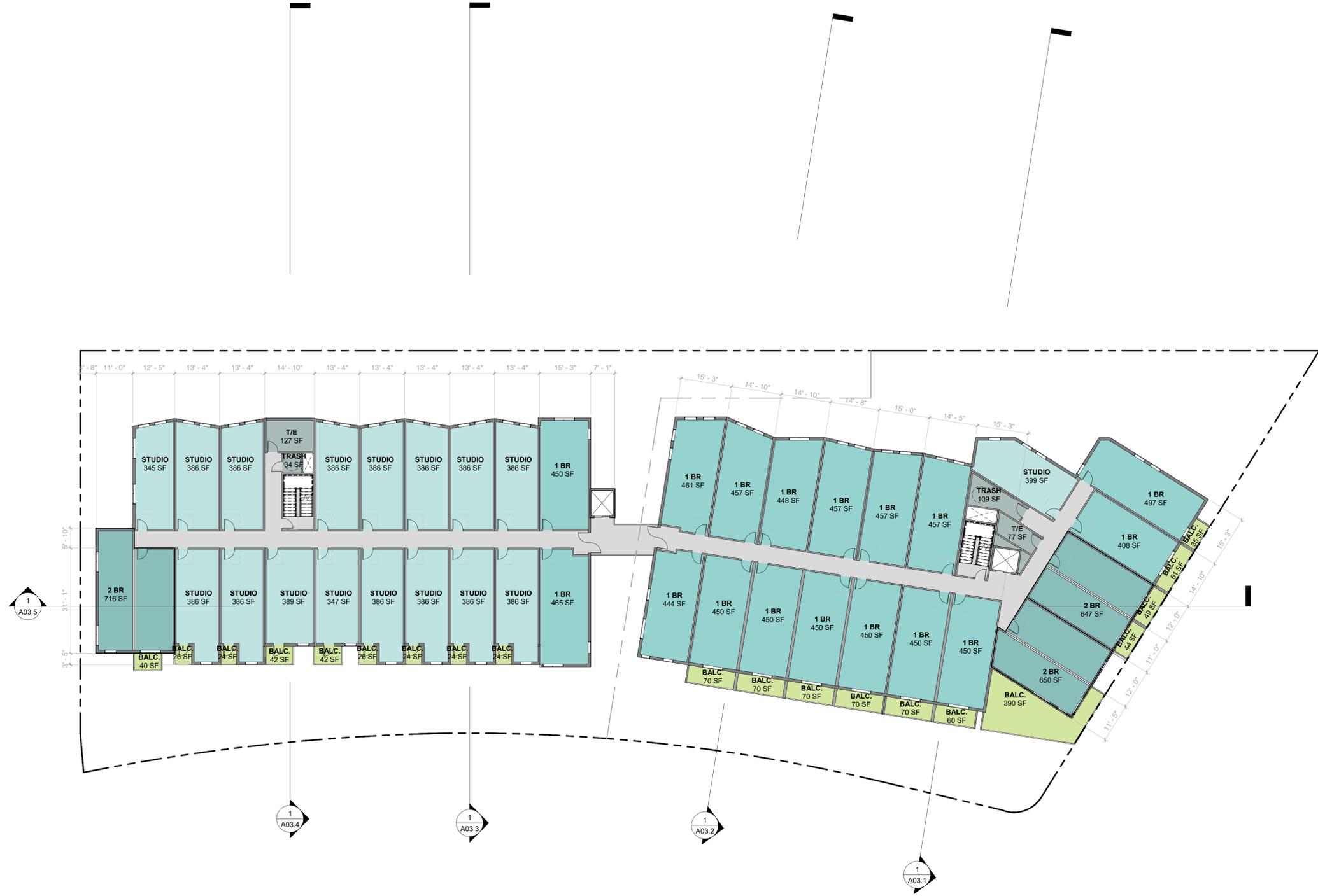




TOTAL GROSS SF:	BUILDING A	BUILDING B
	10,574 SF	9,782 SF
TOTAL LEASABLE SF:	8,084 SF	7,736 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION

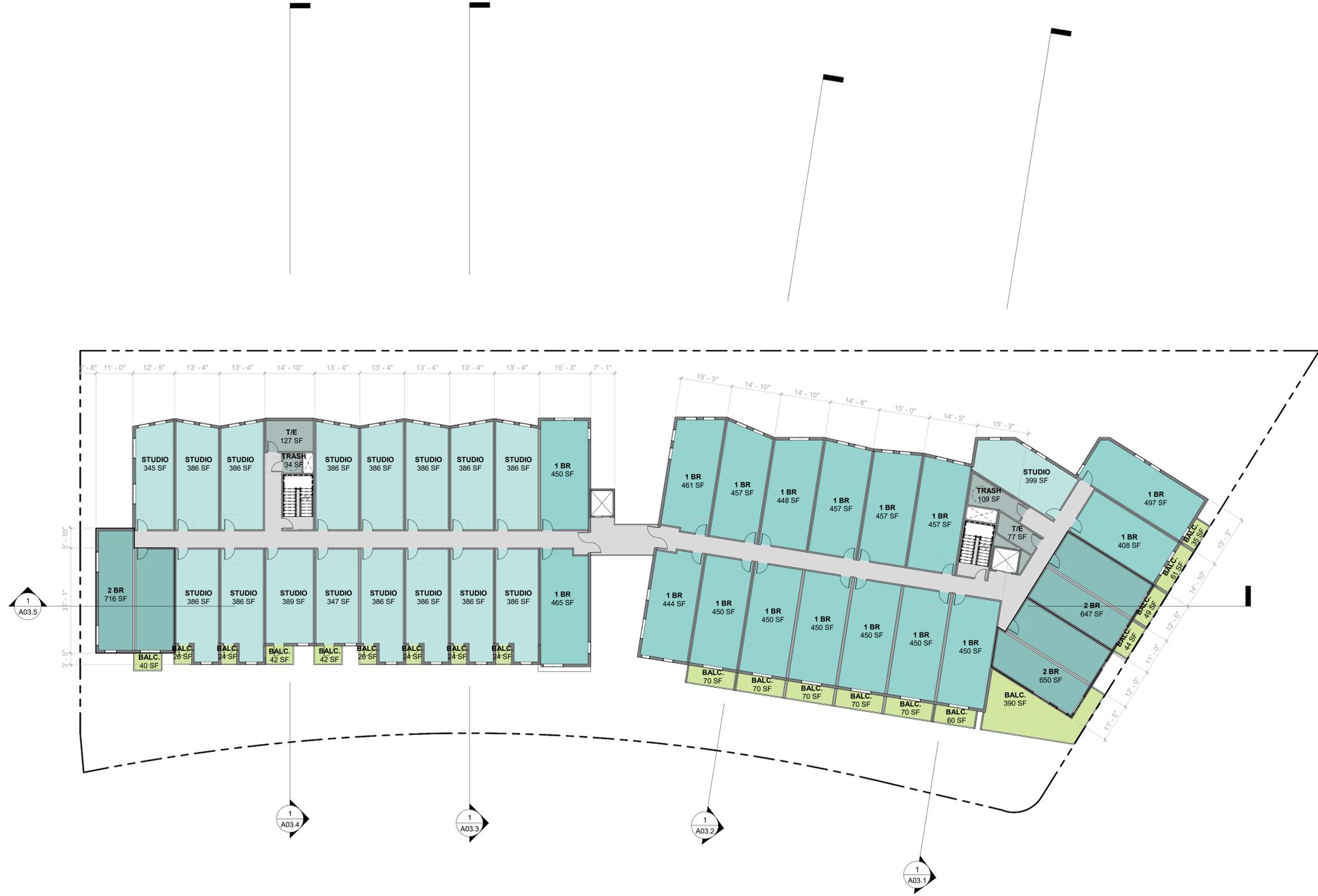




TOTAL GROSS SF:	BUILDING A	BUILDING B
	10,574 SF	9,782 SF
TOTAL LEASABLE SF:	8,084 SF	7,736 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION





TOTAL GROSS SF:  
TOTAL LEASABLE SF:

**BUILDING A**  
10,574 SF  
8,084 SF

**BUILDING B**  
9,782 SF  
7,736 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION





ROOF DECK - SEE LANDSCAPE SHEETS

1  
A03.5

1  
A03.4

1  
A03.3

1  
A03.2

1  
A03.1

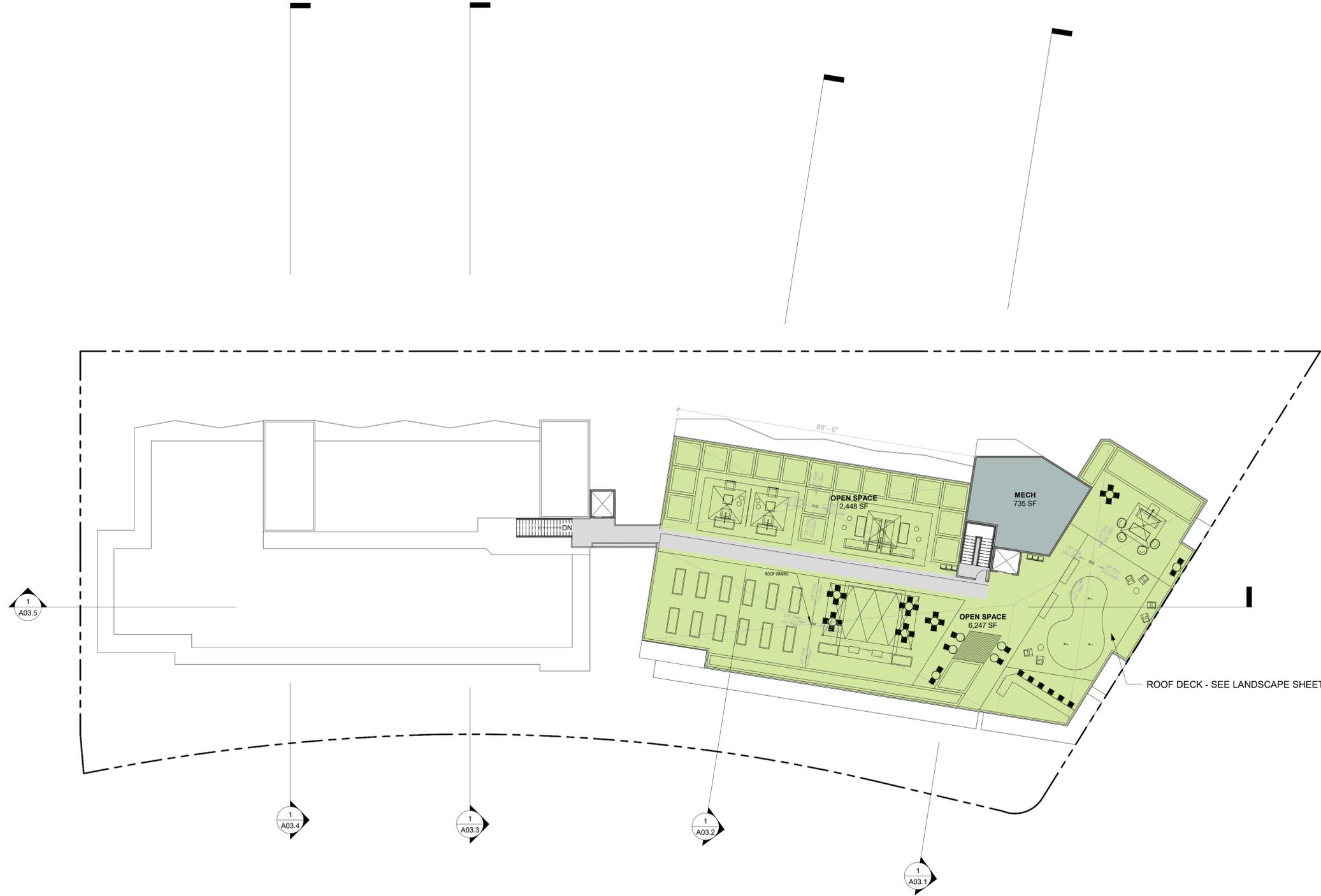
07  
A06.1

TOTAL GROSS SF: 9,519 SF  
 TOTAL LEASABLE SF: 7,291 SF

BUILDING A  
 9,519 SF  
 7,291 SF

- STUDIO
- 2 BEDROOM
- 3 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION







W1

NICHIHA VINTAGEWOOD  
Bruce



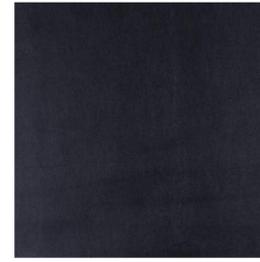
S1

STUCCO  
Extra White - SW 7006



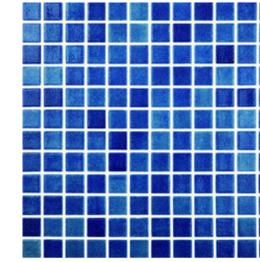
M1

CENTRIA METAL PANEL  
Light Blue



F1

WINDOW FRAME  
Black Vinyl Clad



T1

CUSTOM GLASS TILE  
Fog Navy Blue



W2

NICHIHA VINTAGEWOOD  
Ash



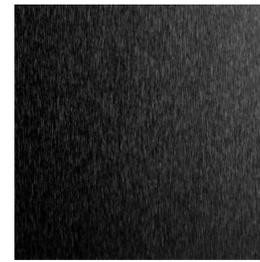
S2

STUCCO  
Gris - SW 7659



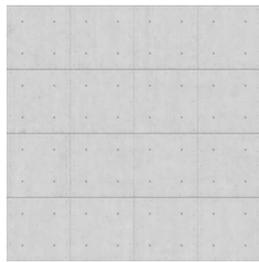
M2

CENTRIA METAL PANEL  
Yellow



F2

WINDOW FRAME  
Black Anodized Aluminum



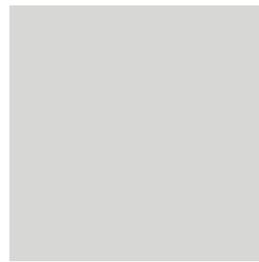
C1

CONCRETE



S3

PAINTED STUCCO  
Salty Dog - SW 9177  
Inky Blue - SW 9149  
Whirpool - SW9135  
Stardew - SW9138  
Lullaby - SW9136  
Pure White - SW7005



P1

TRESPA PANEL  
Winter Gray



G1

GLASS  
Vitro Solarban 60



1 BUILDING ELEVATION - SOUTH  
1" = 10'-0"



2 BUILDING ELEVATION - NORTH  
1" = 10'-0"

**Sheet Notes:** a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun);  
 b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed to allow for control of solar heating.





① BUILDING A ELEVATION - EAST  
1" = 10'-0"



② BUILDING B ELEVATION - EAST  
1" = 10'-0"

**Sheet Notes:** a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun);  
b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed to allow for control of solar heating.

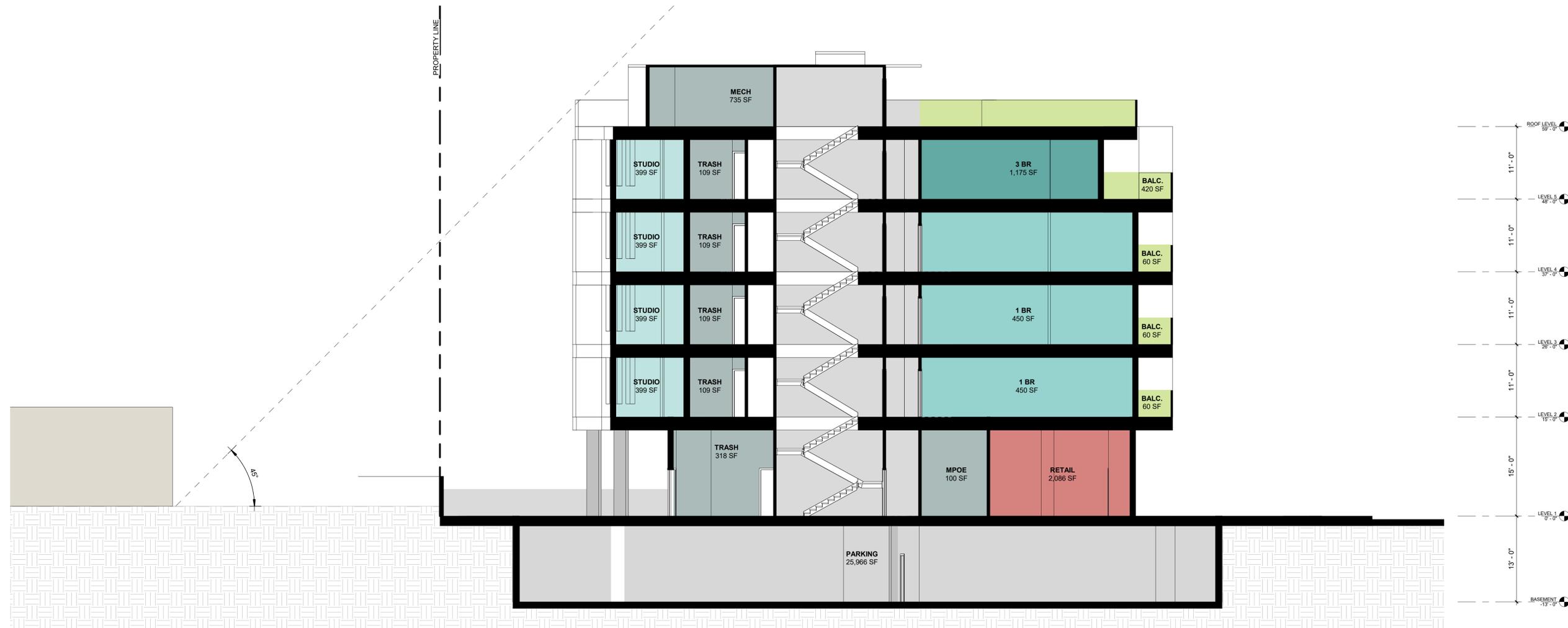


② BUILDING A ELEVATION - WEST  
1" = 10'-0"

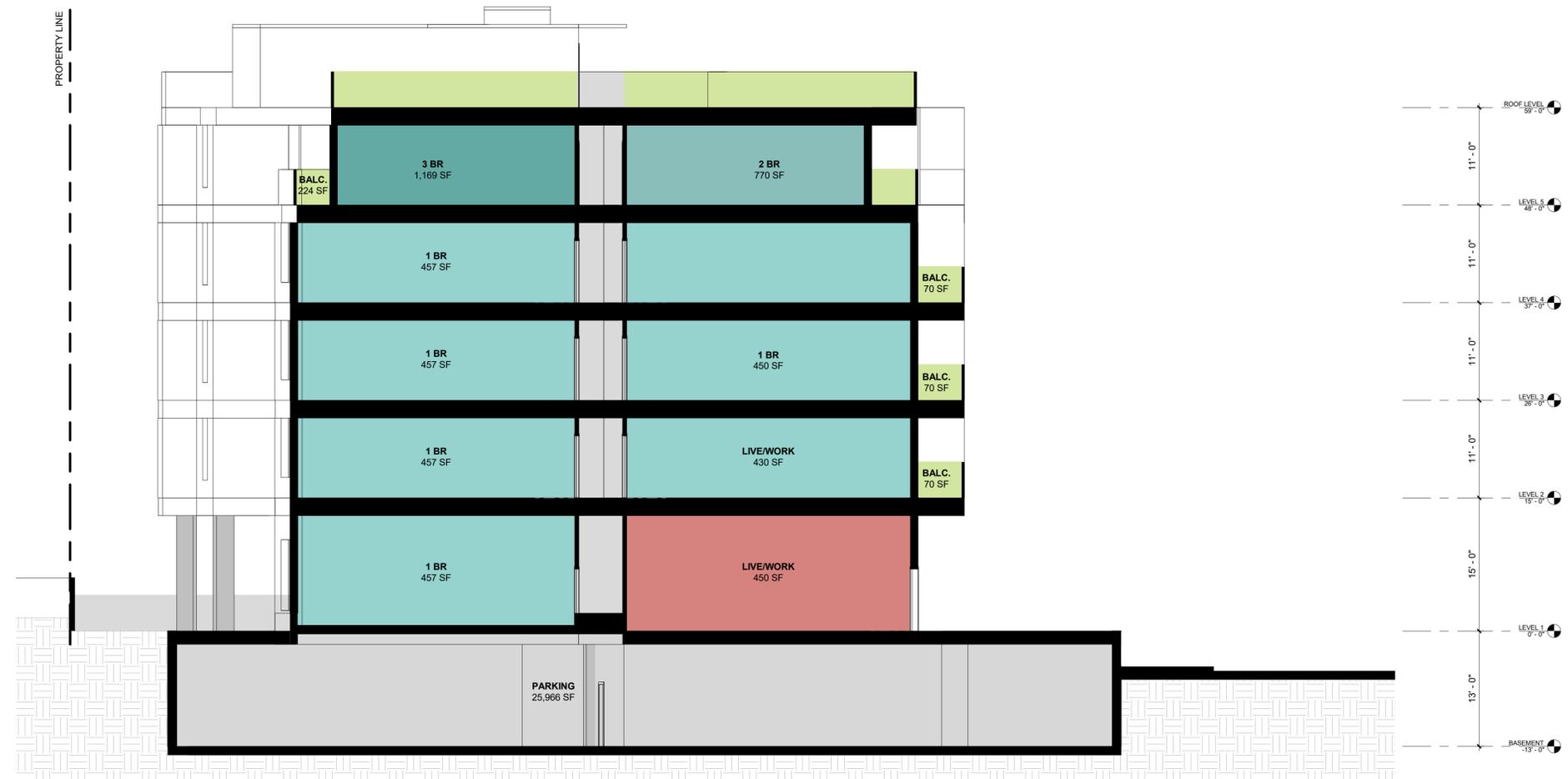


① BUILDING B ELEVATION - WEST  
1" = 10'-0"

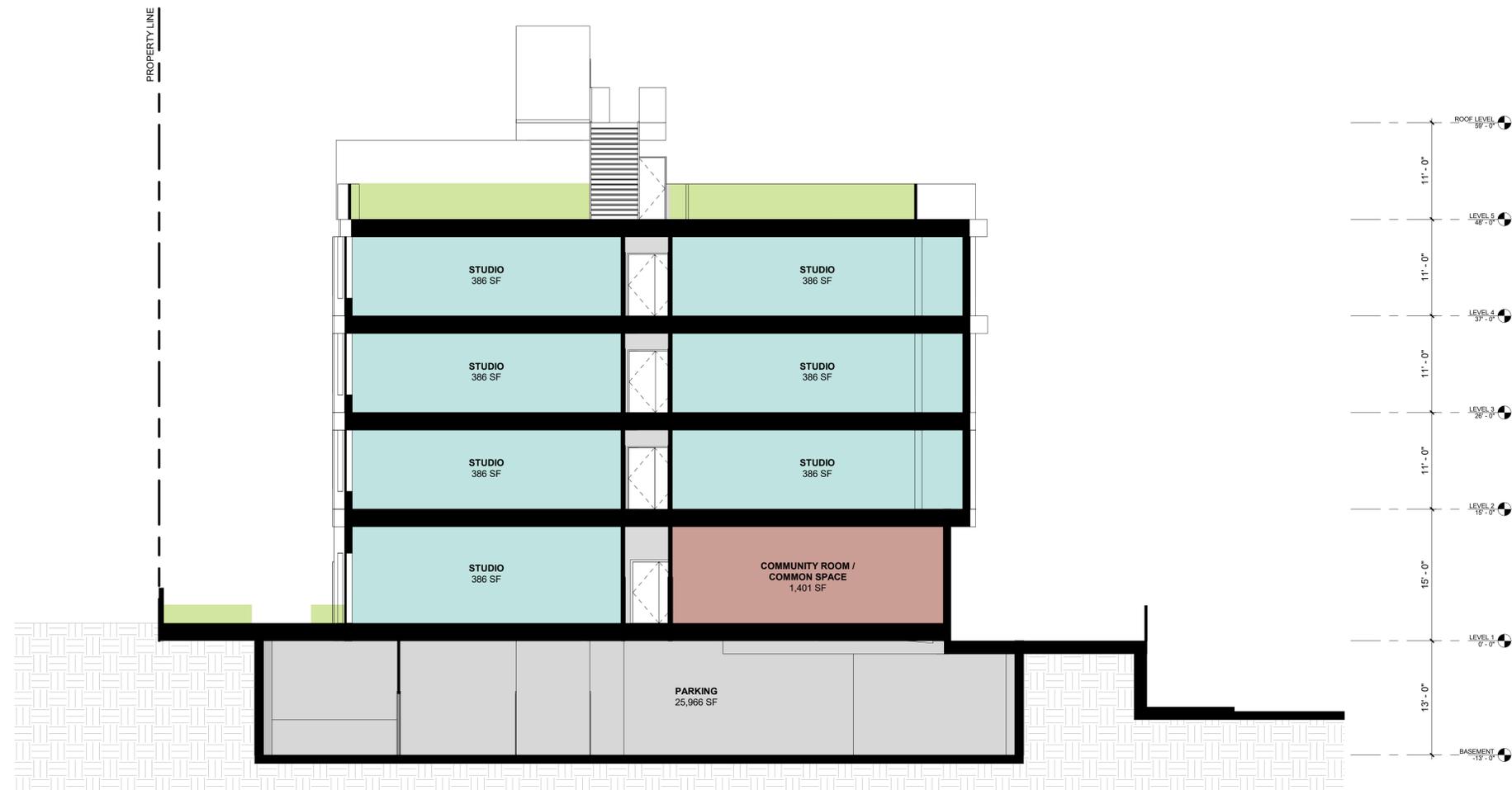
**Sheet Notes:** a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun);  
b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed to allow for control of solar heating.



1 BUILDING A SECTION - 2  
1/8" = 1'-0"



① BUILDING A SECTION  
1/8" = 1'-0"



① BUILDING B SECTION - 2  
1/8" = 1'-0"



① BUILDING B SECTION  
1/8" = 1'-0"



Section 9  
1" = 10'-0"









① STREET ELEVATION  
1/16" = 1'-0"



JUN 21 9AM



JUN 21 12PM



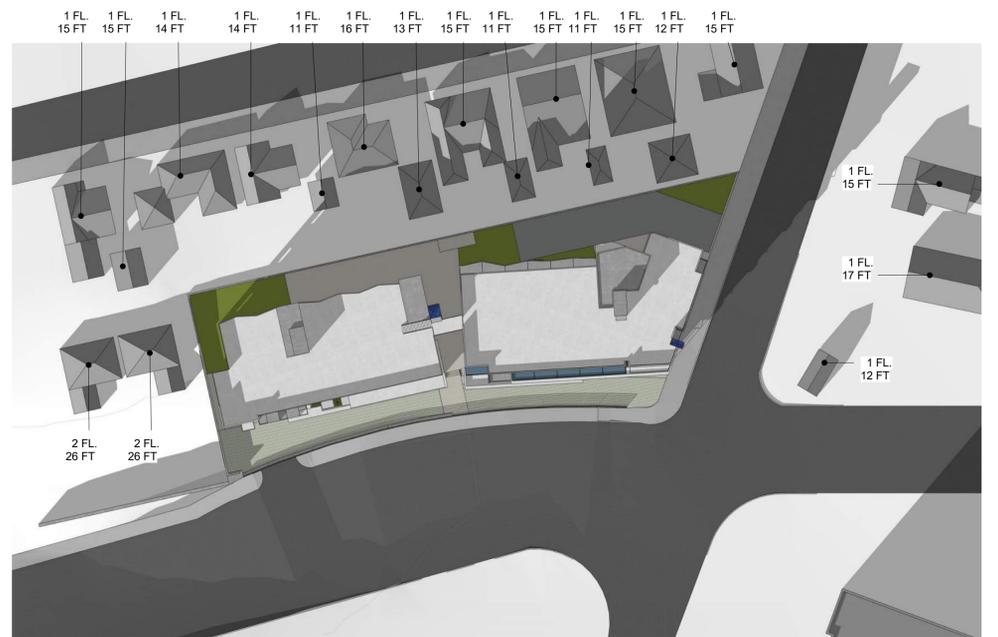
JUN 21 3PM



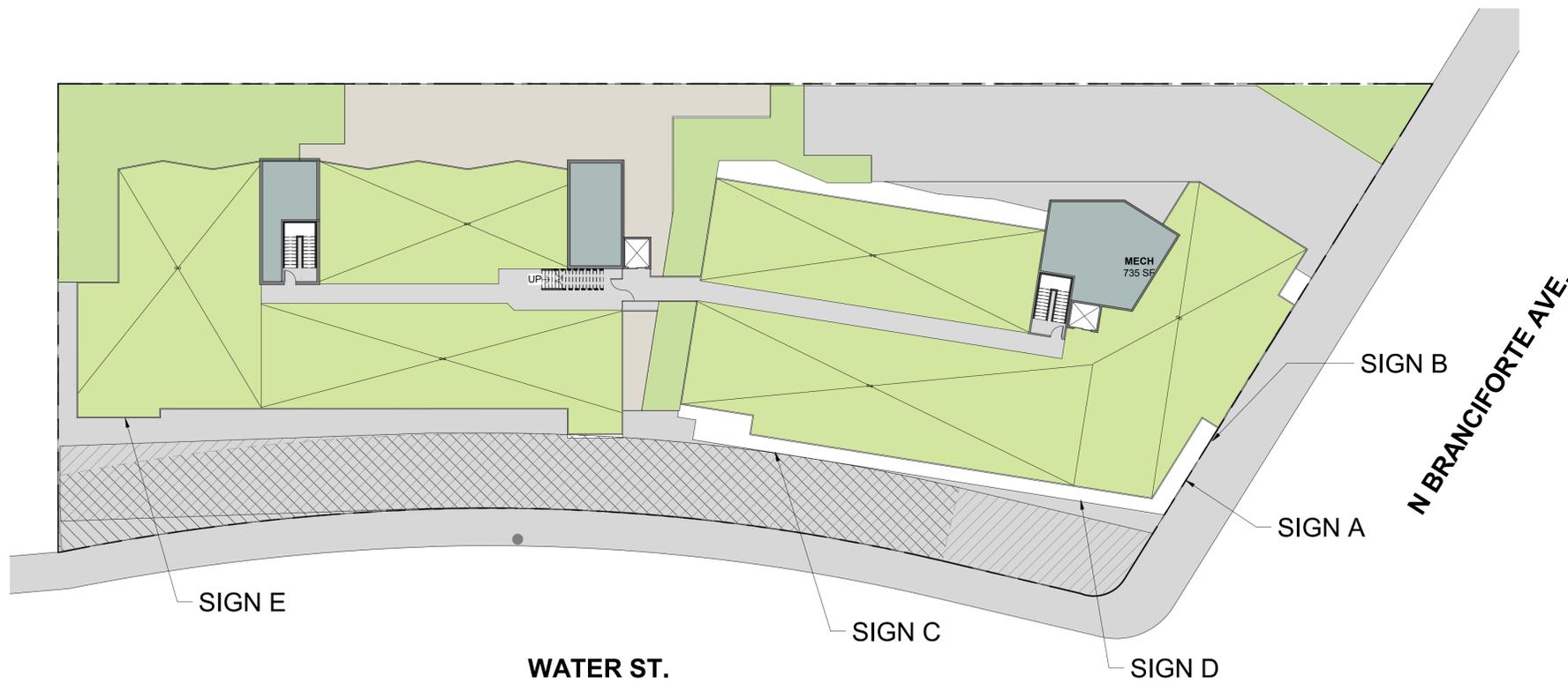
DEC 21 9AM



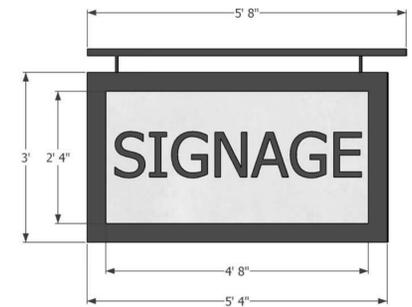
DEC 21 12PM



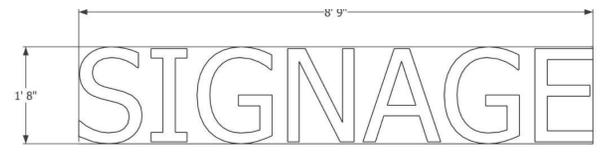
DEC 21 3PM



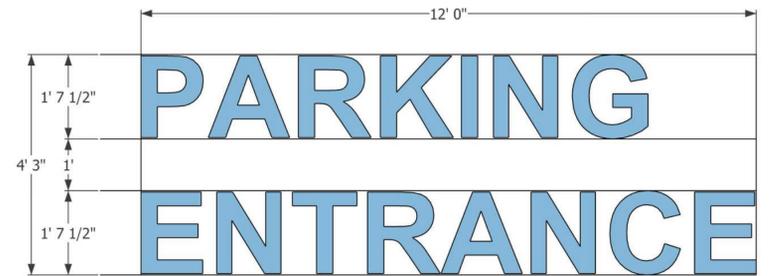
1 sign plan 2  
1" = 20'-0"



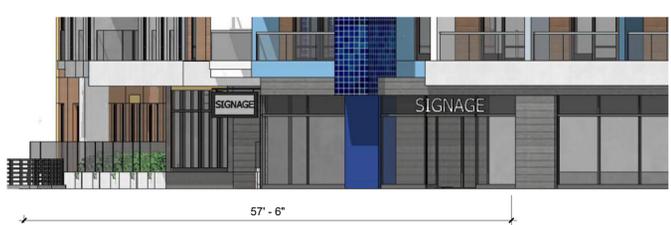
SIGN C  
BLADE SIGN WITH BLACK FRAME



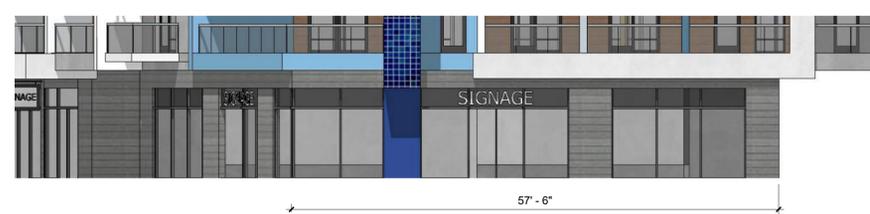
SIGN B, D  
WHITE PAINTED ALUMINUM LETTERS



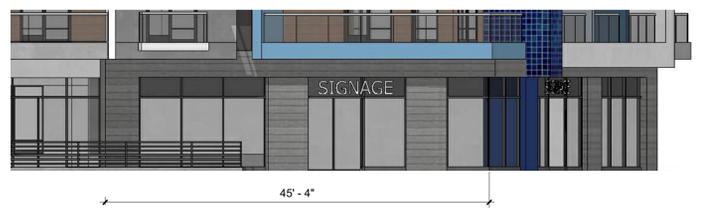
SIGN E  
BLUE PAINTED ALUMINUM LETTERS



2 SIGN B - RETAIL  
1" = 10'-0"



6 SIGN C - BLADE SIGN  
1" = 10'-0"



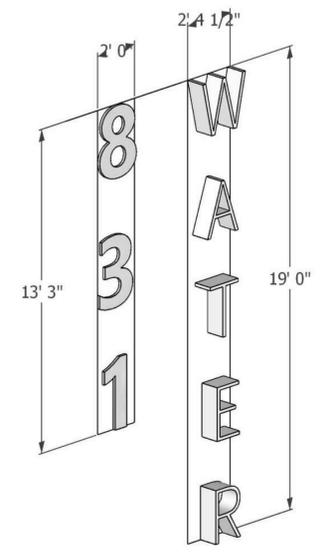
3 SIGN D - RETAIL  
1" = 10'-0"



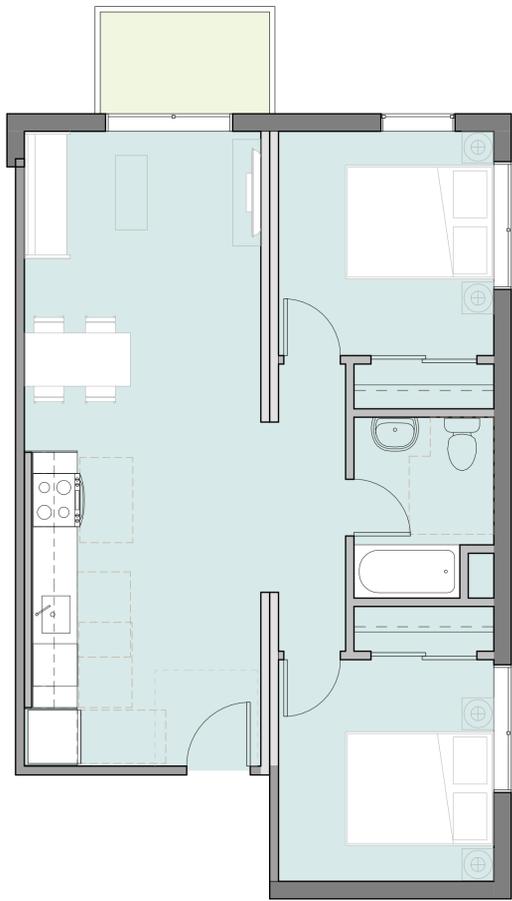
5 SIGN E - PARKING ENTRANCE  
1" = 10'-0"



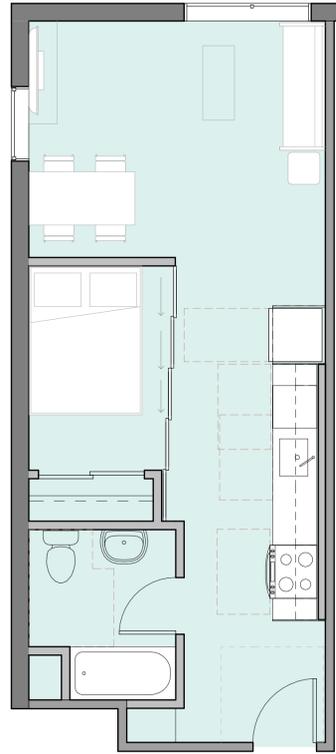
4 SIGN A - 831 WATER  
1" = 10'-0"



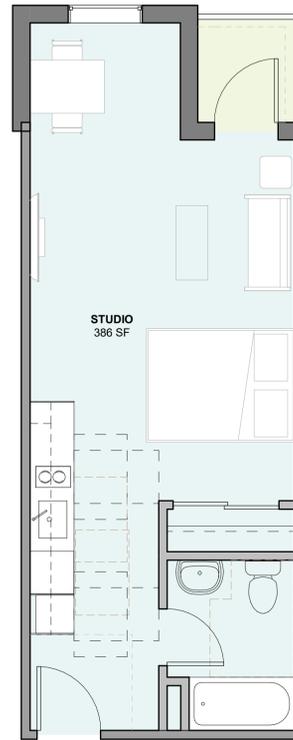
SIGN A  
WHITE PAINTED ALUMINUM LETTERS  
WITH HALO ILLUMINATION



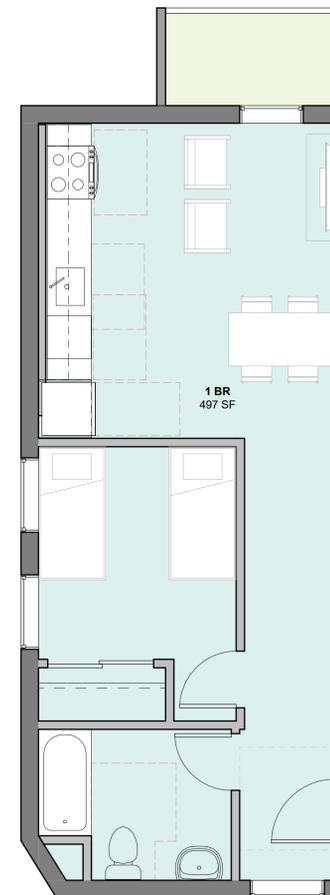
01 ENLARGED UNIT PLAN - 2 BEDROOM (BUILDING B)  
1/4" = 1'-0"



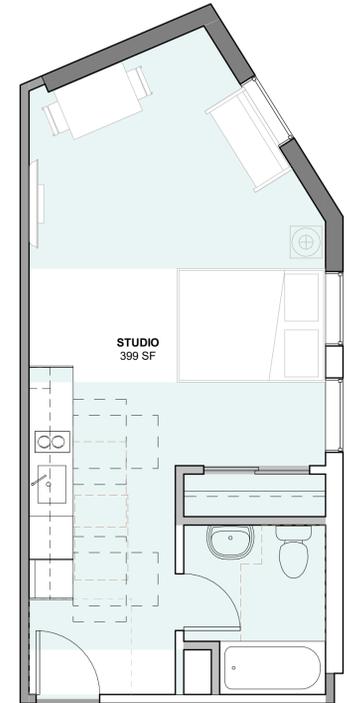
02 ENLARGED UNIT PLAN - 1 BEDROOM (BUILDING B)  
1/4" = 1'-0"



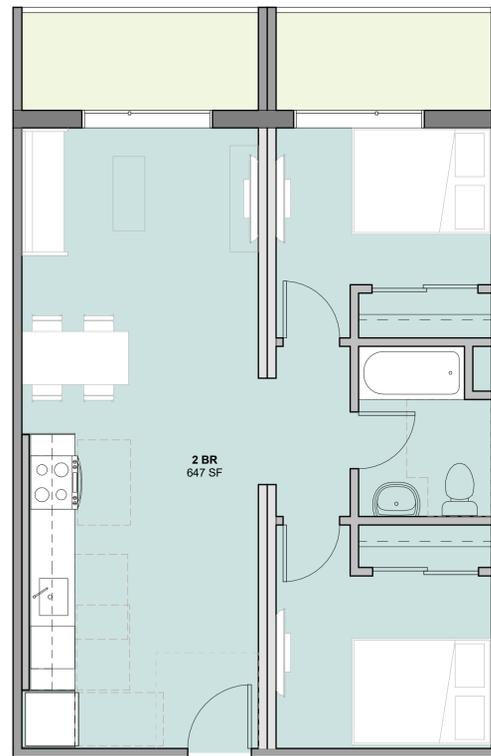
03 ENLARGED UNIT PLAN - STUDIO (BUILDING B)  
1/4" = 1'-0"



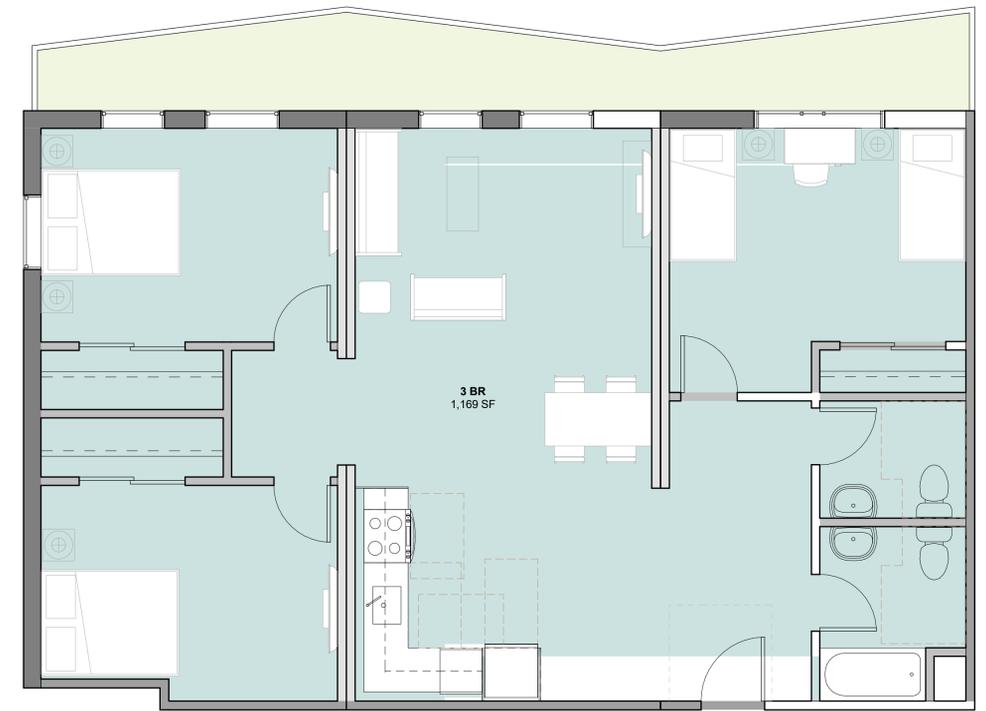
04 ENLARGED UNIT PLAN - 1 BEDROOM (BUILDING A)  
1/4" = 1'-0"



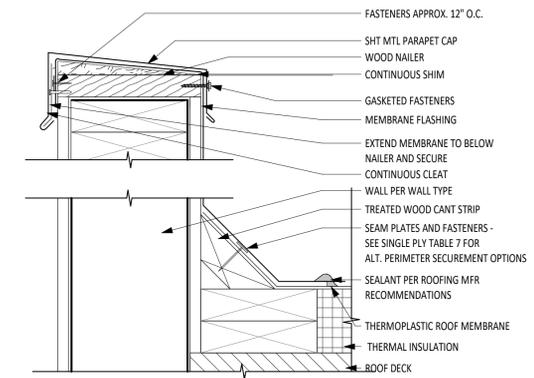
05 ENLARGED UNIT PLAN - STUDIO (BUILDING A)  
1/4" = 1'-0"



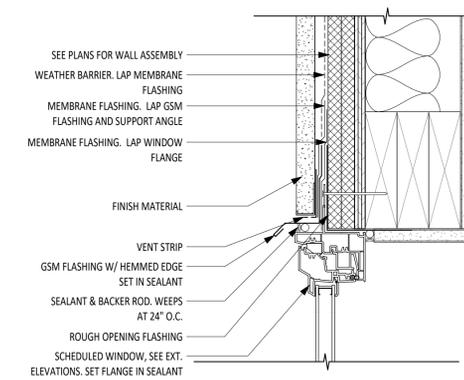
06 ENLARGED UNIT PLAN - 2 BEDROOM (BUILDING A)  
1/4" = 1'-0"



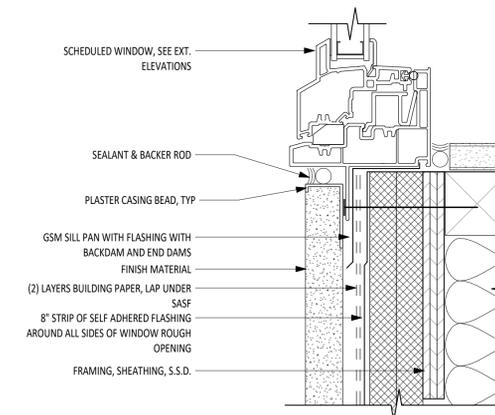
07 ENLARGED UNIT PLAN - 3 BEDROOM (BUILDING A)  
1/4" = 1'-0"



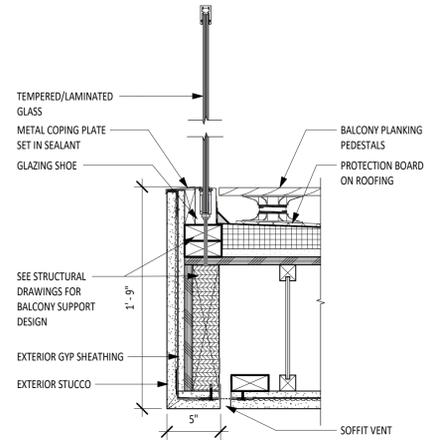
3 PARAPET DETAIL 1  
3" = 1'-0"



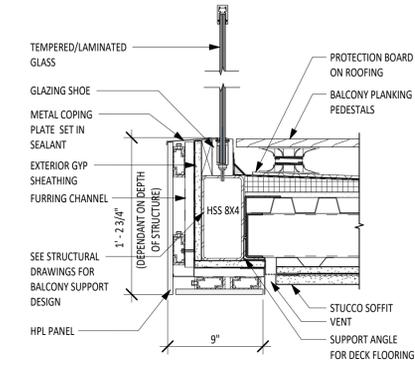
2 WINDOW HEAD DETAIL 1  
3" = 1'-0"



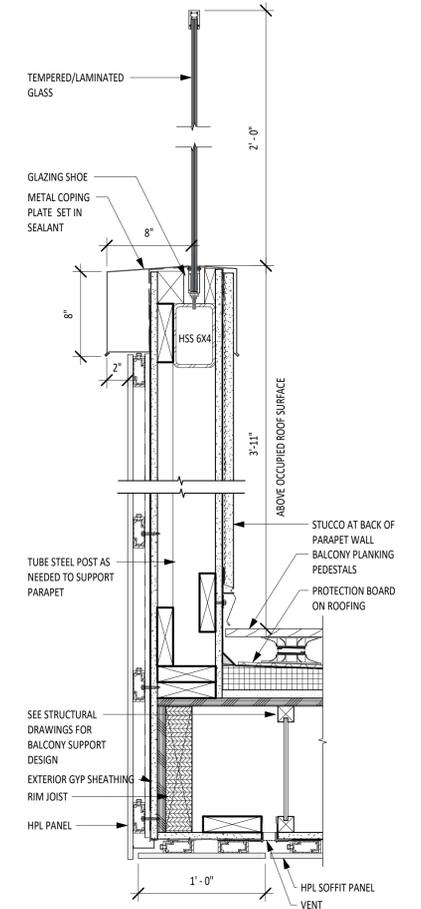
1 WINDOW SILL DETAIL 1  
6" = 1'-0"



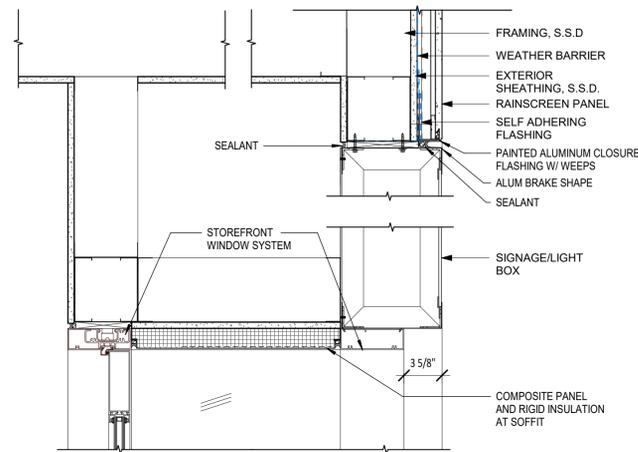
1 NON- CANTILEVERED BALCONY



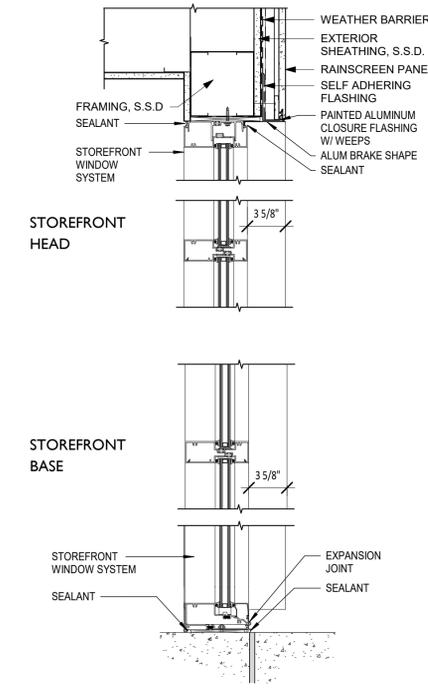
3 CANTILEVERED BALCONY



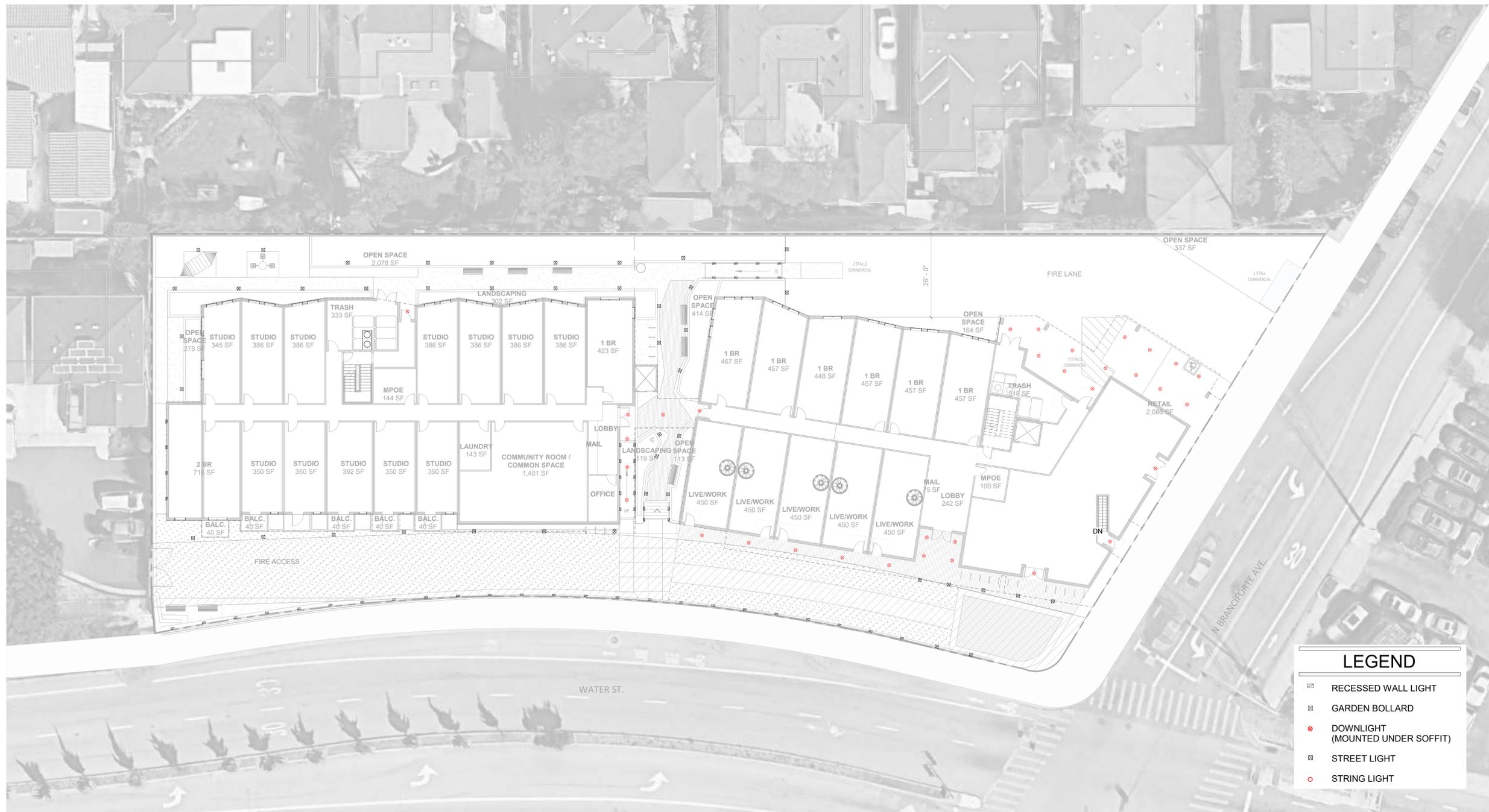
5 HIGH PARAPET @ OCCUPIED ROOF

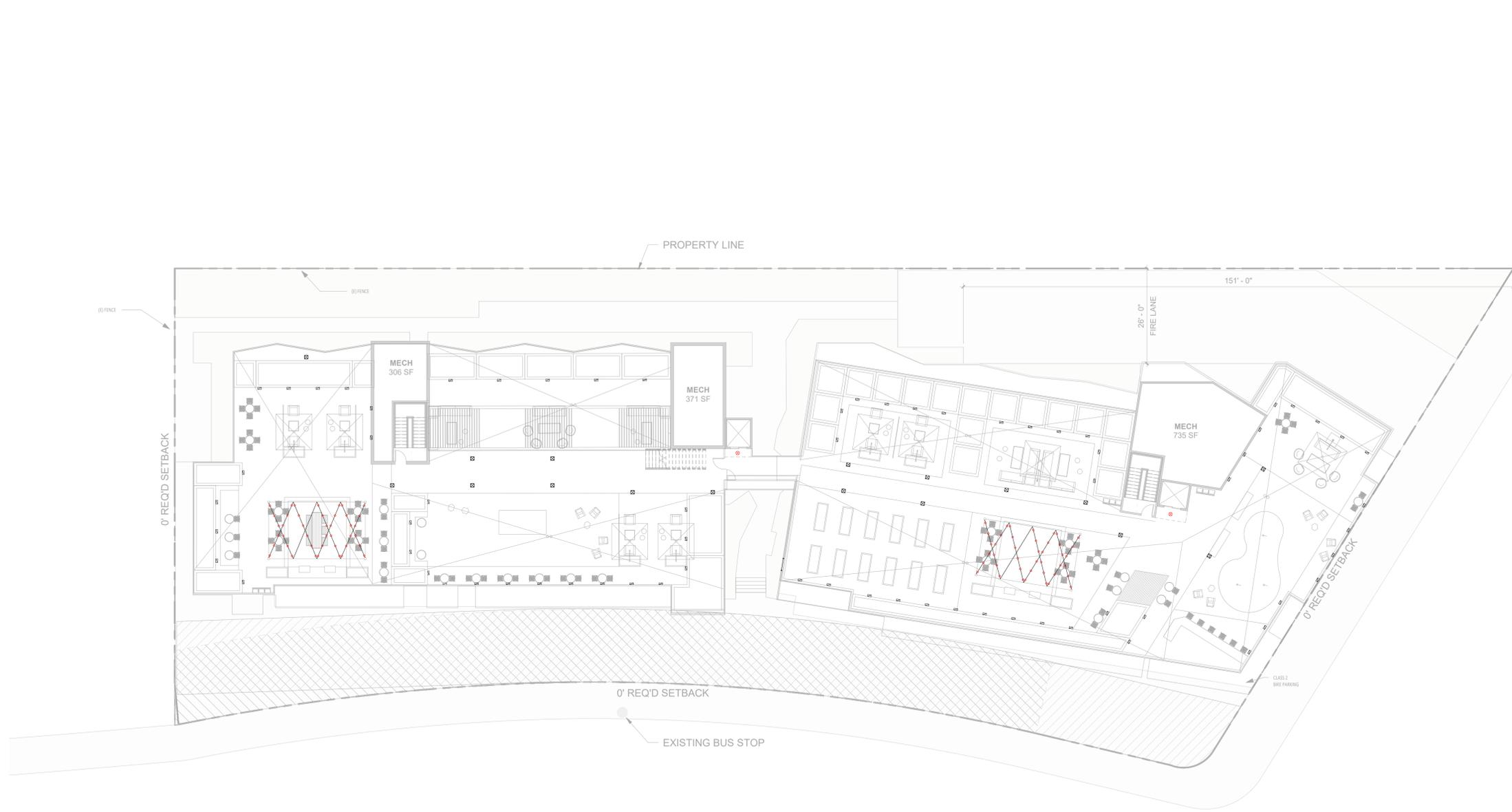


2 SECTION THRU STOREFRONT DOOR/SIGNAGE @ RETAIL



4 STOREFRONT @ LIVE/WORK





LEGEND	
	RECESSED WALL LIGHT
	GARDEN BOLLARD
	DOWNLIGHT (MOUNTED UNDER SOFFIT)
	STREET LIGHT
	STRING LIGHT

# LANDSCAPE ARCHITECTURAL DRAWINGS



## Landscape Narrative

Outdoor living spaces and integrated green infrastructure are fundamental to the design of the site and building. Residents and retail visitors are surrounded by low-water-use, California Coastal friendly landscape in a variety of outdoor spaces. Included in this project are various rooftop amenity spaces for both the market rate and affordable residents, a common-use breezeway between buildings, and perimeter landscaping that seamlessly blends the project site with the surrounding neighborhood and community.

The outdoor amenity spaces are designed to offer a variety of uses so that everyone can find their favorite place to read a book outside, socialize with friends and family, or even grow chef-worthy produce in the proposed vegetable garden beds.



## Irrigation Narrative

All planting areas will be watered by an approved, automated irrigation system. A separate water meter to be provided for the irrigation system. The system to include a weather based smart controller, remote controlled valves, and high efficiency emitters. The system shall comply to all applicable water conserving rules and regulations. Project will follow the requirements of the state Model Water Efficient Landscape Ordinance (<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>)

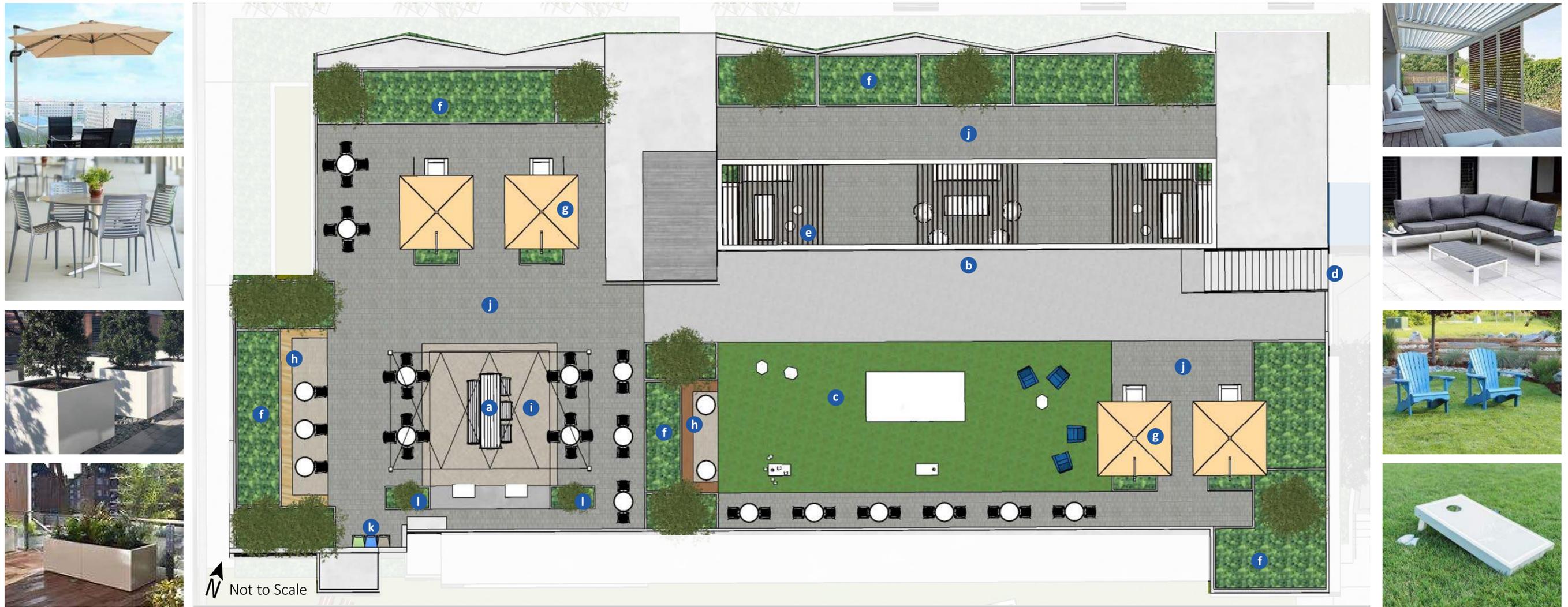
## Landscape Concept Statements

SHEET L-1

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021



# Building B Roof Deck Landscape Plan



## LANDSCAPE ELEMENTS

- |  |  |                                 |
|--|--|---------------------------------|
| <b>a</b> Outdoor Kitchen with Overhead String Lights | <b>e</b> Overhead Shade Structure                | <b>i</b> Accent Paver Inlay     |
| <b>b</b> Shaded Outdoor Lounge                       | <b>f</b> Raised Planters                         | <b>j</b> Decorative Roof Pavers |
| <b>c</b> Synthetic Lawn Flex Space                   | <b>g</b> Lounge Seating with Fabric Shade Canopy | <b>k</b> Trash Receptacles      |
| <b>d</b> Connection to Market-rate Roof Deck         | <b>h</b> Banquette Seating with Wood Finish      | <b>l</b> Citrus Trees           |

## LANDSCAPE NARRATIVE

The Affordable Roof Deck landscape design aims to provide high and low activity amenities for all residents of the development. A combination of shaded lounge areas with a multi-use open space is provided so that residents are able to find a space that meets their needs. More private lounge areas are also provided for smaller group gatherings. An outdoor kitchen equipped with cooking counter and dining tables is enhanced with a decorative roof paver 'rug' and overhead lighting to define the space during daylight and evening hours. The entire roof deck is surrounded by a raised planter system that will provide ample planting area for a few large trees to provide shade for the roof as well as a buffer to the viewsheds of the surrounding neighbors. The roof will be enhanced with a combination of native and drought tolerant planting as the backdrop to the resident's space.



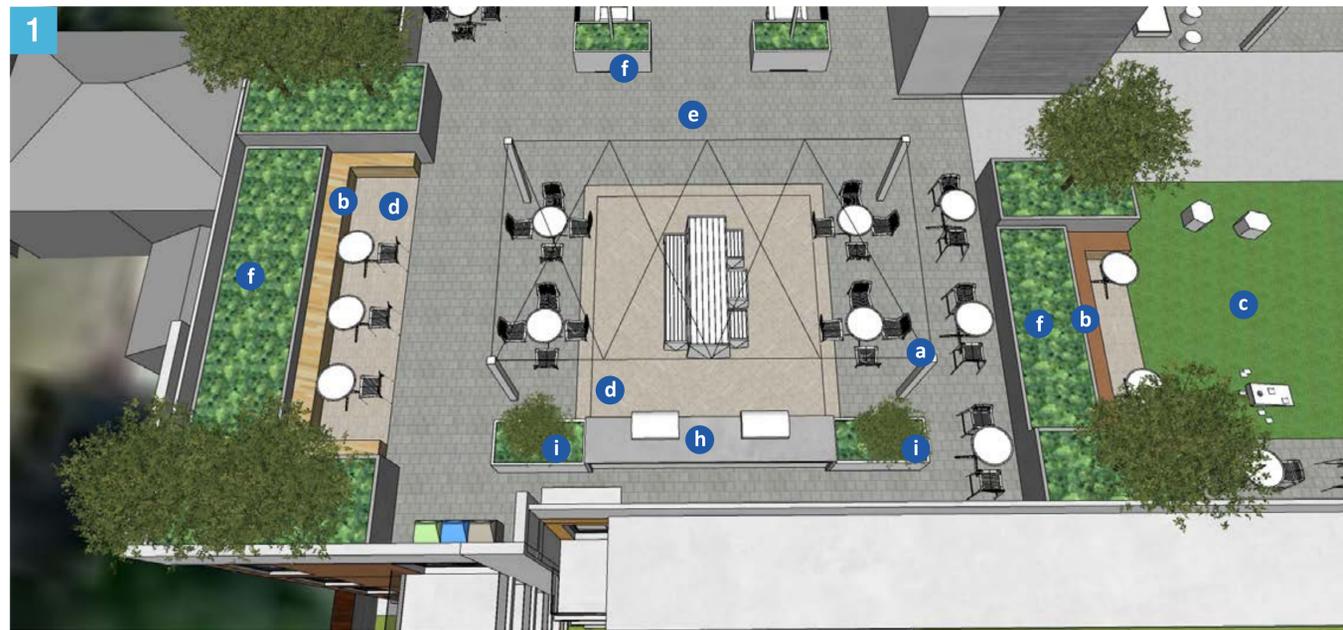
# Landscape Plan and Conceptual Images

SHEET L-2

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021



# Building B Roof Deck Perspective Views



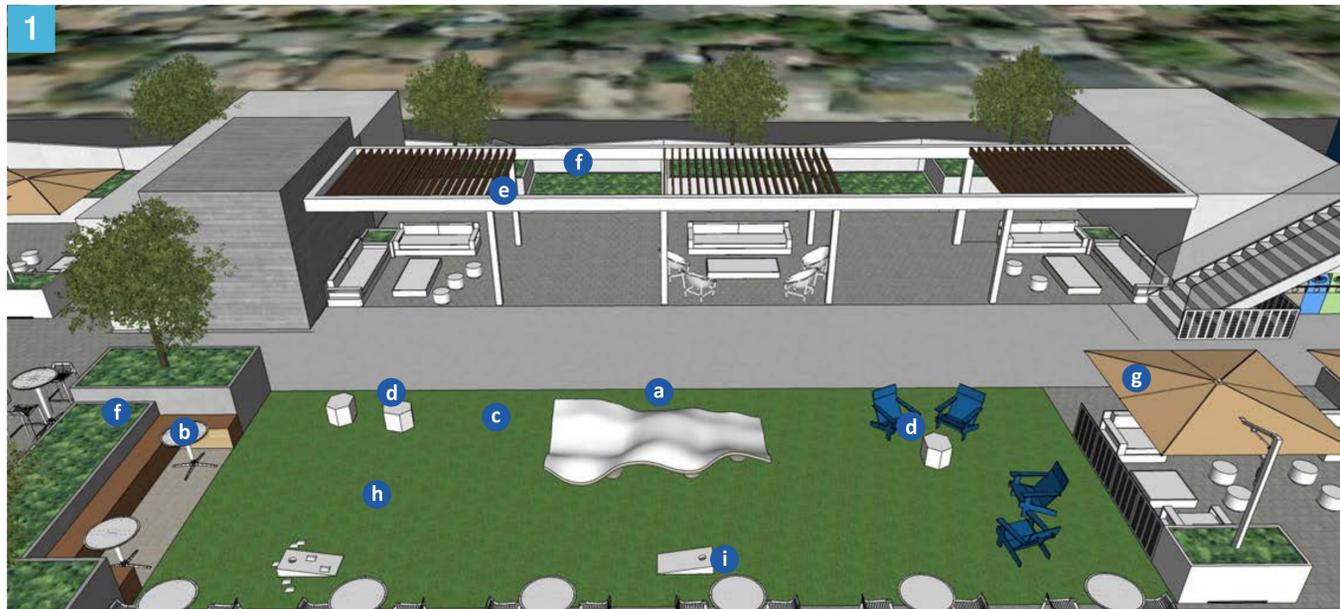
## LANDSCAPE ELEMENTS

- a Overhead String Lights
- b Banquette Seating with Wood Finish
- c Synthetic Lawn Open Space
- d Accent Paver Inlay
- e Decorative Roof Pavers
- f Raised Planters
- g Lounge Seating with Fabric Shade Canopy
- h BBQ Counter Stone Texture
- i Citrus Trees



## Landscape Plan and Conceptual Images

# Building B Roof Deck Perspective Views



## LANDSCAPE ELEMENTS

- a Art Piece Seating
- b Banquette Seating with Wood Finish
- c Synthetic Lawn Open Space
- d Accent End Tables
- e Lounge with Overhead Shade Structure
- f Raised Planters
- g Lounge Seating with Fabric Shade Canopy
- h Cornhole
- i Vantage Seating



# Landscape Plan and Conceptual Images

# Building B Roof Deck Planting Plan



North arrow pointing up and the text "Not to Scale".

## LANDSCAPE ELEMENTS

- a** Synthetic Lawn Flex Space

## PLANTING SCHEMES

- 1** Anigozanthos hybrids  
Lomandra L. 'Platinum Beauty'  
Lophostemon confertus
- 2** Arbutus unedo  
Ceanothus 'Carmel Creeper'
- 3** Arctostaphylos 'Emerald Carpet'  
Rosa californica  
Salvia Clevelandii
- 4** Erigeron glaucus 'White Lights'
- 5** Citrus x meyer 'Improved'  
Meyer Lemon Tree



# Landscape Plan and Conceptual Images

SHEET L-5

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021



# Building A Roof Deck Landscape Plan



**LANDSCAPE ELEMENTS**

- a** Community Garden Beds
- b** Lounge Seating with Fabric Shade Canopy
- c** Outdoor Kitchen with Overhead String Lights
- d** Counter Seating
- e** Turf Open Space and Putting Green
- f** Connection to Affordable Roof Deck
- g** Accent Paving
- h** Raised Planters
- i** Platform with Wood Finish
- j** Trash Receptacles
- k** Citrus Trees

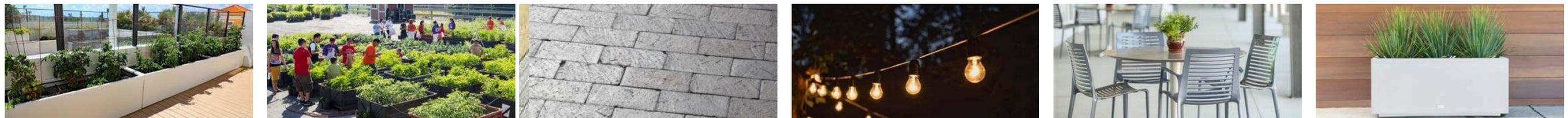
**LANDSCAPE NARRATIVE**

The Market-Rate Roof Deck landscape design aims to compliment the Affordable Roof Deck, since the intent is to share the space between the two halves. This deck provides some unique amenities for residents to share and be able to use in a variety of ways. A community garden and synthetic lawn putting green are provided as higher activity areas for residents to meet and enjoy the outdoors. Additional lounge and picnic areas ranging from intimate sizes to larger gathering spaces to meet a variety of needs for residents. Similar to the Affordable Roof Deck, a raised planter system will provide planting area for a few large trees and buffer the viewsheds of the surrounding neighbors. A combination of native and drought tolerant planting will also be used to provide a cohesive aesthetic between both roof decks.



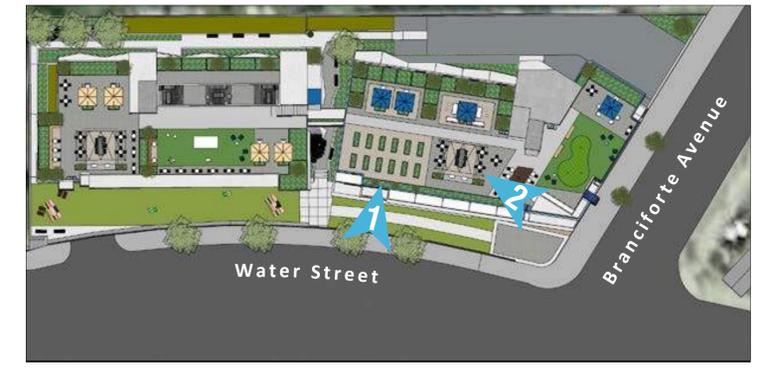
## Landscape Plan and Conceptual Images

# Building A Roof Deck Perspective Views



## LANDSCAPE ELEMENTS

- a** Community Garden Beds
- b** Lounge Seating with Fabric Shade Canopy
- c** Overhead String Lights
- d** Trash Receptacles
- e** Accent Paving
- f** Connection to Affordable Roof Deck
- g** Flexible Seating
- h** Raised Planters



# Landscape Plan and Conceptual Images

SHEET L-7  
 ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021

# Building A Roof Deck Perspective Views



## LANDSCAPE ELEMENTS

- a** Trash Receptacles
- b** Lounge Seating with Fabric Shade Canopy
- c** Platform with Wood Finish
- d** Counter Seating
- e** Turf Open Space and Putting Green
- f** Accent End Tables
- g** Accent Paving
- h** Raised Planters



# Landscape Plan and Conceptual Images

SHEET L-8

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021



# Building A Roof Deck Planting Plan



## LANDSCAPE ELEMENTS

- a** Synthetic Lawn Flex Space

## PLANTING SCHEMES

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><b>1</b> Anigozanthos hybrids<br/>Lophostemon confertus<br/>Lomandra L. 'Platinum Beauty'</li> <li><b>2</b> Angiozanthos hybrids<br/>Bouteloua gracilis 'Blonde Ambition'<br/>Salvia officinalis</li> <li><b>3</b> Arctostaphylos 'Emerald Carpet'<br/>Rosa californica<br/>Salvia Clevelandii</li> </ul> | <ul style="list-style-type: none"> <li><b>5</b> Citrus x meyer 'Improved'<br/>Meyer Lemon Tree</li> <li><b>4</b> Epilobium canum 'Everett's Choice'</li> <li><b>6</b> Coriandrum sativum<br/>Mentha spicata<br/>Rosmarinus officinalis</li> </ul> |
|--|---|



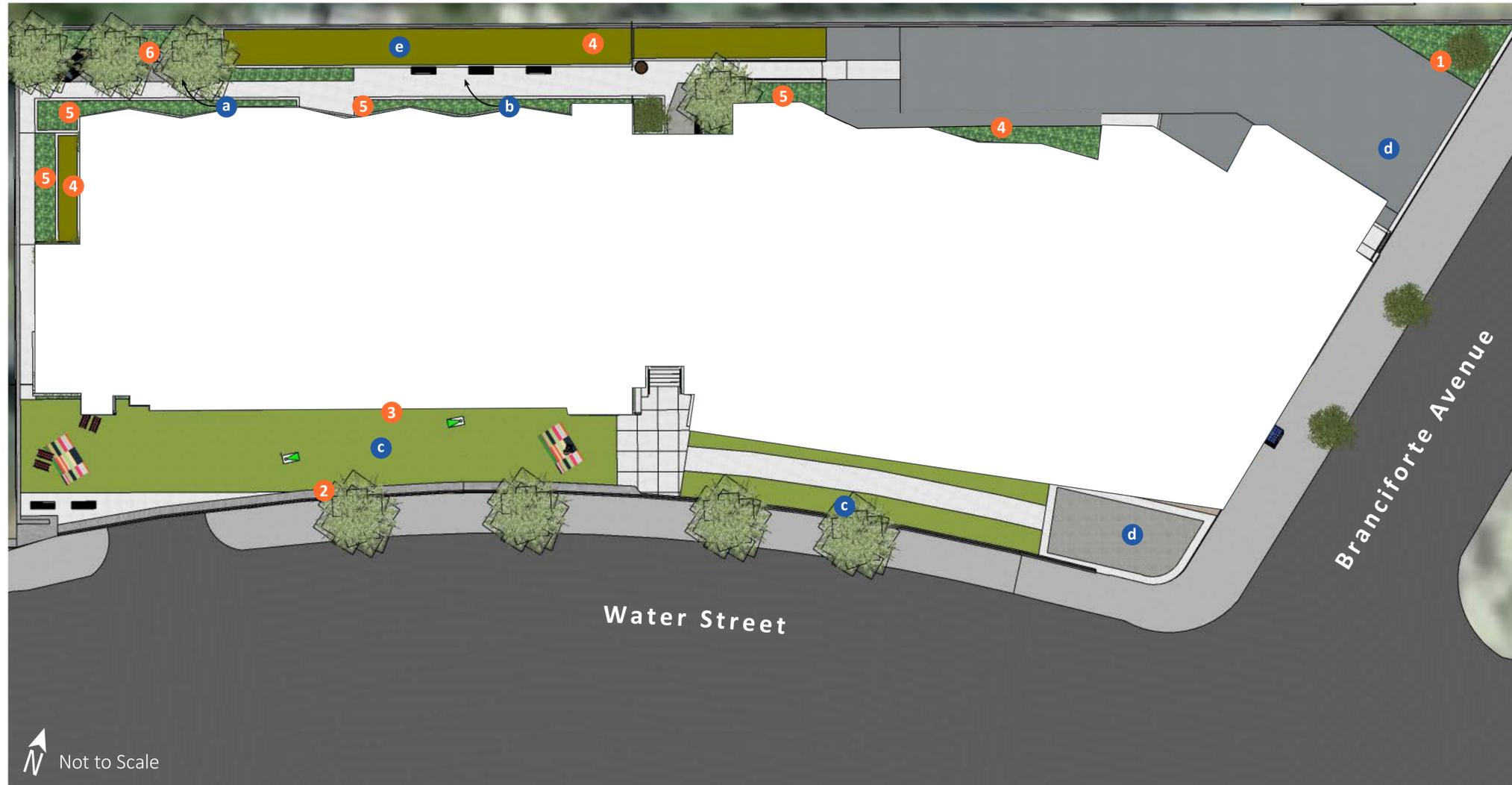
## Landscape Plan and Conceptual Images

SHEET L-9

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021



# Ground Floor Landscape and Planting Plan



North arrow icon  
Not to Scale

## LANDSCAPE ELEMENTS

- a** Shaded Seating and Lounge
- b** Seating
- c** Open Space
- d** Entry from Branciforte Ave
- e** Biotreatment Planter

## PLANTING SCHEMES

- 1** Arctostaphylos 'Dr. Hurd'  
Salvia clevelandii  
Arctostaphylos 'Emerald Carpet'
- 2** Euphorbia x Martii 'Ascot Rainbow'  
Salvia officinalis
- 3** Rosmarinus officinalis
- 4** Juncus patens
- 5** Anigozanthos hybrids  
Lophostemon confertus  
Lomandra L. 'Platinum Beauty'
- 6** Citrus sinensis  
Salvia officinalis

## LANDSCAPE NARRATIVE

The On-Grade landscape design aims to create multifunctional space that meets both utilitarian needs as well as residents need for open space. While the frontage of the project is required to function as an Emergency Vehicle Access path, the design takes advantage of this requirement by providing a large synthetic lawn multi-use space. As synthetic lawn, residents are able to utilize the space almost like an open lawn park, yet emergency vehicles can still access the area when needed. As we transition to the rear of the project site, a quiet garden is provided with shade trees and lounge seating for residents to find respite from the main street.



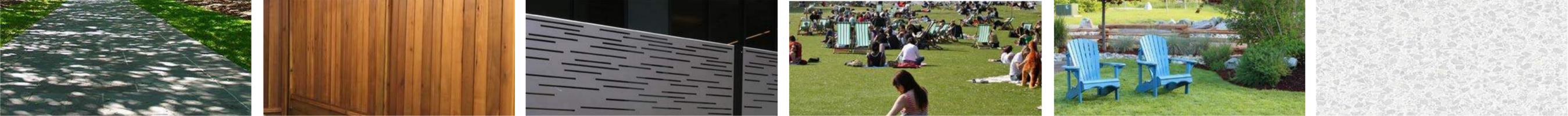
# Landscape Plan and Conceptual Images

SHEET L-10

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021



# Ground Floor Perspective Views



**LANDSCAPE ELEMENTS**

- a** Picnic Seating
- b** Hammock
- c** Drought Tolerant Planting
- d** Shade Trees
- e** Synthetic Lawn Flex Space
- f** Decorative Railing
- g** Raised Planter
- h** Biotreatment Planter



# Landscape Plan and Conceptual Images

# Breezeway Landscape and Planting Plan with Perspective Views



## LANDSCAPE ELEMENTS

- a** Seating
- b** Water Feature
- c** Raised Planter
- d** Overhead Building Connection
- e** Building Access
- f** Elevator
- g** ADA Access Ramp

## PLANTING SCHEMES

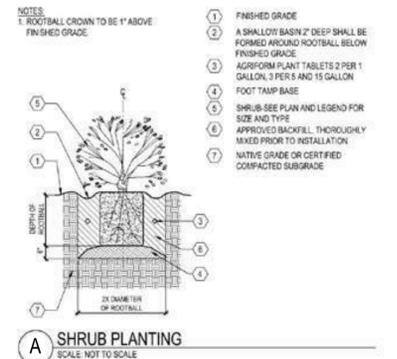
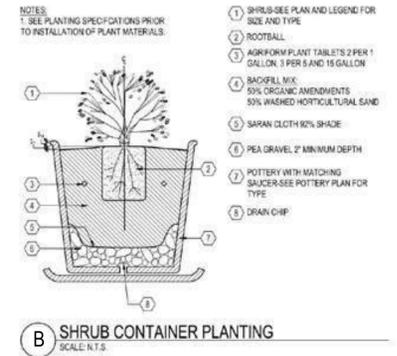
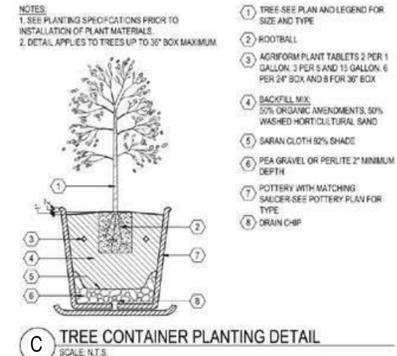
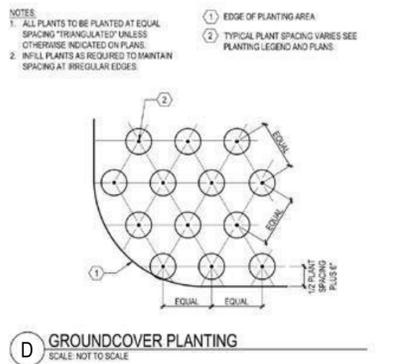
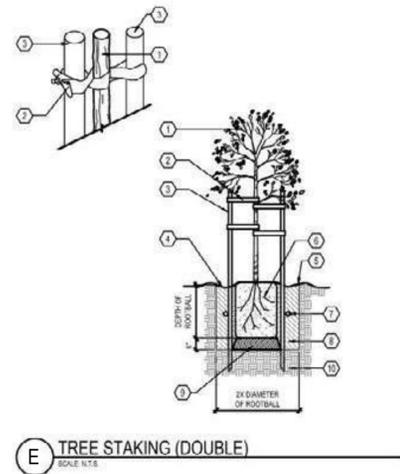
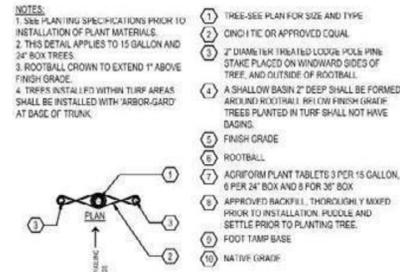
- 1** Lophostemon confertus  
Anigozanthos hybrids  
Lomandra L. 'Platinum Beauty'
- 2** Arctostaphylos 'Dr. Hurd'  
Grevillea lanigera 'Coastal Gem'  
Arctostaphylos 'Emerald Carpet'

## LANDSCAPE NARRATIVE

The Breezeway landscape design aims to transition visitors and users from the busy street to the rear garden and interior residential units. Raised planter beds and a water feature quiet the space as pedestrians walk towards the welcome lobby. Site furnishings such as benches and bike racks are also available for visitors to rest as they transition away from the street.



# Landscape Plan and Conceptual Images



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
<b>TREES</b>						
ARB UNE	XX	ARBUTUS UNEDO	STRAWBERRY TREE	15 GALLON	15' X 15'	L
ARC DRH	XX	ARCTOSTAPHYLOS 'DR. HURD.'	DR. HURD MANZANITA	15 GALLON	15' X 15'	L
CAL CIT	XX	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	15 GALLON	10' X 10'	M
CEA RAY	XX	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	15 GALLON	30' X 10'	L
CER OCC	XX	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	20' X 15'	VL
CIT LAT	XX	CITRUS X LATIFOLIA 'BEARSS'	BEARSS LIME	15 GALLON	11'X11'	M
CIT MEY	XX	CITRUS X MEYERI 'IMPROVED'	MEYER LEMON TREE	15 GALLON	8'X4'	M
CIT SIN	XX	CITRUS SINENSIS	NAVEL ORANGE	15 GALLON	12'X12'	M
COC LAU	XX	COCCULUS LAURIFOLIUS	LAURAL-LEAF SNAILSEED	15 GALLON	15'X15'	M
COT COG	XX	COTINUS COGGYGRIA	SMOKE TREE	15 GALLON	15' X 15'	L
LOP CON	XX	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GALLON	30' X 25'	M

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
<b>SHRUBS</b>						
XX		ABUTILON PALMERI	PALMER'S ABUTILON	1 GALLON	5' X 5'	L
XX		ANIGOZANTHOS HYBRIDS	KANGAROO PAW	1 GALLON	1' X 3'	L
XX		ARCTOSTAPHYLOS 'SENTINEL'	SENTINEL MANZANITA	1 GALLON	4' X 4'	L
XX		BACCHARIS PILULARIS	COYOTE BRUSH	1 GALLON	8' X 8'	L
XX		BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GALLON	3' X 3'	L
XX		CORIANDRUM SATIVUM	CILANTRO	1 GALLON	1'X1'	L
XX		EUPHORBIA X MARTINII 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	1 GALLON	2' X 2'	L
XX		FRANGULA CALIFORNICA	COFFEEBERRY	1 GALLON	6' X 6'	L
XX		GREVILLEA LANIGERA 'COASTAL GEM'	WOOLY GREVILLEA	1 GALLON	1' X 5'	L
XX		JUNCUS PATENS	COMMON RUSH	1 GALLON	3' X 3'	L
XX		LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GALLON	2' X 2'	L
XX		MENTHA SPICATA	MINT 'SPEARMINT'	1 GALLON	2' X 2'	L
XX		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GALLON	5' X 3'	L
XX		ROSA CALIFORNICA	CALIFORNIA ROSE	1 GALLON	8' X 8'	L
XX		ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON	4'X4'	L
XX		SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	4' X 8'	L
XX		SALVIA OFFICINALIS	GARDEN SAGE	1 GALLON	2'X2'	L

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
<b>GROUNDCOVERS</b>						
XX		ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GALLON	1' X 4'	M
XX		CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER CEANOTHUS	1 GALLON	2' X 3'	L
XX		EPILOBIUM CANUM 'EVERETT'S CHOICE'	EVERETT'S CHOICE CALIFORNIA FUCHSIA	1 GALLON	1' X 3'	L
XX		ERIGERON GLAUCUS 'WHITE LIGHTS'	WHITE LIGHTS SEASIDE DAISY	1 GALLON	1' X 3'	L
XX		SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON	2' X 3'	VL

**GREEN RO...**

PER MANUFACTURER'S SPECIFICATIONS SEDUM MIX - TRAY SYSTEM COLUMBIA GREEN - PRE-GROWN TRAY

**Plant Palette and Details**

SHEET L-13

ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021

