BUILDING CODE INFORMATION
APPLICABLE CODES

2018 IBC, AS AMENDED BY STATE OF CALIFORNIA
FOR 2019 CALIFORNIA BUILDING CODE (CBC)
2018 IRC, AS AMENDED BY STATE OF CALIFORNIA
FOR 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2018 IFC, AS AMENDED BY STATE OF CALIFORNIA
FOR 2019 CALIFORNIA FIRE CODE (CFC)
2018 UPC, AS AMENDED BY STATE OF CALIFORNIA
FOR 2019 CALIFORNIA PLUMBING CODE (CPC)
2018 UMC, AS AMENDED BY STATE OF CALIFORNIA
FOR 2019 CALIFORNIA MECHANICAL CODE (CMC)
2018 NEC, AS AMENDED BY STATE OF CALIFORNIA
FOR 2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
(2019 CALIFORNIA BUILDING EFFICIENCY STANDARDS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

CALIFORNIA BUILDING AND FIRE CODES (2016) AND THE CITY FIRE DEPARTMENT AMENDMENTS TO THE CALIFORNIA BUILDING AND FIRE CODES (2019).

ALL WORK TO COMPLY WITH SCMC TITLE 18.

ALL OTHER APPLICABLE STATE LAWS OR REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

SHEET INDEX

PROJECT DATA

APN:	006-361-24
ZONING:	CBD, CENTRAL BUSINESS DISTRICT: CITY OF SANTA CRUZ DOWNTOWN PLAN, NORTH PACIFIC AREA
OCCUPANCY:	GROUP R-2 RESIDENTIAL GROUP B - BUSINESS (FUTURE) GROUP S-2 PARKING GARAGE
CONSTRUCTION TYPE:	TYPE V-B, FIRE SPRINKLERED

BUILDING AREAS:

BASEMENT AREA:	9,748 SF
1ST FLOOR AREA:	9,724 SF
2ND FLOOR AREA:	9,724 SF
3RD FLOOR AREA:	9,724 SF
TOTAL AREA:	38,880 SF

GROSS SITE AREA:	15,172 SF
SITE COVERAGE:	64% = 9,724 SF / 15,172 SF = 0.64
NET LOT AREA:	13,689 SF

PARKING REQUIREMENTS:

OFFICE
3,777 SF @ 1 SPACE PER 300 SF = 13 SPACES (3,777 / 300 = 12.59)

RESIDENTIAL
22 1-BEDROOM UNITS @ 1 SPACE PER UNIT = 22 SPACES
4 STUDIOS @ 1 SPACE PER UNIT = 4 SPACES

TOTAL REQUIRED: 39

PARKING PROVIDED:

40 TOTAL SPACES W/ 2 ACCESSIBLE SPACES PROVIDED
(ONE VAN ACCESSIBLE)

BIKE PARKING:

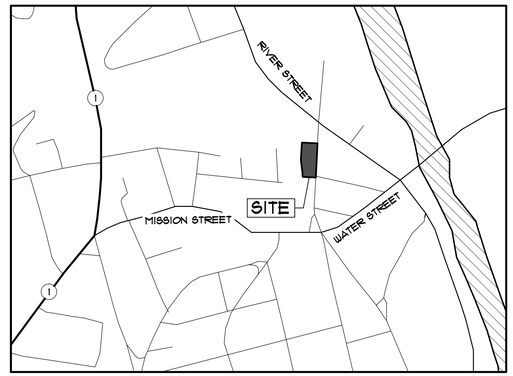
OFFICE
REQUIRED & PROVIDED:
1 - CLASS 1
4 - CLASS 2

RESIDENTIAL
REQUIRED & PROVIDED:
26 - CLASS 1
6 - CLASS 2

BIKE PARKING PROVIDED:
27 - CLASS 1
10 - CLASS 2

PROJECT DESCRIPTION:

DEMOLITION OF AN EXISTING ONE-STORY OFFICE BUILDING. CONSTRUCTION OF A NEW, THREE-STORY BUILDING WITH PARKING ON THE BASEMENT LEVEL, PARKING AND OFFICES ON THE FIRST FLOOR, MULTIFAMILY RESIDENTIAL ONE-BEDROOM AND STUDIO APARTMENTS ON THE SECOND AND THIRD FLOORS, AND RESIDENTIAL OPEN SPACE ON THE ROOF. SITE WORK TO INCLUDE NEW LANDSCAPING, PRIVACY FENCES, AND REFUSE ENCLOSURE.



VICINITY MAP
SCALE: N.T.S.

NORTH PACIFIC AVENUE ELEVATION
SCALE: N.T.S.

WILLIAM S. BAGNALL ARCHITECTS INC.
AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTURE & PLANNING
125 Mission Street, Santa Cruz, California (831) 426-4977

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVE
SANTA CRUZ, CALIFORNIA

PROJECT DATA / GENERAL NOTES

DATE
7/24/19

JOB
#1712

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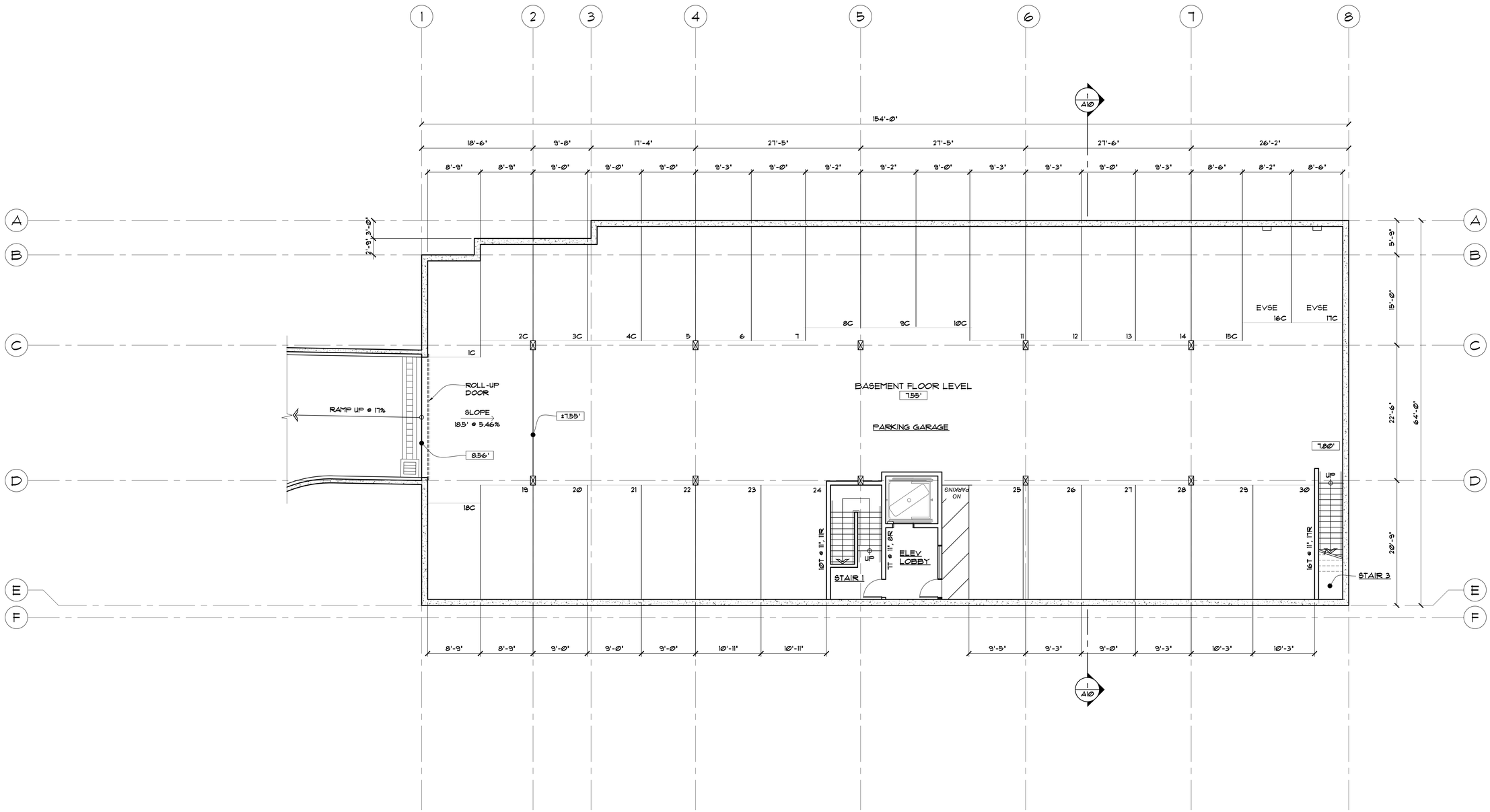

PROPOSED UNDERGROUND PARKING PLAN

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

NORTH

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PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVE
SANTA CRUZ, CALIFORNIA

PROPOSED UNDERGROUND PARKING PLAN

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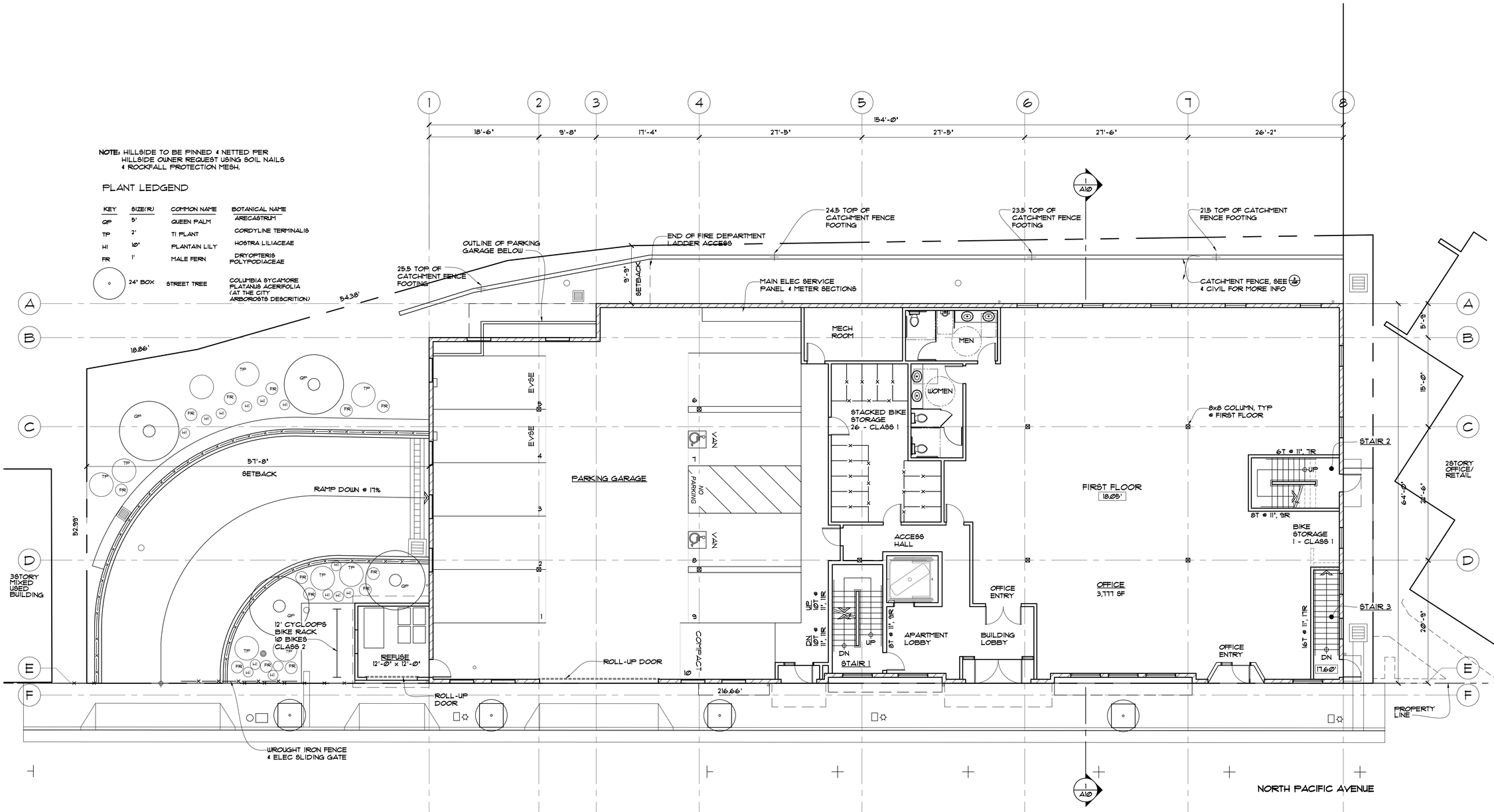
6/5/2020 3:09 PM
Peter Bagnall, William Bagnall Architects

NOTE: HILLSIDE TO BE PINNED & NETTED PER HILLSIDE OWNER REQUEST USING SOIL NAILS & ROCKFALL PROTECTION MESH.

PLANT LEDGEND

KEY	SIZE(R)	COMMON NAME	BOTANICAL NAME
QP	5'	QUEEN PALM	ARECASTRUM
TP	2'	TI PLANT	CORDYLINE TERMINALIS
HI	10"	PLANTAIN LILY	HOSTRA LILIACEAE
FR	1'	MALE FERN	DRYOPTERIS POLYPODIACEAE
○	24" BOX	STREET TREE	COLUMBIA SYCAMORE PLATANUS ACERIFOLIA (AT THE CITY ARBORISTS DESCRITION)



PROPOSED 1ST FLOOR / SITE / LANDSCAPING PLAN

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

NORTH

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PROPOSED OFFICE / RESIDENTIAL BUILDING

2035 NORTH PACIFIC AVE

SANTA CRUZ, CALIFORNIA

1ST FLOOR / SITE / LANDSCAPING PLAN

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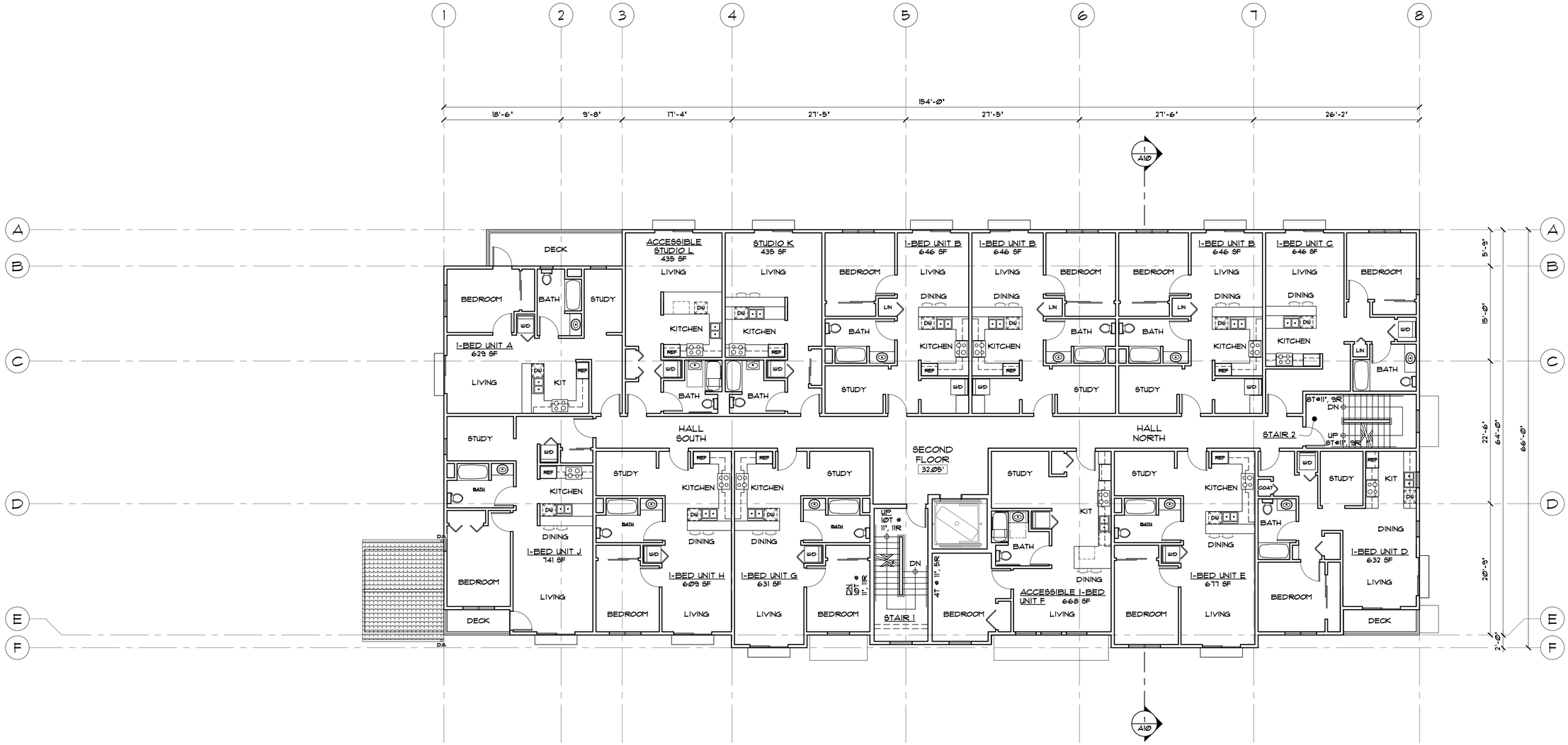

PROPOSED 2ND FLOOR PLAN

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

13 UNITS = 11 1-BEDS, 2 STUDIOS

NORTH

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PROPOSED OFFICE / RESIDENTIAL BUILDING

2035 NORTH PACIFIC AVE

SANTA CRUZ, CALIFORNIA

PROPOSED 2ND FLOOR PLAN

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PROPOSED 3RD FLOOR PLAN

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

10 1-BR SUITES, 2 STUDIOS

NORTH

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PROPOSED OFFICE / RESIDENTIAL BUILDING

2035 NORTH PACIFIC AVE

SANTA CRUZ, CALIFORNIA

PROPOSED 3RD FLOOR PLAN

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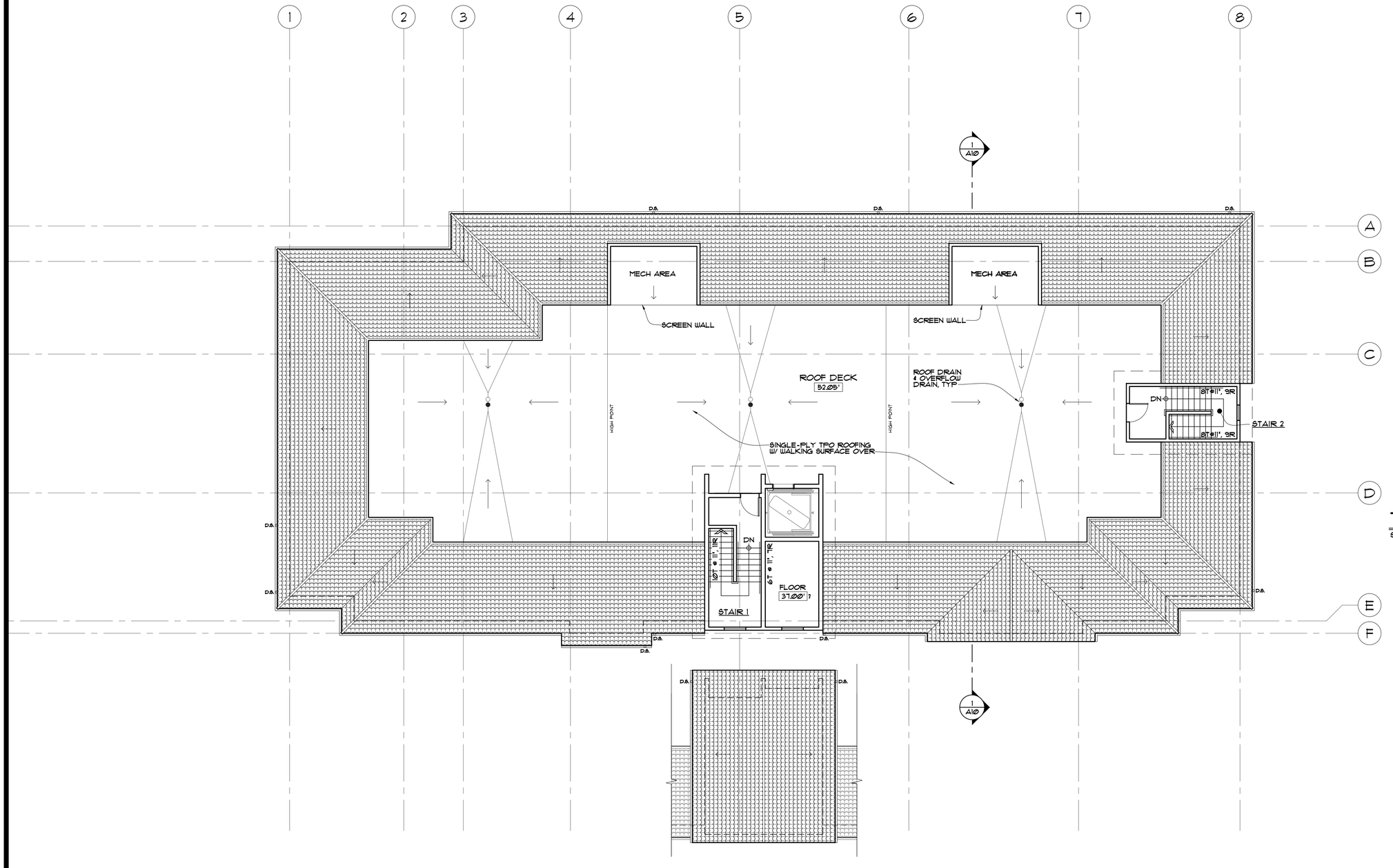
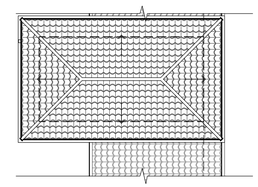


TOWER ROOF PLAN

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



TOWER ROOF PLAN

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

PROPOSED ROOF PLAN

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

NORTH

NOTE: ALL ROOF DRAINS & DOWNSPOUTS TO TIE INTO DRAINAGE FILTER SYSTEM

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PROPOSED ROOF PLAN

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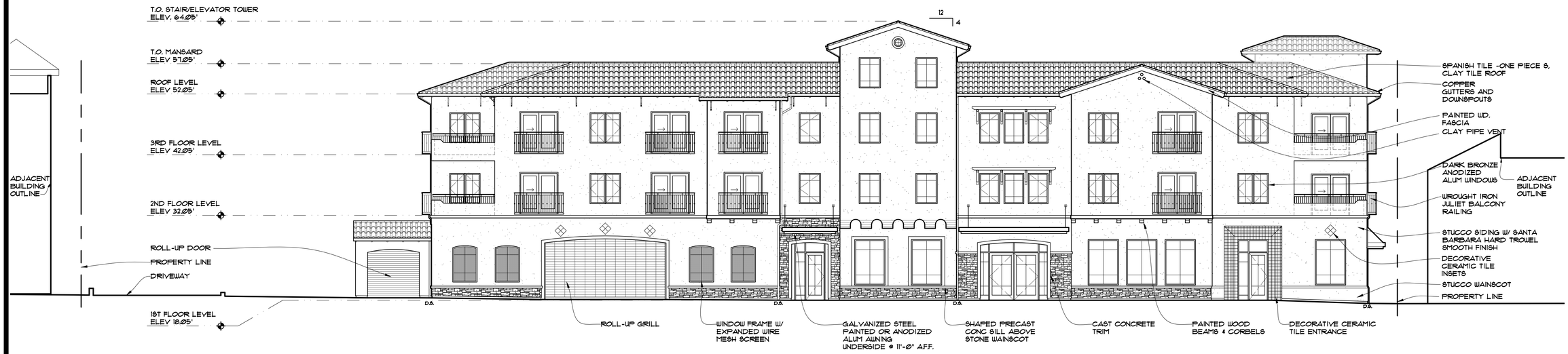

EAST ELEVATION

1

SCALE: 1/8" = 1'-Ø"

NOTE: ALL DOWNSPOUTS TO TIE INTO DRAINAGE FILTER SYSTEM. SEE CIVIL DRAINAGE PLAN.

BUILDING HEIGHT CALCULATION:

AVERAGE GRADE AT BUILDING:

NW CORNER ELEV =	19.25'
NE CORNER ELEV =	17.58'
SW CORNER ELEV =	24.50'
SE CORNER ELEV =	19.94'
AVERAGE GRADE =	19.55' (79.77'/4)
MIDPOINT OF MANSARD ROOF =	54.55'

BUILDING HEIGHT FROM AVG GRADE = 34.61'

NORTH ELEVATION

2

SCALE: 1/8" = 1'-Ø"

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PROPOSED OFFICE / RESIDENTIAL BUILDING

2035 NORTH PACIFIC AVE

SANTA CRUZ, CALIFORNIA

PROPOSED EAST & NORTH ELEVATIONS

DATE 7/24/19

JOB #1712

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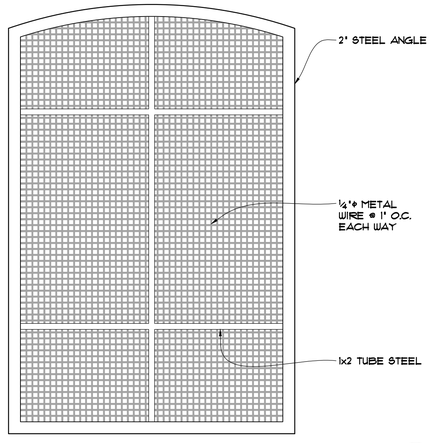
WEST ELEVATION

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

3

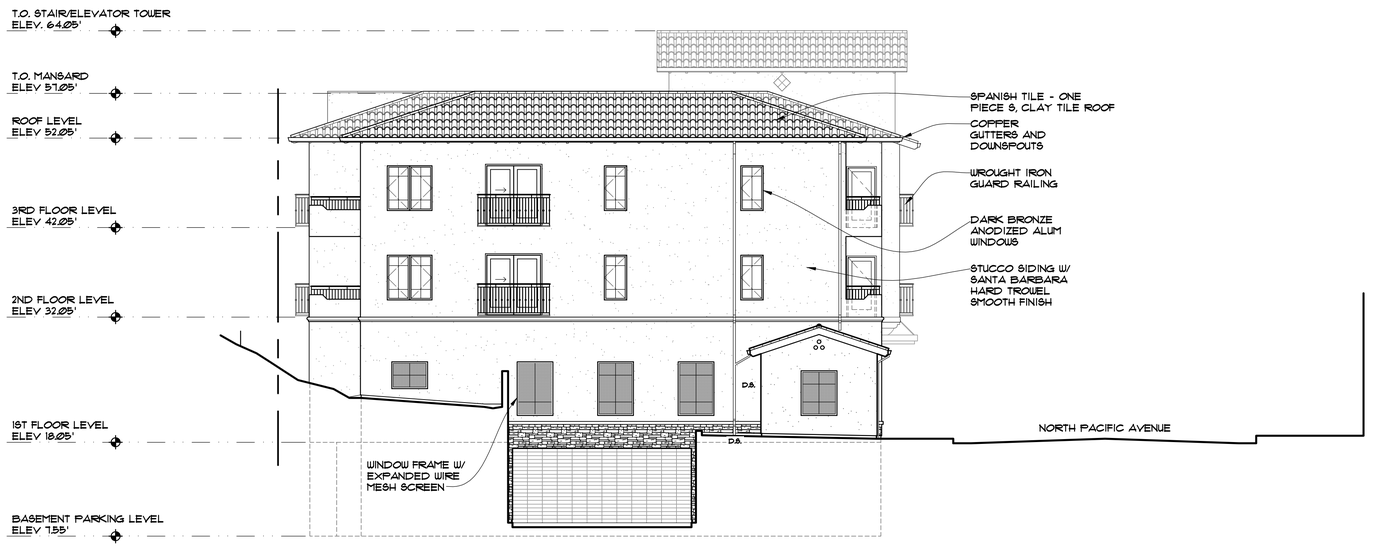


TYPICAL OPENINGS AT GRADE LEVEL PARKING GARAGE

SCALE: 1" = 1'-0"

1

OPNG01



SOUTH ELEVATION

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

4

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PROPOSED OFFICE / RESIDENTIAL BUILDING

2035 NORTH PACIFIC AVE

SANTA CRUZ, CALIFORNIA

PROPOSED WEST & SOUTH ELEVATIONS

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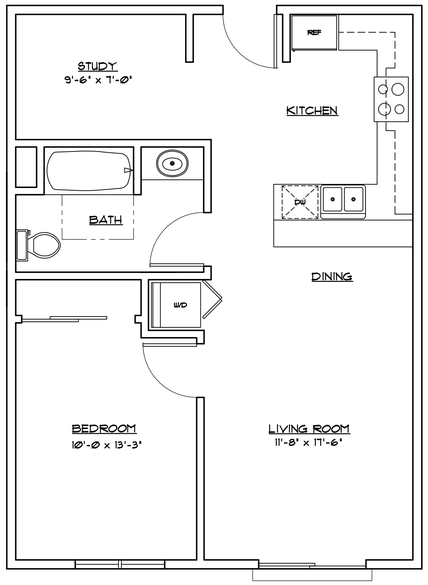
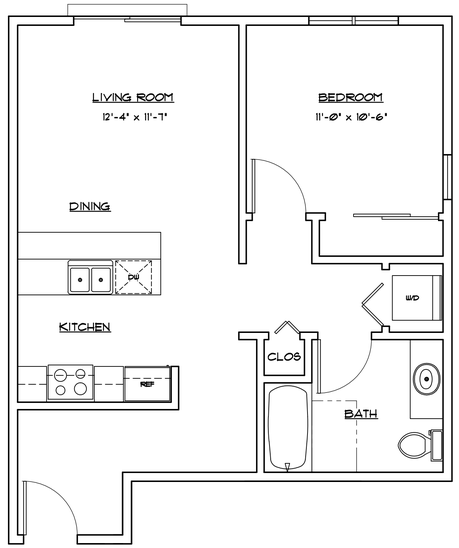


UNIT "E" PLAN

SCALE: 1/4" = 1'-0"
UNIT AREA = 677 SF

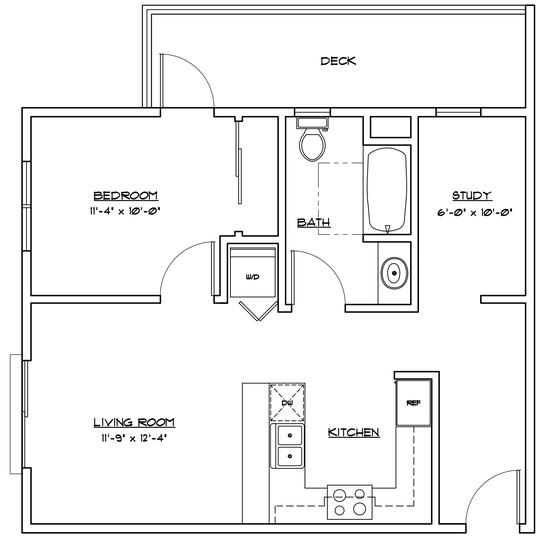
5



UNIT "C" PLAN

SCALE: 1/4" = 1'-0"
UNIT AREA = 646 SF

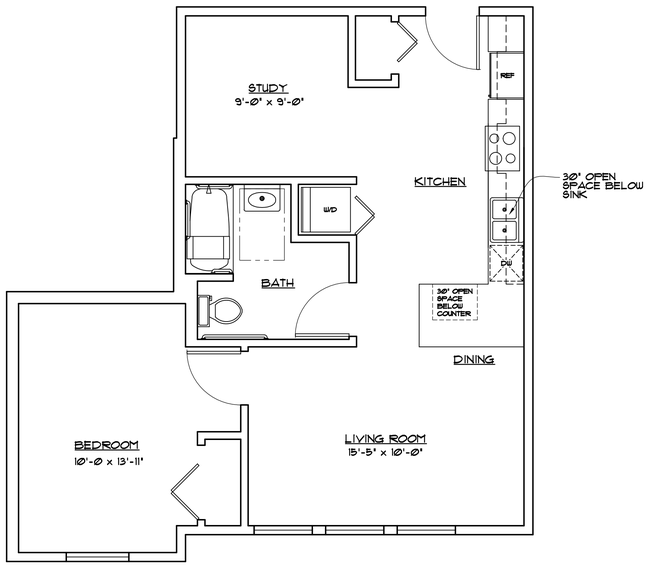
3



UNIT "A" PLAN

SCALE: 1/4" = 1'-0"
UNIT AREA = 629 SF

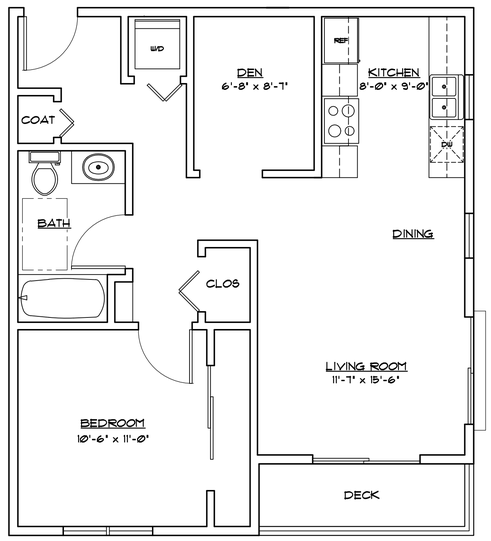
1



ACCESSIBLE UNIT "F" PLAN

SCALE: 1/4" = 1'-0"
UNIT AREA = 668 SF

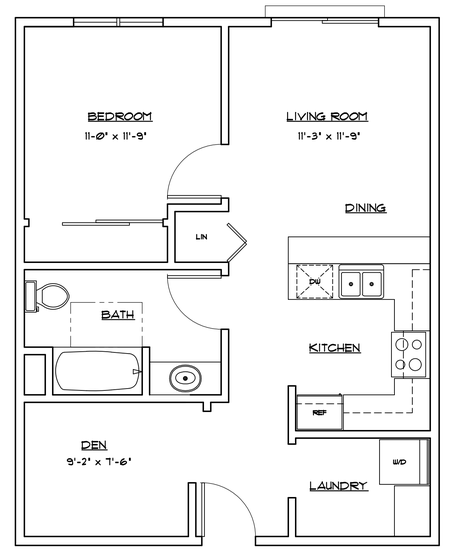
6



UNIT "D" PLAN

SCALE: 1/4" = 1'-0"
UNIT AREA = 632 SF

4



UNIT "B" PLAN

SCALE: 1/4" = 1'-0"
UNIT AREA = 646 SF

2

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PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVE
SANTA CRUZ, CALIFORNIA

PROPOSED UNIT FLOOR PLANS

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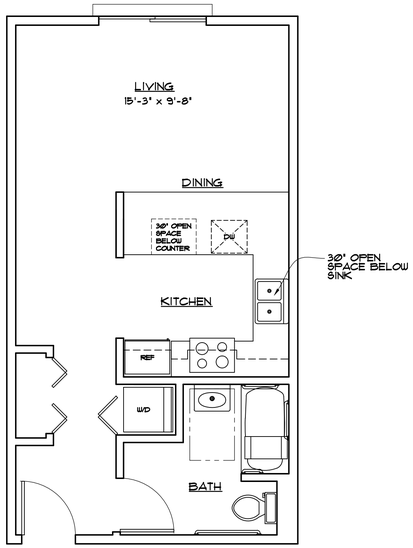
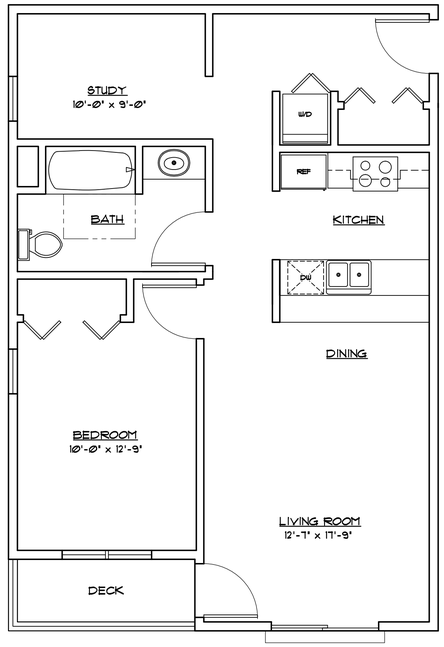


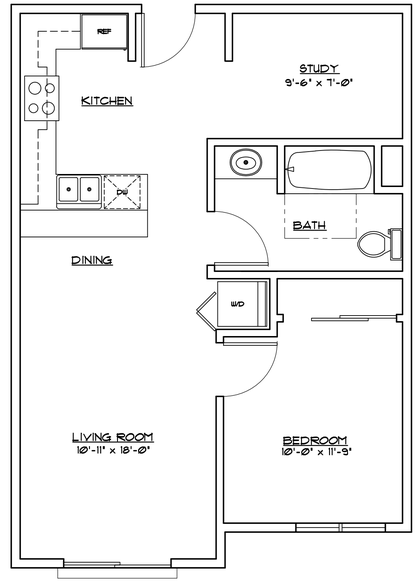
ACCESSIBLE STUDIO "L" PLAN (1 ONLY) 5

SCALE: 1/4" = 1'-0"
UNIT AREA = 435 SF



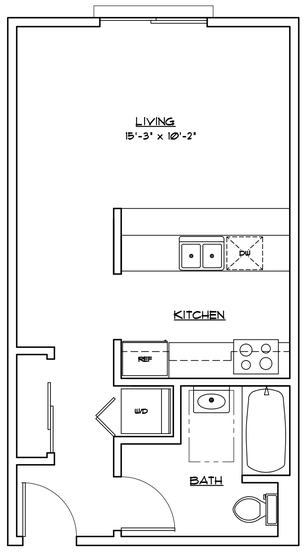
UNIT "J" PLAN 3

SCALE: 1/4" = 1'-0"
UNIT AREA = 609 SF



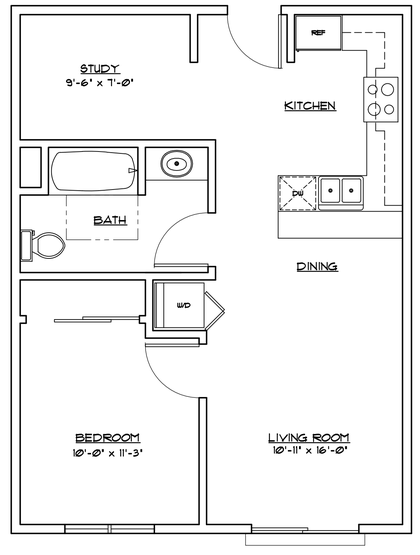
UNIT "G" PLAN 1

SCALE: 1/4" = 1'-0"
UNIT AREA = 631 SF



STUDIO "K" PLAN 4

SCALE: 1/4" = 1'-0"
UNIT AREA = 435 SF



UNIT "H" PLAN 2

SCALE: 1/4" = 1'-0"
UNIT AREA = 609 SF

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PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVE
SANTA CRUZ, CALIFORNIA

PROPOSED UNIT FLOOR PLANS

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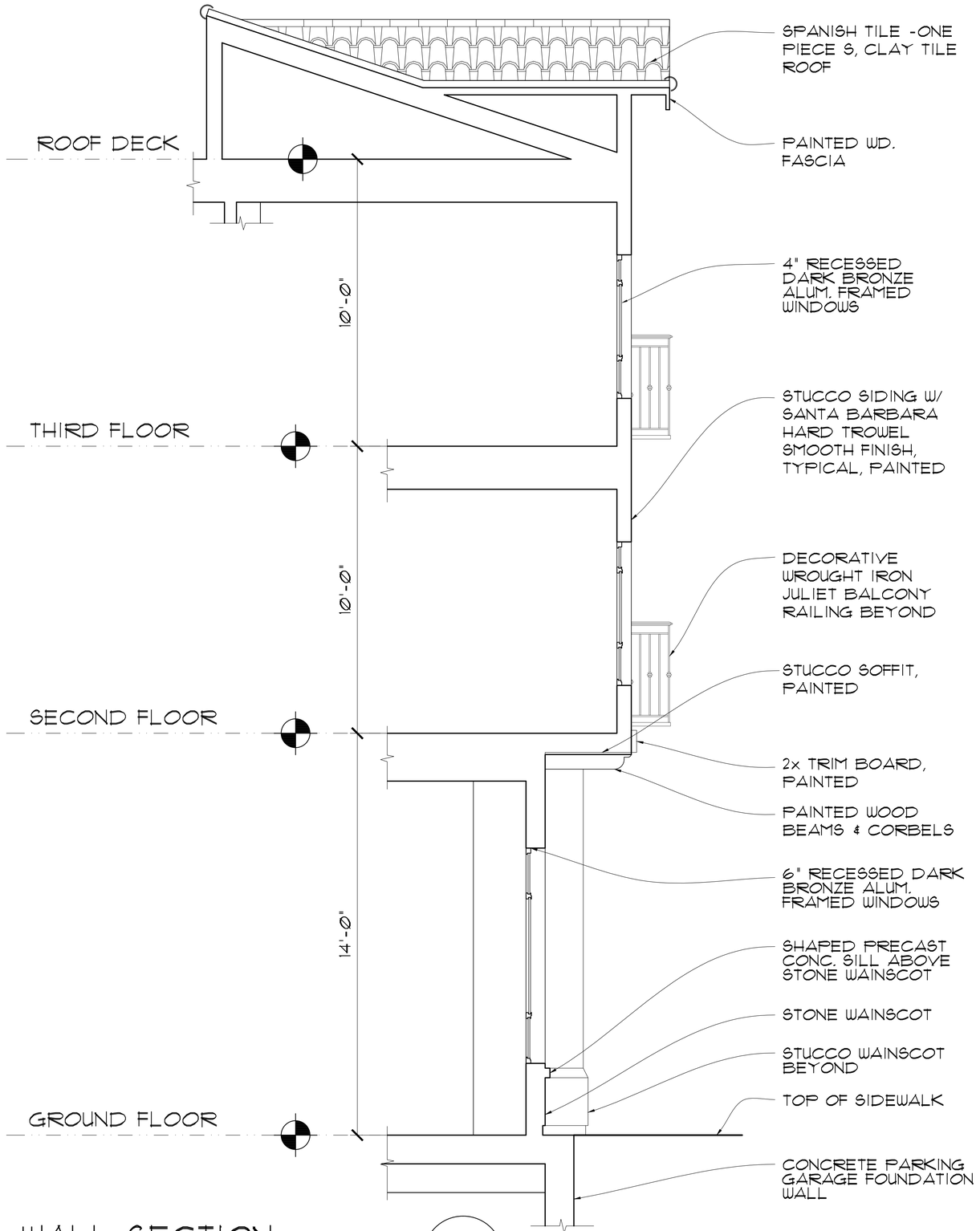
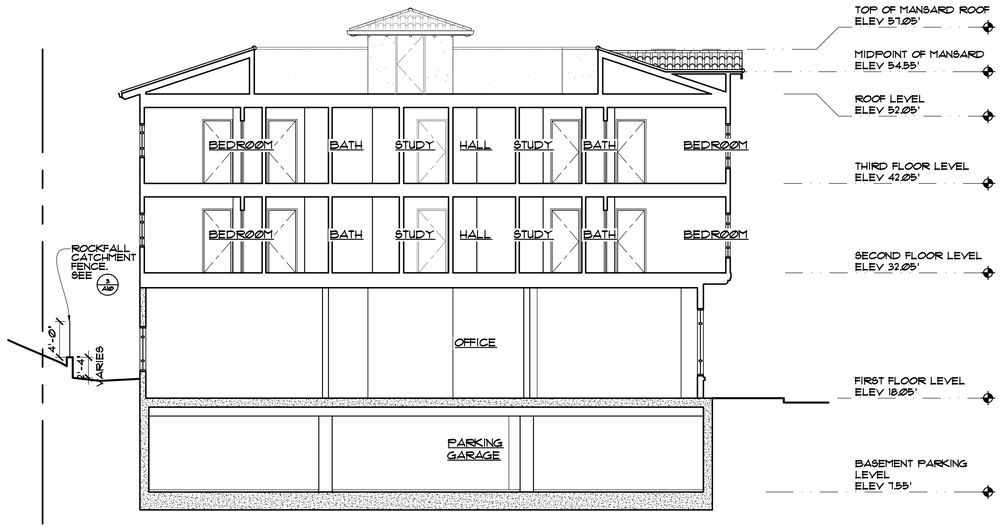


WALL SECTION

SCALE: 1/2" = 1'-0"

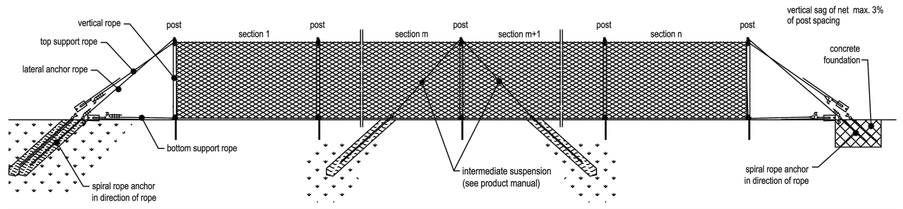
1



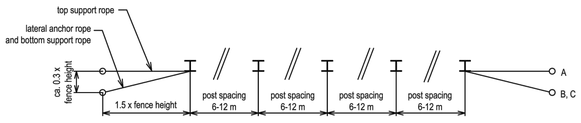
BUILDING SECTION

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

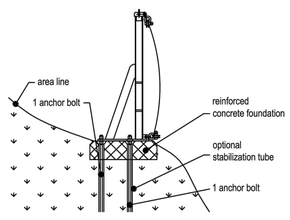
2



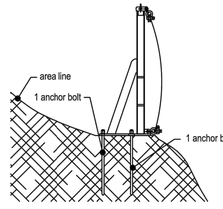
layout of anchor points
(details see product manual GBE-500A-R)



- anchoring in loose soil: with 2 anchor bolts vertical



- anchoring in bedrock: with 2 anchor bolts vertical



- anchoring concrete foundation: for all types of soil

NOTE:
Rockfall, landslides, debris flows or avalanches are sporadic and unpredictable. Causes can be e.g. human (construction, etc.) or environmental (weather, earthquakes, etc.). Due to the multiplicity of factors affecting such events it is not and cannot be an exact science that guarantees the safety of individuals and property.
However, by the application of sound engineering principles to a predictable range of parameters and by the implementation of correctly designed protection measures in identified risk areas the risks of injury and loss of property can be reduced substantially.
Inspection and maintenance of such systems are an absolute requirement to ensure the desired protection level. The system safety can also be impaired by events such as natural disasters, inadequate dimensioning parameters or failure to use the prescribed standard components, systems and original parts; and/or corrosion (caused by pollution of the environment or other man-made factors as well as other external influences).

modification:	M.%
-	

Rockfall protection barrier	drawn	22.05.17	BIH
GBE-500A-R System	checked	22.05.17	BIH
EOTA classification 2 (500 kJ)	approved	22.05.17	LAA

CATCHMENT FENCE DETAIL

SCALE: NTS

3

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PROPOSED OFFICE / RESIDENTIAL BUILDING

2035 NORTH PACIFIC AVE

SANTA CRUZ, CALIFORNIA

BUILDING SECTION / DETAILS

DATE 7/24/18

JOB #1712

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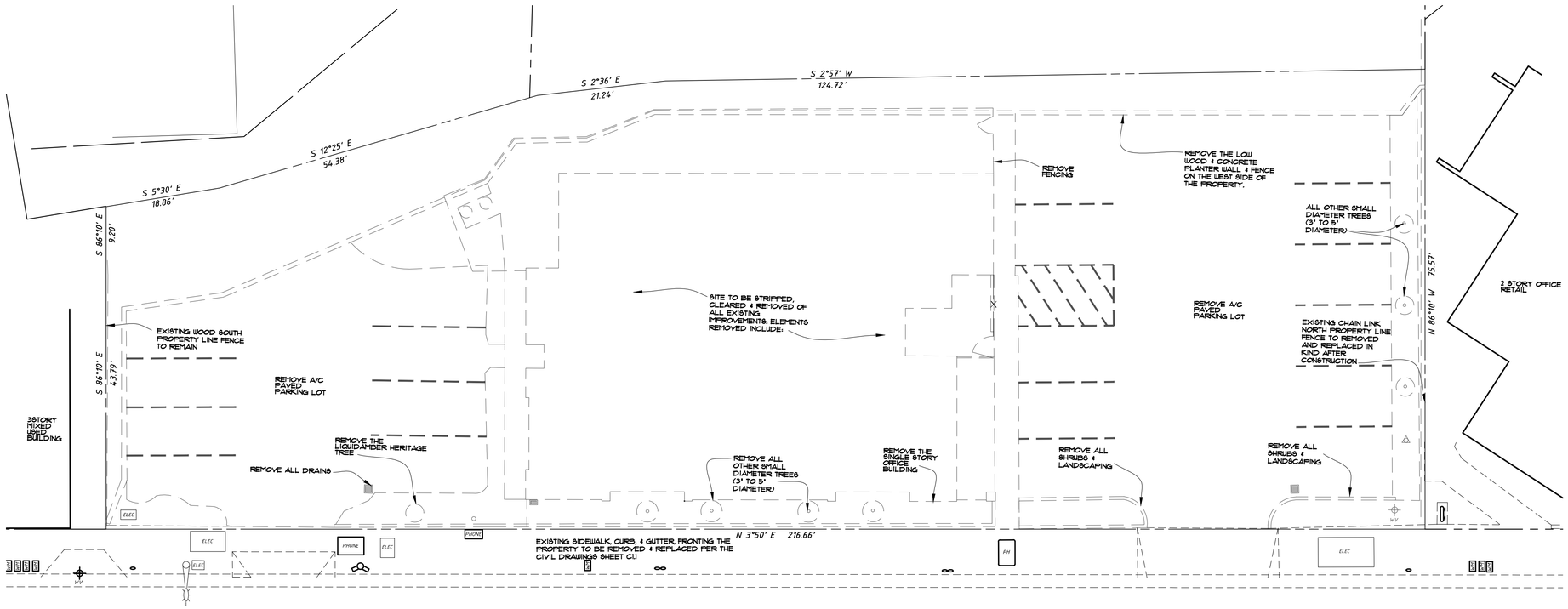

SITE DEMOLITION PLAN

SCALE: 1" = 10'

NOTE: SITE TO BE STRIPPED, CLEARED & REMOVED OF ALL

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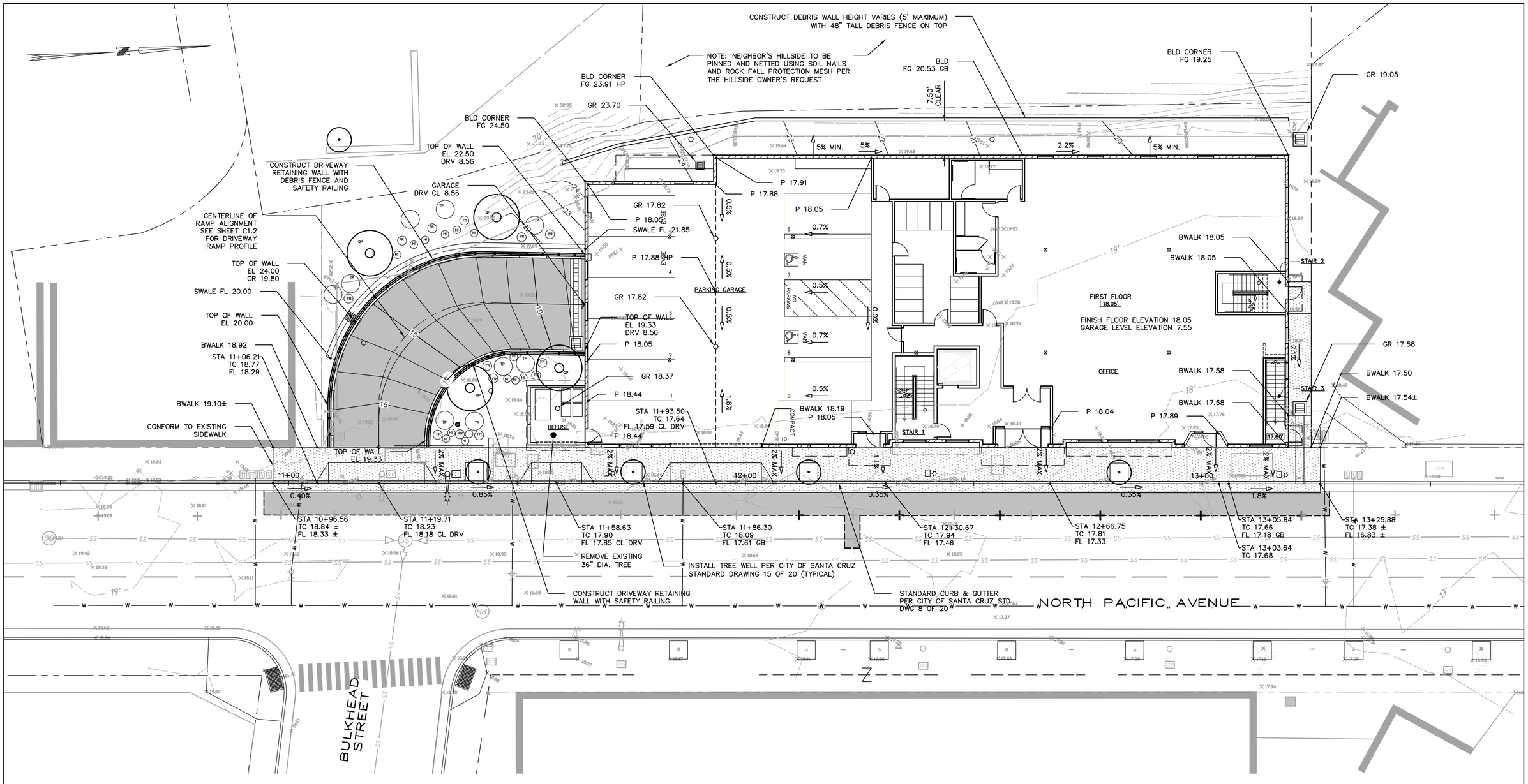
OF



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UNDERGROUND UTILITIES

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

811 Know what's below. Call before you dig.

PROFESSIONAL ENGINEER — REGISTERED — JEFFREY R. NAESS — No. 72668 — CIVIL — 06/23/20 — STATE OF CALIFORNIA

APN 006-361-24

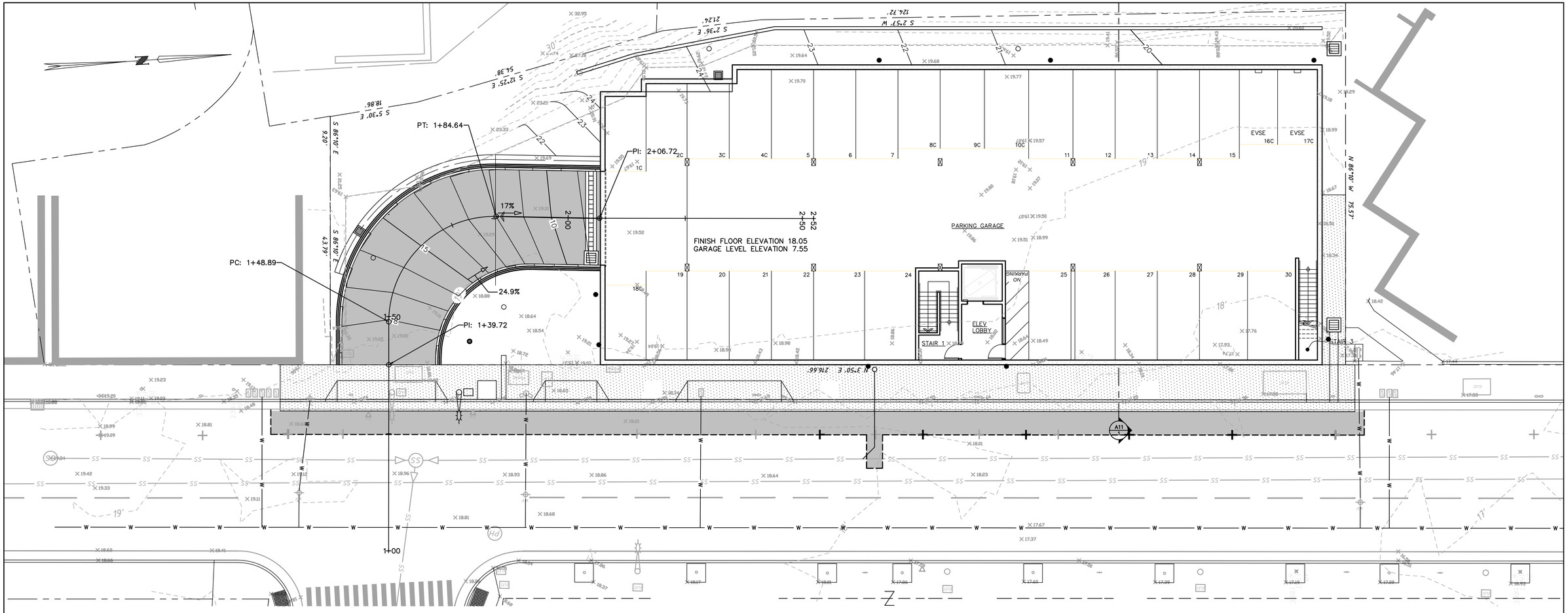
REVISED

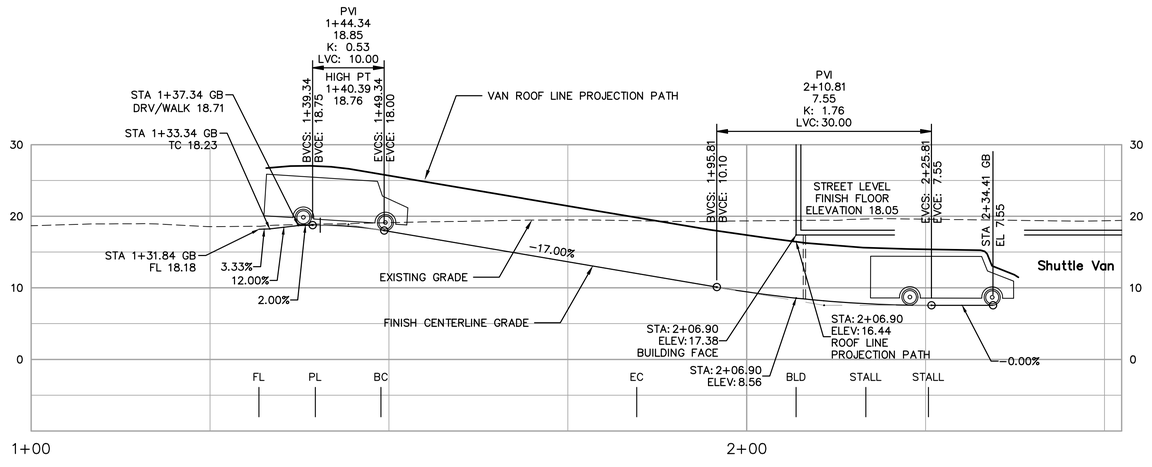
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

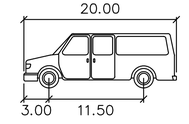
PRELIMINARY GRADING PLAN STREET LEVEL

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMM	JOB NO. 27296	SHEET C1.1
DATE JUNE 23, 2020	CHECKED JRN	INDEX OC 29	
DESIGN CMM	DWG NAME	FILE NO. 27296	OF 5







Shuttle Van feet

Width	: 6.50
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

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(IN FEET)
1 inch = 10 ft.

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APN 006-361-24

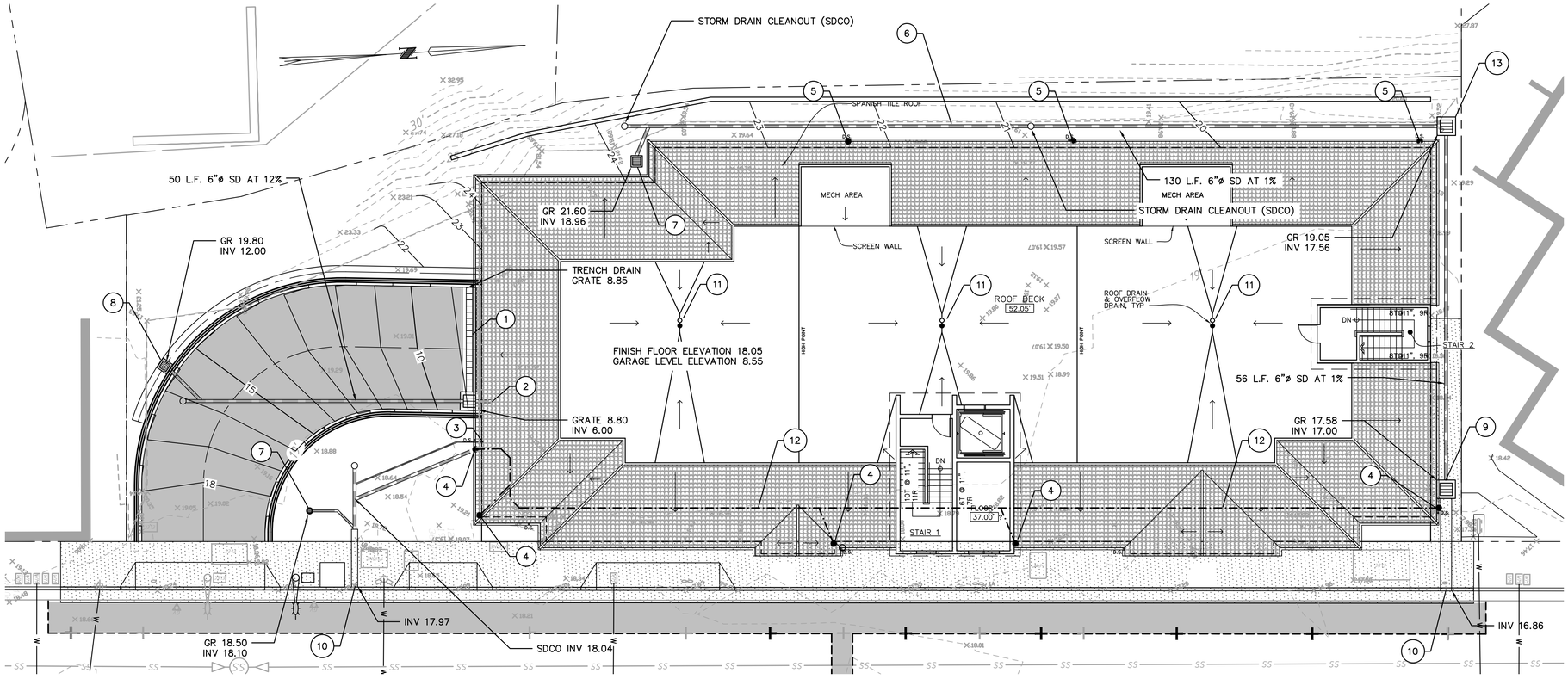
REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

PRELIMINARY DRIVEWAY RAMP PROFILE PLAN

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMM	JOB NO. 27296	SHEET C1.2
DATE JUNE 23, 2020	CHECKED JRN	INDEX OC 29	OF 5
DESIGN CMM	DWG NAME	FILE NO. 27296	



STORM DRAINAGE SYSTEM AND MECHANICAL WATER TREATMENT UNITS

(1) TRENCH DRAIN 12" IN WIDTH WITH OLDCASTLE FLOGARD (DWG NO. FG-LP-002) CATCH BASIN INSERT FILTER (TF-TDOF12)

(2) STORMWATER RUNOFF ROUTED TO SUMP AND PUMP SYSTEM AT GARAGE LEVEL. SUMP SYSTEM WILL CONVEY TREATED WATER FROM THE TRENCH DRAIN, SURFACE DRAINAGE AT BACK OF DRIVEWAY RETAINING WALLS, RETAINING WALL SUB-DRAIN SYSTEM AND FOUNDATION SUB-DRAIN SYSTEM.

(3) 2"ø EJECTOR LINE FROM SUMP AND PUMP SYSTEM CONVEYED TO NORTH PACIFIC AVENUE CURB AND GUTTER.

(4) ROOF LEADER DOWN SPOUTS CONNECTED TO COMMON STORM DRAIN LINE IN CEILING OF THE STRUCTURE AND ROUTED TO SOUTHERN MOST DOWN SPOUT LOCATION WHERE IT IS CONNECTED TO TREATMENT UNIT. PROPOSED TREATMENT UNIT IS BOICLEAN DOWNSPOUT FILTER (DC-DF4) AND THEN ROUTED DRAINAGE SYSTEM THAT OUTLETS TO NORTH PACIFIC AVENUE CURB AND GUTTER.

(5) ROOF LEADER DOWN SPOUTS CONNECTED TO COMMON STORM DRAIN LINE PARALLEL TO THE STRUCTURE AND ROUTED TO NORTHERN MOST STORM DRAIN JUNCTION BOX. EACH ROOF DOWN SPOUT HAS IT'S OWN PROPOSED TREATMENT UNIT, A BOICLEAN DOWNSPOUT FILTER (DC-DF4).

(6) PROPOSED STORM DRAIN LINE TO CONVEY STORM RUNOFF TO THE NORTHEASTERLY OUTLET TO NORTH PACIFIC CURB AND GUTTER.

(7) PROPOSED AREA DRAIN FOR LANDSCAPING AND/OR HILLSIDE STORMWATER RUNOFF.

(8) PROPOSED SWALE STORM DRAIN INLET AT BACK OF DRIVEWAY RETAINING WALL WILLCONVEY STORMWATER TO SUMP AND PUMP SYSTEM AT GARAGE LEVEL.

(9) PROPOSED CATCH BASINS & JUNCTION BOXES FOR STORM DRAINAGE SYSTEM.

(10) PROPOSED SIDEWALK CURB UNDER DRAIN BY FOUNDRY SERVICE AND SUPPLY, INC. PROPOSED #2A RECTANGULAR 12.13x3.75 UNDER DRAIN EQUIVALENT TO 6"ø PIPE.

(11) PROPOSED ROOF DRAINS TO BE ROUTED TO STORM DRAINAGE TREATMENT UNITS. ROUTING OF DRAINAGE LINE TO BE DETERMINE DURING THE BUILDING PERMIT PLAN PHASE.

(12) PROPOSED ROOF DOWNSPOUT DRAINAGE TO BE ROUTED TO STORM DRAINAGE TREATMENT UNITS. ROUTING OF DRAINAGE LINE TO BE DETERMINE DURING THE BUILDING PERMIT PLAN PHASE.

(13) PROPOSED SEDIMENT TRAP JUNCTION BOX FOR STORM DRAINAGE SYSTEM.

TREATMENT UNITS

TRENCH DRAIN TREATMENT UNIT (PROPOSED 1)
OLDCASTLE FLOGARD CATCH BASIN INSERT FILTER (TRENCH DRAIN STYLE) MODEL FG-TDOF12
FILTERED FLOW 1.0 CFS
TOTAL BYPASS CAPACITY 0.6 CFS

ROOF DOWN SPOUT TREATMENT UNITS (PROPOSED 4 OR LESS)
BIO CLEAN DOWNSPOUT FILTER MODEL BC-DF4
FILTERED FLOW 0.55 CFS (249 GPM)
TOTAL BYPASS CAPACITY 1.26 CFS (566 GPM)

DISCLAIMER

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. NAESS
No. 72666
CIVIL
06/23/20
STATE OF CALIFORNIA

APN 006-361-24

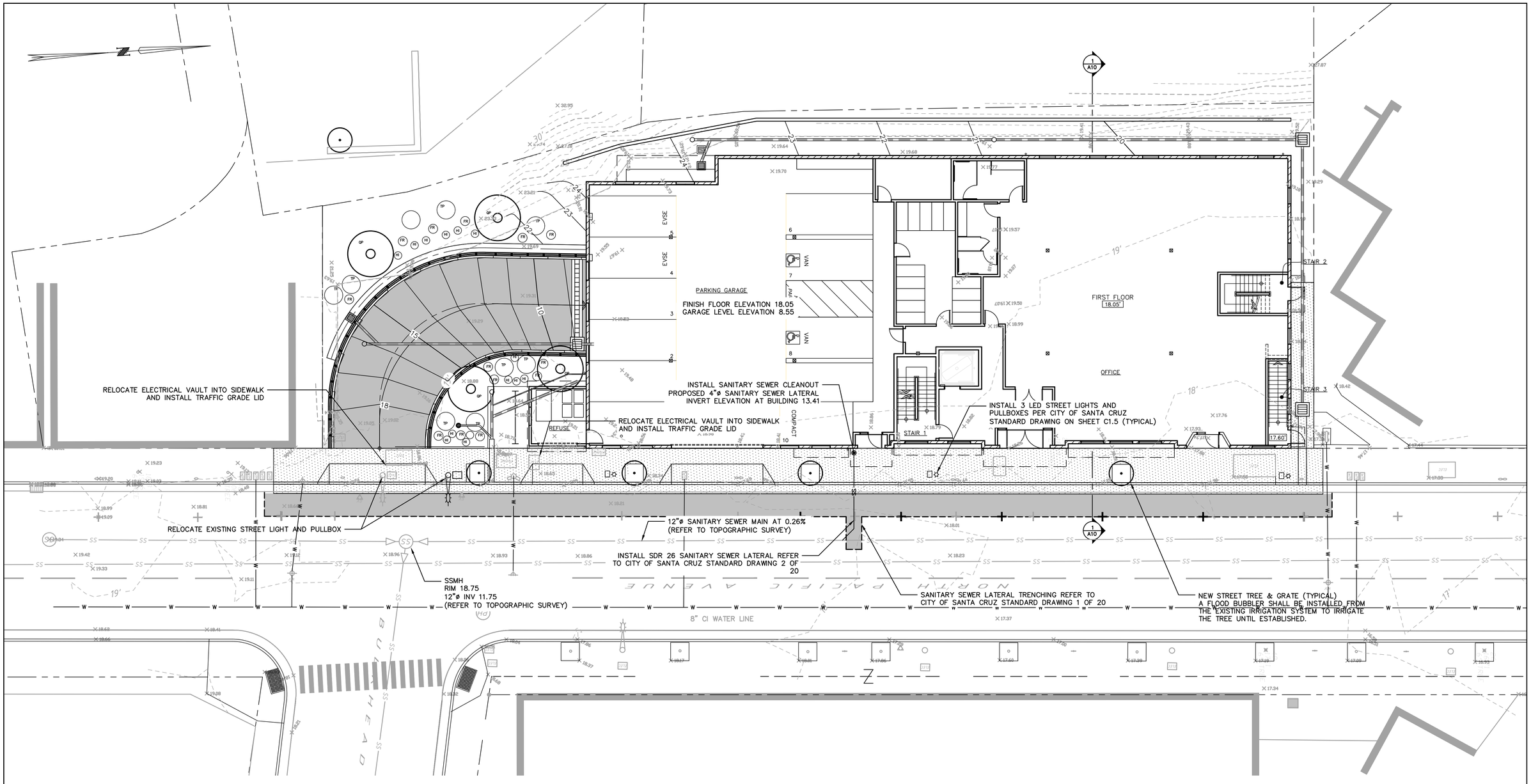
REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

PRELIMINARY STORM DRAINAGE PLAN

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMM	JOB NO. 27296	SHEET C1.3
DATE JUNE 23, 2020	CHECKED JRN	INDEX OC 29	
DESIGN CMM	DWG NAME	FILE NO. 27296	OF 5



NOTE: ALL EXISTING SANITARY SEWER LATERALS WILL NEED TO BE ABANDONED AT THE CITY SEWER MAIN. PRE AND POST SEWER LINE VIDEOS WILL BE REQUIRED.

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REGISTERED
JEFFREY R. NAESS
No. 72668
CIVIL
06/23/20
STATE OF CALIFORNIA

APN 006-361-24

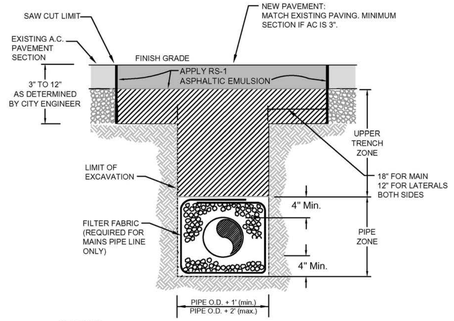
REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL CA 95073-2094
(831) 426-3560

UTILITY PLAN

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMM	JOB NO. 27296	SHEET C1.4
DATE JUNE 23, 2020	CHECKED JRN	INDEX OC 29	OF 5
DESIGN CMM	DWG NAME	FILE NO. 27296	



NOTES:

THIS DETAIL APPLIES TO ALL EXCAVATIONS IN CITY STREETS OR SIDEWALKS.

1. ***PIPE ZONE BACK FILL SHALL BE:***

   A. ¾" CRUSHED OR ANGULAR ROCK WITH 100% PASSING 1", 90-100% PASSING 3/4", 0-30% PASSING NO. 4 SIEVE, AND 0-10% PASSING NO. 8 SIEVE.

   B. ROCK SHALL BE ENVELOPED WITH FILTER FABRIC FOR MAIN PIPE ONLY.

2. ***UPPER TRENCH MATERIAL SHALL BE:***

   A. CLSM (2 SACK CEMENT SAND SLURRY); OR

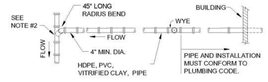
   B. CLASS 2 AGGREGATE BASE PER CALTRANS SPECIFICATIONS.

   IF AGGREGATE BASE IS USED THE UPPER 2' SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. REMAINING MATERIAL SHALL BE COMPACTED TO 90%. A CIVIL ENGINEER HIRED BY THE CONTRACTOR MUST CERTIFY THAT COMPACTION REQUIREMENTS ARE MET.

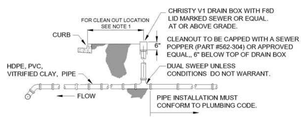
3. ***SHOVEL-SLICE PIPE BEDDING UNDER THE HAUNCHES OF THE PIPE.***

4. ***ALL TRAFFIC STRIPPING MUST BE REINSTALLED PER CALTRANS STANDARDS.***

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	SEWER PIPE TRENCH DETAIL	DATE: MARCH 2011
CITY ENGINEER: _____		SCALE: NONE
		DWG NO. 1 OF 20



TOP VIEW

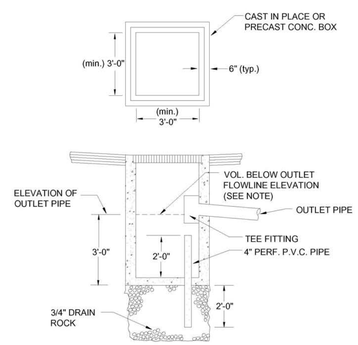


SIDE VIEW

NOTES:

1. LOCATE CLEANOUT BOX IN SIDEWALK OR DRIVEWAY. IF THERE IS NO SIDEWALK LOCATE CLEANOUT 10" TO 12" BEHIND FACE OF CURB. IF LOCATED IN A DRIVEWAY, BOX SHALL HAVE A TRAFFIC RATED LID.
2. LATERAL CONNECTIONS:
   A) **LATERAL CONNECTION TO 6" MAIN PIPELINE** : REPLACE A PORTION OF MAIN WITH A MANUFACTURED WYE.
   B) **LATERAL CONNECTION TO 8" AND 10" MAIN PIPELINE:** CORE DRILL AND USE A ROMAC "CB" SEWER SADDLE OR USE A NDS FLEXIBLE SADDLE WHEN RECONNECTING AT EXISTING LATERAL CONNECTION LOCATION.
   D) **LATERAL CONNECTION TO 12" AND LARGER MAIN PIPELINE** , WITH APPROVAL BY THE PUBLIC WORKS INSPECTOR,THE CONTRACTOR SHALL CORE DRILL AND USE INSERTA TEE INSTALLED BY CERTIFIED *INSERTA TEE*–INSTALLER.
3. ANY PIPE REPAIR COUPLING SHALL BE *FERNCO* SHEER BAND WITH 24 GAUGE STAINLESS STEEL BANDS AND SHEAR BAND OR APPROVED EQUAL.
4. PIPE SHALL BE:
   A) HDPE - SOLID WALL SDR 26, OR
   B) PVC SDR 26 GASKET SEWER PIPE ASTM 3034, OR
   C) VITRIFIED CLAY SEWER PIPE ASTM C 700, WITH COMPRESSION JOINT ASTM C 425
5. PROVIDE THREE FEET OF COVER UNLESS PROPER SLOPE TO SEWER MAIN DICTATES LESS COVER.
6. IF CONNECTION TO MAIN PIPELINE IS GREATER THAN 8 FEET DEEP USE A CHIMNEY CONNECTION FULLY SUPPORTED WITH A 2-SACK SLURRY.
7. SLOPE SHALL NOT BE LESS THAN ¼" PER FOOT.
8. A MINIMUM OF 2" OF BEDDING SHALL BE PROVIDED. FOLLOW CITY TYPICAL PIPE TRENCH DETAIL.
9. IF THE RIM OF ANY FIXTURE (IN THE BUILDING) IS BELOW THE ELEVATION OF THE NEXT UPSTREAM SEWER MANHOLE COVER, THEN A BACKWATER VALVE IS REQUIRED. VALVE SHALL BE LOCATED BETWEEN THE BUILDING AND CLEANOUT. USE *CLEAN CHECK* BACK FLOW PREVENTION DEVICE OR APPROVED EQUAL.
10. ALL PIPES REHABILITATED WITH THE LINING PROCESS SHALL BE TELEVISED TO SHOW THE FULL LENGTH OF LINING AND THE CONNECTION AT THE MAIN. INSPECTION SHALL BE PERFORMED WHILE THE PUBLIC WORKS INSPECTOR IS ON SITE, OR A TAPE OR DVD SHALL BE PROVIDED TO THE INSPECTOR FOR REVIEW.

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	SEWER LATERAL	DATE: AUGUST 2009
CITY ENGINEER: _____		SCALE: NONE
		DWG NO. 2 OF 20

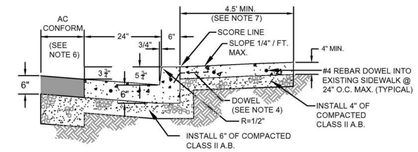


SECTION

SILT & GREASE TRAP
STORM DRAIN INLET IN PAVED AREA

NOTE: SUMP SHALL BE SIZED TO PROVIDE 1 CU. YD. OF VOLUME PER ACRE OF PAVED AREA.

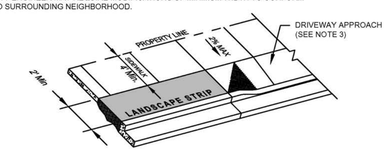
CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	OIL AND SEDIMENT TRAP	DATE: APRIL 2003
CITY ENGINEER: _____		SCALE: NONE
		DWG NO. 7 OF 20



STANDARD CURB, GUTTER & SIDEWALK

NOTES:

1. ALL CONCRETE TO BE SIX SACK, CLASS "A" PLANT MIXED PCC.
2. COMPACT SUBBASE SOIL TO 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONTENT TO A DEPTH OF 6".
3. STANDARD CURB, GUTTER AND SIDEWALK SHALL BE A MONOLITHIC POUR UNLESS CURB AND GUTTER ARE EXISTING.
4. IF ANY CURB, GUTTER OR SIDEWALK ARE EXISTING, DOWEL INTO EXISTING CONCRETE EVERY24". USE 18" LONG #4 DOWELS, INSERT 4" INTO CURB. BEND DOWEL AT BACK OF CURB AS SHOWN.
5. SCORE SIDEWALK EVERY 4 FT. PLACE EXPANSION JOINTS EVERY 60 FEET WITH DEEP JOINTS EVERY 12 FT.
6. WIDTH OF A.C. CONFORM SHALL BE A MINIMUM OF 2 FEET. A.C. CONFORM SHALL BE A MINIMUM OF 6" THICK ON TOP OF 6" OF CLASS II A.B.
7. CITY ENGINEER MAY REQUIRE MODIFICATIONS OF MINIMUM WIDTH TO CONFORM TO SURROUNDING NEIGHBORHOOD.

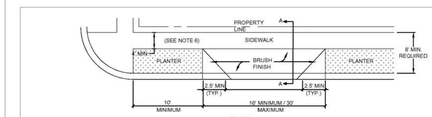


SIDEWALK LANDSCAPE STRIP INSTALLATION

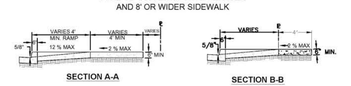
NOTES:

1. PROPERTIES THAT HAVE A 6 FT. OR GREATER PROPERTY LINE SETBACK FROM THE STREET WILL BE REQUIRED TO INSTALL A LANDSCAPE STRIP BETWEEN THE BACK OF CURB AND SIDEWALK.
2. SLOPE SIDEWALK AND LANDSCAPING STRIP TOWARD CURB AT 1/4" / FT. (2%) MAX.
3. FOR DRIVEWAY APPROACH CONSTRUCTION SEE CITY DETAIL 9 OF 23 TYPE "A" DRIVEWAY WITH PLANTER.

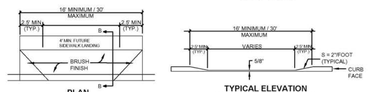
CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	CURB, GUTTER AND SIDEWALK	DATE: MARCH 2011
CITY ENGINEER: _____		SCALE: NONE
		DWG NO. 8 OF 20



PLAN
TYPE "A" DRIVEWAY WITH PLANTER
AND 8' OR WIDER SIDEWALK

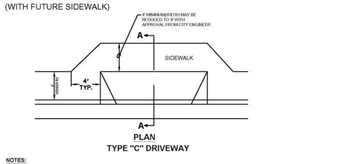


SECTION A-A **SECTION B-B**



PLAN
TYPE "B" DRIVEWAY
(WITH FUTURE SIDEWALK)

TYPICAL ELEVATION
TYPE A, B & C DRIVEWAY

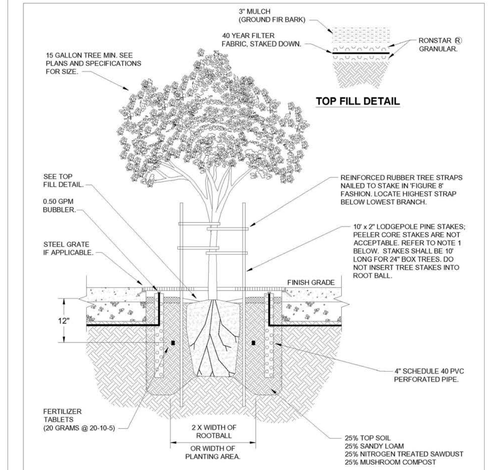


PLAN
TYPE "C" DRIVEWAY

NOTES:

1. SIDEWALK AREA ADJACENT TO DRIVEWAY APPROACH SHALL HAVE A < 2% CROSS SLOPE
2. ALL CONCRETE TO BE SIX SACK, CLASS "A" CONCRETE.
3. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" O.C. BOTH WAYS OR WELDED WIRE MESH 4"X4" W4XW4
4. MAINTAIN 2" OF COVER FOR REINFORCEMENT.
5. NATIVE SUBBASE SHALL BE COMPACTED IF MATERIAL IS SILT OR CLAY IT SHALL BE "FIRM" ACCORDING TO ASTM. OTHERWISE EXCAVATE TO 12" BELOW FINISH GRADE AND REPLACE WITH CLASS II AGGREGATE BASE AND COMPACT.
6. WIDTH MAY BE REDUCED TO 3' WITH APPROVAL FROM THE CITY ENGINEER.

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	DRIVEWAY APPROACH	DATE: APRIL 2003
CITY ENGINEER: _____		SCALE: NONE
		DWG NO. 9 OF 20



NOTES:

1. CONTRACTOR SHALL REMOVE NURSERY STAKE(S) AND TAGS FROM TREES UPON COMPLETION OF STAKING.
2. AS DIRECTED BY THE CITY THE TREE GRATE SHALL BE A CAST IRON NEENAH FOUNDARY CO. NO. R8710 (48" x 48") WITH U-FRAME AND ACCESS HOLE.
3. TREE WELL SHALL BE IRRIGATED WITH BUBBLER HEAD AND A QUICK COUPLER EVERY 100'
4. MAINTAIN 4' MINIMUM CLEARANCE BETWEEN GRATE OPENING AND BACK OF WALK.
5. TREES TO BE INSPECTED AND APPROVED BY CITY ARBORIST - BEFORE AND AFTER PLANTING.

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	TREE PLANTING DETAIL	DATE: MARCH 2011
CITY ENGINEER: _____		SCALE: NONE
		DWG NO. 15 OF 20

INSTALL GRANDVILLE PREMIER LIGHT FIXTURE SEE CIT

CITY OF SANTA CRUZ SPECIFICATIONS
FOR GRANVILLE PREMIER LIGHT FIXTURE

GPD2 P20 30K AS M RAL6003 3 N S RAL6003 H PCLL

GRANVILLE PREMIER II LED 2 (GPD2) RAL6003: GRANVILLE® PREMIER II LED 2 (GPD2), LED PERFORMANCE PACKAGE 20, 3000 SERIES CCT, AUTO-SENSING (120–277V), MODERN STYLE – SWING OPEN DESIGN, TIGER DRYLAC COLOR (RAL), ASYMMETRIC TYPE III, NO TRIM, PAINTED CAST ALUMINUM STANDARD, RAL COLOR, NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE, EXTENDED LIFE OPTION WITH AS (120–277V ONLY)

UNDERGROUND UTILITIES

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GRAPHIC SCALE

(IN FEET)
1 inch = ## ft.

811 Know what's below. Call before you dig.

PROFESSIONAL ENGINEER — REGISTERED — JEFFREY R. NAESS — No. 72666 — CIVIL — 06/23/20 — STATE OF CALIFORNIA

APN 006-361-24

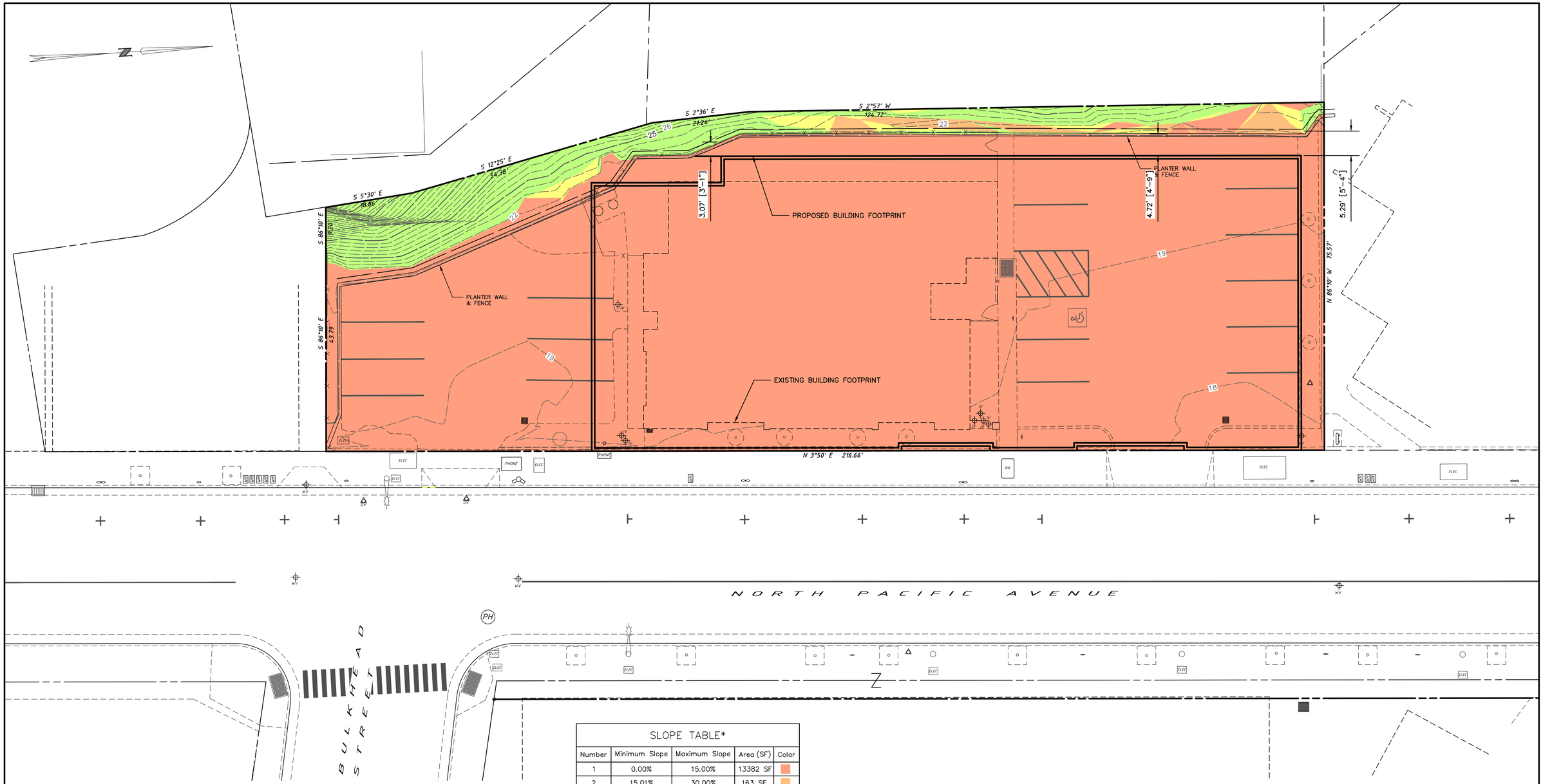
REVISED	

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073–2094
(831) 426–3560

CITY OF SANTA CRUZ
STANDARD DRAWINGS

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = ##	DRAWN CMM	JOB NO. 27296	SHEET
DATE JUNE 23, 2020	CHECKED JRN	INDEX OC 29	C1.5
DESIGN CMM	DWG NAME	FILE NO. 27296	OF 5



SLOPE TABLE*				
Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	0.00%	15.00%	13382 SF	
2	15.01%	30.00%	163 SF	
3	30.01%	50.00%	163 SF	
4	50.01%	100.00%	1280 SF	

GROSS LOT AREA.....15,172 SQUARE FEET (SF)

NET LOT AREA (AREA LESS THAN OR EQUAL TO 30%).....13,545 SQUARE FEET (SF)

PROPERTY LINE

* NOTE RETAINING WALL IS INCLUDED IN THE SLOPE AREA CALCULATION AND ACCOUNTS FOR A FOOT PRINT AREA OF APPROXIMATELY 184 SF

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DISCLAIMER

UNDERGROUND UTILITIES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING ANY WORK. CALL UNDERGROUND SERVICE ALERT (USA NORTH 811) AT 1-800-227-2600 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATION TO MARK THE LOCATION OF UTILITIES ON THE SITE. VERIFY DEPTH BY APPROVED "POTHOLING" METHODS PRIOR TO EXCAVATION.

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PROFESSIONAL ENGINEER — REGISTERED — STATE OF CALIFORNIA
JEFFREY R. NAESS
No. 42666
CIVIL

APN 006-361-24

REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
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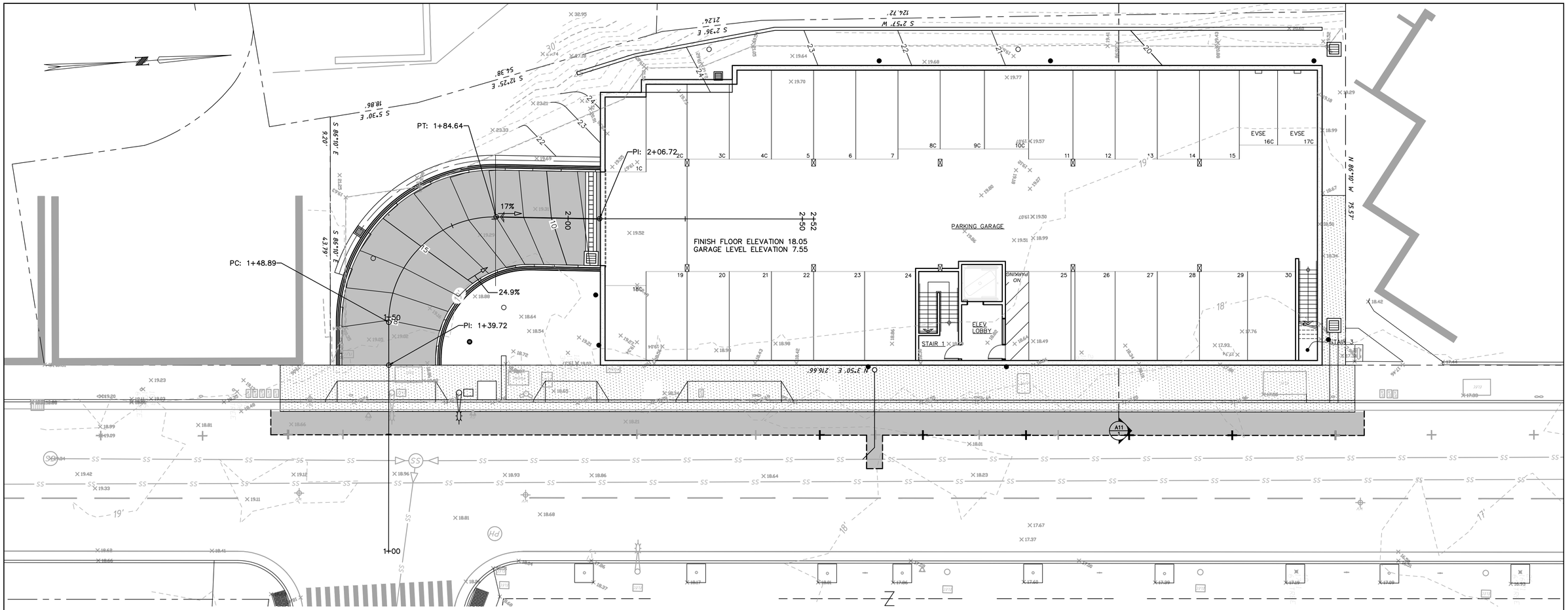
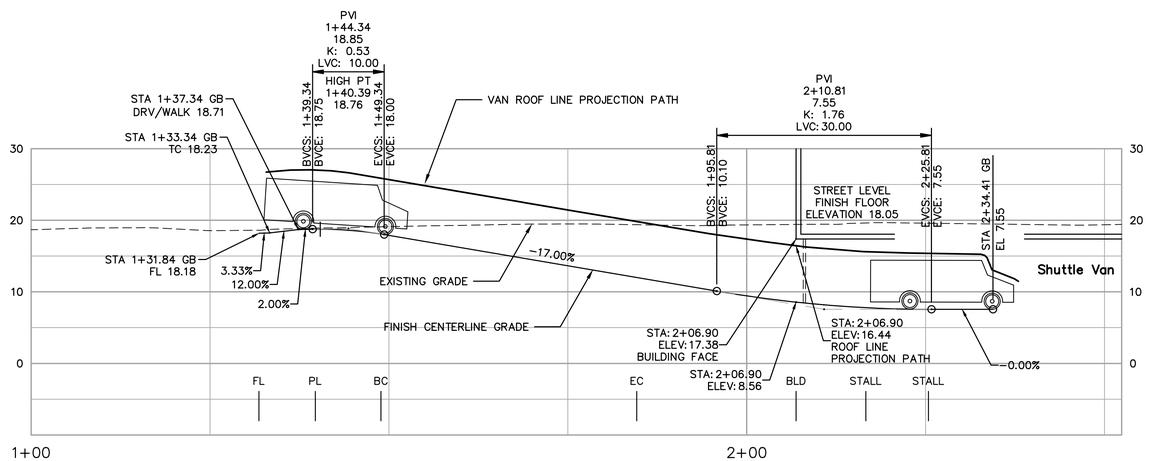
SOQUEL, CA 95073-2094
(831) 426-3560

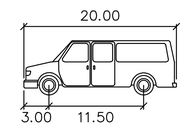
SLOPE MAP

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN KIP	JOB NO. 27296	SHEET SL-1
DATE JUNE 23, 2020	CHECKED BFH	INDEX OC 29	OF 1
DESIGN	27296 ~ Bowman Slope	FILE NO. 27296	







Shuttle Van feet

Width	: 6.50
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811 Know what's below. Call before you dig.

PROFESSIONAL ENGINEER — REGISTERED — JEFFREY R. NAESS — No. 27296 — CIVIL — 01/28/20 — STATE OF CALIFORNIA

APN 006-361-24

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AND LAND SURVEYORS
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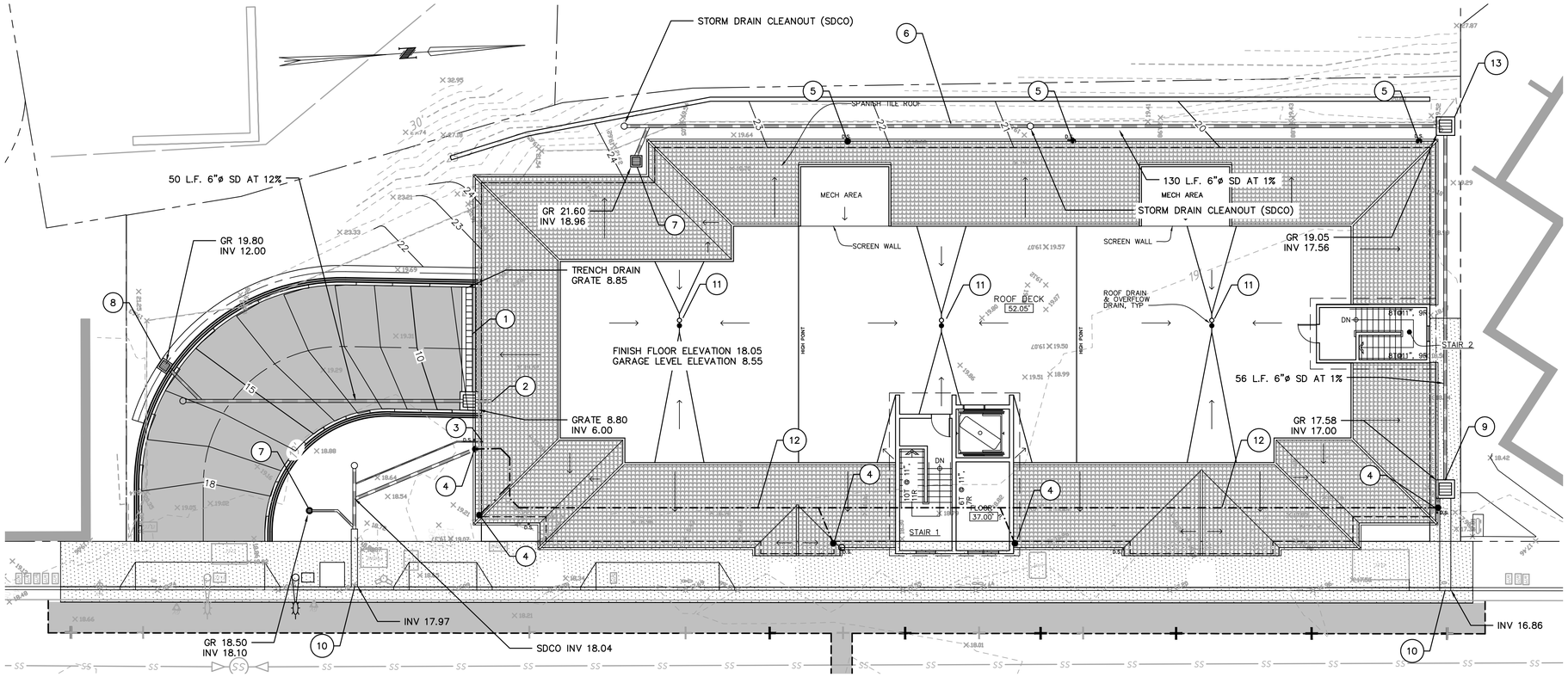
SOQUEL, CA 95073-2094
(831) 426-3560

PRELIMINARY DRIVEWAY RAMP PROFILE PLAN

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMM	JOB NO. 27296	SHEET C1.2
DATE JANUARY 28, 2020	CHECKED JRN	INDEX OC 29	OF 5
DESIGN CMM	DWG NAME	FILE NO. 27296	



STORM DRAINAGE SYSTEM AND MECHANICAL WATER TREATMENT UNITS

(1) TRENCH DRAIN 12" IN WIDTH WITH OLDCASTLE FLOGARD (DWG NO. FG-LP-002) CATCH BASIN INSERT FILTER (TF-TDOF12)

(2) STORMWATER RUNOFF ROUTED TO SUMP AND PUMP SYSTEM AT GARAGE LEVEL. SUMP SYSTEM WILL CONVEY TREATED WATER FROM THE TRENCH DRAIN, SURFACE DRAINAGE AT BACK OF DRIVEWAY RETAINING WALLS, RETAINING WALL SUB-DRAIN SYSTEM AND FOUNDATION SUB-DRAIN SYSTEM.

(3) 2"ø EJECTOR LINE FROM SUMP AND PUMP SYSTEM CONVEYED TO NORTH PACIFIC AVENUE CURB AND GUTTER.

(4) ROOF LEADER DOWN SPOUTS CONNECTED TO COMMON STORM DRAIN LINE IN CEILING OF THE STRUCTURE AND ROUTED TO SOUTHERN MOST DOWN SPOUT LOCATION WHERE IT IS CONNECTED TO TREATMENT UNIT. PROPOSED TREATMENT UNIT IS BOICLEAN DOWNSPOUT FILTER (DC-DF4) AND THEN ROUTED DRAINAGE SYSTEM THAT OUTLETS TO NORTH PACIFIC AVENUE CURB AND GUTTER.

(5) ROOF LEADER DOWN SPOUTS CONNECTED TO COMMON STORM DRAIN LINE PARALLEL TO THE STRUCTURE AND ROUTED TO NORTHERN MOST STORM DRAIN JUNCTION BOX. EACH ROOF DOWN SPOUT HAS IT'S OWN PROPOSED TREATMENT UNIT, A BOICLEAN DOWNSPOUT FILTER (DC-DF4).

(6) PROPOSED STORM DRAIN LINE TO CONVEY STORM RUNOFF TO THE NORTHEASTERLY OUTLET TO NORTH PACIFIC CURB AND GUTTER.

(7) PROPOSED AREA DRAIN FOR LANDSCAPING AND/OR HILLSIDE STORMWATER RUNOFF.

(8) PROPOSED SWALE STORM DRAIN INLET AT BACK OF DRIVEWAY RETAINING WALL WILLCONVEY STORMWATER TO SUMP AND PUMP SYSTEM AT GARAGE LEVEL.

(9) PROPOSED CATCH BASINS & JUNCTION BOXES FOR STORM DRAINAGE SYSTEM.

(10) PROPOSED SIDEWALK CURB UNDER DRAIN BY FOUNDRY SERVICE AND SUPPLY, INC. PROPOSED #2A RECTANGULAR 12.13x3.75 UNDER DRAIN EQUIVALENT TO 6"ø PIPE.

(11) PROPOSED ROOF DRAINS TO BE ROUTED TO STORM DRAINAGE TREATMENT UNITS. ROUTING OF DRAINAGE LINE TO BE DETERMINE DURING THE BUILDING PERMIT PLAN PHASE.

(12) PROPOSED ROOF DOWNSPOUT DRAINAGE TO BE ROUTED TO STORM DRAINAGE TREATMENT UNITS. ROUTING OF DRAINAGE LINE TO BE DETERMINE DURING THE BUILDING PERMIT PLAN PHASE.

(13) PROPOSED SEDIMENT TRAP JUNCTION BOX FOR STORM DRAINAGE SYSTEM.

TREATMENT UNITS

TRENCH DRAIN TREATMENT UNIT (PROPOSED 1)
OLDCASTLE FLOGARD CATCH BASIN INSERT FILTER (TRENCH DRAIN STYLE) MODEL FG-TDOF12
FILTERED FLOW 1.0 CFS
TOTAL BYPASS CAPACITY 0.6 CFS

ROOF DOWN SPOUT TREATMENT UNITS (PROPOSED 4 OR LESS)
BIO CLEAN DOWNSPOUT FILTER MODEL BC-DF4
FILTERED FLOW 0.55 CFS (249 GPM)
TOTAL BYPASS CAPACITY 1.26 CFS (566 GPM)

DISCLAIMER

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. NAESS
No. 72666
CIVIL
01/28/20
STATE OF CALIFORNIA

APN 006-361-24

REVISED

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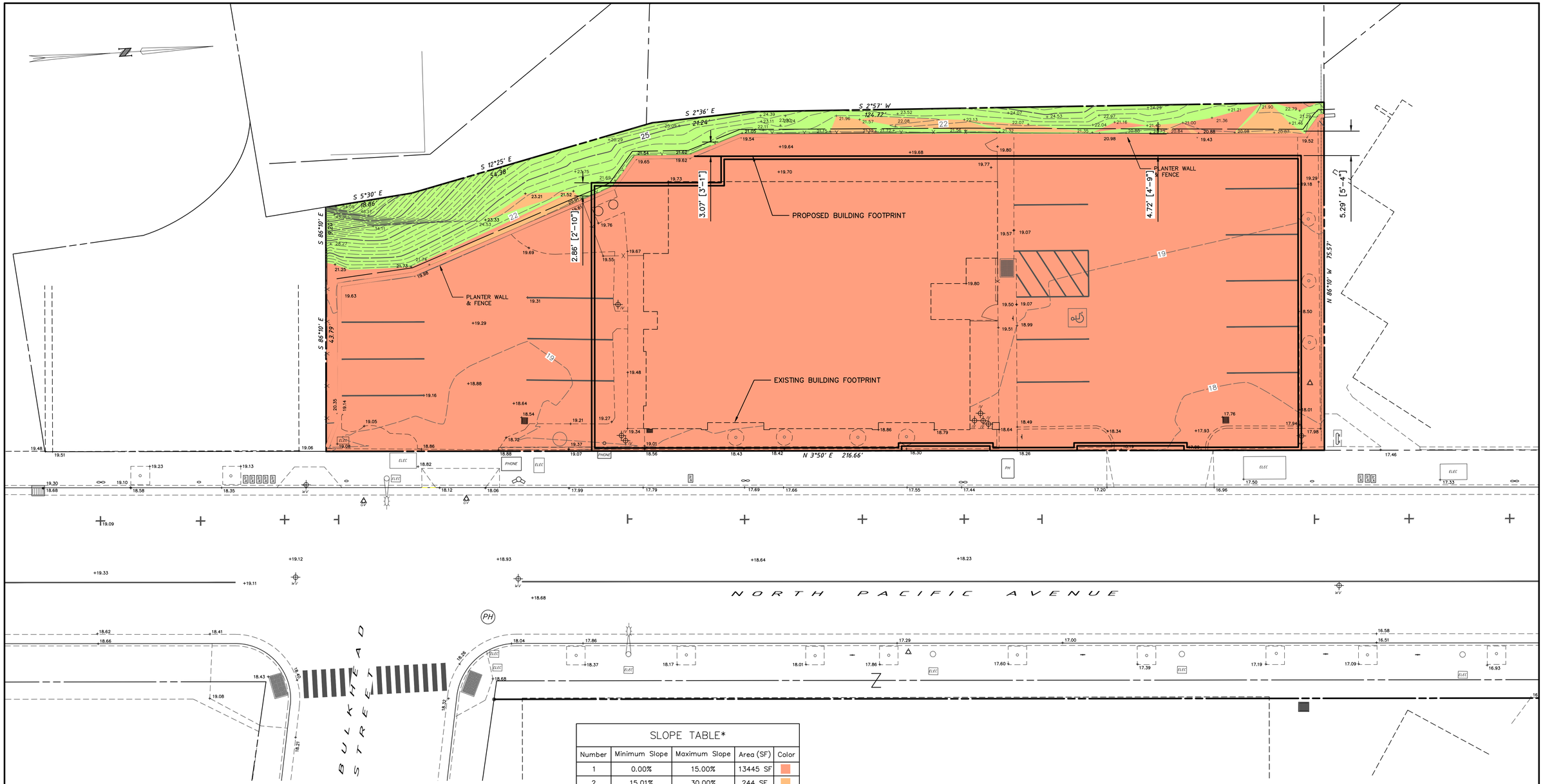
PRELIMINARY STORM DRAINAGE PLAN

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMM	JOB NO. 27296	SHEET C1.3
DATE JANUARY 28, 2020	CHECKED JRN	INDEX OC 29	OF 5
DESIGN CMM	DWG NAME	FILE NO. 27296	



SLOPE TABLE*				
Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	0.00%	15.00%	13445 SF	
2	15.01%	30.00%	244 SF	
3	30.01%	50.00%	131 SF	
4	50.01%	100.00%	1352 SF	

GROSS LOT AREA.....15,172 SQUARE FEET (SF)

NET LOT AREA (AREA LESS THAN OR EQUAL TO 30%).....13,689 SQUARE FEET (SF)

PROPERTY LINE

* NOTE RETAINING WALL IS INCLUDED IN THE SLOPE AREA CALCULATION AND ACCOUNTS FOR A FOOT PRINT AREA OF APPROXIMATELY 184 SF

GRAPHIC SCALE

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DISCLAIMER

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CIVIL
STATE OF CALIFORNIA

APN 006-361-24

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(831) 426-3560

SLOPE MAP

PROPOSED OFFICE / RESIDENTIAL BUILDING
2035 NORTH PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN KIP	JOB NO. 27296	SHEET SL-1
DATE FEBRUARY 6, 2020	CHECKED BFH	INDEX OC 29	OF 1
DESIGN	27296 ~ Bowman Slope	FILE NO. 27296	