

831 WATER ST.

SANTA CRUZ, CA

10/8/21



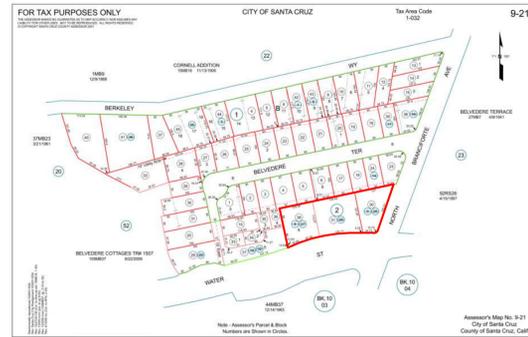
831 WATER STREET DEVELOPMENT

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	GYP GYPSUM BOARD	REV REVISION
ALT ALTERNATE	H HEIGHT	RH RIGHT HAND
ARCH ARCHITECTURAL	HD HOLD DOWN	RHR RIGHT HAND REVERSE
AUTO AUTOMATIC	HORIZ HORIZONTAL	RM ROOM
	HSR HIGH STRENGTH BOLTS	RO ROUGH OPENING
BLDG BUILDING	HSR HIGH STRENGTH RODS	SS SANITARY SEWER
BO BOTTOM OF	HVAC HEATING VENTILATION & AIR CONDITIONING	SCHED SCHEDULE
		SECT SECTION
CBC CALIFORNIA BUILDING CODE	INFO INFORMATION	SJ SEISMIC JOINT
CL CENTER LINE	INT INTERIOR	SHT SHEET
CLR CLEAR		SM SHEET METAL
CJ CONSTRUCTION JOINT		SIM SIMILAR
CMU CONCRETE MASONRY UNIT	L "LONG, LENGTH"	SI SEISMIC JOINT
COL COLUMN	LAM LAMINATE	SPEC SPECIFICATION
CONC CONCRETE	LB POUND	SF SQUARE FOOT/FEET
CONT CONTINUOUS	LH LEFT HAND	SST STAINLESS STEEL
CTR CENTER	LHR LEFT HAND REVERSE	STL STEEL
	LT LIGHT	STOR STORAGE
DEPT DEPARTMENT	LTW LIGHT WEIGHT	STRUCT STRUCTURAL
DET DETAIL		SYM SYMMETRICAL
DIA DIAMETER	MFR MANUFACTURER	SYS SYSTEM
DN DOWN	MAINT MAINTENANCE	SQ SQUARE
DR DOOR	MAX MAXIMUM	
DRWR DRAWER	MECH MECHANICAL	TEMP TEMPORARY
DWG DRAWING	MEZZ MEZZANINE	T&G TONGUE AND GROOVE
	MIN MINIMUM	TO TOP OF
EA EACH	MISC MISCELLANEOUS	TO TOP OF FINISH
EL ELEVATION		TOSTOP OF STEEL/STRUCTURE
ELEC ELECTRICAL		TOW TOP OF WALL
ELEV ELEVATOR	NIC NOT IN CONTRACT	TYP TYPICAL
ENG ENGINEER	NO NUMBER	
EQ EQUAL	NTS NOT TO SCALE	TOPTOP OF PLATE
EQUIP EQUIPMENT		
EXHXHAUST	OC ON CENTER	UL UNDER WRITERS LABORATORY
EXT EXTERIOR	OD OUTSIDE DIAMETER	UON UNLESS OTHERWISE NOTED
	OP OPENING	UTIL "UTILITY, UTILITIES"
FA FIRE ALARM	OPPOSITE	
FAB FABRICATE		VER VERIFY
FE FIRE EXTINGUISHER		VERT VERTICAL
FF FINISHED FLOOR	PL PROPERTY LINE	VEST VESTIBULE
FIN FINISH	PLAM PLASTIC LAMINATE	VIF VERIFY IN FIELD
FLR FLOOR	PLY PLYWOOD	
FO FACE OF	PT PRESSURE TREATED	W/ WITH
FOF FACE OF FINISH		W/O WITHOUT
FOFS FACE OF STUD		WC WATER CLOSET
FOWF 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		
DOOR REFERENCE		
WINDOW REFERENCE		
ELEVATION DATUM		
ROOM NUMBER	Room name	
PARTITION TYPE		
FINISH CEILING HEIGHT		
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 MARKET RATE UNITS AND 4,568 SF GROUND COMMERCIAL SPACE, AND 71 AFFORDABLE UNITS WITH 1,400 SF RESIDENT AMENITY SPACE.

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: 4,568 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
Live work: 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

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 BRANCIFORTE AVE AND WATER ST
	A04.2 SIDE VIEW FROM WATER ST
	A04.3 REAR VIEW FROM N BRANCIFORTE 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 AFFORDABLE ROOF DECK LANDSCAPE PLAN
	L-3 AFFORDABLE ROOF DECK PERSPECTIVE VIEWS
	L-4 AFFORDABLE ROOF DECK PERSPECTIVE VIEWS
	L-5 AFFORDABLE ROOF DECK PLANTING PLAN
	L-6 MARKET RATE ROOF DECK LANDSCAPE PLAN
	L-7 MARKET RATE ROOF DECK PERSPECTIVE VIEWS
	L-8 MARKET RATE ROOF DECK PERSPECTIVE VIEWS
	L-9 MARKET RATE 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.
- 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 = 37258 sq ft

Net Impervious Area = 34857 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.

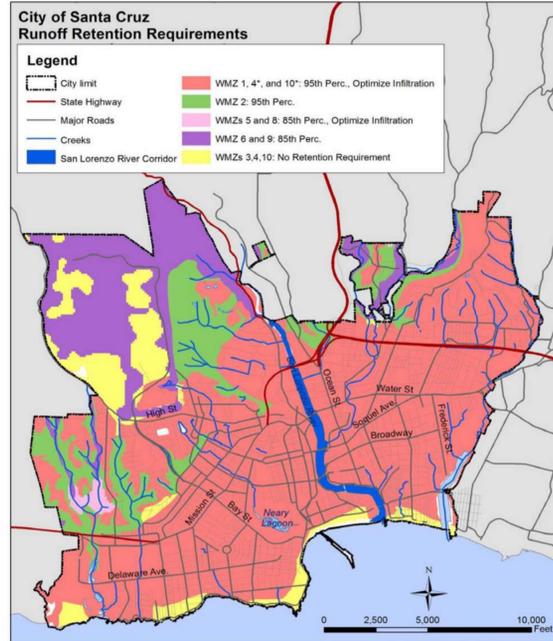
D - Watershed Management Zones - For projects subject to Tiers 3 Post-Construction BMP requirements only.

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
Total		27,250 SF	28,000 SF
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
Total		35,000 SF	26,340 SF



BASE PROJECT Ground Floor Program



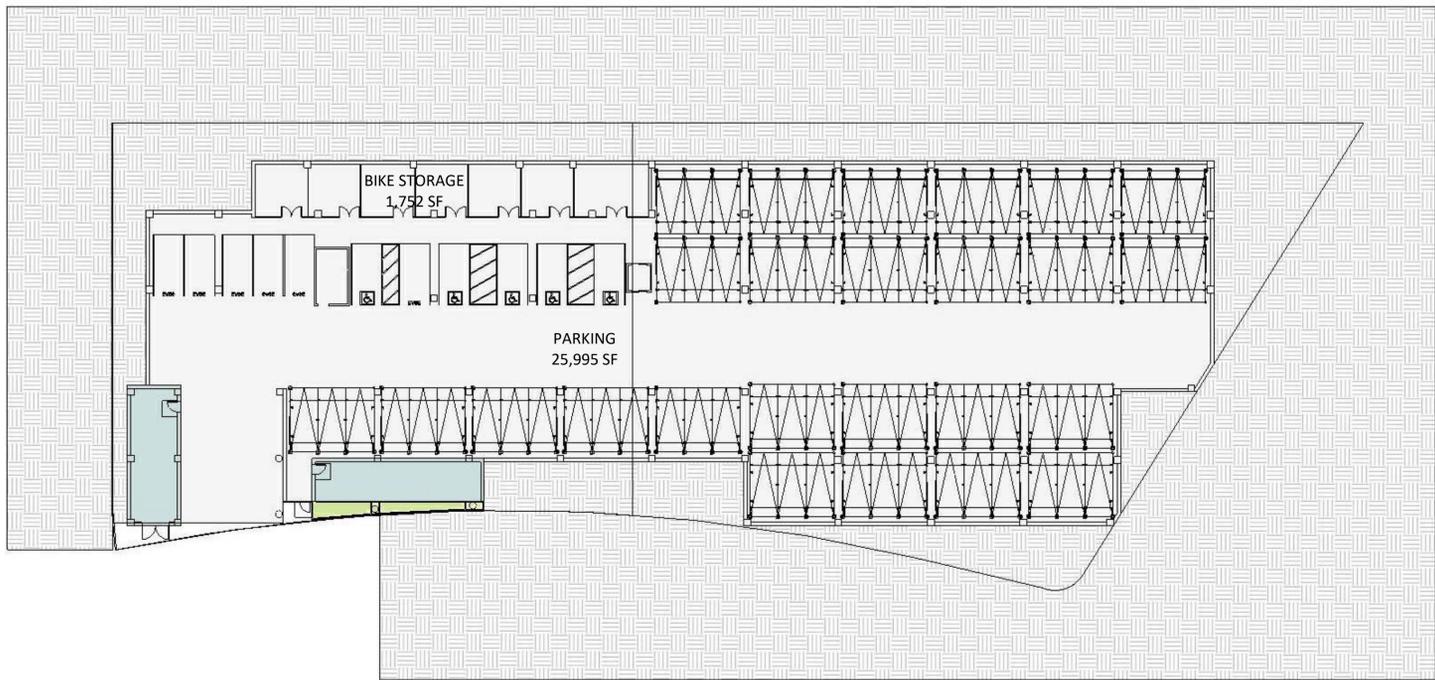
PROPOSED PROJECT Ground Floor Program



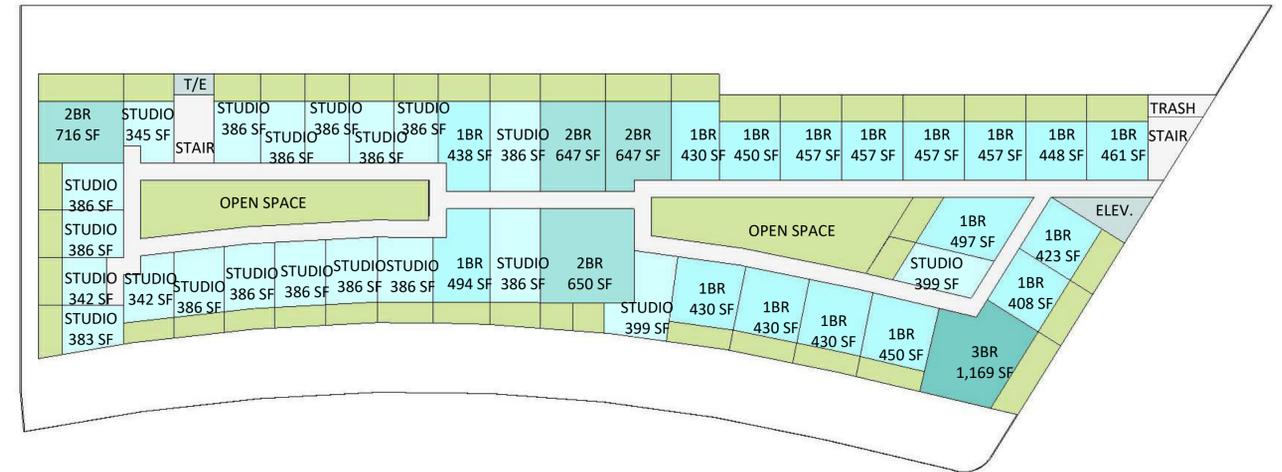
BASE PROJECT Residential Program



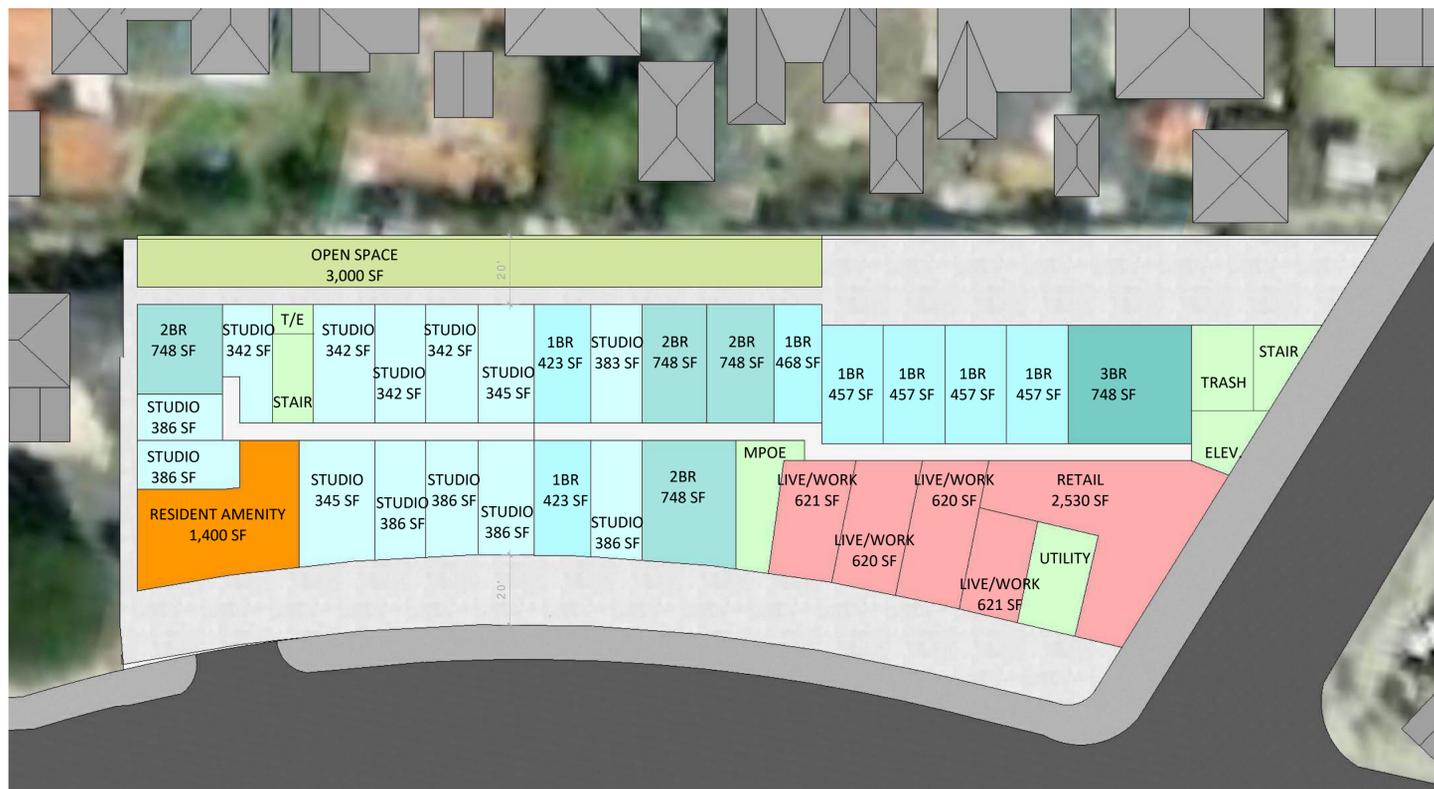
PROPOSED PROJECT Residential Program



BASE PROJECT Parking Level Program

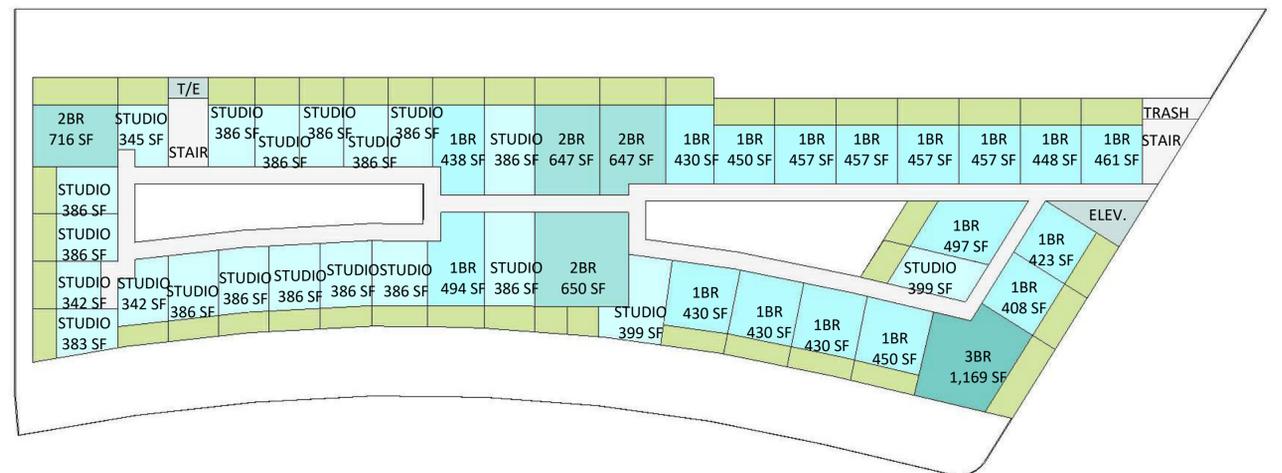


BASE PROJECT Level 2 Program



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: Market Rate

	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	
UNIT COUNT	6			18		18		18		9		TOTAL 69
TOTAL RES. GSF			4,737 gsf		10,574 gsf		10,574 gsf		10,574 gsf		9,519 gsf	
FLOOR PLATE GSF			9,749 gsf		10,574 gsf		10,574 gsf		10,574 gsf		9,519 gsf	
OVERALL RESIDENTIAL GSF											45,978 gsf	
NON-RESIDENTIAL GSF											Live/work	2,482 gsf
											Retail	2,530 gsf
GRAND TOTAL GSF											50,990 gsf	

Building B: Affordable

	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			
UNIT COUNT	14			19		19		19			TOTAL UNITS 71	
TOTAL RES. GSF			8,800 gsf		9,782 gsf		9,782 gsf		9,782 gsf			
FLOOR PLATE GSF			10,200 gsf		9,782 gsf		9,782 gsf		9,782 gsf			
OVERALL RESIDENTIAL GSF											38,146 gsf	37,538
NON-RESIDENTIAL GSF											Community Center	1,400 gsf
GRAND TOTAL GSF											39,546 gsf	

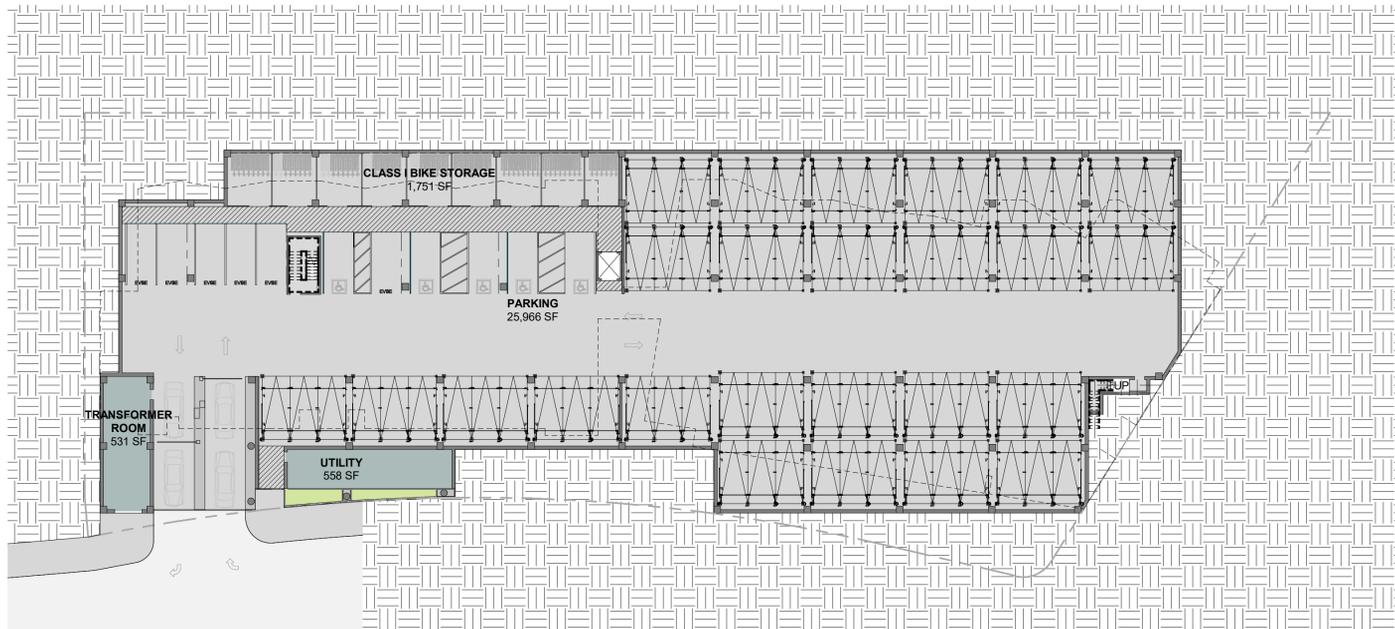
PROJECT GRAND TOTAL GSF 90,536 gsf 140 units
 2.28 FAR



DENSITY BONUS CALCULATIONS - PROPOSED

831 WATER ST. - 10/8/21

G02.3



PROPOSED PROJECT Basement Level Parking



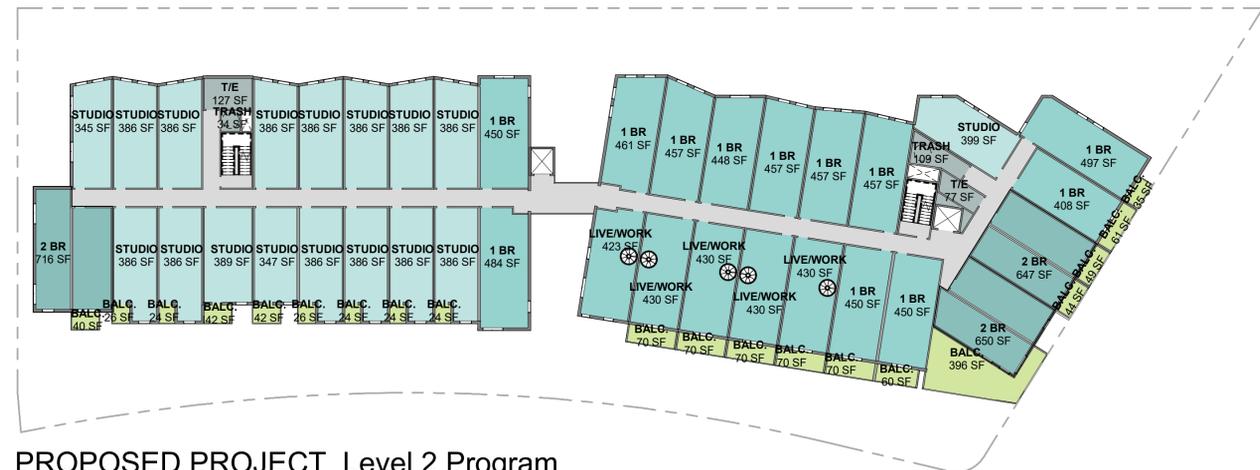
PROPOSED PROJECT Ground Floor Program



PROPOSED PROJECT Levels 3 & 4 Program



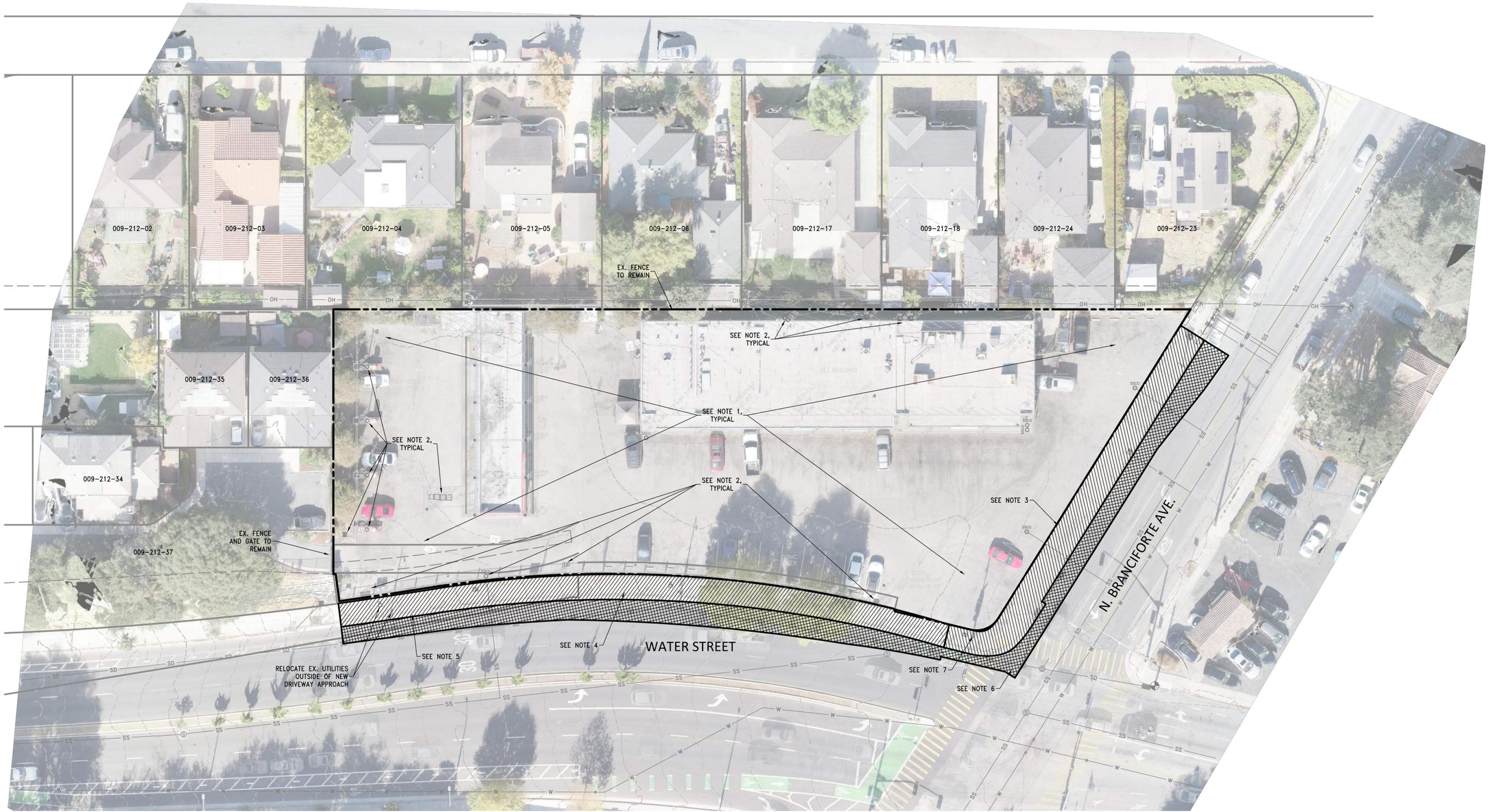
PROPOSED PROJECT Level 5 Program



PROPOSED PROJECT Level 2 Program

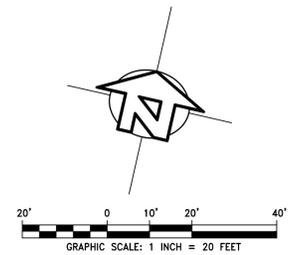


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NOTES:

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.
3. EXISTING CURB, GUTTER, AND SIDEWALK ON N. BRANCIFORTE AVE TO BE REMOVED TO ACCOMMODATE RIGHT TURN LANE. NEW CURB, GUTTER, AND SIDEWALK TO BE CONSTRUCTED PER CITY STANDARDS.
4. EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARDS.
5. NEW DRIVEWAY APPROACH WITH WRAPAROUND SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
6. SAWCUT EXISTING AC. SAWCUT SHALL BE ON PROPOSED WHITE LINE. WHERE SAWCUT INTERSECTS BIKE LANE, SAWCUT SHALL BE PERPENDICULAR TO PATH OF TRAVEL
7. EXISTING LIGHT POLE TO BE RELOCATED.



**SCHEMATIC
DEMOLITION PLAN**

831 WATER STREET DEVELOPMENT

SANTA CRUZ, CALIFORNIA

APN 009-212-30, 31, & 38	DESIGN MUR	DRAWN STAFF
DATE 10/6/2021	DATE	DATE

SHEET
C1.0

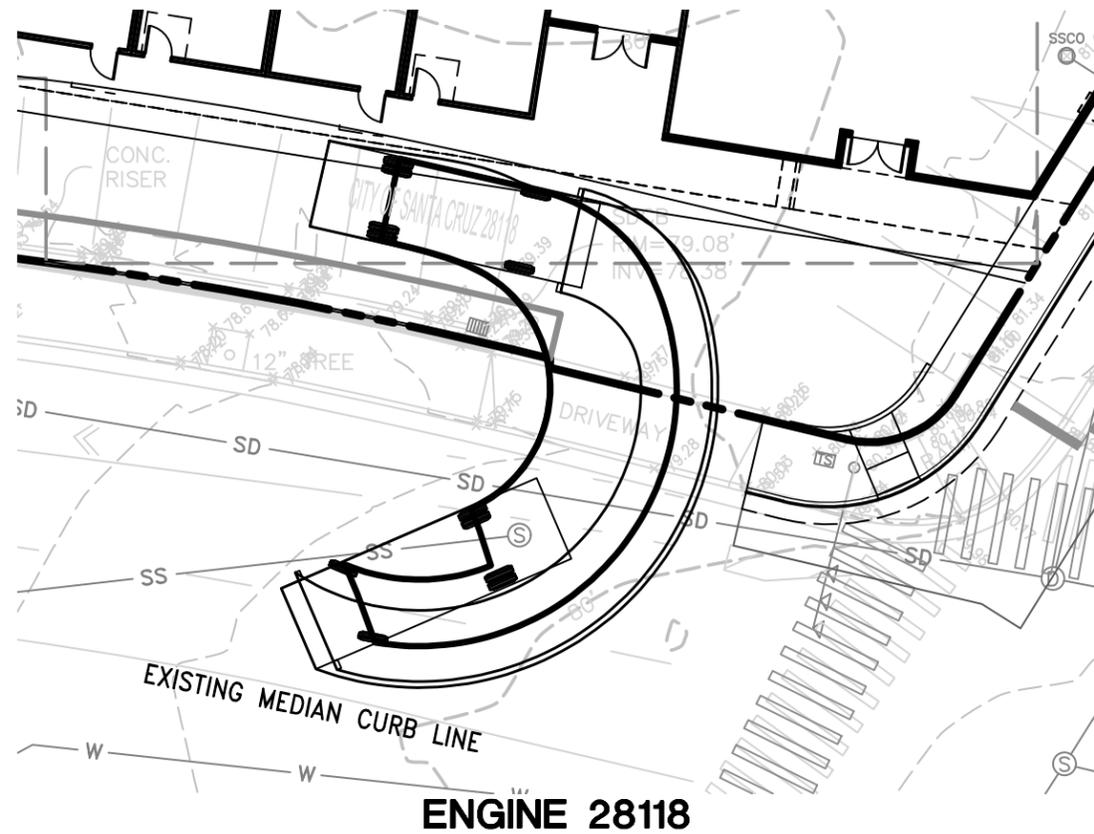
JOB NO. 20035

NOT FOR CONSTRUCTION

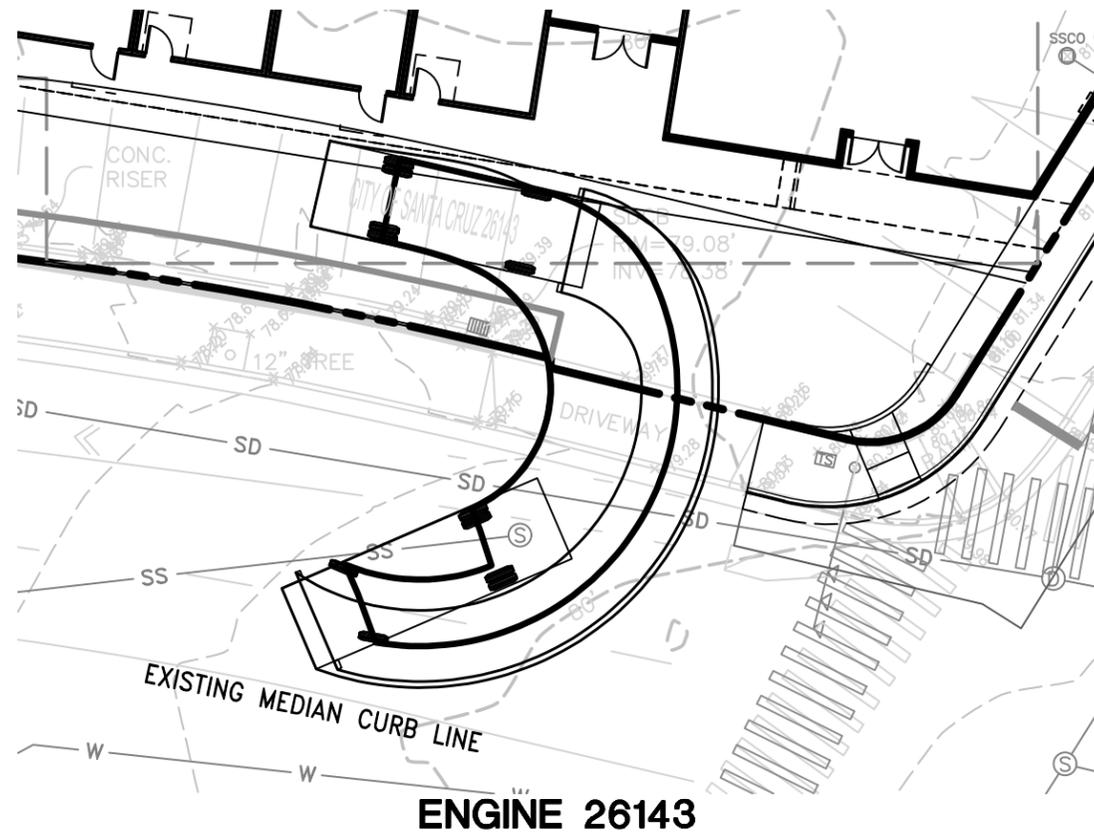
6800 SQUEL AVE SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 426-5935
FAX (831) 426-1763
www.iflandengineers.com



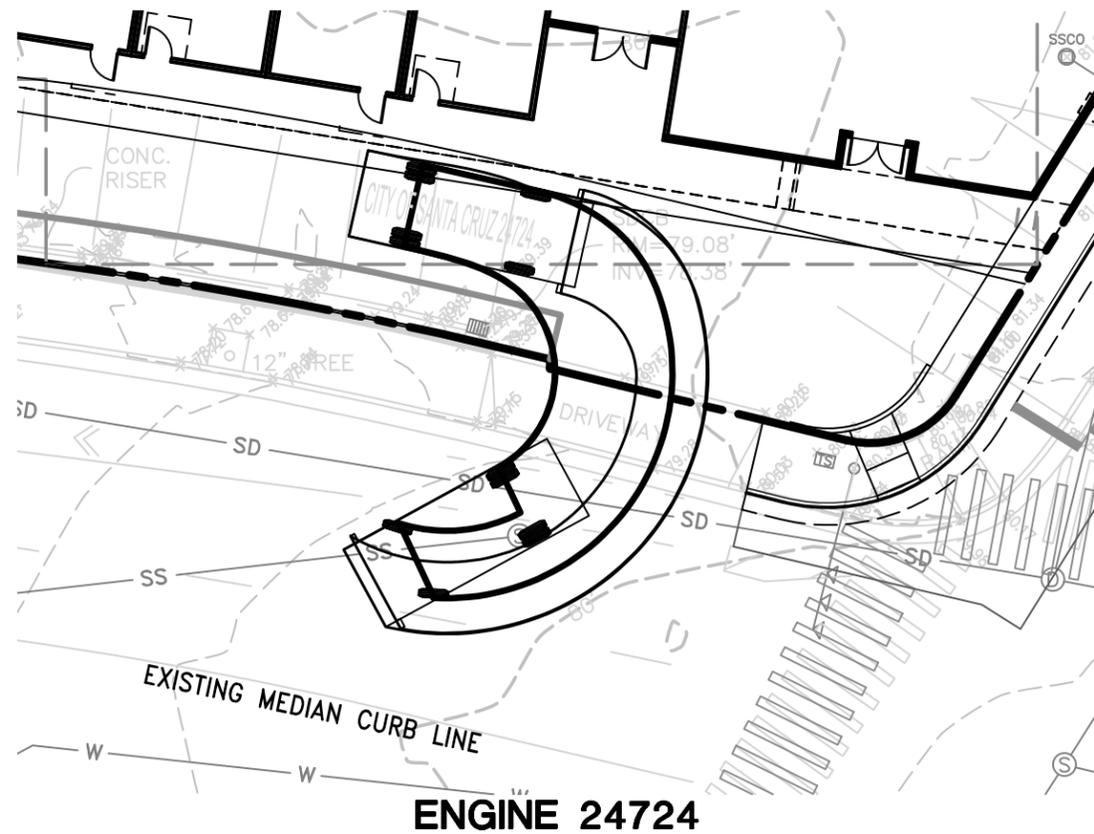
BY	REVISION	DATE



ENGINE 28118



ENGINE 26143



ENGINE 24724

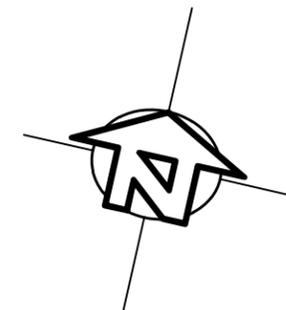
NOTES:

- 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

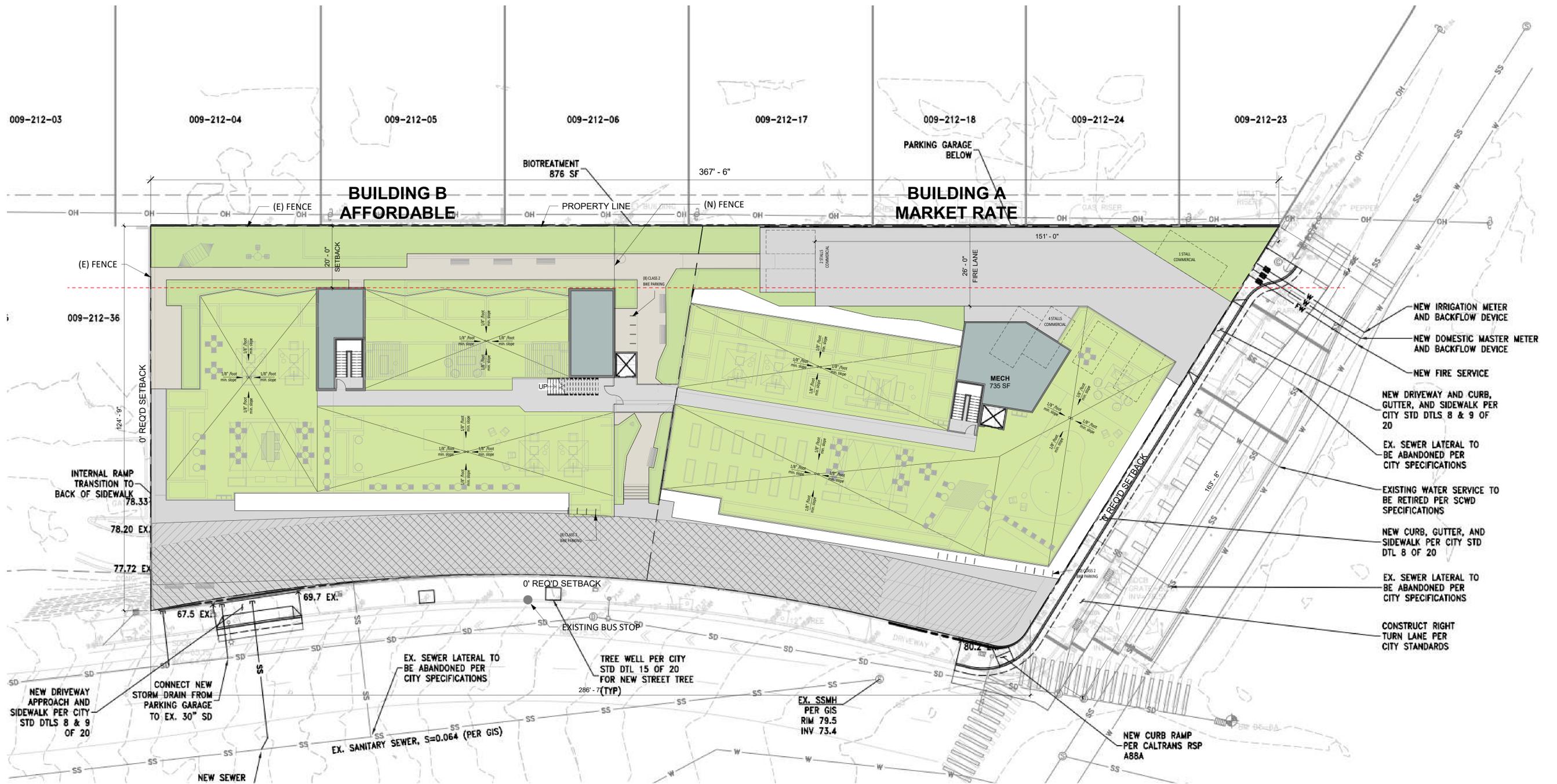


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 FAX (857) 426-1768
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JOB NO. 20035 APN 009-212-30, 31, & 38
 ADDRESS 831 WATER STREET, SANTA CRUZ, CA
 DRAWN MR DATE 10/6/21
 SCALE AS SHOWN SHEET 1 OF 1



Sheet Notes:

1. Natural Gas-Free Design as required by SCMC 6.100
2. New utilities to be undergrounded.



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
TOTAL CODE REQ'D PARKING	158 spaces

PARKING REDUCTIONS

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

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

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
TOTAL w/DB	79 spaces

PARKING REDUCTIONS

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

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

COMMERCIAL PARKING CALCULATION

Required: 1 space/250 gsf
 4,568 gsf */ 250 sf 19 spaces
 *commercial gsf including 2,482 gsf of live/work and 2,530 gsf of retail

PROVIDED AUTO PARKING:

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

Commercial Ground lvl.:	6 spaces
Commercial ADA:	1 space
Total auto spaces provided:	7 spaces

TOTAL AUTO PARKING PROVIDED: 143 spaces

CODE REQ'D BICYCLE PARKING CALCULATION (24.12.250) :

Class I: 1 space / unit	140 spaces
Class II: 1 space / 4 units	35 spaces
TOTAL BICYCLE PARKING REQ'D	175 spaces

TOTAL BICYCLE PARKING PROVIDED: 176 spaces



TOTAL GROSS SF:	BUILDING A	BUILDING B
	9,749 SF	10,200 SF
TOTAL LEASABLE SF:	3,491 SF	5,197 SF

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





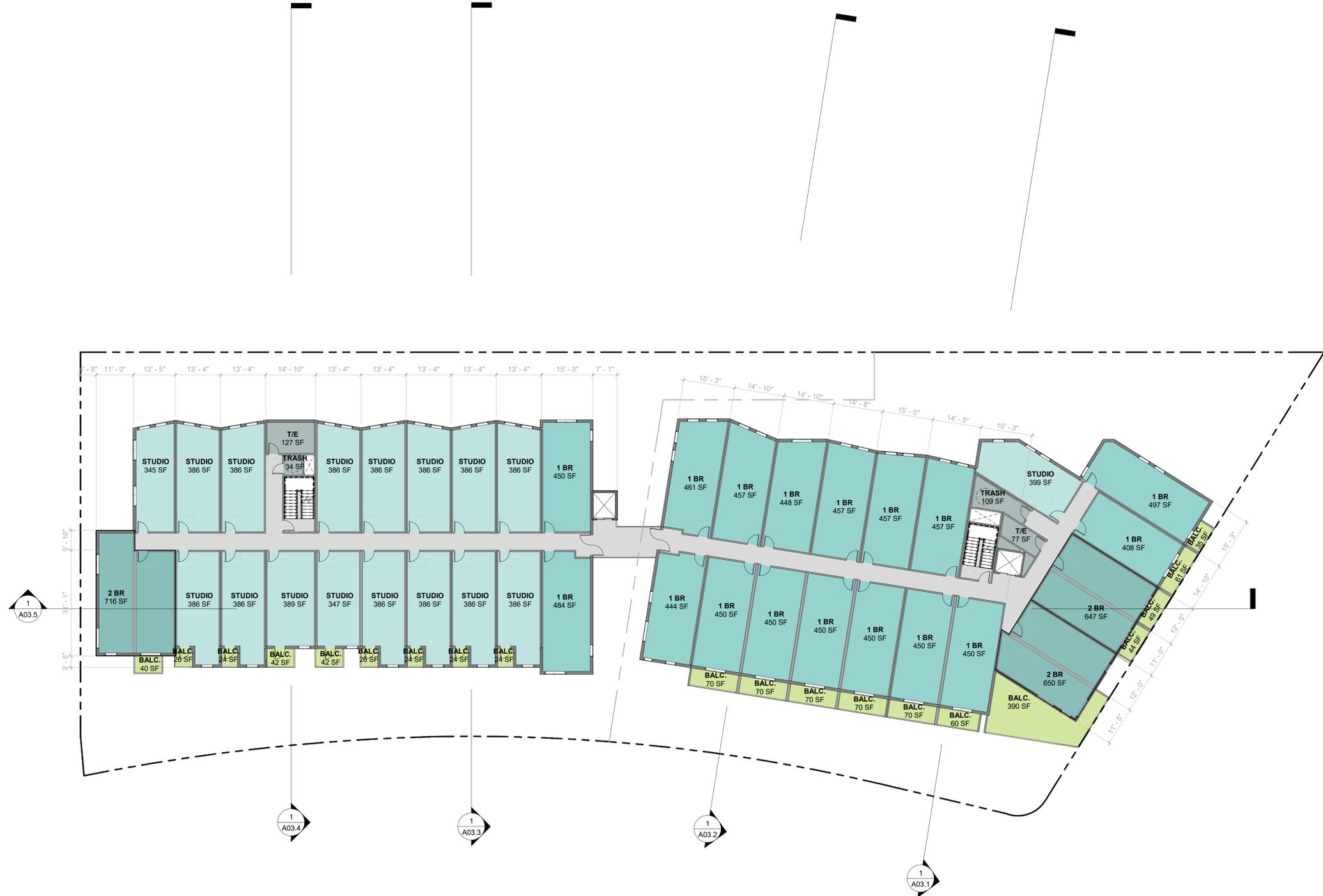
TOTAL GROSS SF: 10,574 SF
 TOTAL LEASABLE SF: 8,084 SF

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





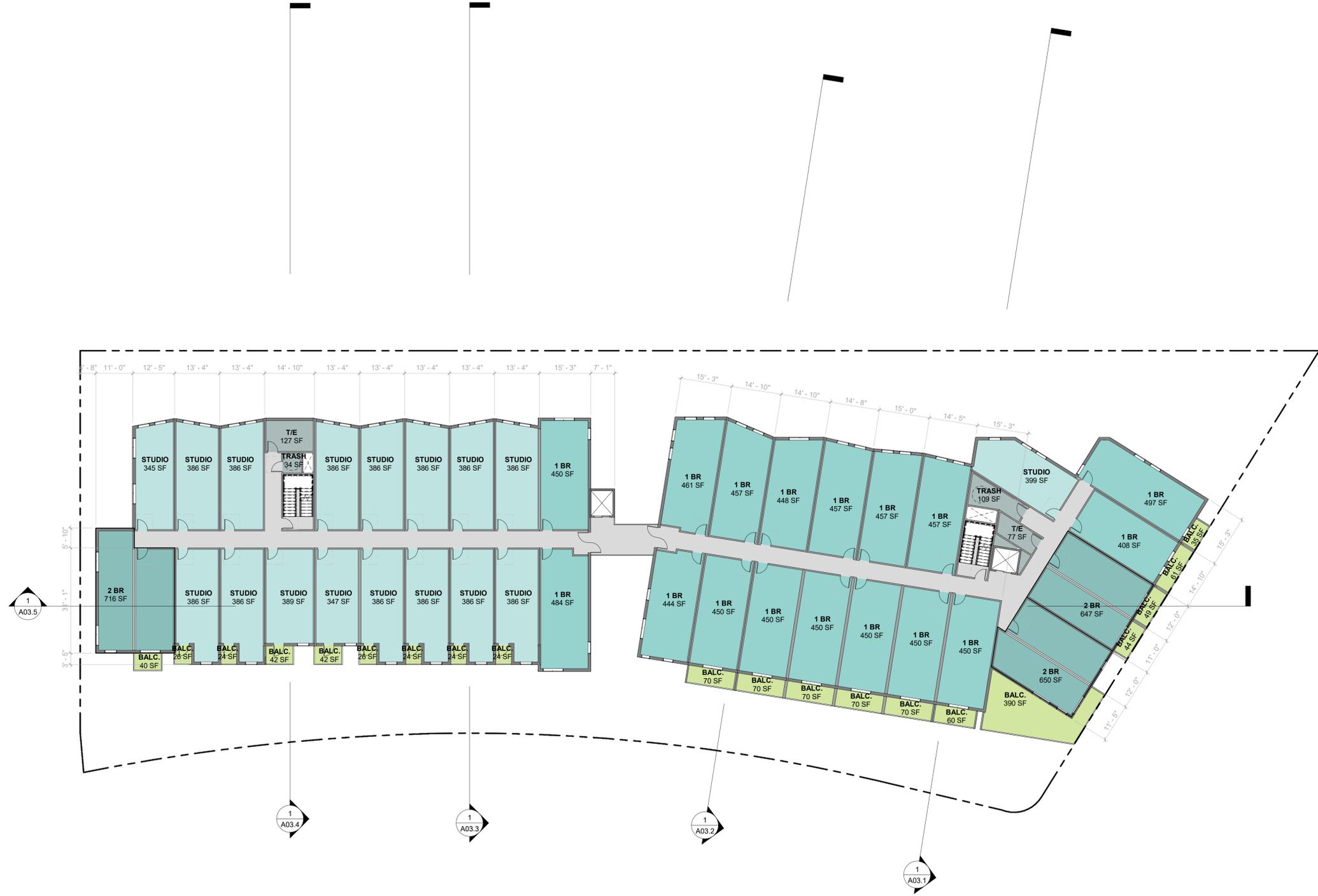
TOTAL GROSS SF:
TOTAL LEASABLE SF:

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





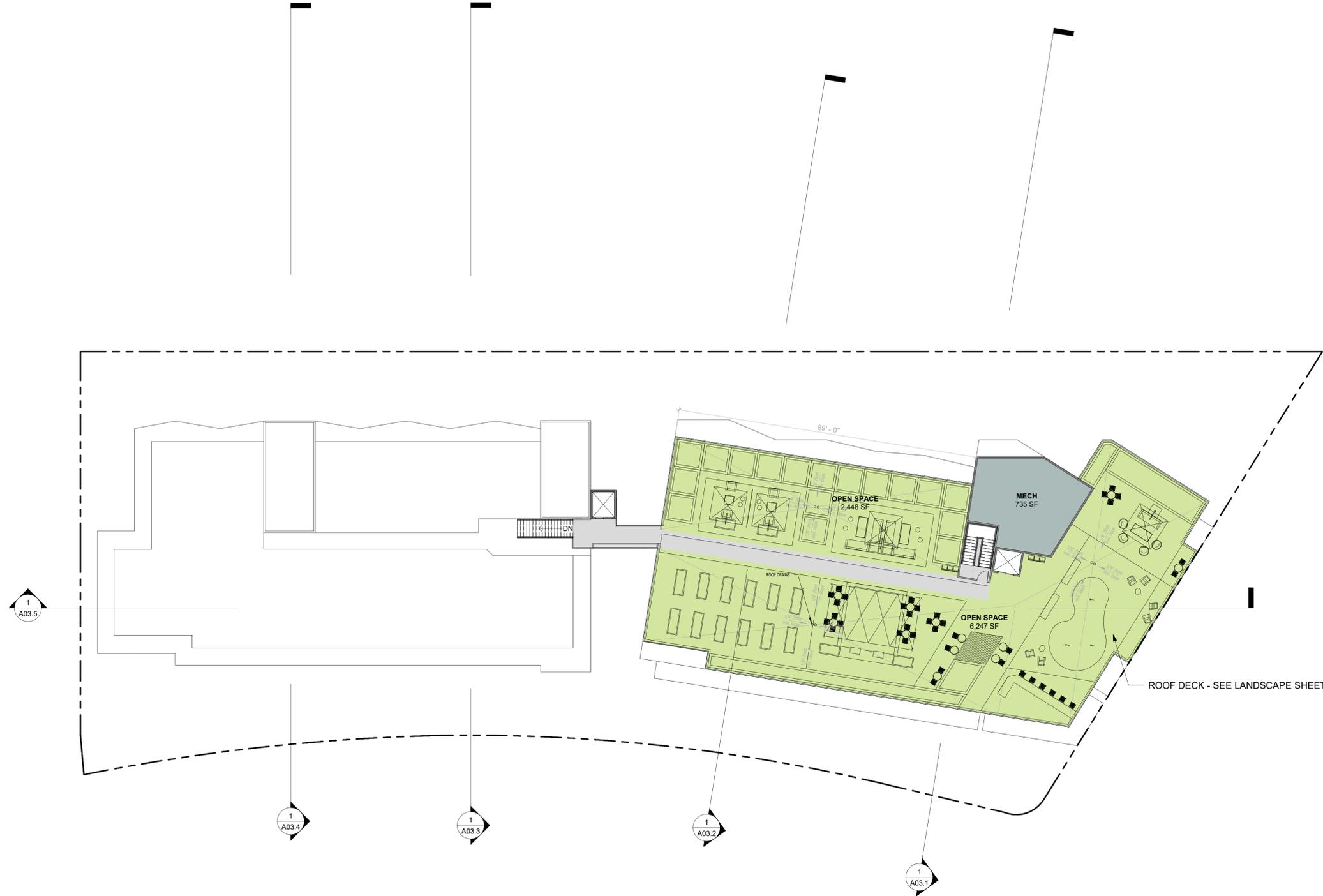
TOTAL GROSS SF: 10,574 SF
 TOTAL LEASABLE SF: 8,084 SF

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







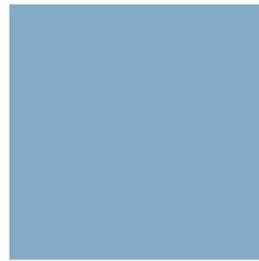
W1

NICHIHA VINTAGEWOOD
Bruce



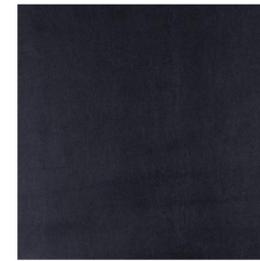
S1

STUCCO
Extra White - SW 7006



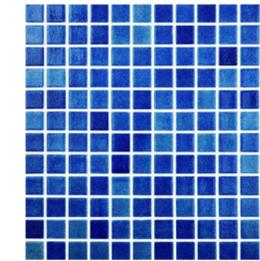
M1

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



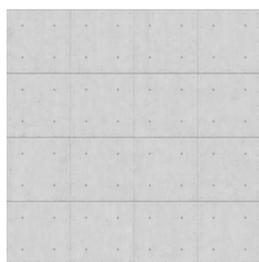
M2

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.

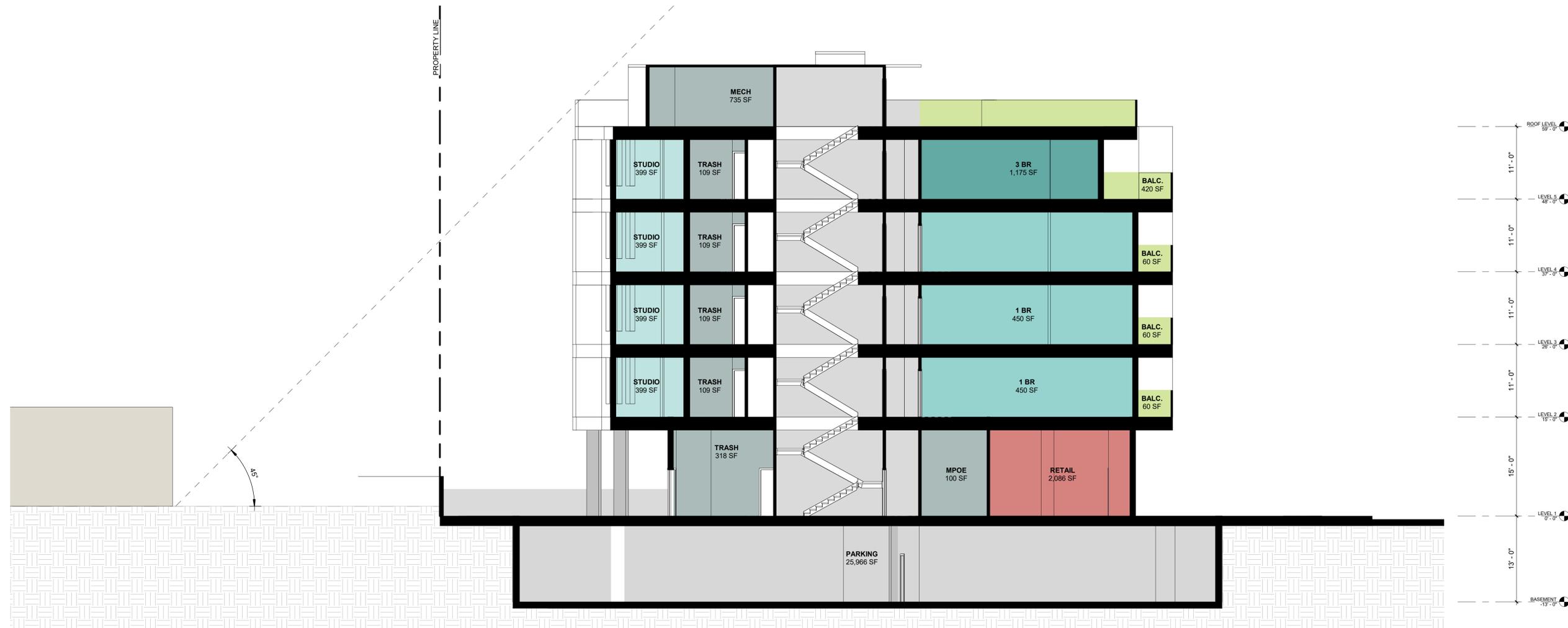


② BUILDING A ELEVATION - WEST
1" = 10'-0"

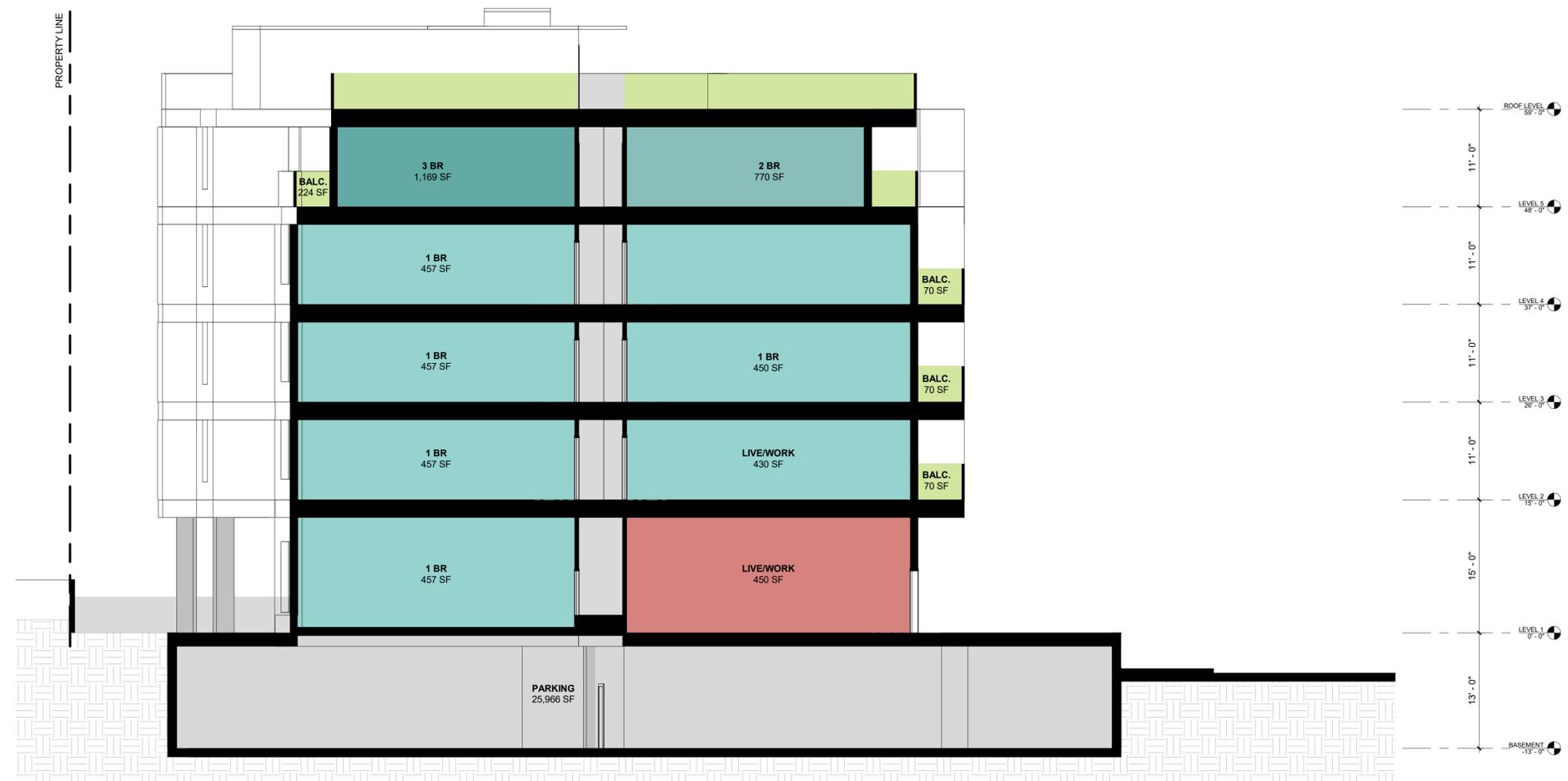


① BUILDING B ELEVATION - WEST
1" = 10'-0"

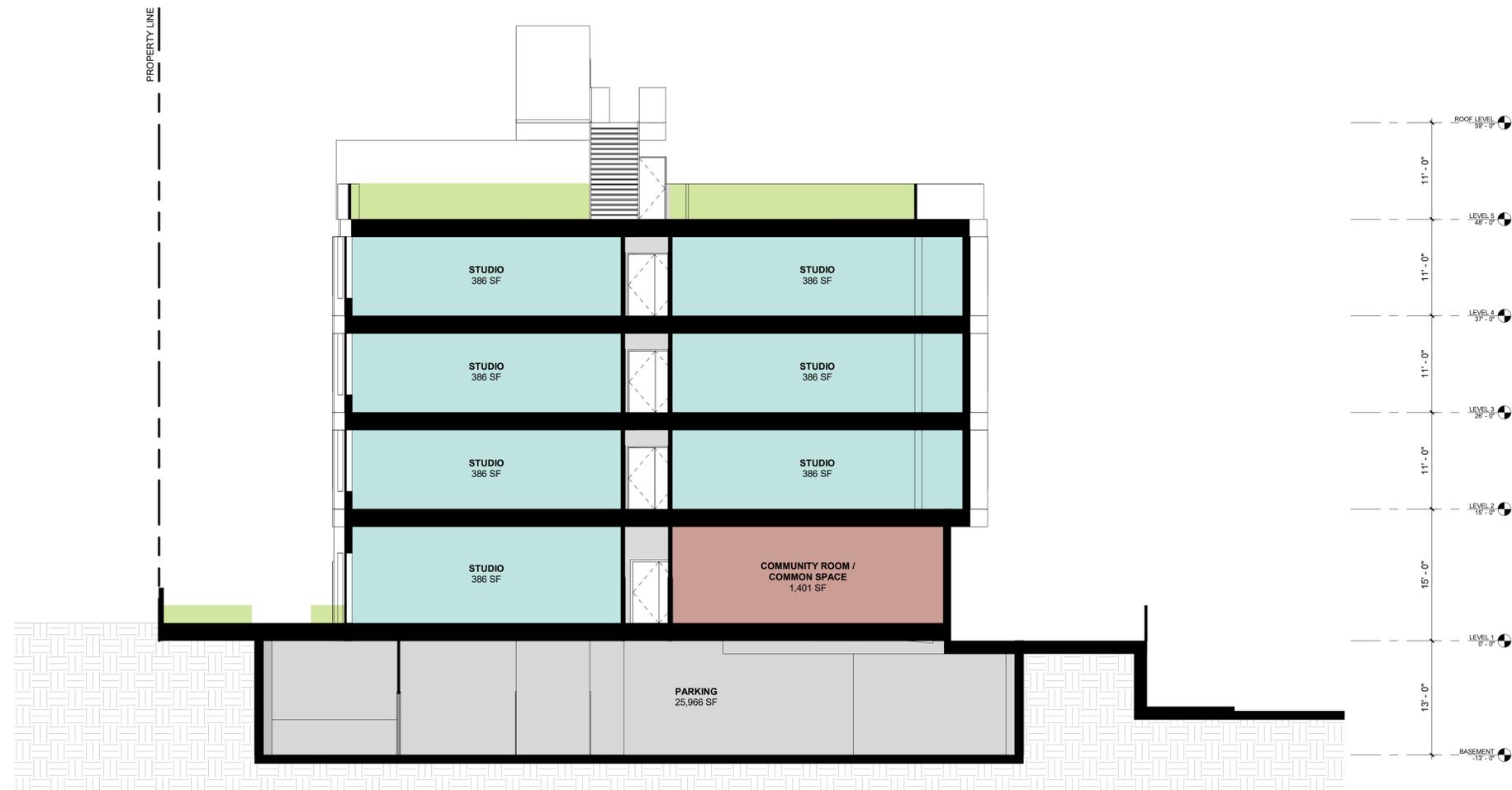
Sheet Notes: a) the balcony overhangs on the south side will shade windows in the summer while letting sun in during the winter months (due to the lower angle of the sun);
b) the windows and doors are operational, allowing for passive heating/cooling; c) operational window coverings will be installed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



① Section 9
1" = 10'-0"









① STREET ELEVATION
1/16" = 1'-0"



JUN 21 9AM



JUN 21 12PM



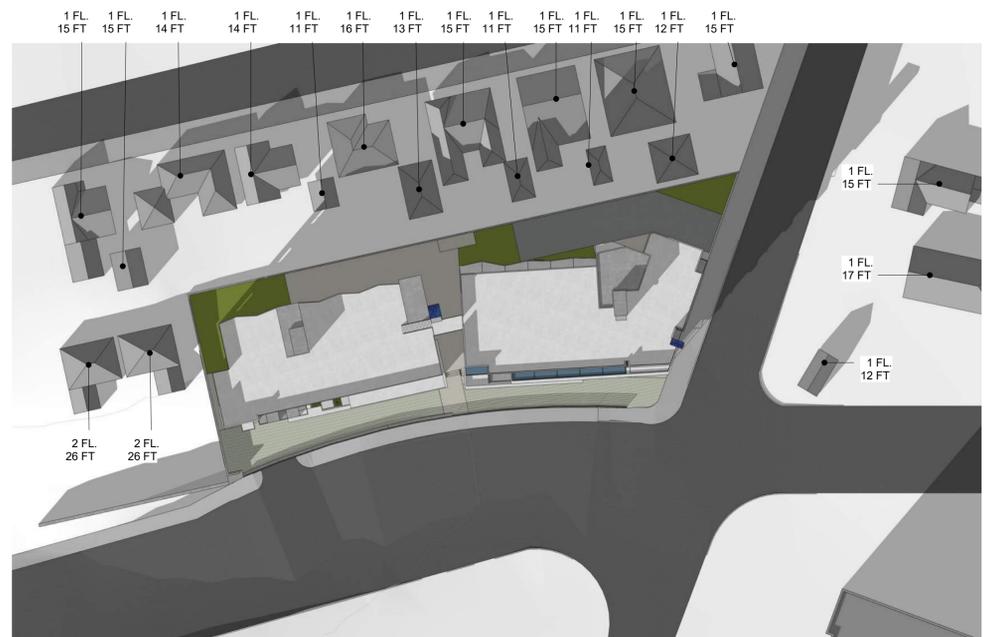
JUN 21 3PM



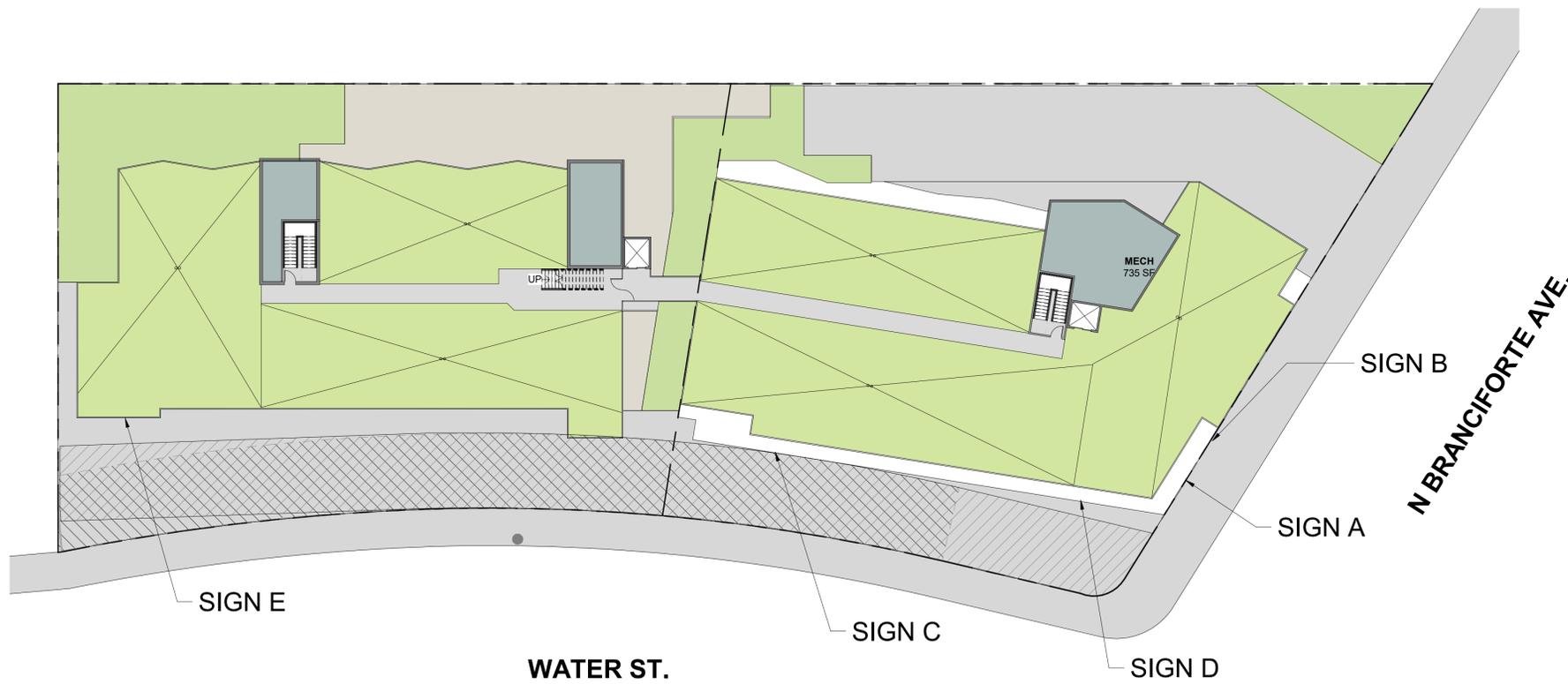
DEC 21 9AM



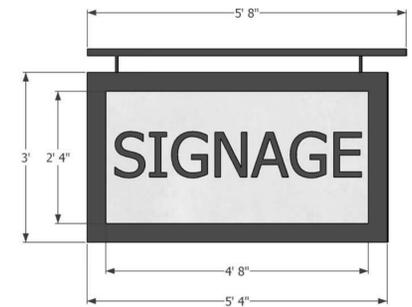
DEC 21 12PM



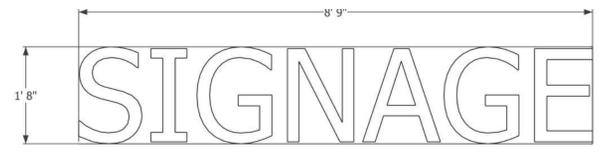
DEC 21 3PM



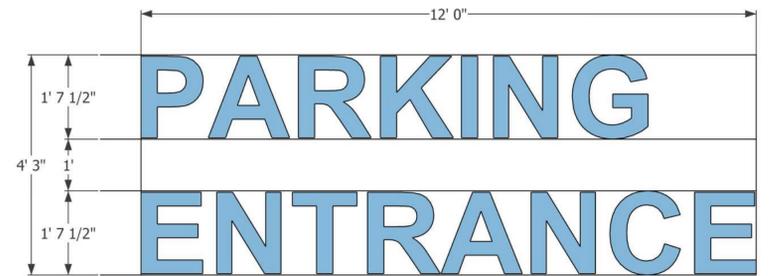
1 sign plan 2
1" = 20'-0"



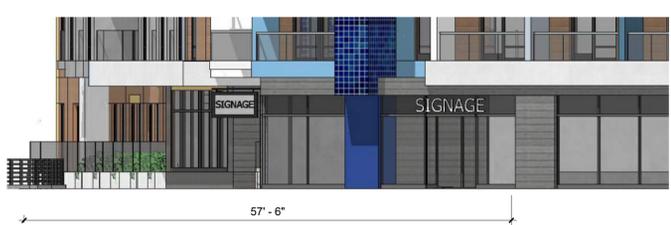
SIGN C
BLADE SIGN WITH BLACK FRAME



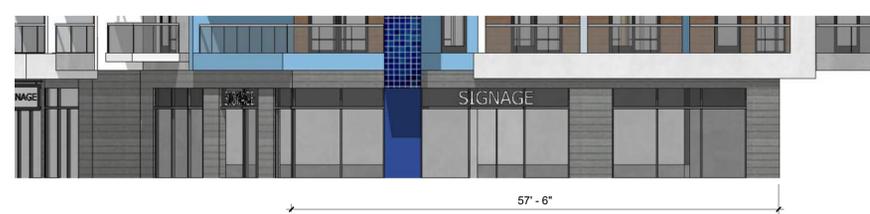
SIGN B, D
WHITE PAINTED ALUMINUM LETTERS



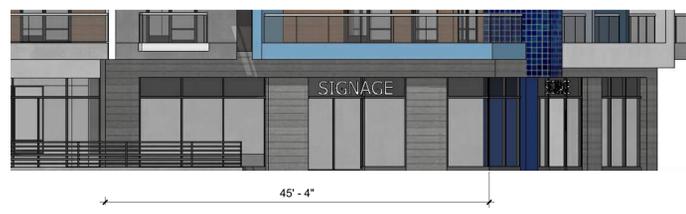
SIGN E
BLUE PAINTED ALUMINUM LETTERS



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



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



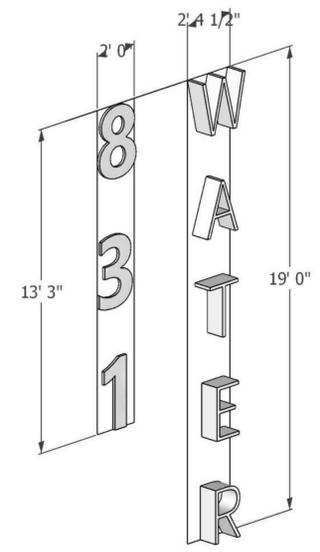
3 SIGN D - RETAIL
1" = 10'-0"



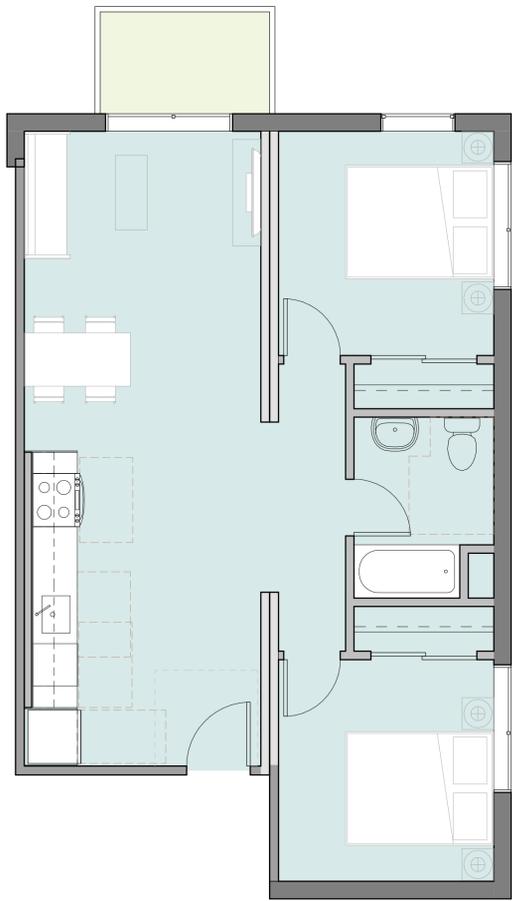
5 SIGN E - PARKING ENTRANCE
1" = 10'-0"



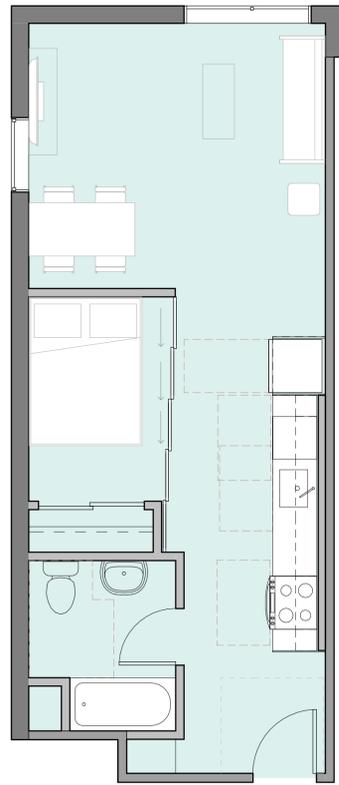
4 SIGN A - 831 WATER
1" = 10'-0"



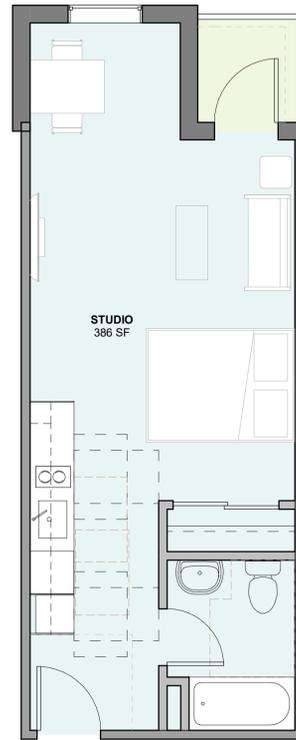
SIGN A
WHITE PAINTED ALUMINUM LETTERS
WITH HALO ILLUMINATION



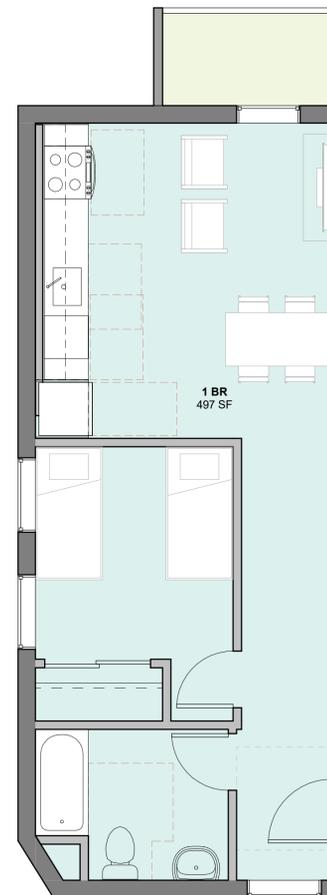
01 ENLARGED UNIT PLAN - 2 BEDROOM (BUILDING B)
1/4" = 1'-0"



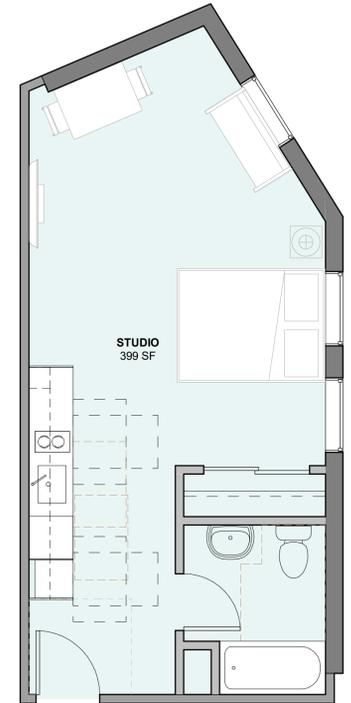
02 ENLARGED UNIT PLAN - 1 BEDROOM (BUILDING B)
1/4" = 1'-0"



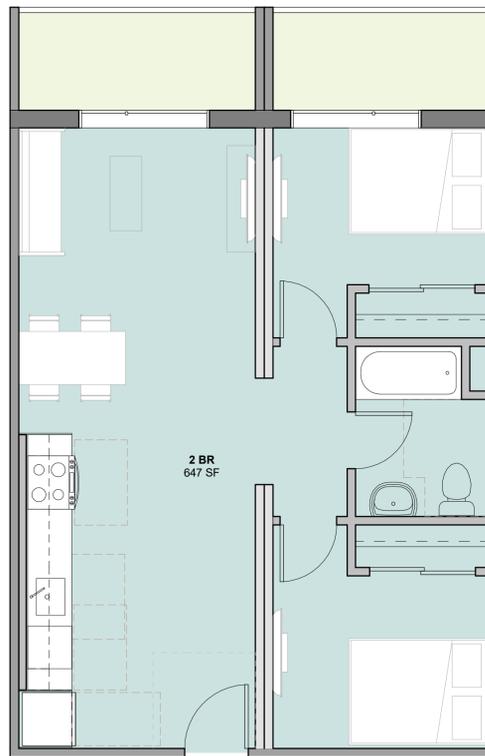
03 ENLARGED UNIT PLAN - STUDIO (BUILDING B)
1/4" = 1'-0"



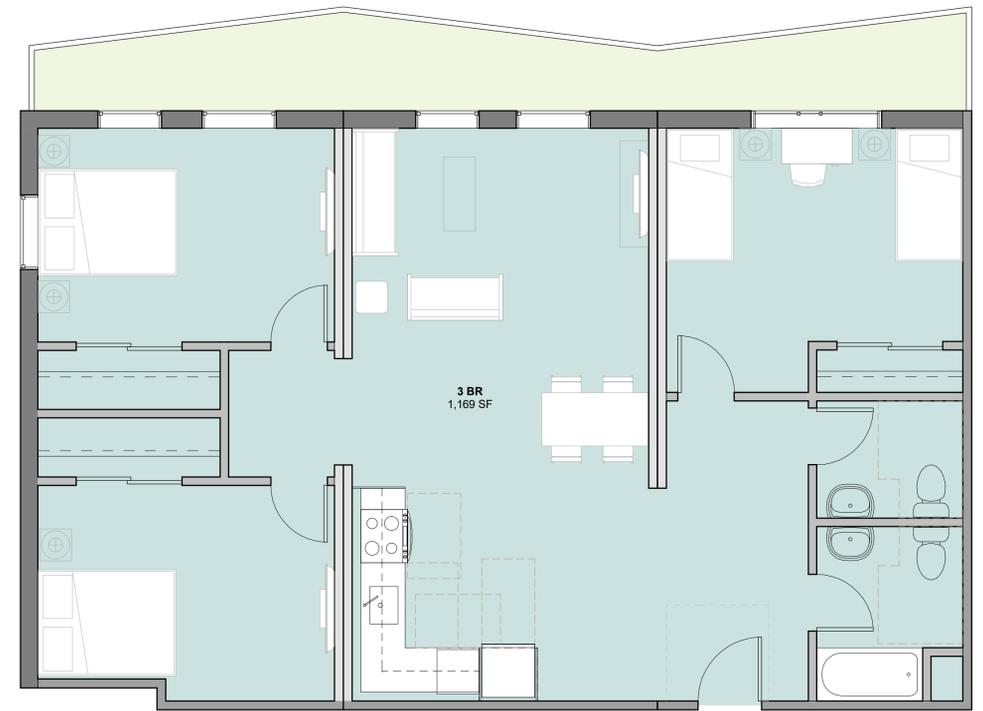
04 ENLARGED UNIT PLAN - 1 BEDROOM (BUILDING A)
1/4" = 1'-0"



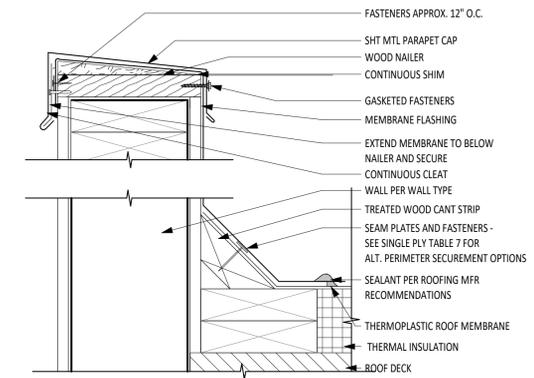
05 ENLARGED UNIT PLAN - STUDIO (BUILDING A)
1/4" = 1'-0"



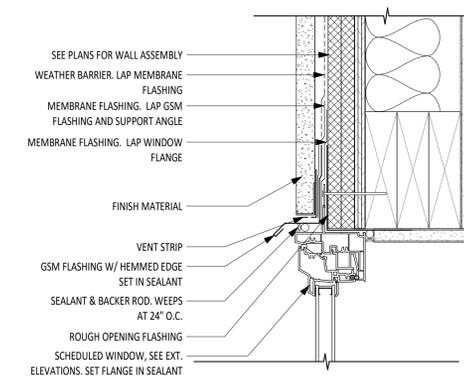
06 ENLARGED UNIT PLAN - 2 BEDROOM (BUILDING A)
1/4" = 1'-0"



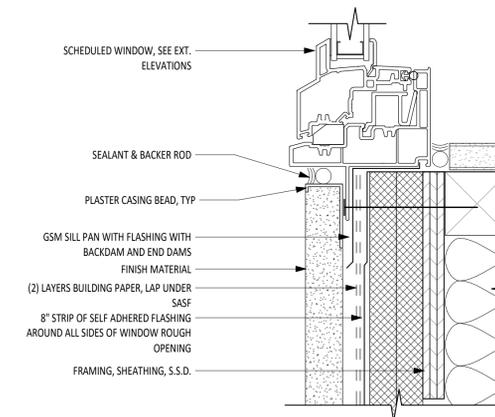
07 ENLARGED UNIT PLAN - 3 BEDROOM (BUILDING A)
1/4" = 1'-0"



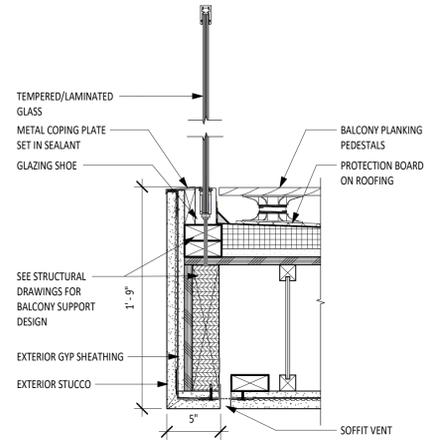
3 PARAPET DETAIL 1
 3" = 1'-0"



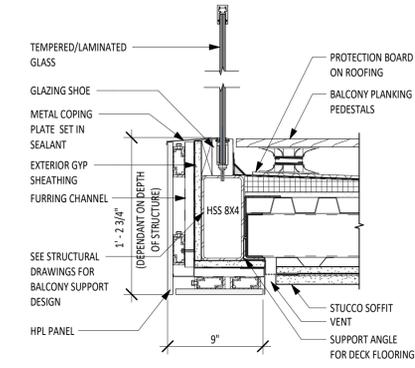
2 WINDOW HEAD DETAIL 1
 3" = 1'-0"



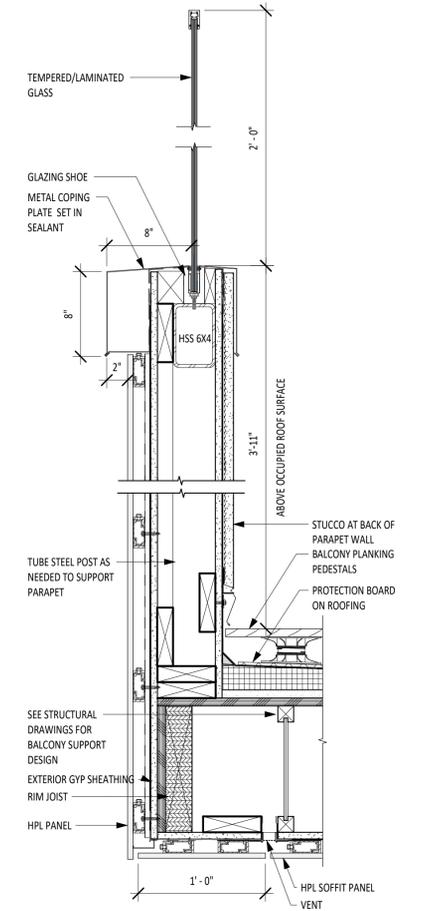
1 WINDOW SILL DETAIL 1
 6" = 1'-0"



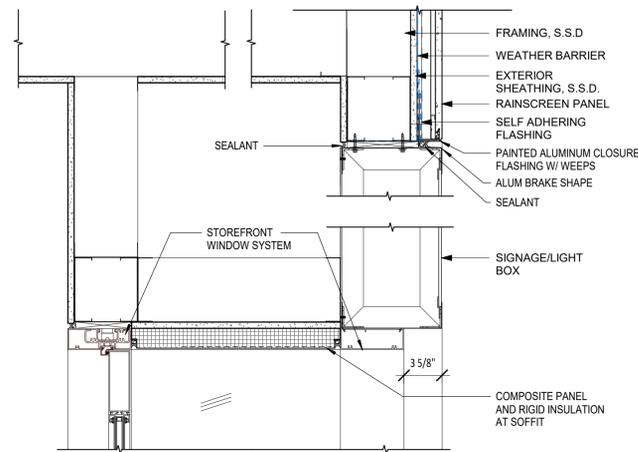
1 NON- CANTILEVERED BALCONY



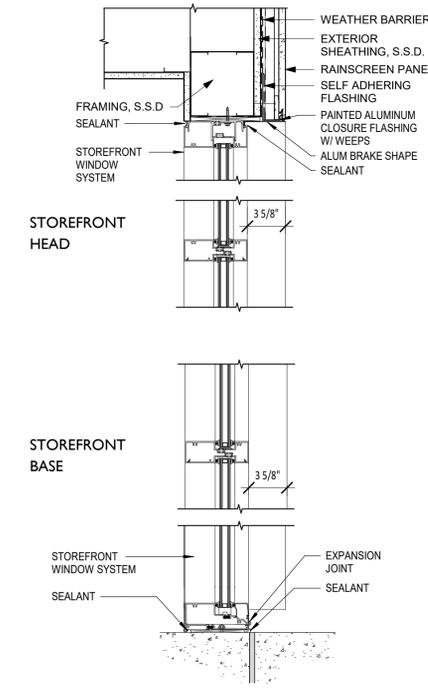
3 CANTILEVERED BALCONY



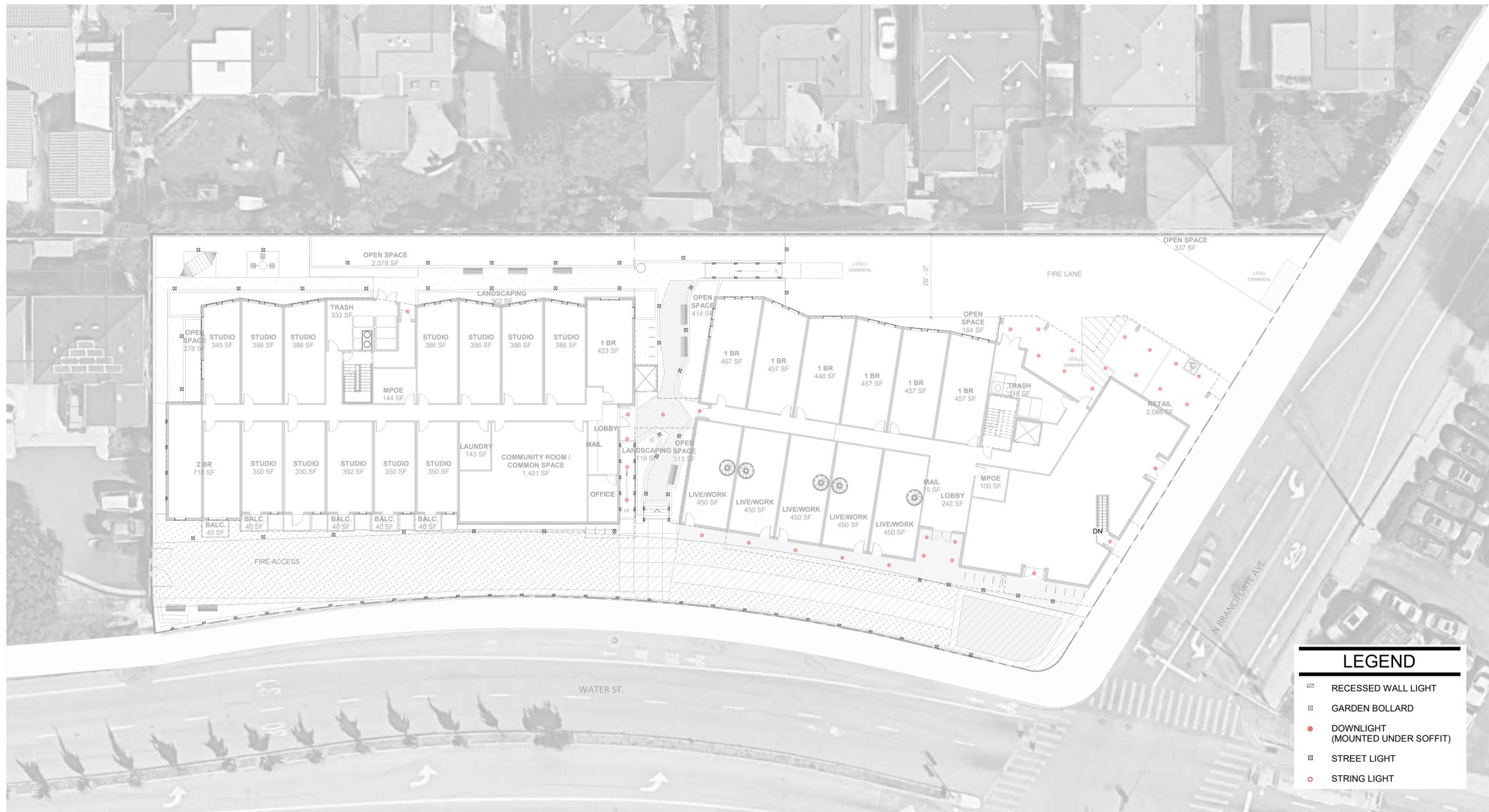
5 HIGH PARAPET @ OCCUPIED ROOF



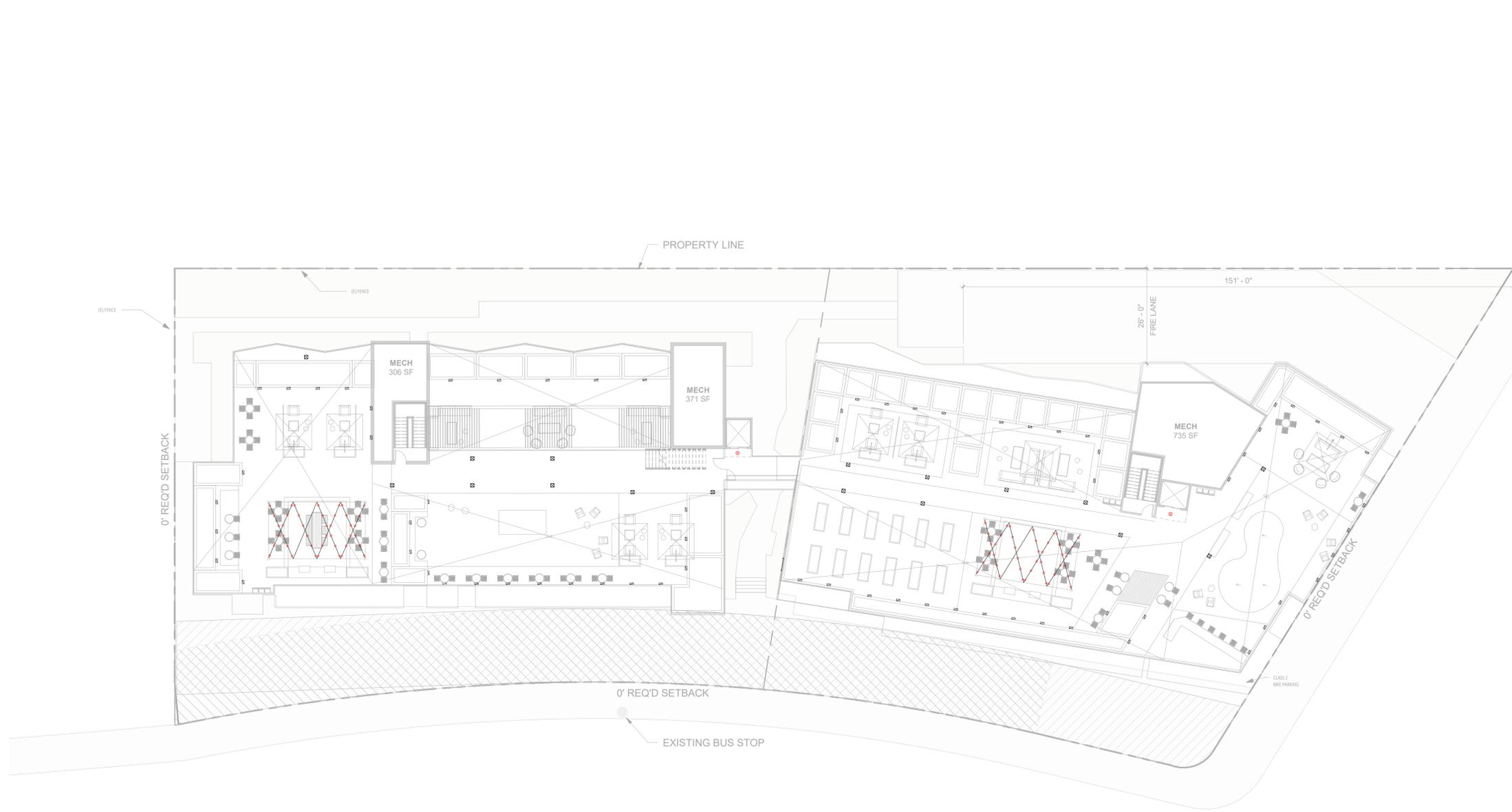
2 SECTION THRU STOREFRONT DOOR/SIGNAGE @ RETAIL



4 STOREFRONT @ LIVE/WORK



LEGEND	
☐	RECESSED WALL LIGHT
⊠	GARDEN BOLLARD
●	DOWNLIGHT (MOUNTED UNDER SOFFIT)
⊞	STREET LIGHT
○	STRING LIGHT



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



Affordable Roof Deck Landscape Plan



North Arrow
Not to Scale

LANDSCAPE ELEMENTS

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



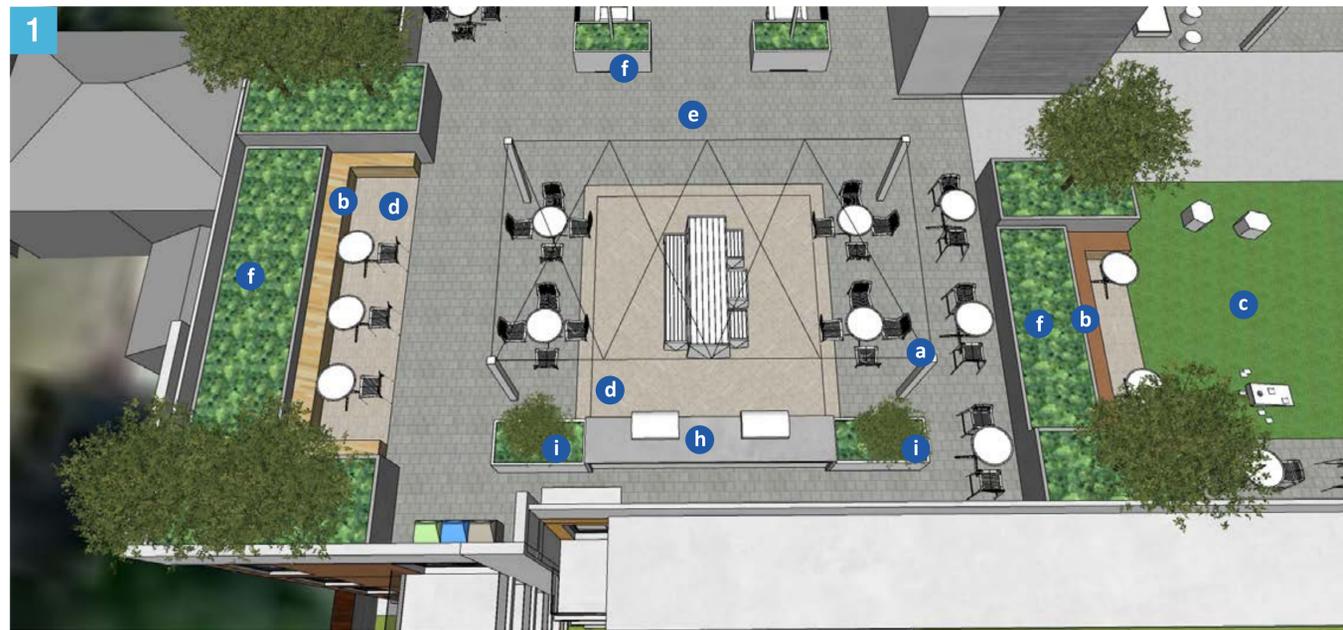
Landscape Plan and Conceptual Images

SHEET L-2

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



Affordable Roof Deck Perspective Views



LANDSCAPE ELEMENTS

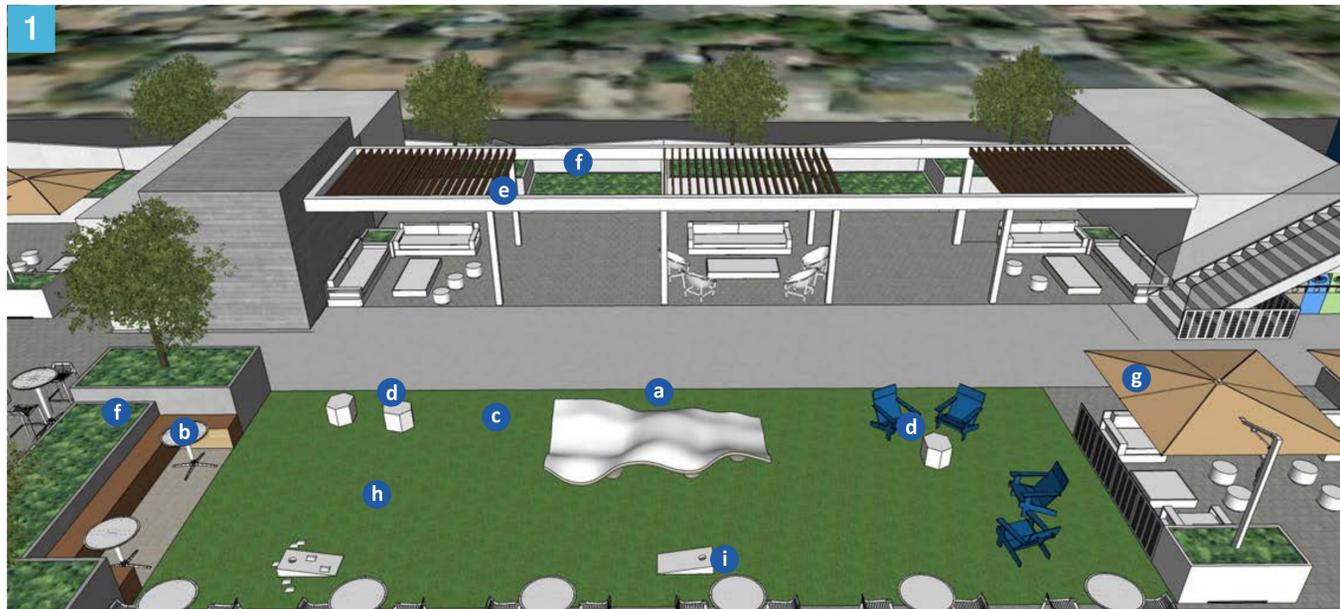
- a** Overhead String Lights
- b** Banquette Seating with Wood Finish
- c** Synthetic Lawn Open Space
- d** Accent Paver Inlay
- e** Decorative Roof Pavers
- f** Raised Planters
- g** Lounge Seating with Fabric Shade Canopy
- h** BBQ Counter Stone Texture
- i** Citrus Trees



Landscape Plan and Conceptual Images

SHEET L-3
 ENTITLEMENT PACKAGE | HMH JOB #5336.00 | 831 WATER STREET | SANTA CRUZ, CA | SEPTEMBER 9, 2021

Affordable 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

Affordable Roof Deck Planting Plan



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

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Market-Rate 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

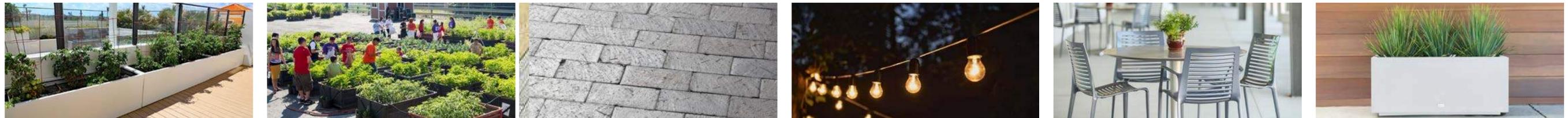
LANDSCAPE NARRATIVE

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

Market-Rate 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

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Market-Rate 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

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Market-Rate Roof Deck Planting Plan



LANDSCAPE ELEMENTS

- a** Synthetic Lawn Flex Space

PLANTING SCHEMES

- 1** Anigozanthos hybrids
Lophostemon confertus
Lomandra L. 'Platinum Beauty'
- 2** Angiozanthos hybrids
Bouteloua gracilis 'Blonde Ambition'
Salvia officinalis
- 3** Arctostaphylos 'Emerald Carpet'
Rosa californica
Salvia Clevelandii
- 4** Epilobium canum 'Everett's Choice'
- 5** Citrus x meyer 'Improved'
Meyer Lemon Tree
- 6** Coriandrum sativum
Mentha spicata
Rosmarinus officinalis



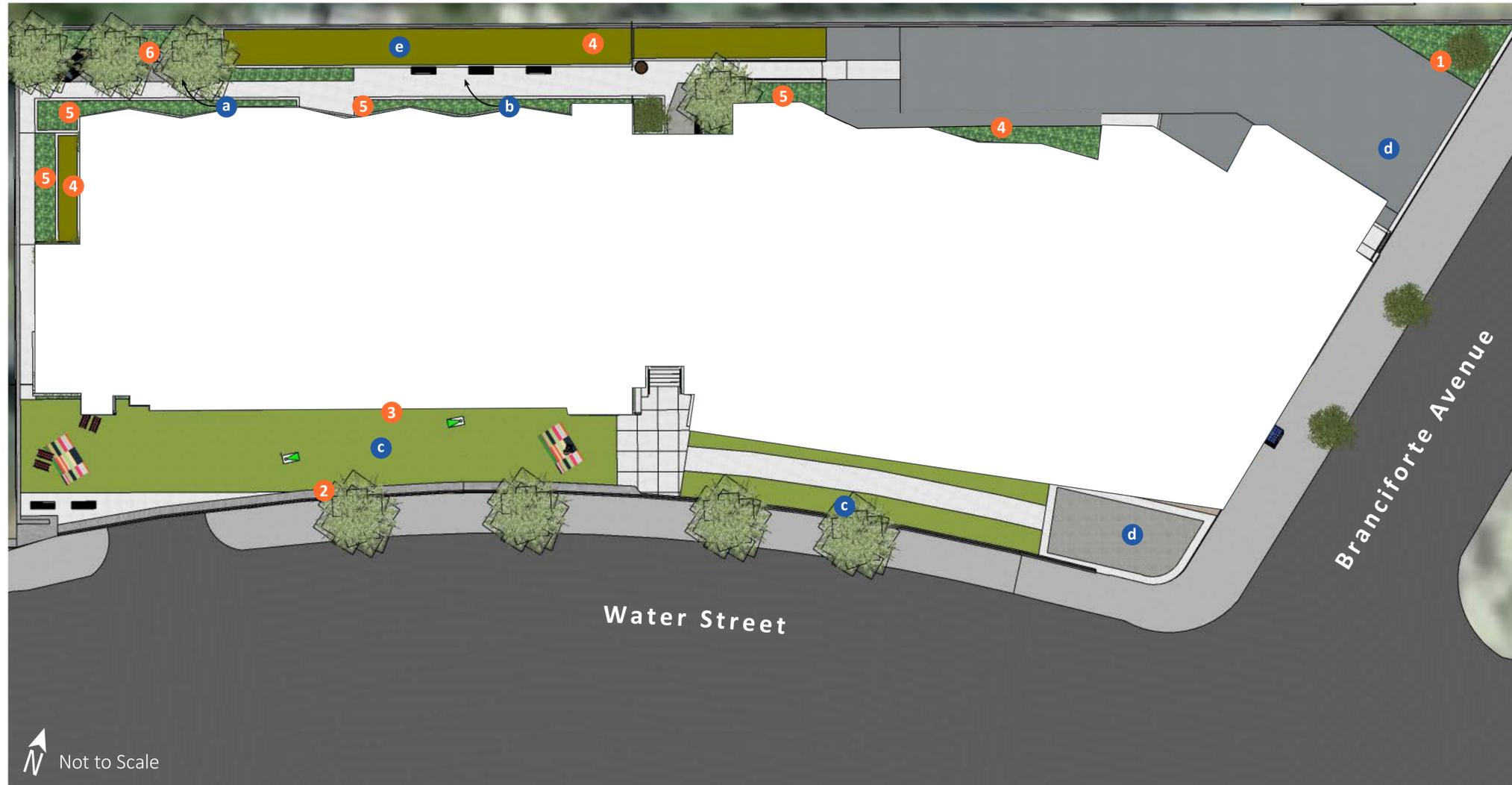
Landscape Plan and Conceptual Images

SHEET L-9

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Ground Floor Landscape and Planting Plan



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.



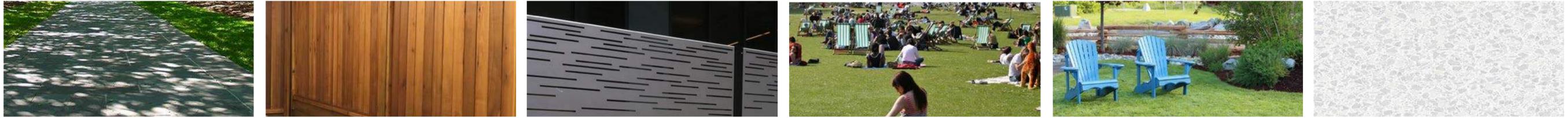
Landscape Plan and Conceptual Images

SHEET L-10

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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

SHEET L-11

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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

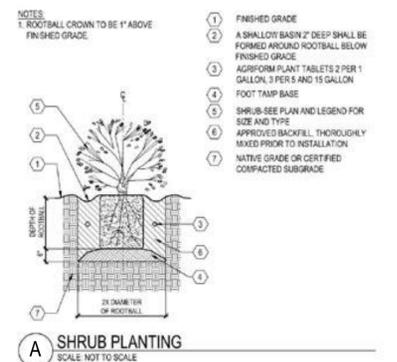
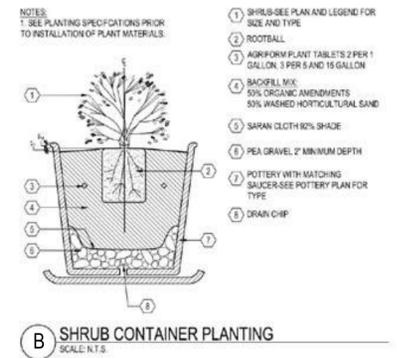
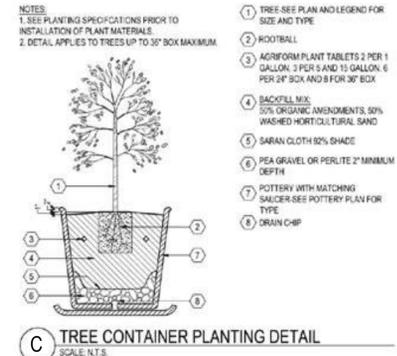
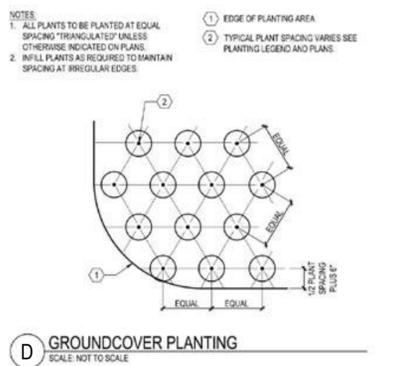
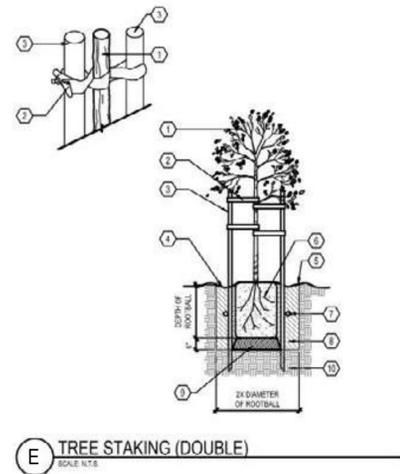
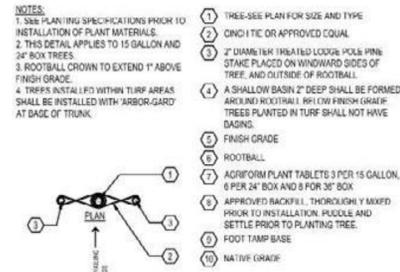
- 1** Lophostemon confertus
Anigozanthos hybrids
Lomandra L. 'Platinum Beauty'
- 2** Arctostaphylos 'Dr. Hurd'
Grevillea lanigera 'Coastal Gem'
Arctostaphylos 'Emerald Carpet'

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
TREES						
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
SHRUBS						
	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
GROUNDCOVERS						
	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

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