

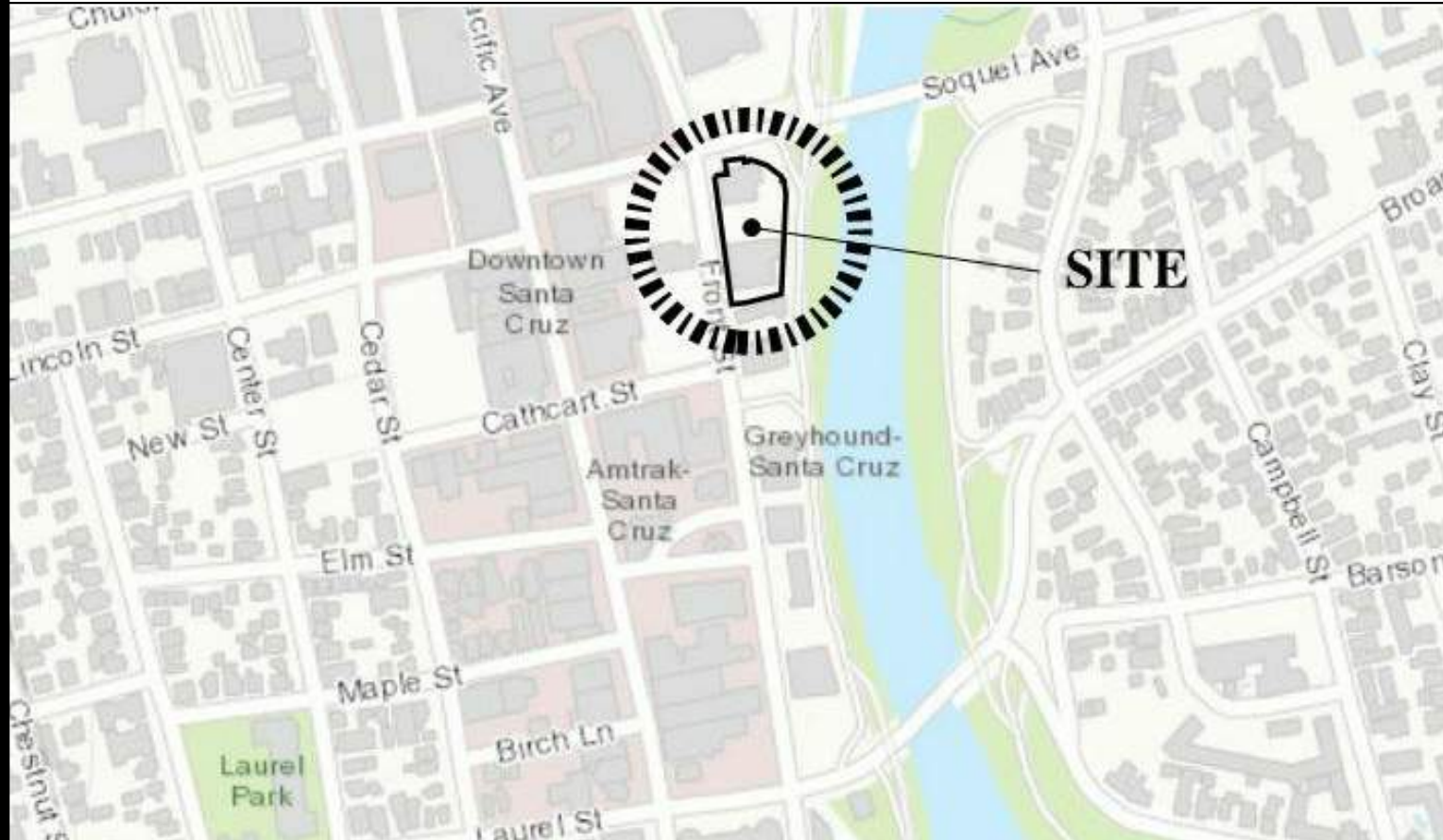


FIVE 31

530 FRONT STREET, SANTA CRUZ CALIFORNIA 95060

NATURAL GAS-FREE DESIGN AS REQUIRED BY SCMC 6.100
ALL RESIDENTIAL UNITS TO BE 100% ELECTRIC

VICINITY MAP



PROJECT DIRECTORY

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SCOPE OF WORK

SWENSON BUILDERS IS PROPOSING TO DEVELOP A MIXED-USE MULTI-FAMILY HOUSING PROJECT ON 1.06-ACRES SITE AT THE CORNER OF FRONT STREET AND SOQUEL AVENUE.

THIS PROJECT WILL CONSIST OF SEVEN STORIES OF RESIDENTIAL APARTMENTS TOTALING 276 UNITS OVER A SINGLE LEVEL GARAGE WHICH IS WRAPPED WITH GROUND LEVEL COMMERCIAL SPACE ALONG FRONT STREET AND SOQUEL AVENUE.

A SECOND LEVEL OF COMMERCIAL SPACE WILL BE PROVIDED ALONG SOQUEL AVENUE WITH TWO RAISED OUTDOOR COURTYARDS.

THE AREA BETWEEN THE NEW GARAGE AND THE BACKSIDE OF THE LEVEE WILL BE FILLED IN TO PROVIDE ADDITIONAL PUBLIC USE AREA ALONG THE LEVEE. THIS WILL TAKE FORM BY CREATING LANDSCAPED GARDENS AROUND A NEW COMMUNITY DECK WITH BOTH ACTIVE AND PASSIVE USES AND WILL BE LINED WITH BOTH ADDITIONAL COMMERCIAL SPACES AND PRIVATE AMENITY AREAS.

TWO SECURE COURTYARDS ON TOP OF THE PARKING GARAGE WILL SERVE AS THE PRIVATE OUTDOOR RECREATION SPACE FOR THE TENANTS TO ENJOY. THESE COURTYARD WILL HAVE BOTH VIEWS AND DIRECT ACCESS TO THE PUBLIC COURTYARDS AND ULTIMATELY THE LEVEE TRAIL BEYOND.

A LARGE ROOF TOP GARDEN WILL ADORN A PORTION OF THE LOWER ROOF ON THE 8TH FLOOR. THIS SPACE WILL HAVE OVER 2,000 SQUARE FEET OF HARDSCAPE ARE IN THE FORM OF 4 OUTDOOR ROOMS CONNECTED BY AN INVITING PATHWAY AND SURROUNDED BY OVER 3,000 SQUARE FEET OF LANDSCAPE. THIS ROOF TOP GARDEN WILL PROVIDE THE RESIDENCE WITH TRANQUIL VIEWS OF THE SURROUNDING DOWNTOWN, RIVER WALK BELOW, AND SANTA CRUZ BOARDWALK BEYOND.

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SEMI-AUTOMATIC-PUZZLER PARKING SYSTEM SPEC.

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LANDSCAPE PHOTOS
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MATERIALS AND COLORS

PLAN CHECK NUMBER

CP20-0098

ACCESSOR PARCEL NUMBERS

005-151-37

005-151-44

005-151-45

005-151-46

SWENSON
ARCHITECTURE
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Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022

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FIVE 31
530 FRONT STREET
SANTA CRUZ, CA 95060
TITLE SHEET

Date:
JULY 29, 2020

Scale:

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DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-0.01

PRIVATE OPEN SPACE SUMMARY

24.12.180 COMMUNITY HOUSING PROJECT REQUIREMENTS.					
3. PRIVATE OPEN SPACE: A COMMUNITY HOUSING PROJECT SHALL PROVIDE A MINIMUM OF 100 SF OF PRIVATE OPEN SPACE FOR EACH DWELLING UNIT LOCATED IN SUCH A MANNER AS TO BE IMMEDIATELY ACCESSIBLE TO EACH DWELLING UNIT.					
REQUIRED PRIVATE OPEN SPACE			PROVIDED PRIVATE OPEN SPACE		
OPEN SPACE PER UNIT	AREA (SF)		UNIT TYPE	UNIT COUNT	AREA (SF)
276 UNITS	X 100 SF =	27,600			
			PODIUM		
			NORTH COURTYARD		2,108
			SOUTH COURTYARD		1,878
			PUBLIC COURTYARD		6,369
			PUBLIC TERRACE		2,043
					12,398
			OUTDOOR LOUNGE		
			BALCONIES / DECKS		943
			UNIT A1	8	41
			UNIT C1	7	62
			UNIT C2	3	164
			UNIT C3	1	172
			UNIT C4	5	61
			UNIT C5	14	65
			UNIT C6	2	247
			UNIT D1.a	2	92
			UNIT D1.b	11	75
			UNIT D2	6	69
			UNIT D3	5	184
			UNIT D6	6	73
			UNIT D7	18	65
			UNIT E1	1	69
				4	139
					556
			2ND FLR STUDIO (A1&A3 SOUTHERN UNITS)		810
			2ND FLR STUDIO (B1)		98
			2ND FLR STUDIO (B2)		200
			EXPANDED DECKS FOR 3RD FLR (E1)		436
			7TH FLR STUDIOS (B5)		356
			8TH FLR ROOF DECK		1,971
			8TH FLR ROOF GARDEN		3,361
TOTAL		27,600			28,284
					SURPLUS 684

REQUIRED RESIDENTIAL BICYCLE PARKING

SCMC 24.12.250 - SECTION 2b.				
		UNITS	FACTOR	PARKING STALLS
RESIDENTIAL	CLASS I	276	1 PER UNIT	276
RESIDENTIAL	CLASS II	276	1 PER 4 UNITS	69
TOTAL REQUIRED				345

PRIVATE BICYCLE STORAGE ROOM

(SECURE FACILITY FOR TENANTS TO STORE AND WORK ON THEIR BICYCLES - CLASS 1 BICYCLE PARKING)

LEVEL	LOCATION	SIZE	STALLS	TOTAL
2ND FLOOR	BIKE CAFÉ	668	48	48
TOTAL				48

TOTAL PRIVATE BICYCLE STORAGE

(COMBINED LOCATIONS)

SIZE / TYPE					TOTAL
BIKE CAFÉ	SMALL LOCKER	LOCKER	LOCKER	2 HOOKS / STORAGE UNIT	
-	52	26	84	x 2	324
48	-	-	-	-	48
TOTAL BICYCLE STORAGE PROVIDED					372
TOTAL BICYCLE STORAGE REQUIRED					345
BICYCLE STORAGE SURPLUS					27

REQUIRED / PROVIDED COMMERCIAL BICYCLE PARKING

SCMC 24.12.250 - SECTION 2c.		
REQUIRED CAR PARKING	FACTOR	PARKING STALLS
COMMERCIAL	29	15% + 2
TOTAL REQUIRED		6
TOTAL PROVIDED		12

GROSS BUILDING AREA SUMMARY

LEVEL	USE	SUBTOTAL	TOTAL
1ST FLOOR	DOG WASH	453	
	BLDG SERVICES	2,855	
	COMMERCIAL	2,972	
	OUTDOOR LOUNGE (COVERED)	641	
	OUTDOOR LOUNGE (UNCOVERED)	294	NOT INCLUDED
	STORAGE UNITS IN GARAGE	4,014	
	GARAGE	26,346	
	GARAGE ENTRY (COVERED QUEUING AREA)	686	
	RESIDENTIAL LOBBY	2,670	40,637
2ND FLOOR	COMMERCIAL	1,815	
	OUTDOOR LOUNGE	943	NOT INCLUDED
	PRIVATE COURTYARDS (INCLUDES BOCCIE BALL)	6,693	NOT INCLUDED
	PRIVATE PATIO	810	NOT INCLUDED
	PUBLIC TERRACE	2,043	NOT INCLUDED
	RESTAURANT	2,078	
	FITNESS CENTER	958	
	COMMUNITY ROOM	733	
	BIKE CAFÉ #2	668	
	BALCONY / PRIVATE PATIO	1,512	NOT INCLUDED
3RD FLOOR	RESIDENTIAL	24,463	30,715
4TH FLOOR	BALCONY	2,056	NOT INCLUDED
	RESIDENTIAL	29,385	29,385
5TH FLOOR	BALCONY	1,103	NOT INCLUDED
	RESIDENTIAL	29,385	29,385
6TH FLOOR	BALCONY	1,103	NOT INCLUDED
	RESIDENTIAL	29,385	29,385
7TH FLOOR	BALCONY	1,800	NOT INCLUDED
	RESIDENTIAL	28,447	28,447
8TH FLOOR	ROOF DECK & GARDEN	5,332	NOT INCLUDED
	BALCONY	1,065	NOT INCLUDED
	ROOF	0	NOT INCLUDED
	RESIDENTIAL	21,640	21,640
TOTAL			238,979

PROPOSED COMMERCIAL & RESTAURANT SPACE

LEVEL	USE	COMMERICAL AREA SQUARE FEET	RESTAURANT AREA SQUARE FEET
1ST FLOOR	COMMERICAL #1	2,972	-
SUBTOTAL		2,972	0
2ND FLOOR	RESTAURANT / COMMERICAL #2	-	2,078
	COMMERICAL #3	1,021	-
	COMMERICAL #4	794	-
SUBTOTAL		1,815	2,078
TOTAL		4,787	2,078
GRAND TOTAL			6,865

REQUIRED RESIDENTIAL PARKING

SCMC 24.12.240 - SECTION w.			
UNIT TYPE	UNIT COUNT	FACTOR	PARKING STALLS
MICRO	116	0.5	58.0
STUDIO	53	0.5	26.5
1 BEDROOM	102	0.5	51.0
2 BEDROOM	5	0.5	2.5
TOTAL REQUIRED			138

REQUIRED COMMERCIAL PARKING

SCMC 24.12.240 - SECTION aa.			
USE	1 / 400 SF OF FLOOR SPACE	1 / 120 SF OF FLOOR SPACE	PARKING STALLS
COMMERCIAL	4,787	12.0	-
RESTAURANT	2,078	-	17.3
TOTAL REQUIRED			29

PROPOSED ON SITE PARKING

LEVEL	TYPE				PARKING STALLS
	ACCESSIBLE (9'-0" x 19'-0")	COMPACT (7'-6" x 16'-0")	STANDARD (8'-6" x 19'-0")	PUZZLE LIFT (10 PUZZLE LIFTS) (3 LEVEL W/ PIT)	
1ST FLOOR	3	7	0	171	181
TOTAL PROVIDED					181
					TOTAL CAR STALLS
					TOTAL REQUIRED
					138 + 29
					167
					SURPLUS
					14

ELECTRIC VEHICLE PARKING SUMMARY

SCMC 24.12.241 - SECTION 3a, & 3b.			
	PROVIDED STALLS	FACTOR	PARKING STALLS
RESIDENTIAL	138	12%	17
COMMERCIAL	29	N/A	1
TOTAL REQUIRED			18
TOTAL PROVIDED			22

PRIVATE STORAGE

(TWO HOOKS PROVIDED IN EACH STORAGE UNIT TO VERTICALLY STORE TWO BICYCLES - CLASS 1 BICYCLE PARKING)

LEVEL	APPROXIMATE SIZE			TOTAL
	SMALL LOCKER 11 SF (3'-5" x 3'-2")	MEDIUM LOCKER 19 SF (3'-5" x 5'-5")	LARGE LOCKER 25 SF (4'-6" x 5'-6")	
1ST FLOOR	-	-	84	84
2ND FLOOR	8	4	-	12
3RD FLOOR	8	4	-	12
4TH FLOOR	8	4	-	12
5TH FLOOR	8	4	-	12
6TH FLOOR	8	4	-	12
7TH FLOOR	8	4	-	12
8TH FLOOR	4	2	-	6
TOTAL PRIVATE STORAGE				162
TOTAL PRIVATE BICYCLE STORAGE				162 x 2
				324

530 FRONT STREET - PROJECT DATA SUMMARY - DENSITY BONUS

ADDRESS:	530, 518, 516, 514 FRONT STREET, SANTA CRUZ, CA 95060
APN:	005-151-37, 44, 45, 46
GENERAL PLAN LAND USE DESIGNATION:	RVC - REGIONAL VISITOR COMMERCIAL
SPECIFIC PLAN	DOWNTOWN PLAN
DENSITY (DWELLING UNITS / ACRE):	CURRENTLY: 261.5
ZONING:	CBD - CENTRAL BUSINESS DISTRICT
FLOOD ZONE (SEC 24.14.500):	A-99
FAR (FLOOR AREA RATIO)	(EXCLUDES GARAGE AREA) 4.52

SITE AREA SUMMARY

ACCESSOR PARCEL NUMBER	SQUARE FEET	ACRES
005-151-37	18,138	0.42
005-151-44	9,380	0.22
005-151-45	1,478	0.03
005-151-46	16,985	0.39
TOTAL	45,981	1.06

PROPOSED UNIT SIZE / PERCENTAGE / COUNT

CONFIGURATION	UNIT TYPE	PROPOSED UNIT AREA (SF)	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	TOTAL	PROPOSED PERCENTAGE
MICRO	A1	387	8	8	8	8	8	4	10	54	
	A2	395	1	1	1	1	1	1	1	7	
	A3	413	9	9	9	9	9	9	1	55	
	AVERAGE	400								116	42.0%
STUDIO	B1	497	3	3	3	3	3	3	2	20	
	B2	518	2	2	2	2	2	2	2	14	
	B3	541	2	2	2	2	2	2	2	14	
	B4	538	1	0	0	0	0	0	0	1	
	B5	590	0	0	0	0	0	2	2	4	
	AVERAGE	522								53	19.2%
1 BD / 1BA	C1	622	1	1	1	1	1	1	1	7	
	C2	609	0	0	0	0	0	0	3	3	
	C3	645	0	0	0	0	0	0	1	1	
	C4	706	0	1	1	1	1	1	0	5	
	C5	751	0	3	3	3	3	1	1	14	
	C6	565	0	0	0	0	0	2	2	4	
	AVERAGE	680								34	12.3%
1 BD / 1BA + DEN	D1	737	1	2	2	2	2	2	0	11	
	D2	746	0	1	1	1	1	1	0	5	
	D3	764	1	1	1	1	1	1	0	6	
	D4	777	0	0	0	0	0	0	3	3	
	D5	805	4	4	4	4	4	4	0	24	
	D6	730	3	3	3	3	3	3	0	18	
	D7	800	0	0	0	0	0	0	1	1	
2 BD / 2BA	E1	1,018	0	1	1	1	1	1	0	5	
	AVERAGE	1,018								5	1.8%
TOTAL	AVERAGE	559	36	42	42	42	42	40	32	276	100%
HEIGHT OF FLOOR AT FLOOR LEVEL			15'-0"	24'-8"	34'-4"	44'-0"	53'-8"	63'-4"	73'-0"		
NOMINAL HEIGHT OF CEILING			8'-10"	8'-10"	8'-10"	8'-10"	8'-10"	8'-10"	10'-0"		

Consultant:

Revision Schedule:

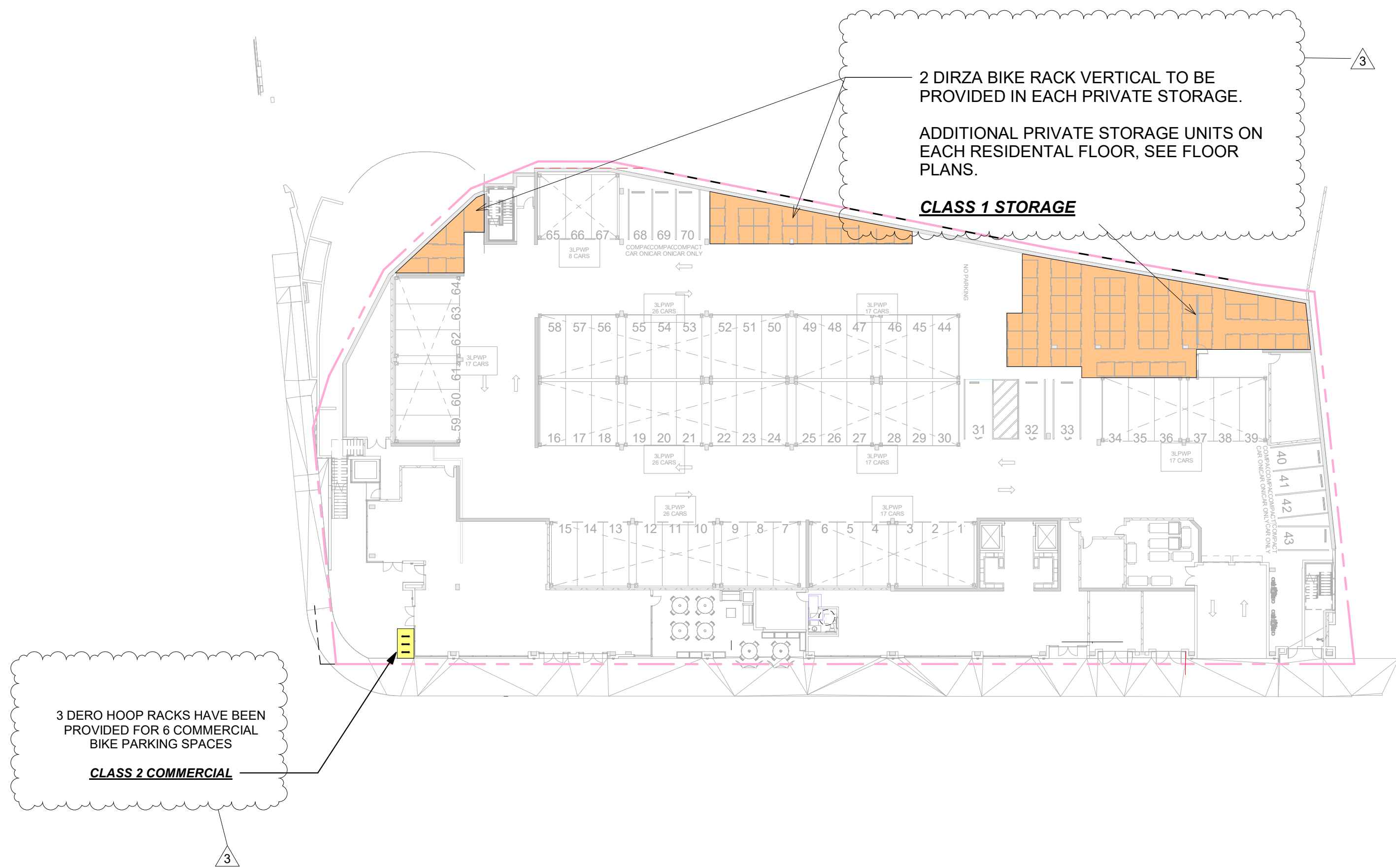
#	Description	Date
2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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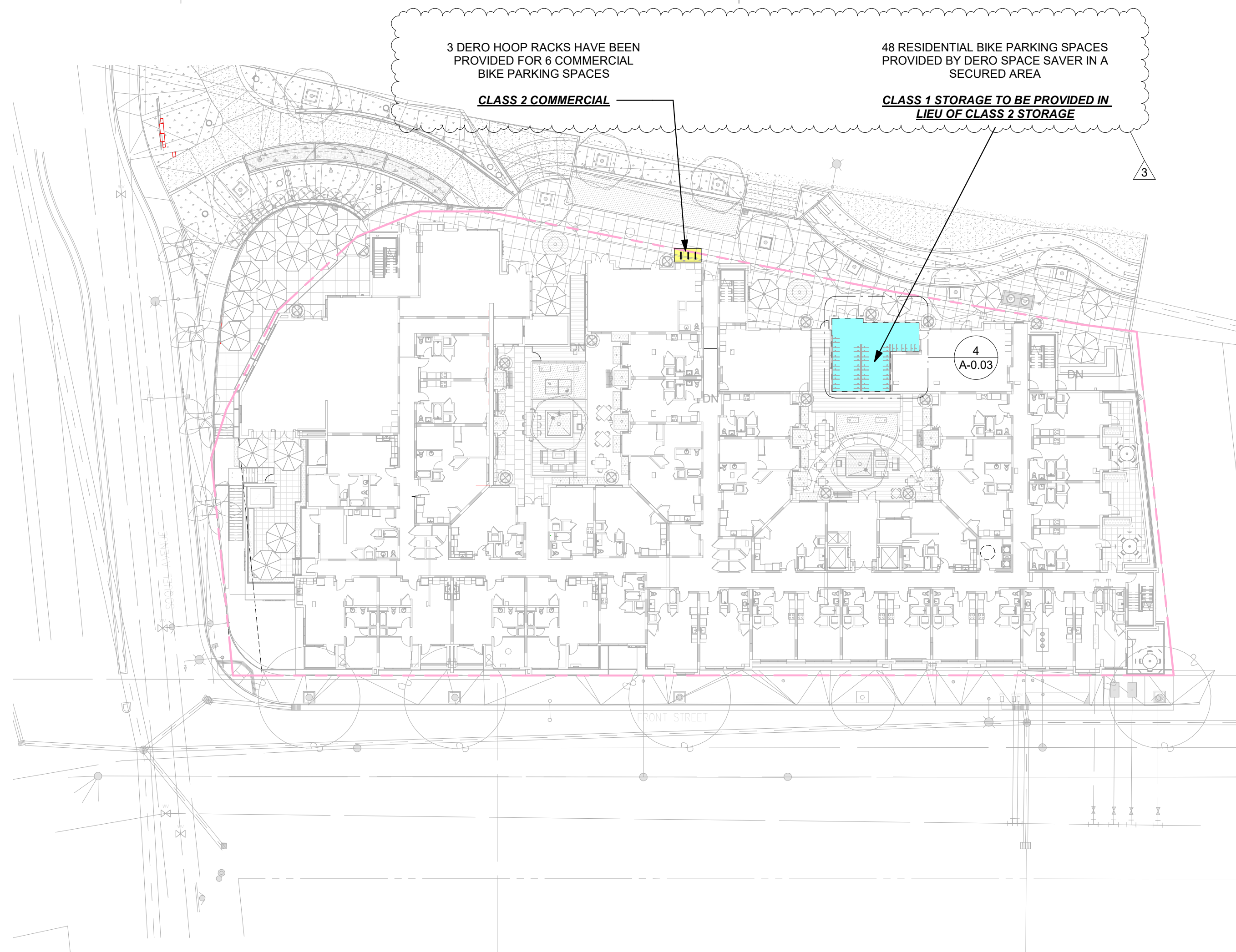
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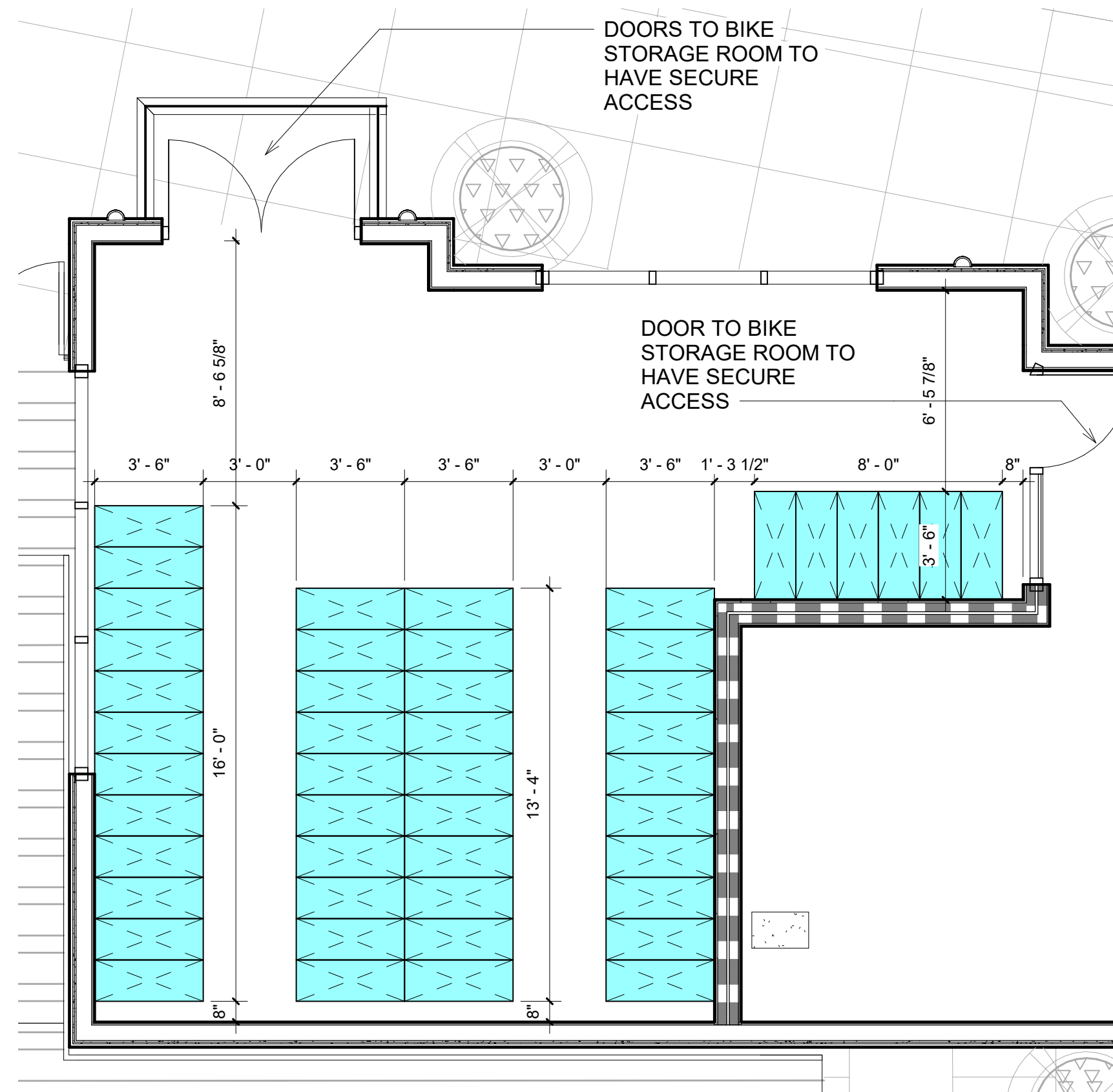
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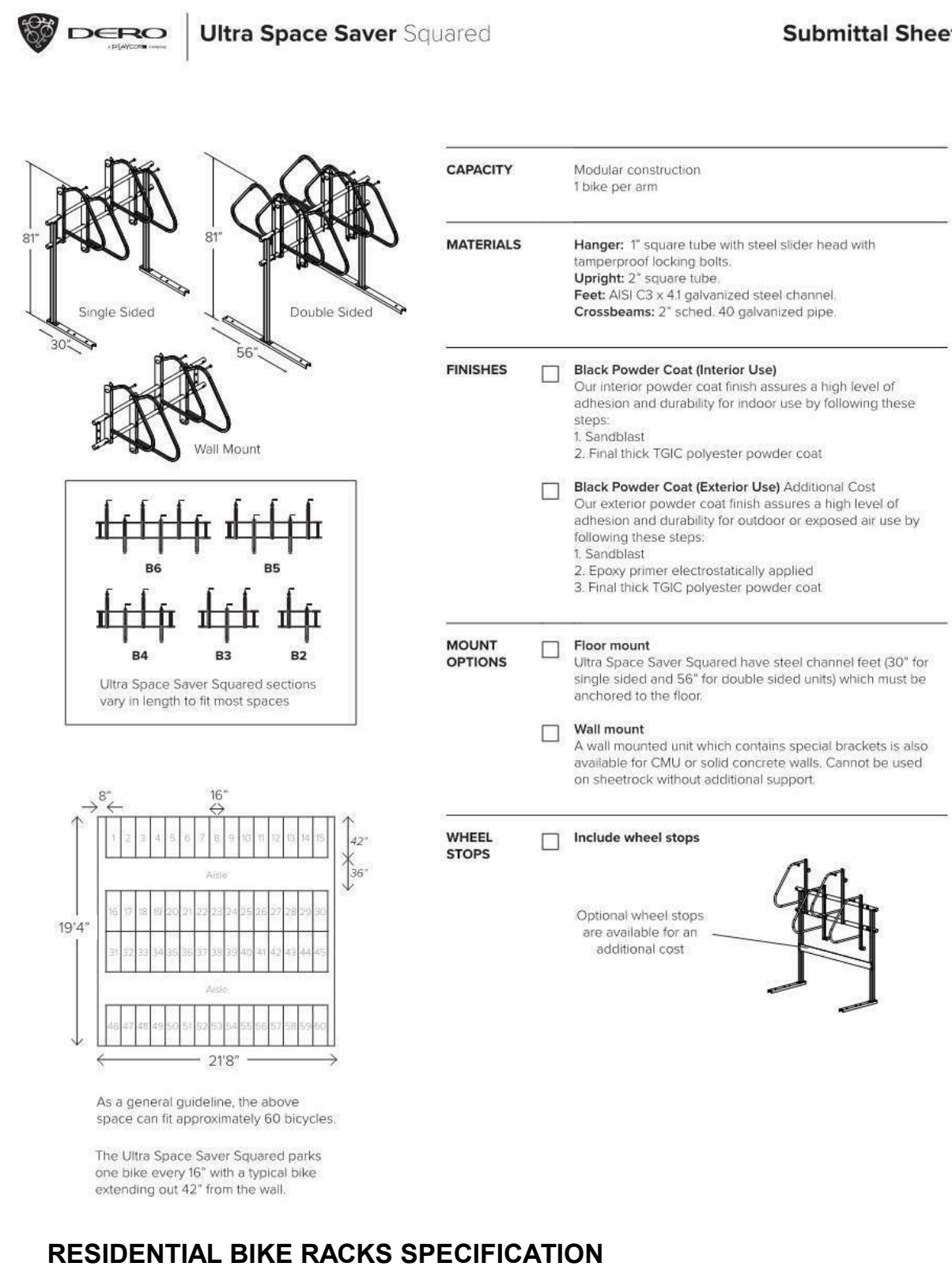
1 BIKE PARKING - FIRST FLOOR
1" = 30'-0"



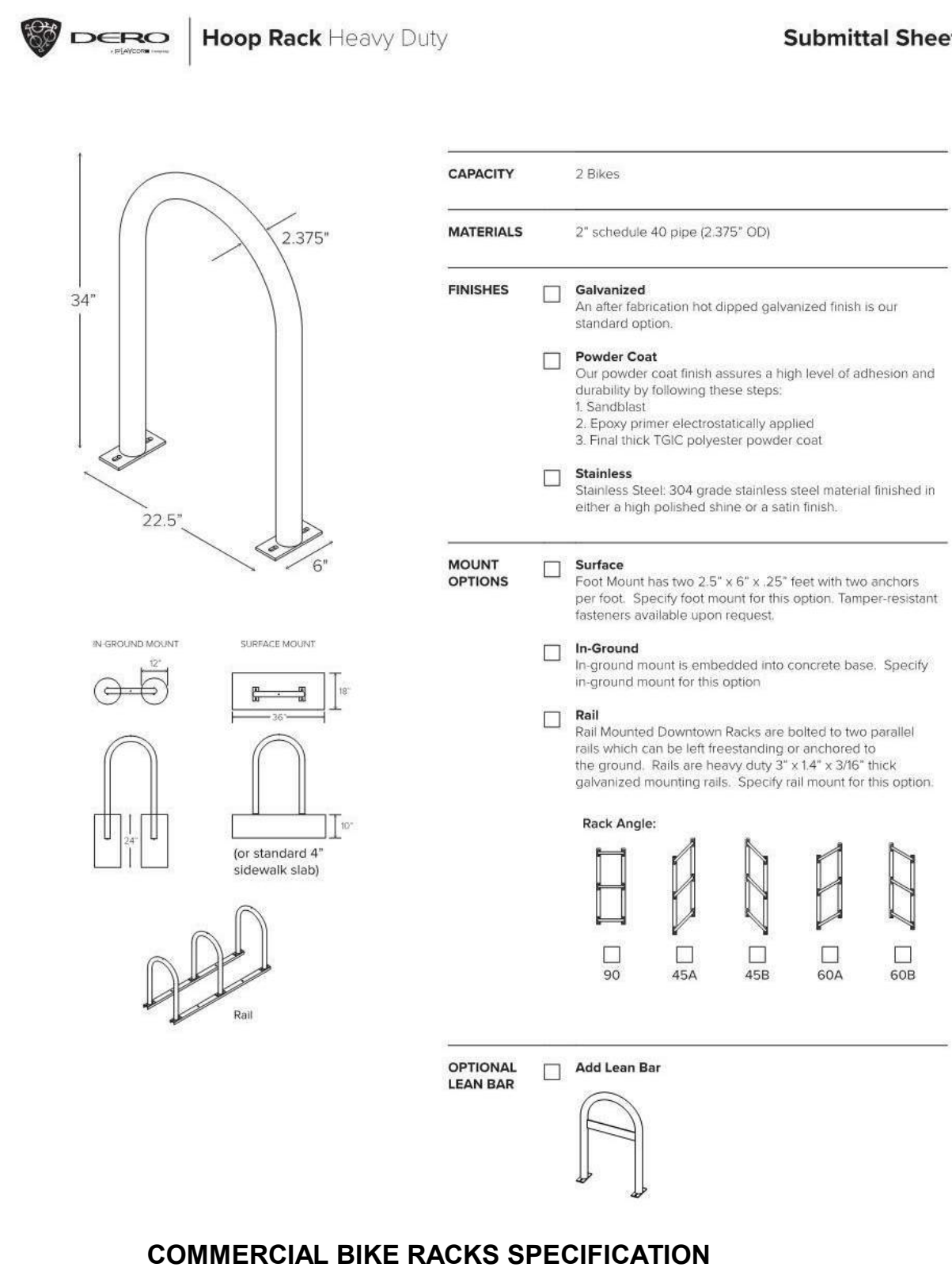
2 BIKE PARKING - 2ND FLOOR
1" = 30'-0"



4 2ND FLOOR - BIKE PARKING ENLARGEMENT
1/4" = 1'-0"



RESIDENTIAL BIKE RACKS SPECIFICATION



COMMERCIAL BIKE RACKS SPECIFICATION



PRIVATE BIKE RACK STORAGE HOOK SPECIFICATION

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FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
BIKE RACK SPECIFICATION

Date:
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20-9214

Sheet

A-0.03

Product Data

Dimensions, Technical Information and Performance Specification



trendvario 6300



multiparkingusa.com



Configuration with sliding door												
		Door variant			Supports per grid				Supports per second grid			
Sliding door behind the supports		Clearance	6'0"	27'6"		RB				RB		
		13'0"	RB			RB						
		Clearance	6'0"	27'6"		(B2)				(B4)		
		13'0"	B1 B2			B3 B4						
		Clearance	6'0"	27'6"		B1 B2				B3 B4		
		13'0"	Number of grids x RB = 7'0"			Number of grids x RB = 7'0"						
Sliding door inside the supports		Clearance	6'0"	13'0"		Not possible!				RB		
		13'0"	RB			RB						
		Clearance	6'0"	13'0"		RB				RB		
		13'0"	RB			RB						
Sliding door in front of the supports		Clearance	6'0"	13'0"		RB				RB		
		13'0"	RB			RB						
		Clearance	6'0"	13'0"		RB				RB		
		13'0"	RB			RB						
Width dimensions						Support per grid				Support per second grid		
						B1	B2		B1	B2		



458 SQ FT 1RST FLR PLANTNG	5490 SQ FT RIVER PARK ROW PLANTNG
1288 SQ FT 2ND FLOOR PLANTNG	(W/ 1104 SQ FT LAWN)
1038 SQ FT 3RD FLR PLANTNG	
3398 SQ FT 8TH FLR PLANTNG	
6182 SQ FT TOTAL PLANTING INSIDE PL	

1" = 16'-0"

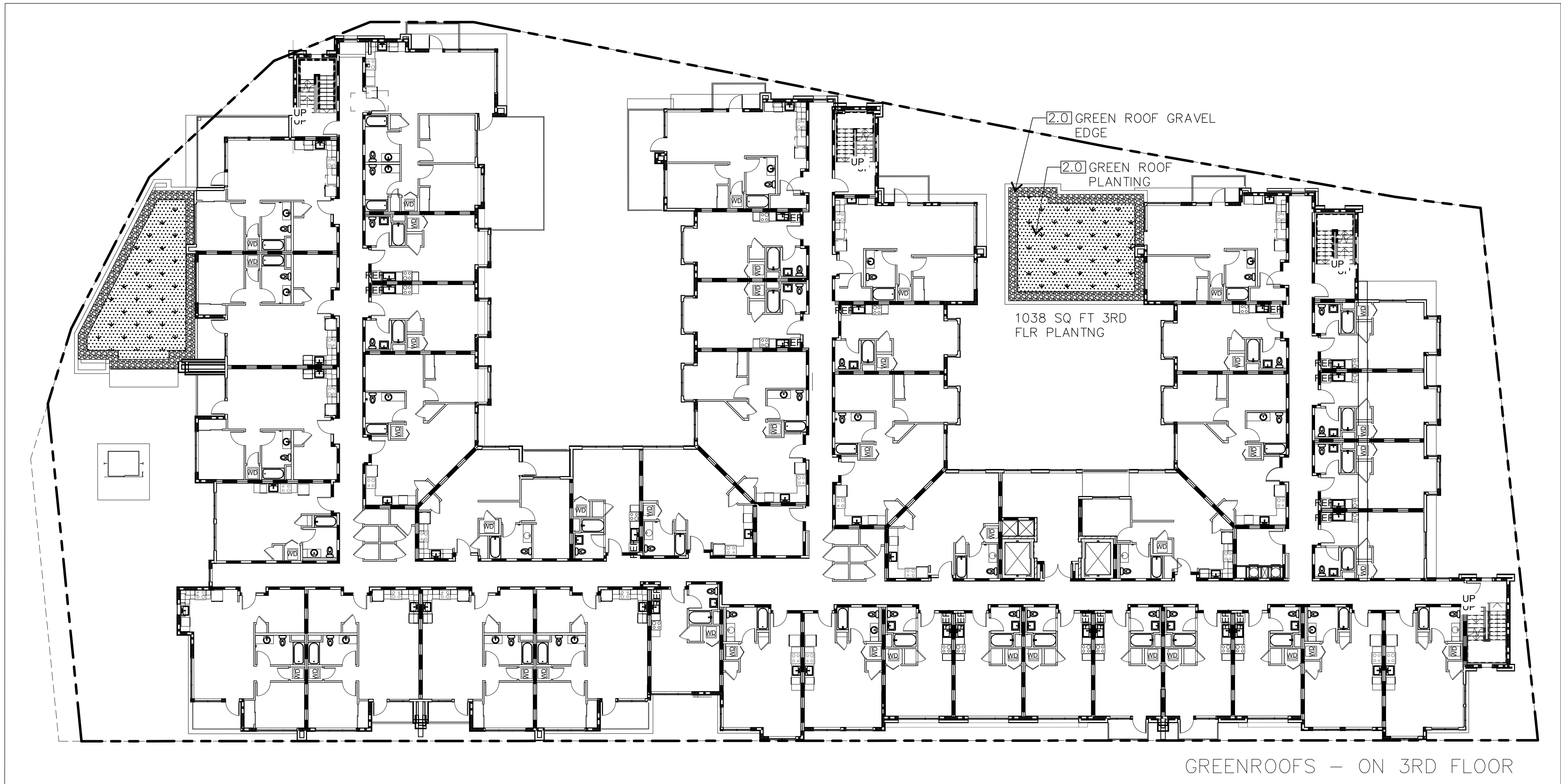
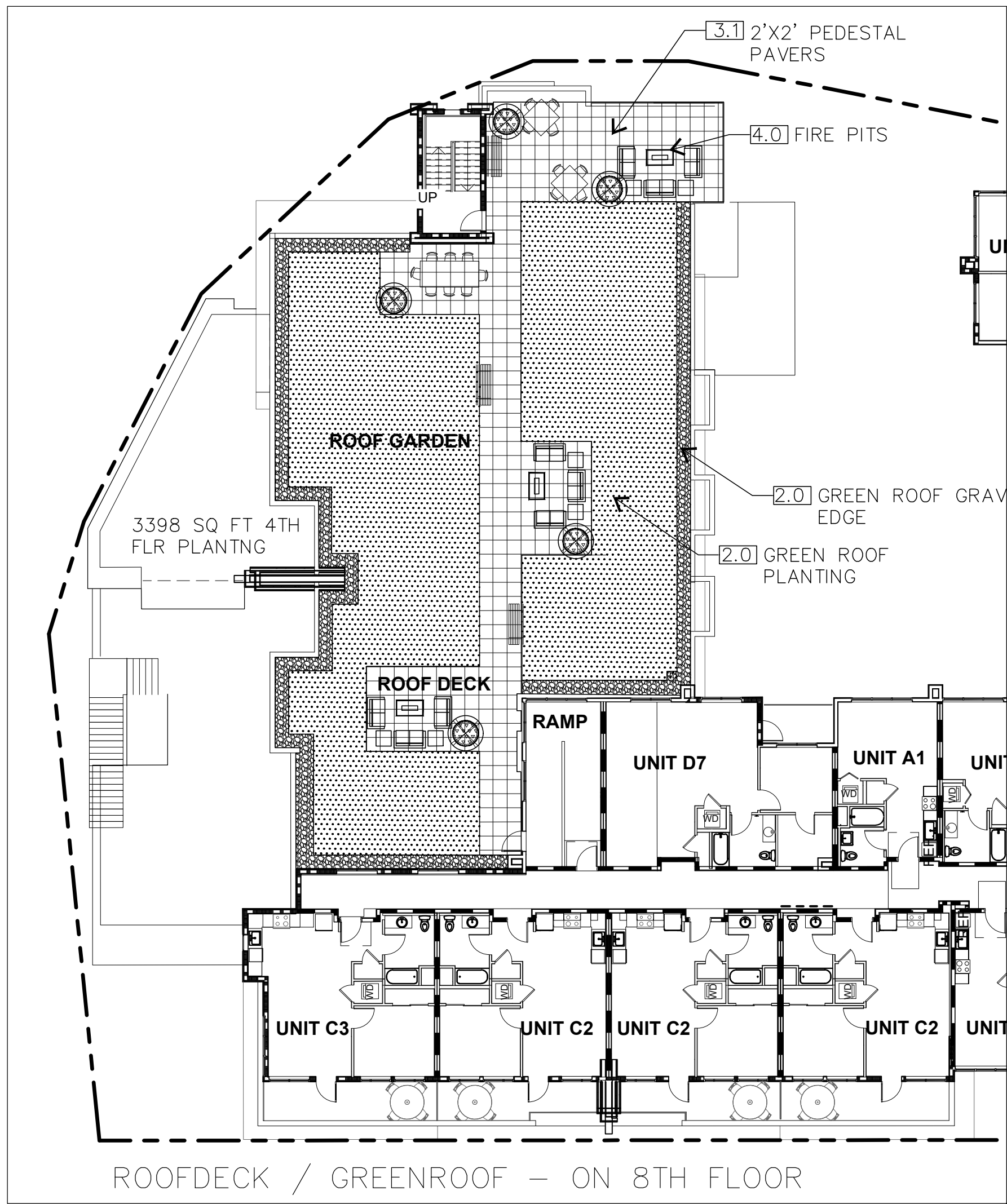
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0' 2' 8' 16' 32'

4.1 PROVIDE BIKE STORAGE

LS-1.0





SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED PODIUM & RIVERSCAPE EQUIP. / ART 3.0
	PROPOSED BENCHES, TABLES & BARBEQUE COUNTER TOP. 4.0
	PROPOSED TUFF-TURF PLAY AREA RESILIENT SURFACE 3.1
	PROPOSED PROPOSED CONCRETE PAVING / PAVERS 1.0
	PROPOSED STEEL RAIL/ FENCING / GATES 2.1
	POTS & CMU PODIUM PLANTERS W/ DRAINNS 2.0
	PROPOSED PLANTING ON SITE & PUBLIC AREAS 2.0

SITE SCHEDULE

1.0 HARDSCAPE

- 1.0 PROVIDE ACCESSIBLE PATH OF TRAVEL FROM COMMON AREAS TO STREET SCAPE AREAS. PROVIDE PATH TO PODIUM AREAS, TRASH ENCLOSURES & MAILBOXES. SEE ARCH & CIVIL

2.0 STRUCTURES & FENCING

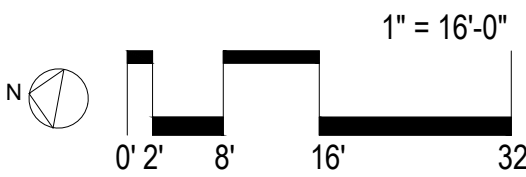
- 2.0 PROVIDE BIO TREATMENT PLANTERS, SCD PROVIDE PLANTERS, PLANTING & IRRIGATION
- 2.1 PROVIDE FENCING / GATES. SEE ARCH & CIVIL

3.0 AMENITY EQUIPMENT

- 3.0 PROVIDE ACCESSIBLE EQUIPMENT
- 3.1 PROVIDE RECREATIONAL TUFF TURF AREA

4.0 SITE FURNISHING

- 4.0 PROVIDE ACCESSIBLE BENCH, TABLES & BARBEQUE GRILLS / ASH BOX. AND TRASH RECEPTICLES
- 4.1 PROVIDE BIKE STORAGE



FRONT STREET

Water Efficient Landscape Worksheet

Maximum Applied Water Allowance (MAWA)

1.) MAWA = (ETo) (0.62)((ETAF x LA) + (1-ETAF) x SLA)]

Where: SANTA CRUZ, CA

ETo = Reference Evapotranspiration
0.62 = Conversion factor (to gallons per square foot)
ETAF = ET Adjustment Factor (0.55 for residential areas, 0.45 for non-residential areas)
LA = Landscaped Area (square feet)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

A.) Net Evapotranspiration Calculation

36.60
(Annual ETo)

0.00
N/A @ 29.00 (Annual Rainfall)

x

.25

=

0.00
N/A (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 36.60

B.) Adjusted Landscape Area Calculation

6120

x 0.55
Adjustment Factor

=

3366

0

x 0.45
Adjustment Factor

=

0

Sum of Adjusted Landscape Area = 3366

MAWA = 36.60 x 0.62 x 3366 = 76381 gallons

Estimated Total Water Use (ETWU)

2.) A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - N/A, Effective Rainfall = 36.60

B.) Adjusted Landscape Area Calculation

3888

x 0.2
(Low water use plant soft)

=

777.6

2232

x 0.5
(Moderate water use plant soft)

=

1116

0

x 0.8
(High water use plant soft)

=

0

0

x 1.0
(Special Landscaped Area soft)

=

0

Sum of Adjusted Landscape Area = 1,894

ETWU = 36.60 x 0.62 x 1,894 / 0.81 = 53049 gallons

Irrigation Efficiency Factor

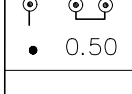
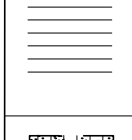
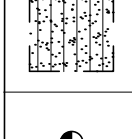
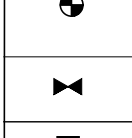
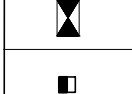
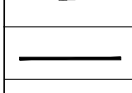
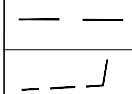
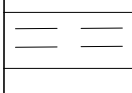
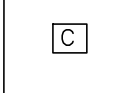
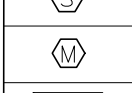
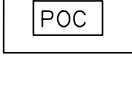
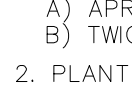
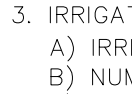
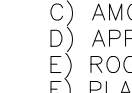
Landscape irrigated with overhead spray devices

0.75

Landscape irrigated with drip system devices

0.81

IRRIGATION LEGEND

SYM.	MANUFAC.	MODEL NO.	DESCRIPTION	PSI	RAD./ SPAC	GPM
	RAINBIRD	NEW 1400 SERIES ADJ. FULL	BUBBLERS - INSTALL IN WATER 18" DEEP TUBES SIZE & ADJUST AS NEEDED @ 40 PSI TYP.	15	24" BX 2-0.5 GPM	2-0.5 GPM
	RAINBIRD	SDI 6" UNDER SOIL & MULCH, 3" UNDER SOD	LAWN TUBING W/ 12" OC @ 0.6 GPH & 12" ROW SPACING GRND COVER TUBING W/ 12" OC @ 0.6 GPH & 18" ROW SPACING	20	psi @ 0.6 gph	
	HUNTER	ECO-MAT SDI 4" UNDER SOIL	PLD TUBING - 14" w/ check valveS	20	psi @ 0.6 gph	
	RAINBIRD	XCZ-LF-100-PRB	REMOTE CONTROL VALVE - SIZE AS NOTED @ SDI VALVES USE LOW FLOW XCZ-LF-100-PRB-COM W/ 1 QUICK CHECK BASKET FILTERS & POP-UP SDI OPERATION INDICATORS			
	NIBCO		LINE SIZED GATE VALVE			
	WILKINS	1-1/2" SIZE	PRESSURE BACKFLOW PREVENTER W/ PRESSURE REG. & FROST BLANKET SEE PLUMBING DRAWINGS FOR LOCATION ON WALL INSTALLATION			
	RAINBIRD	33DNP	3/4" QUICK COUPLER VALVES FOR MAINTENANCE			
	PVC & COPPER	1 1/2" MAIN	SCH 40 AS NEEDED IN BULG & @ GRADE, SPD			
	PVC & COPPER		LATERAL LINE - 3/4" MIN. SIZE COPPER & SCH 40 PVC TYPICAL SEE PLUMBING PLAN FOR BUILDING PENETRATIONS ETC.			
	RAINBIRD	CONTROL WIRE	RUN WIRE FOR C1 UNDER WALKS & IN PLANTERS IN 1" SCH 80 CONDUIT USE METAL CONDUIT INTO BLDG TO CONNECT TO CONTROLLER			
	PW PIPE OR =		CLASS 315 PVC SLEEVE -2" LARGER THAN PIPE RUNNING THROUGH IT			
	RAINBIRD	18	ESP-LXMEF W/ ESP-LXSM18 ETC-LX-ET ETM-RMK & RG			
	WATER METER	1 1/2" SIZE	VERIFY W/ WATER DEPARTMENT SIZE & STATIC PRESSURE @ (E)			
	RAINBIRD	FLOW SENSOR	1" FLOW SENSOR W/ MASTER VALVE, CLOSED 2 GPM SENSOR MINIMUM MAY REQUIRE 2 STATIONS RUN COMBINATION			
	RAINBIRD		MASTER VALVE, OPRN			
	CONNECTION	WATER METER	SEE BACKFLOW DEVICE FOR PRESSURE REGULATOR			

MWEL0 / AB 1881 IRRIGATION PLAN NOTES:

- LANDSCAPE MAINTENANCE IRRIGATION TO BE INSPECTED AS FOLLOWS:
A) APRIL - OCTOBER, WEEKLY & NOVEMBER - MARCH, MONTHLY.
B) TWICE A YEAR AT A MINIMUM FOR INSPECTING HEADS, FILTERS & VALVES.
- PLANT ESTABLISHMENT PERIOD TO BE 1 YEAR WHICH INCLUDES APRIL - OCTOBER.
- IRRIGATION SCHEDULE (BY AUDITOR) SHALL CONSIDER EACH OF THE FOLLOWING:
A) IRRIGATION INTERVAL & RUN TIMES.
B) NUMBER OF CYCLES, ESPECIALLY FOR BUBBLERS, TO AVOID RUNOFF.
C) AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED PER MONTH.
D) APPLICATION RATE STTINGS.
E) ROOT DEPTH SETTINGS TO BE VERIFIED AS 12" FOR SMALL SHRUBS & 24" FOR TREES.
F) PLANT TYPE VIA HYDROZONE SETTINGS IE SHADE (NORTH) & WIND (NORTH WEST)
G) SOIL ANALYSIS AND AMENDED SOIL TYPE SETTINGS.
H) IRRIGATION UNIFORMITY FOR BUBBLERS PER PLANT CONTAINER SIZE & STATURE.
- IRRIGATION SCHEDULE TO INCLUDE NON PEAK TIMES VERIFY BETWEEN 11 PM & 3 AM
- VERIFY WEATHER SENSOR IS AUTOMATICALLY INTEGRATED WITH CONTROLLERS.

PLANTING AREAS

458 SQ FT 1ST FLR PLANTING
1226 SQ FT 2ND FLOOR PLANTING
1038 SQ FT 3RD FLR PLANTING
3398 SQ FT 8TH FLR PLANTING
6120 SQ FT TOTAL PLANTING INSIDE PL

5490 SQ FT RIVER PARK ROW PLANTING (W/ 1104 SQ FT LAWN)

PLANTER FINISH SCHEDULE LEGEND

KEY	PRODUCT NAME	DESCRIPTION	Dia.	Length	Width	Heigh	Quan.
1	PONTO CONE	GROUND FLOOR BLDG ENTRY COLOR WHITE 15, ORANGE PEEL FINISH*					
2	RECTANGULAR	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
3	RECTANGULAR	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
4	RECTANGULAR	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
5	RECTANGULAR	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
6	SQUARE	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
7	SQUARE	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
8	CYLINDER RIMMED	7TH FLOOR PATIO DECK COLOR WHITE 15, ORANGE PEEL FINISH					
9	PONTO CONE	7TH FLOOR PATIO DECK COLOR WHITE 15, ORANGE PEEL FINISH					
		* USE GRAFFITI-RESISTANT ADDITIVE ON GROUND FLOOR PLANTERS					

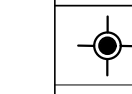
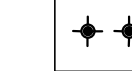
NOTE: SPACING BETWEEN ADJACENT PLANTERS TO BE 0" TO 6" TYP. OR AS APPROVED PRIOR TO FILLING.
SUBMIT SAMPLE OF FINISHES TO MATCH ADJACENT ARCHITFCTURAL FEATURES

ALL PLANTERS TO BE MANUFACTURED AND SUPPLIED BY:
OLD TOWN FIBERGLASS, INC.
767 NORTH HARITON STREET ORANGE, CA 92868 OLDTOWNFIBERGLASS.COM (714) 633-3732

PLANTER SOIL MIX TO BE AS SPECIFIED FOR TREES & SHRUBS AS FOLLOWS:
USE TMT 'TERRA VIDA LIVING SOIL' MIX FROM GRADE TO 18" DEPTH.
USE TMT PLANTER SOIL BASE MEDIA MIX FROM 18" DEPTH TO BOTTOM OF PLANTER.
TMT ENTERPRISES, INC., 1996 OAKLAND ROAD, SAN JOSE, CA 95131 (408) 432-0429
ALL CONTAINERS TO BE COMPACTED W/ SOIL MIX PER IRRIGATION DRAINAGE & WP DETAILS

LANDSCAPE LIGHT LEGEND

SEE ARCHITECTURAL FOR BUILDING LIGHTS & CIVIL FOR STREET LIGHTING

SYM	DESCRIPTION	MANUF'R	NOTES
	BOLLARD LIGHT @ PAVING	PHILIPS	42" TALL 9.4" ALUM. HEAD W/ LED LAMPS
	UP LIGHTS @ SPECIMEN TREES	LUMENS	ACCENT ON FOR ACTIVITY HOURS ONLY

PLANTING LEGEND - see photos

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	WUCOLS ZONE	IRRI METHOD	NATIVE PLANT	DROUGHT TOLERANT	INVASIVE SPECIES	NOTES
TREES										
ARB UNO	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BX	X	L	B	N	Y	N	SUN TO PART SHADE 20" X 15", EVERGREEN
ACE PAL	ACER palmatum 'Osakazuki'	JAPANESE. MAPLE, multi	36" BX	X	M	B	N	N	N	FULL TO PT SUN, FALL COLOR 20" X 20", DECIDUOUS
CER CAN	CERCIS canadensis 'Ace of Hearts'	ACE OF HEARTS REDBUD	24" BX	X	M	B	N	N	N	FULL TO PT SUN, SPRING BLOOM 8" X 10", DECIDUOUS
PLA ACE	PLATANUS acerifolia 'Columbia'	LONDON PLANE TREE	24" BX	X	M	B	N	N	N	SUN, 40" X 30" in root barriers or 60" x 40" as street tree, DECIDUOUS
LAU NOB	LAURUS nobilis	SWEET BAY	24" GAL STD	X	L	B	N	Y	N	SUN TO PT SHADE in root barrier 40" x 20", EVERGREEN
TRI LAU	TRISTANOPSIS laurina	LITTLE LEAF MYRTLE	24" BX MULTI	5	M	B	N	N	N	SUN TO PART SHADE 20" X 15", EVERGREEN
WAS FIL	WASHINGTONIA filifera	MEXICAN FAN PALM	26"-0"	X	L	B	N	Y	N	SUN, PLANT PER GOLDEN GATE PALMS. 80" X 10", EVERGREEN, SKINNED TO 24"

SHRUBS, PERENNIALS & GRASSES

AGA ATT	AGAVE showii x attenuata 'Blue Flame'	BLUE FLAME AGAVE	5 GAL		L		N	Y	N	FULL TO PT SUN, 2' x 3', EVERGREEN
FES GLA	FESTUCA glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	1 GAL		L		N	Y	N	SUN TO PT SHADE 10" X 10", EVERGREEN
LOM CON	LOMANDRA confertifolia 'Lime Tuff'	LIME TUFF MAT RUSH	1 GAL		L		N	Y	N	SUN TO PT SHADE 2' x 2 1/2', EVERGREEN
NAN DOM	NANDINA domestica 'Gulf Stream'	DWARF HEAVENLY BAMBOO	5 GAL		L		N	Y	N	SUN TO PT SUN, 3' 1/3' X 3', EVERGREEN
LAU MON	LAURUS nobilis 'MonRik'	LITTLE RAQU SWEET BAY	15 GAL	X	L		N	Y	N	SUN TO PT SHADE 1 1/2' X 1 1/2', EVERGREEN
FRA CAL	FRANGULA californica 'Seaview'	COFFEEBERRY	5 GAL	X	L	Y	N	Y	N	SUN TO PT SUN, 2' x 4', EVERGREEN
YUC FIL	YUCCA filamentosa	ADAMS NEEDLE	5 GAL		L		N	Y	N	FULL SUN, 3' X 4', EVERGREEN

GROUNDCOVER & VINE

DIS BUC	DISTICTIS buccinatoria	SCARLET TRUMPET VINE	5 GAL		M		N	N	N	SUN 4" WIDE, EVERGREEN
FIC PUM	FICUS pumila	CREeping FIG	5 GAL		M		N	N	N	PT SUN TO SHADE 25' X 3', EVERGREEN
GRE CAF	GREWIA coffra	LAVENDER STAR FLOWER	1 GAL		L		N	N	N	SUN 10", EVERGREEN
BOU RED	BOUGAINVILLEA VINE	RED PAPER FLOWER VINE	1 GAL		L		Y	Y	N	SUN TO SHADE 18" X 2', EVERGREEN
LAN MON	LANTANA montevidensis 'Trailing Purple'	PURPLE TRAILING LANTANA	1 GAL 3" O.C.		L		N	Y	N	SUN 1'-2' X 4', EVERGREEN
LAN MON	LANTANA montevidensis 'Trailing White'	WHITE TRAILING LANTANA	1 GAL		L		N	Y	N	SUN 1'-2' X 4', EVERGREEN
SEM TEC	SEMPERVIVUM tectorum 'Hardy Mix'	HEN & CHICKS HARDY MIX	FLAT 6" O.C.		L		N	Y	N	SUN TO PT SHADE 2'-5', EVERGREEN
TURF	SOD RECREATIONAL TURF GRASS FOR TERRACED CURVED LANDS	90% - 10% TALL FESCUE W/ 10% BLUE GRASS - DELTA	SOD		M		N	N	N	SUN TO PT SHADE

ATRIUM PLANTING @ THE PODIUM LEVEL

CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
RHA EXC	RHAPIS EXCELSA	LADY PALM	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
POL MIN	POLYSTICHUM MINUTUM	WESTERN SWORD FERN	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
ADI CAP	ADIANTUM CAPILLUS-VENERIS	MAIDENHAIR FERN	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
FAR JAP	FARFUGIUM JAPONICUM	LIGULARIA	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
CLI MIN	CLIVIA MINIATA	NATAL LILLY	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
ACE CIR	ACER GRCINATUM	VINE MAPLE	24" BOX	X	M	B	N	N	N	PT SHADE TO SHADE 10" X 10", EVERGREEN

POTTED PLANT ARRANGEMENTS

AGA ATT	AGAVE showii x attenuata 'Blue Flame'	BLUE FLAME AGAVE	5 GAL	X	L	B	N	Y	N	FULL TO PT SUN, 2' x 3', EVERGREEN
RHA EXC	RHAPIS EXCELSA	LADY PALM	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
STR REG	STRELITZIA REGINAE	BIRDS OF PARADISE	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO FULL SUN 10" X 10", EVERGREEN
PEL PEL	PELARGONIUM PELTATUM	IVY LEAF GERANIUM	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO FULL SUN 10" X 10", EVERGREEN
HEU LIM	HEUCHERA X 'LIME RICKY'	CORAL BELLS 'LIME RICKY'	1 GAL	X SF	L	S	N	Y	N	PT SHADE TO SHADE 10" X 10", EVERGREEN
PHO HYB	PHORMIUM hybrid 'Sea Jade'	SEA JADE N.Z. FLAX	5 GAL	X SF	L		N	Y	N	SUN, SELECT VARIEGATED GREEN 3'-9' X 3', EVERGREEN

BIO FILTRATION / INFILTRATION PLANTERS & RIVER WALK SLOPES

JUN PAT	JUNCUS PATENS 'Elk Blue'	CA GRAY RUSH ELK BLUE	1 GAL 2' O.C.							BIORETENTION PLANTING SUBMIT BIOFILTRATION SOIL MIX
IRI DOU	IRIS DOUGLASIANA	DOUG IRIS	1 GAL 2' O.C.							
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL 2' O.C.							
ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	1 GAL 2' O.C.							
EPI CAN	EPILOBIUM CANIUM	HUMMINGBIRD TRUMPET	1 GAL 2' O.C.							
PEN HET	PENSTEMON HETEROPHYLLA	NATIVE PENSTEMON	1 GAL 2' O.C.							
EPI CAT	EPILOBIUM CANUM CATALINA	CA FUCHSIA (ZAU SCHNERIA)	1 GAL 2' O.C.							
MIM AUR	MIMULUS AURANTICUS	'STICKY' MONKEY FLOWER	1 GAL 2' O.C.							

GREEN ROOF - CALIFORNIA BLENDS BY MANUFACTURER'S BIOLOGISTS

FES GLA	FESTUCA glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	4' POT	X SF	L	S	N	Y	N	SUN TO PT SHADE 10" X 10", EVERGREEN
LOM CON	LOMANDRA confertifolia 'Lime Tuff'	LIME TUFF MAT RUSH	4" POT	X SF	L		N	Y	N	SUN TO PT SHADE 2' x 2 1/2', EVERGREEN
SED ALB	SEDUM album 'Coral Carpet' W/ MIX	CORAL CARPET STONECROP	ROLL	X SF	L	S	N	Y	N	SUN TO PT SHADE 5' X 15', EVERGREEN
SED REF	SEDUM reflexum 'Blue Spruce' W/ MIX	BLUE SPRUCE STONECROP	ROLL	X SF	L	S	N	Y	N	SUN TO PT SHADE 5' X 15', EVERGREEN
SED RUP	SEDUM rupestre 'Angelina' W/ MIX	ANGELINA STONECROP	ROLL	X SF	L	S	N	Y	N	SUN TO PT SHADE 6' X 12', EVERGREEN
SEM TEC	SEMPERVIVUM tectorum W/ MIX	HEN AND CHICKS	ROLL	X SF	L	S	N	Y	N	SUN TO PT SHADE 2'-5', EVERGREEN
SCORIA	LAVA ROCK - BROWN GRAVEL	1/2" DIA W/ 4" SS HEADERS								

SWENSON

777 N. 1st Street, 5th floor San Jose, CA 95112-1400 (408) 887-0246

Consultant:

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P-MAIL: dillon@ddassoc.com
(831) 420-1648

URBAN DESIGN
SITE PLANNING
GREEN BUILDING
CLN 1010

Revision Schedule:

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FIVE OF
530 FRONT STREET
SANTA CRUZ, CA 95060
LANDSCAPE LEGENDS

Date:
JULY 29, 2020

Scale:

Drawn by:

MBD, RM

Job #:

20-9214

Sheet

LS-4.0

DENSITY BONUS RESUBMITTAL-3 SET: AUGUST 16, 2022



TERRACED LAWN AND CONCRETE STEPS



GREEN SCREENS



ROOF DECK & PODIUM LOUNGING



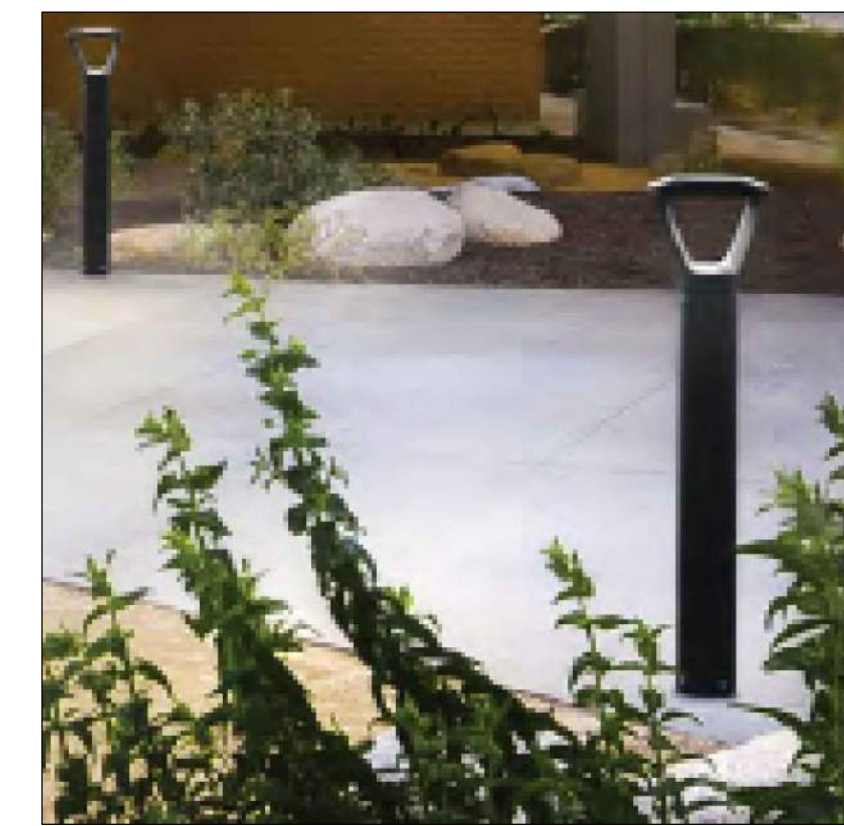
PODIUM PLANTER WALLS AND POTS



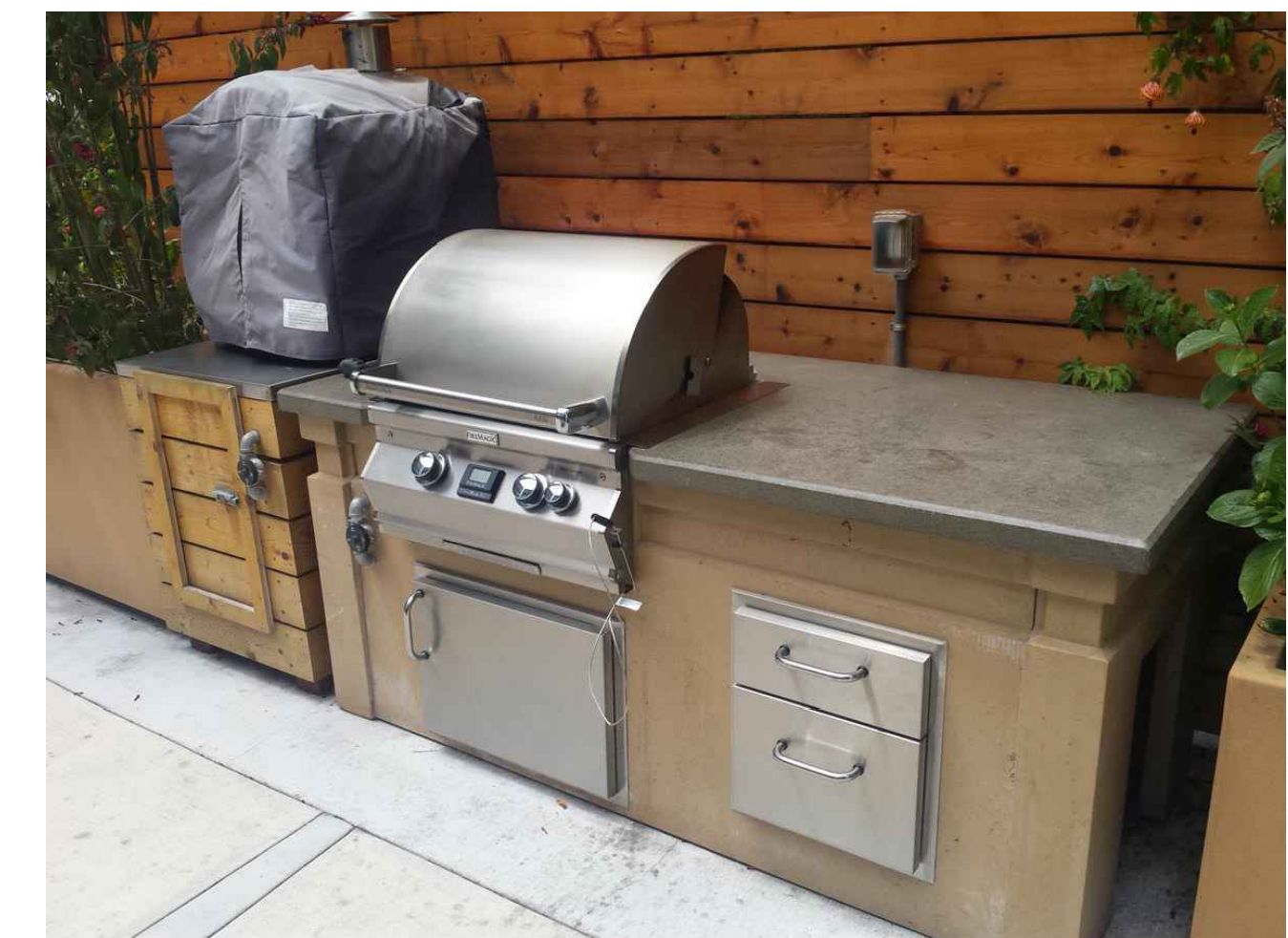
RIVER WATER ART



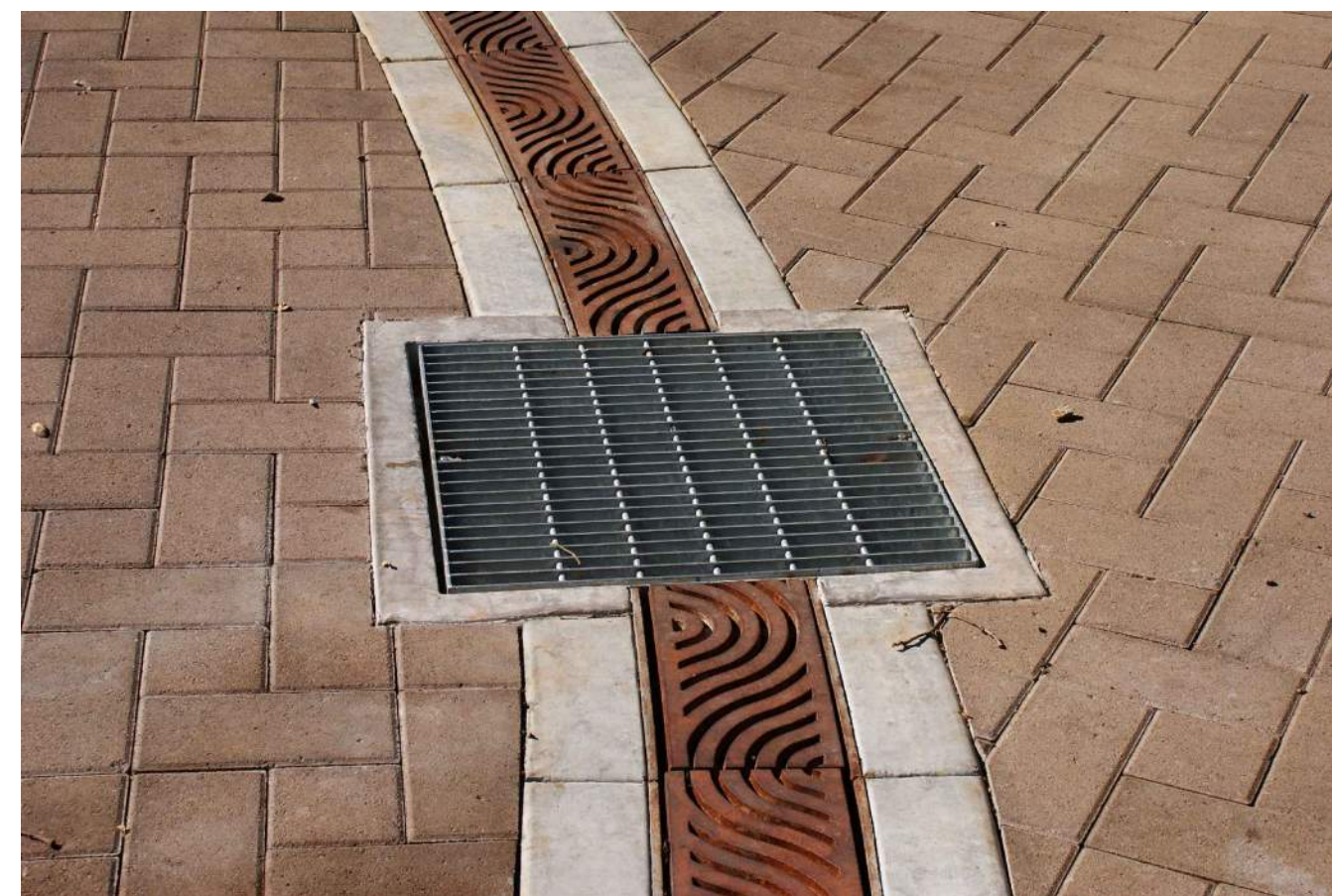
TREE BOX GRATES



LED BOLLARD LIGHTS



BB'QS & PIZZA OVENS



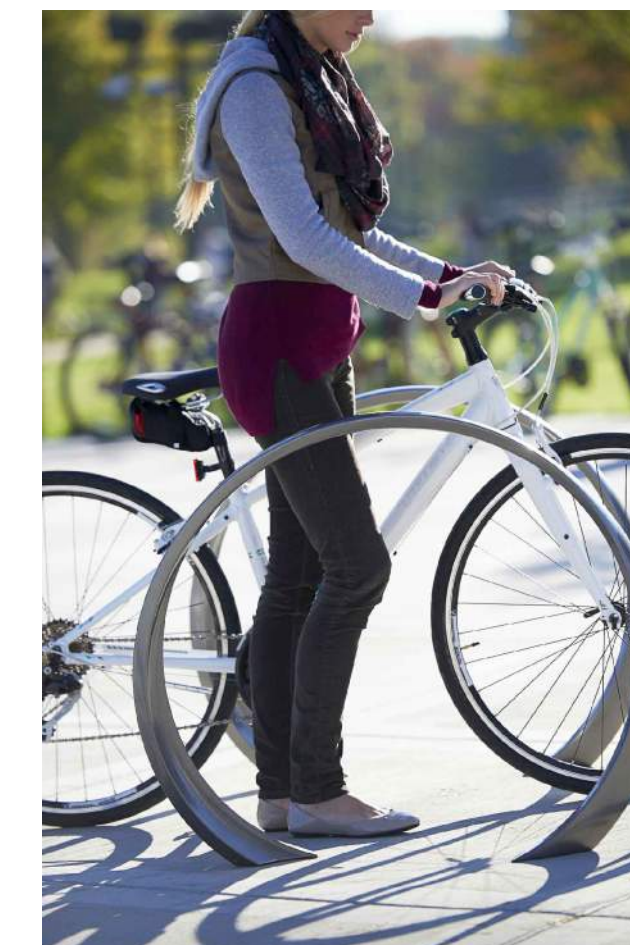
CURVED RIVER PATTERN DRAIN GRATE



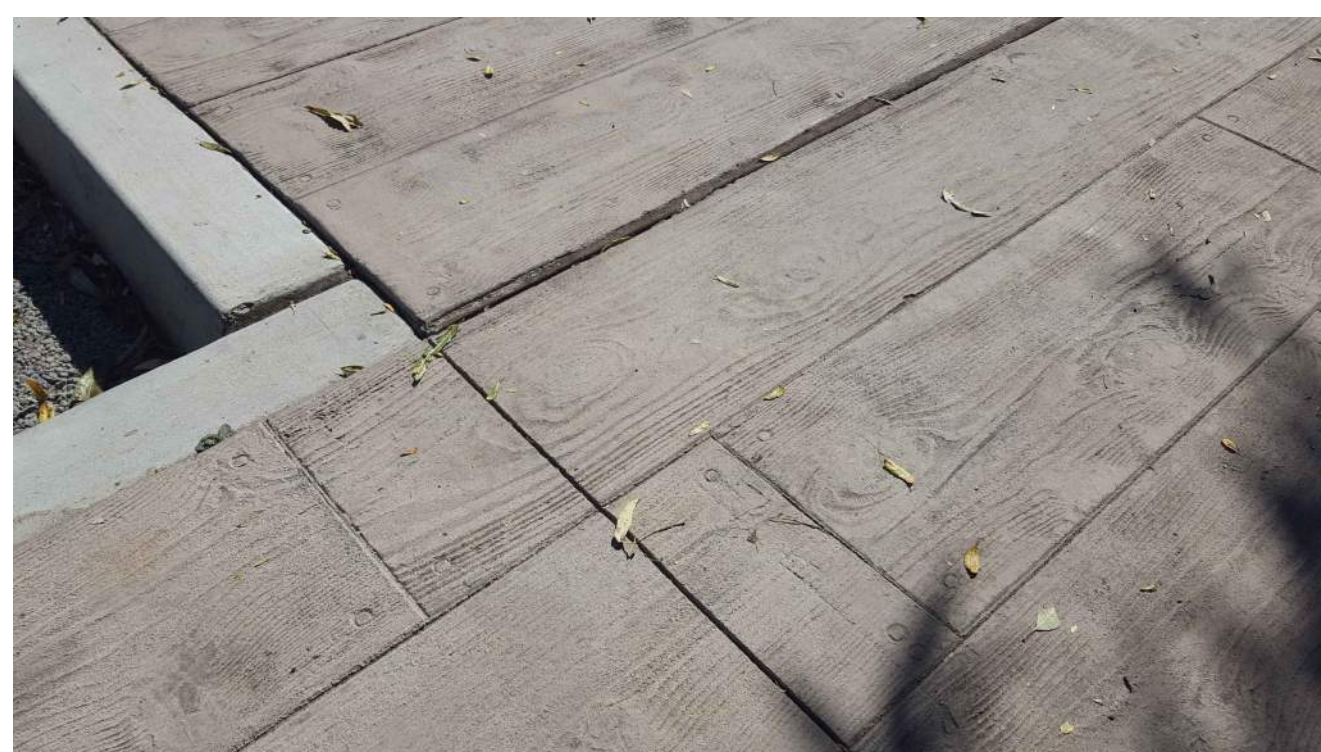
ART ROSE W/ CURVED DRAIN GRATE



COMPASS ROSE ART



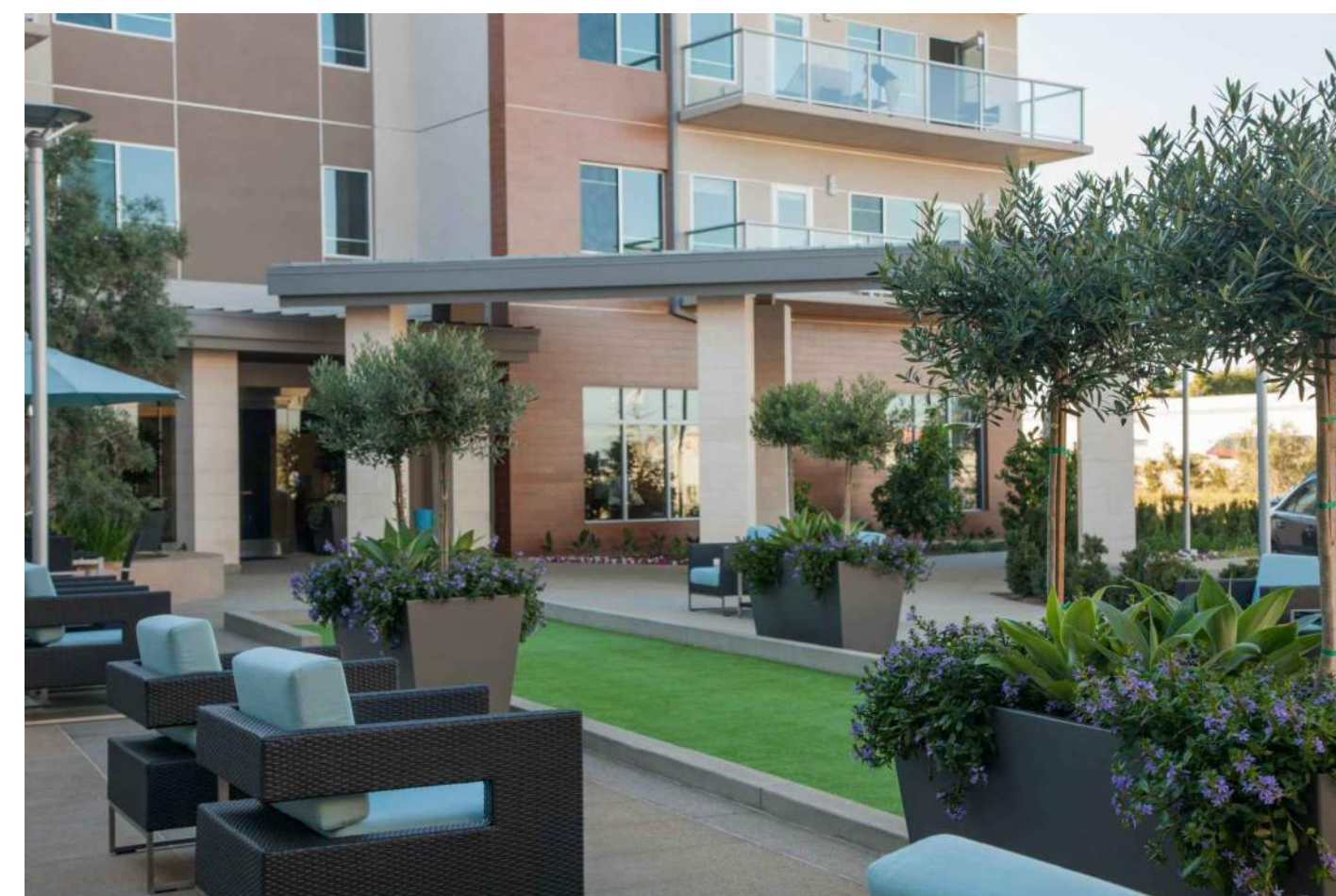
LOOP BIKE RACKS



WOOD PLANK FINISH PAVING



SOMA PEBBLE BENCHES



PLANTERS & TURF TURF ACTIVITIES

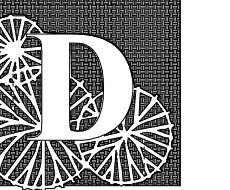


MATERIALS, EQUIPMENT & TYPICAL ITEMS

SWENSON

7777 N. 1st Street, 5th floor, San Jose, CA 95112 (408) 287-0246

Consultant:



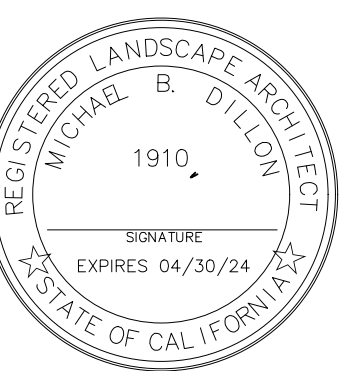
DILLON DESIGN ASSOCIATES
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840 ALMAR AVE. #C-102 SANTA CRUZ CA 95060
P-MAIL: dillon@ddassoc.com
(831) 420-1648

URBAN DESIGN
SITE PLANNING
GREEN BUILDING CLN 1010

Revision Schedule:

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
LANDSCAPE MATERIALS

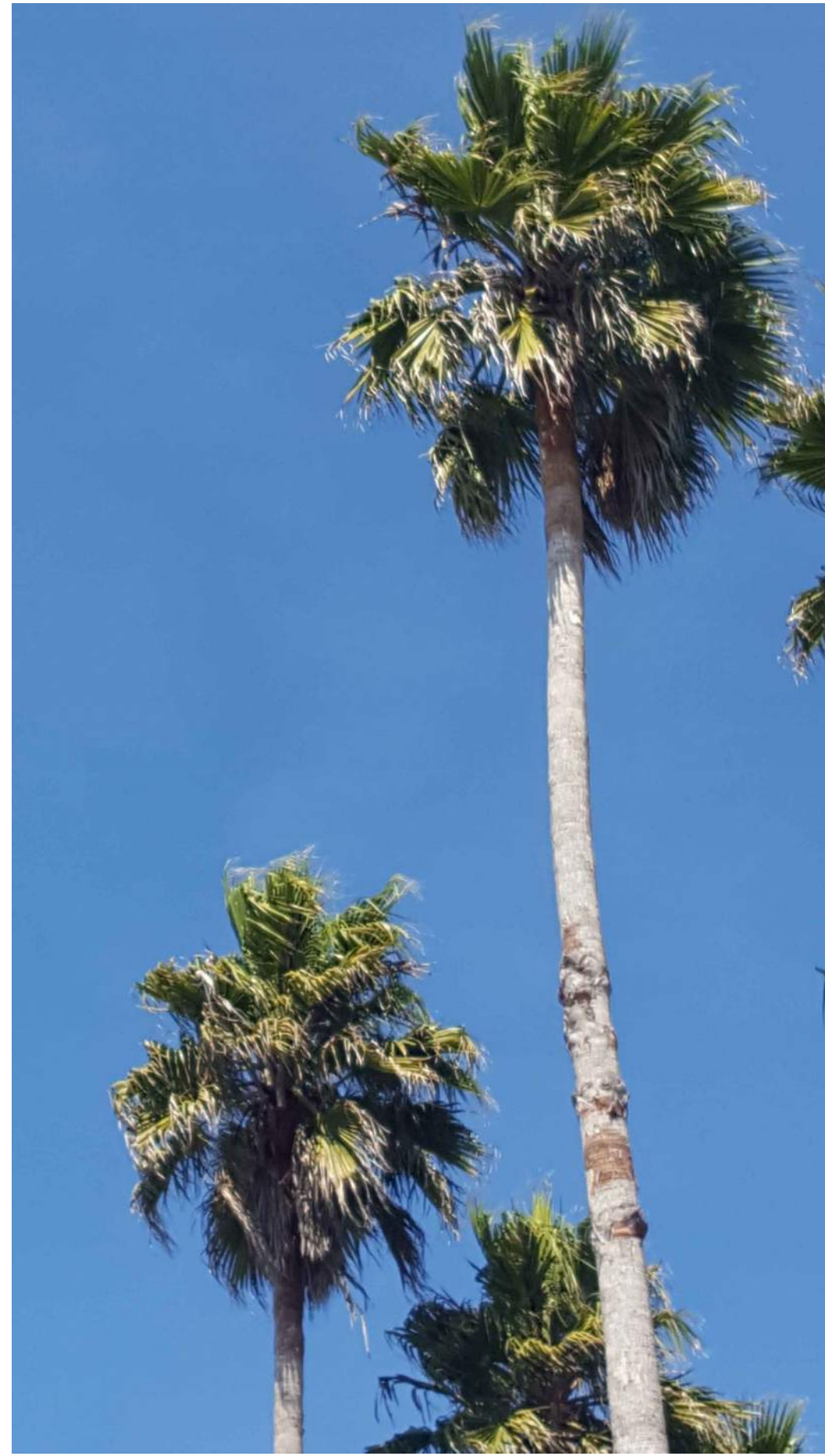


Date: JULY 29, 2020
Scale:

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Job #: 20-9214

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MEXICAN FAN PALMS



MAPLE & BEGONIA POT IN SHADE



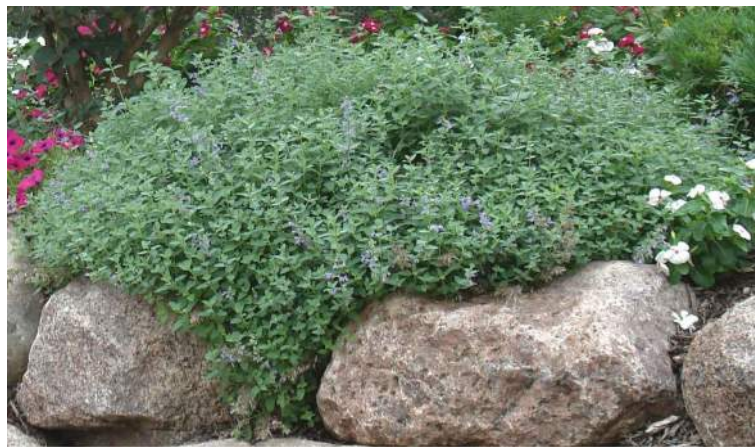
GREEN ROOF SEDUM AND GRASSES



ACER PALMATUM IN RAISED PLANTERS



PLANTING W/ BOULDERS ON SLOPES



BIORETENTION PLANTING



LAURUS NOBILIS



SALVIA LEUCANTHA



POLYSTICHUM MUNITUM – FERN



MIMULUS AURANTIACUS MONKEY FLOWER
NATIVE PLANTING



CERCIS CANADENSIS



BOUGANVILLIA VINE



PARTHENOCISSUS, BOSTON IVY



RED TRUMPET VINE



AGAVE & FLAX



ARBUTUS MARINA



TRISTANIA LAURINA



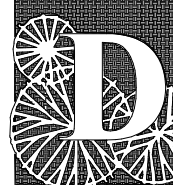
PLATANUS ACERFOLIA
'LONDON PLANE' (SHADE)



PHORMIUM TENAX (TINY TIGER)

TREES, SHRUBS & PERENNIALS (LOW H2O & MAINTENANCE)

Consultant:



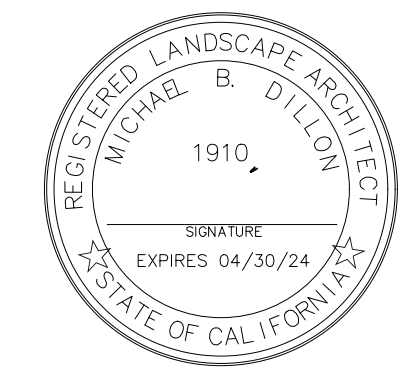
DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
840 ALVAR AVE. #C-102 SANTA CRUZ CA 95060
P-MAIL: dillonltd@aol.com

URBAN DESIGN
SITE PLANNING
GREEN BUILDING

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
LANDSCAPE PLANT MATERIAL



Date: JULY 29, 2020

Scale:

Drawn by:

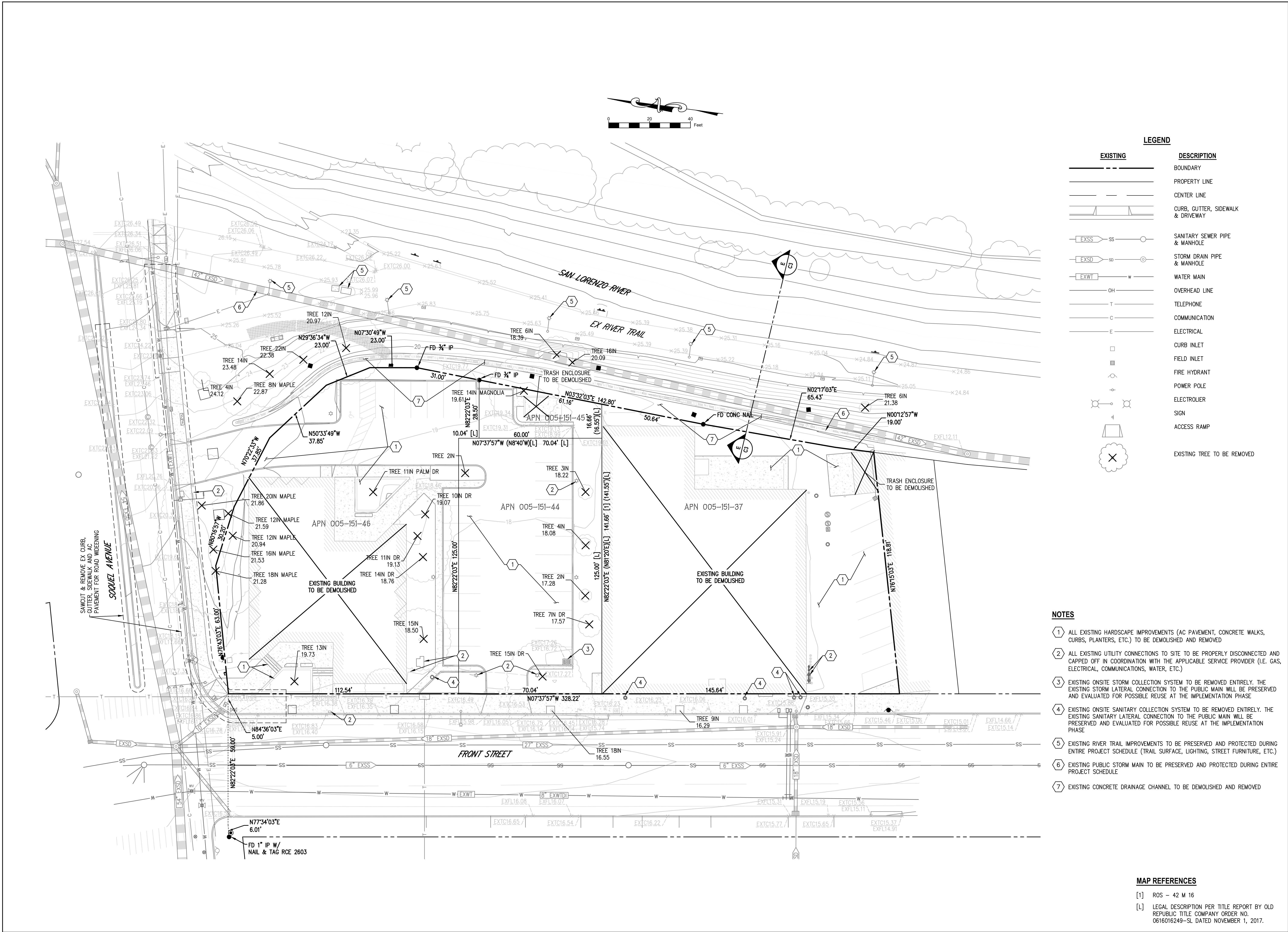
MBD, RM

Job #:

20-9214

Sheet

LS-6.0



LEGEND	
EXISTING	DESCRIPTION
---	BOUNDARY
---	PROPERTY LINE
---	CENTER LINE
---	CURB, GUTTER, SIDEWALK & DRIVEWAY
EXSS	SANITARY SEWER PIPE & MANHOLE
EXSD	STORM DRAIN PIPE & MANHOLE
EXWT	WATER MAIN
OH	OVERHEAD LINE
T	TELEPHONE
C	COMMUNICATION
E	ELECTRICAL
□	CURB INLET
■	FIELD INLET
⋈	FIRE HYDRANT
⋈	POWER POLE
⋈	ELECTROLIER
⋈	SIGN
⋈	ACCESS RAMP
⊗	EXISTING TREE TO BE REMOVED

- NOTES**
- 1 ALL EXISTING HARDSCAPE IMPROVEMENTS (AC PAVEMENT, CONCRETE WALKS, CURBS, PLANTERS, ETC.) TO BE DEMOLISHED AND REMOVED
 - 2 ALL EXISTING UTILITY CONNECTIONS TO SITE TO BE PROPERLY DISCONNECTED AND CAPPED OFF IN COORDINATION WITH THE APPLICABLE SERVICE PROVIDER (I.E. GAS, ELECTRICAL, COMMUNICATIONS, WATER, ETC.)
 - 3 EXISTING ONSITE STORM COLLECTION SYSTEM TO BE REMOVED ENTIRELY. THE EXISTING STORM LATERAL CONNECTION TO THE PUBLIC MAIN WILL BE PRESERVED AND EVALUATED FOR POSSIBLE REUSE AT THE IMPLEMENTATION PHASE
 - 4 EXISTING ONSITE SANITARY COLLECTION SYSTEM TO BE REMOVED ENTIRELY. THE EXISTING SANITARY LATERAL CONNECTION TO THE PUBLIC MAIN WILL BE PRESERVED AND EVALUATED FOR POSSIBLE REUSE AT THE IMPLEMENTATION PHASE
 - 5 EXISTING RIVER TRAIL IMPROVEMENTS TO BE PRESERVED AND PROTECTED DURING ENTIRE PROJECT SCHEDULE (TRAIL SURFACE, LIGHTING, STREET FURNITURE, ETC.)
 - 6 EXISTING PUBLIC STORM MAIN TO BE PRESERVED AND PROTECTED DURING ENTIRE PROJECT SCHEDULE
 - 7 EXISTING CONCRETE DRAINAGE CHANNEL TO BE DEMOLISHED AND REMOVED

MAP REFERENCES

[1] ROS - 42 M 16

[L] LEGAL DESCRIPTION PER TITLE REPORT BY OLD REPUBLIC TITLE COMPANY ORDER NO. 0616016249-SL DATED NOVEMBER 1, 2017.

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2055 Gateway Place
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San Jose, CA 95110
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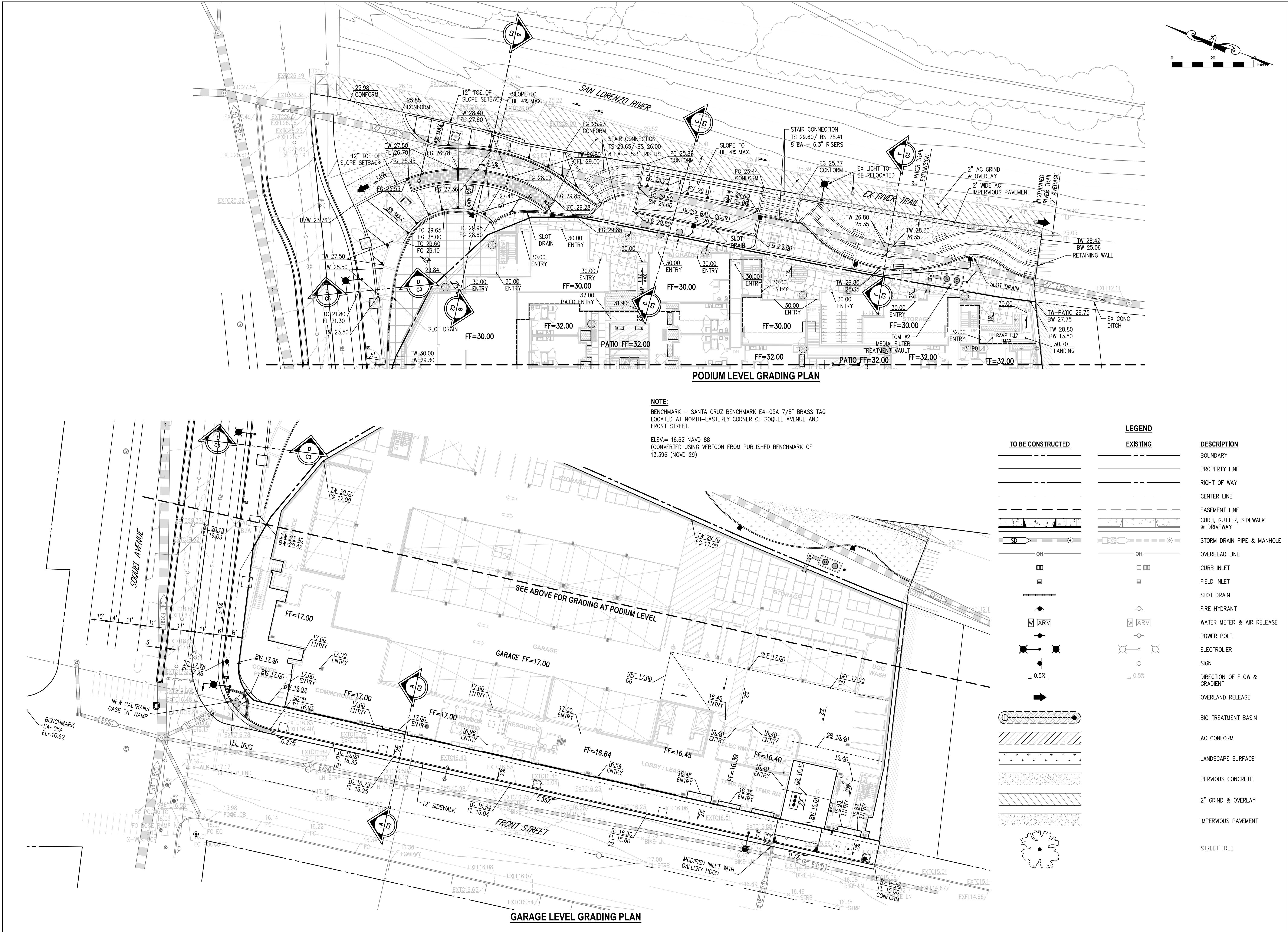
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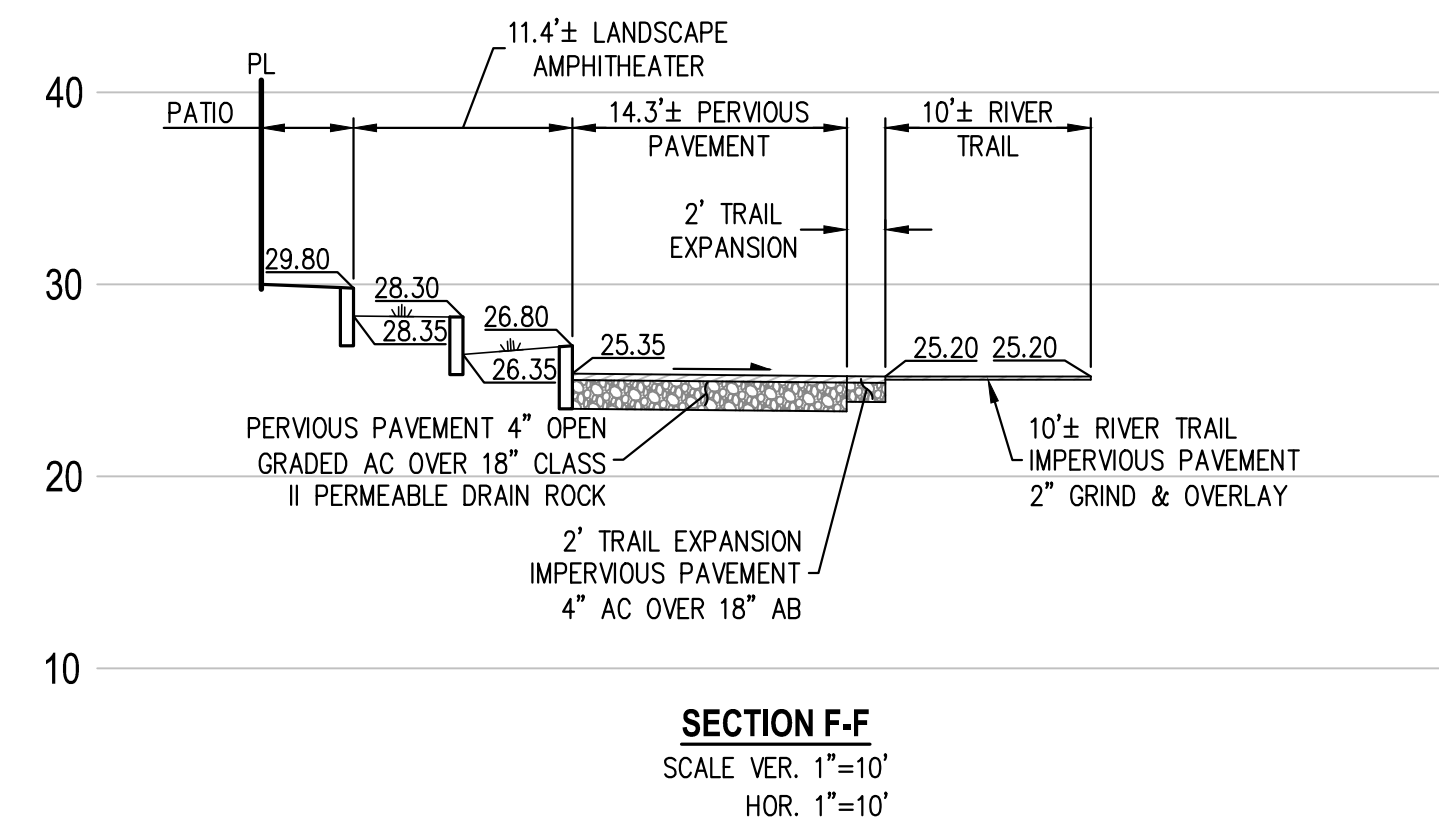
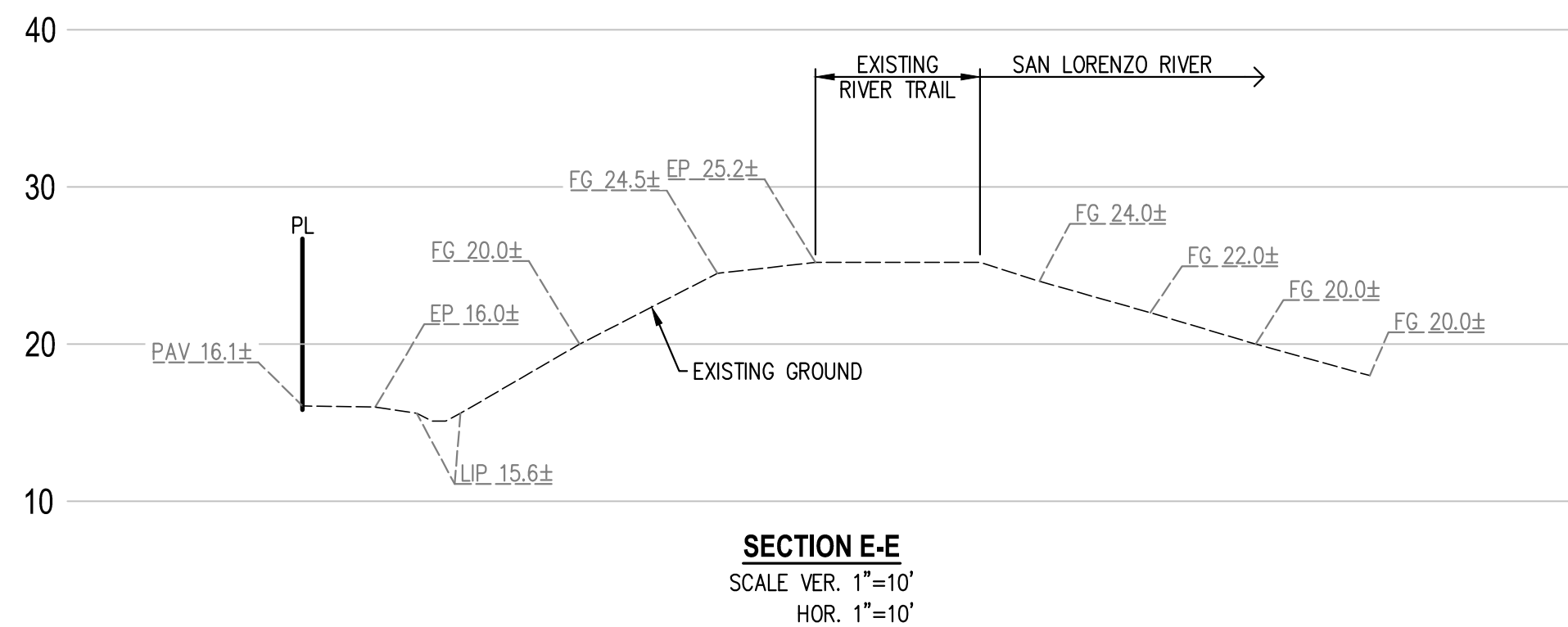
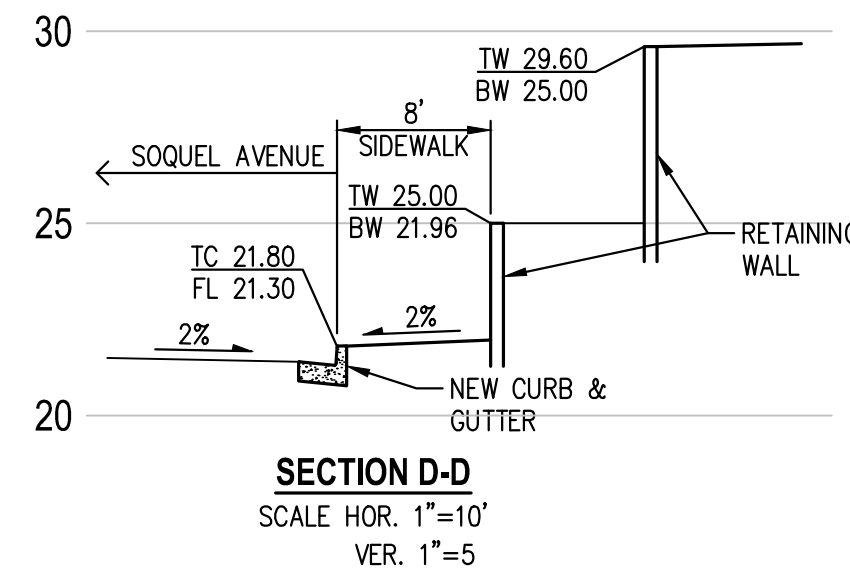
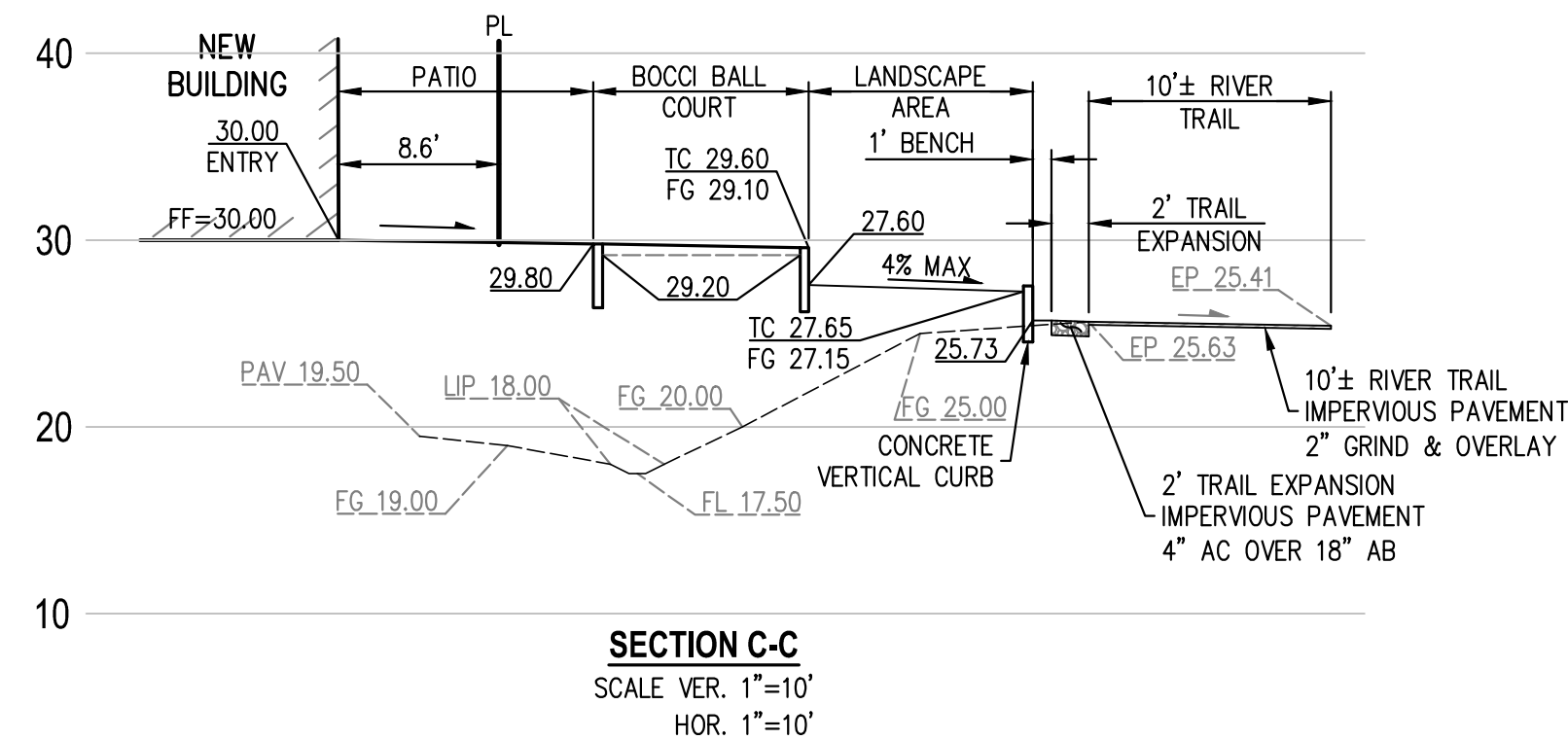
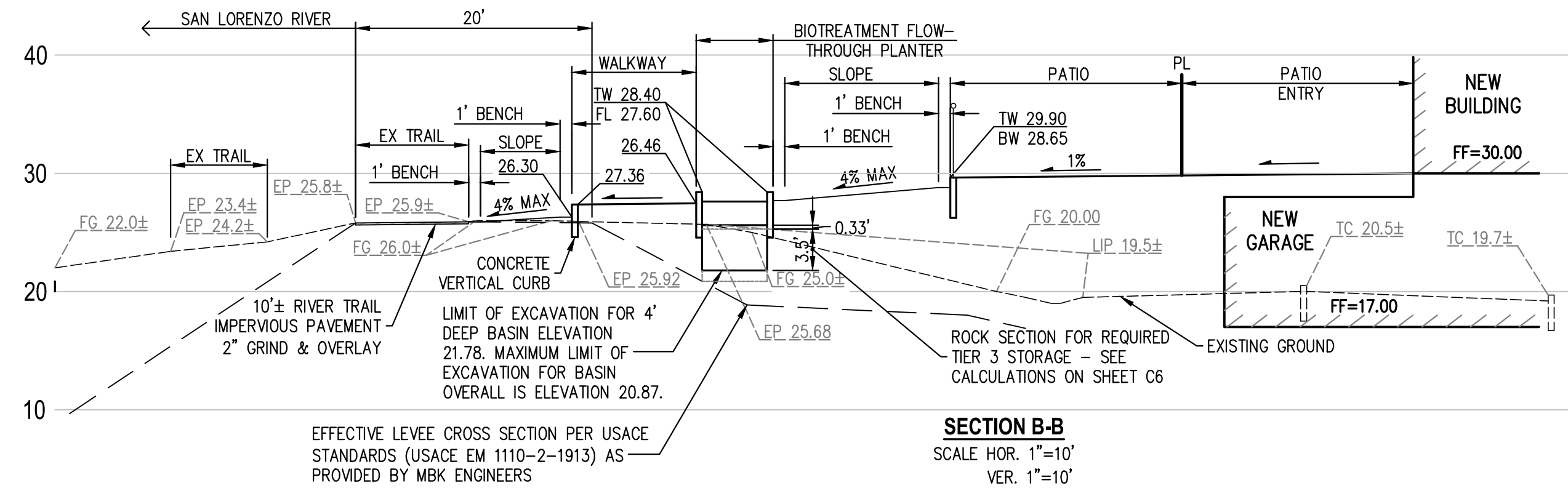
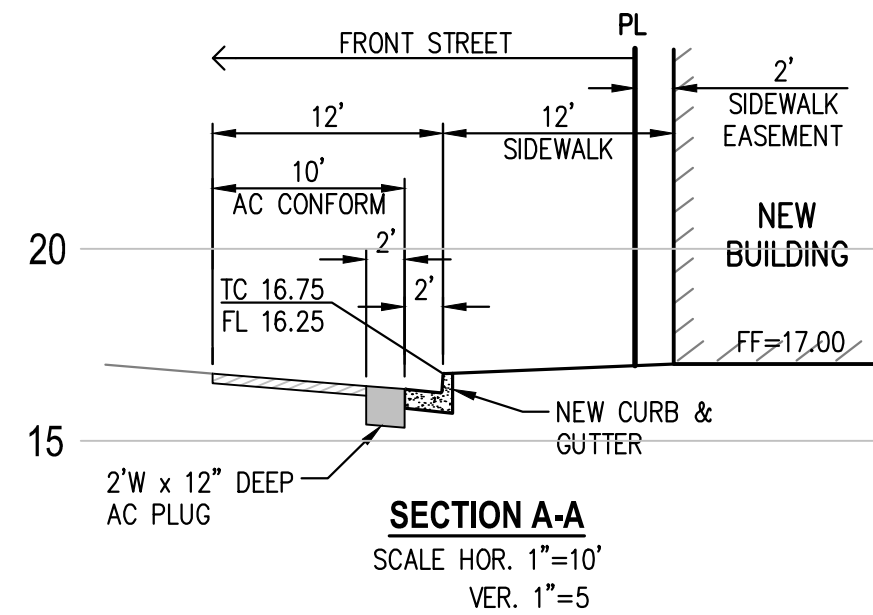
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FRONT / SOQUEL
MIXED USED PROJECT
530 FRONT STREET
SANTA CRUZ, CA 95060
EXISTING CONDITIONS &
DEMOLITION PLAN

Date:
AUGUST 16, 2022
Scale:
1"=20'
Engineer:
AT
Job #:
19-112
Sheet

C1





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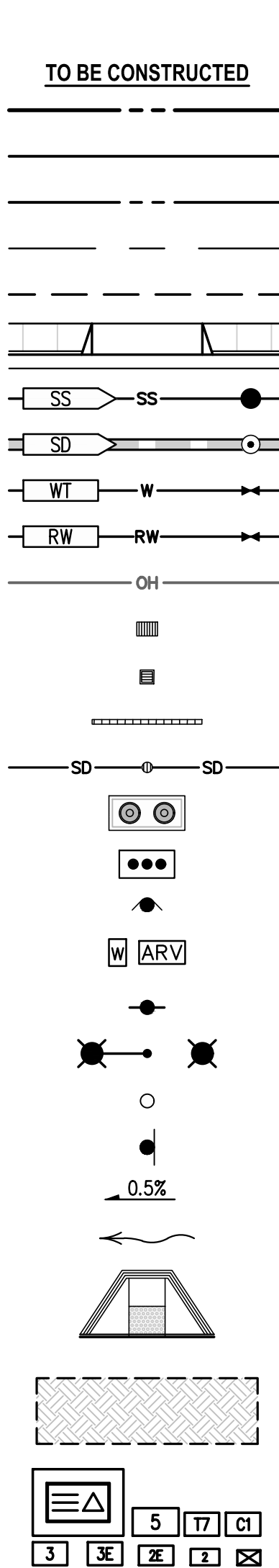
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**FRONT / SOQUEL
MIXED USED PROJECT
530 FRONT STREET
SANTA CRUZ, CA 95060
SECTIONS**



Date: **AUGUST 16, 2022**
Scale: **1"=20'**
Engineer: **AT**
Job #: **19-112**

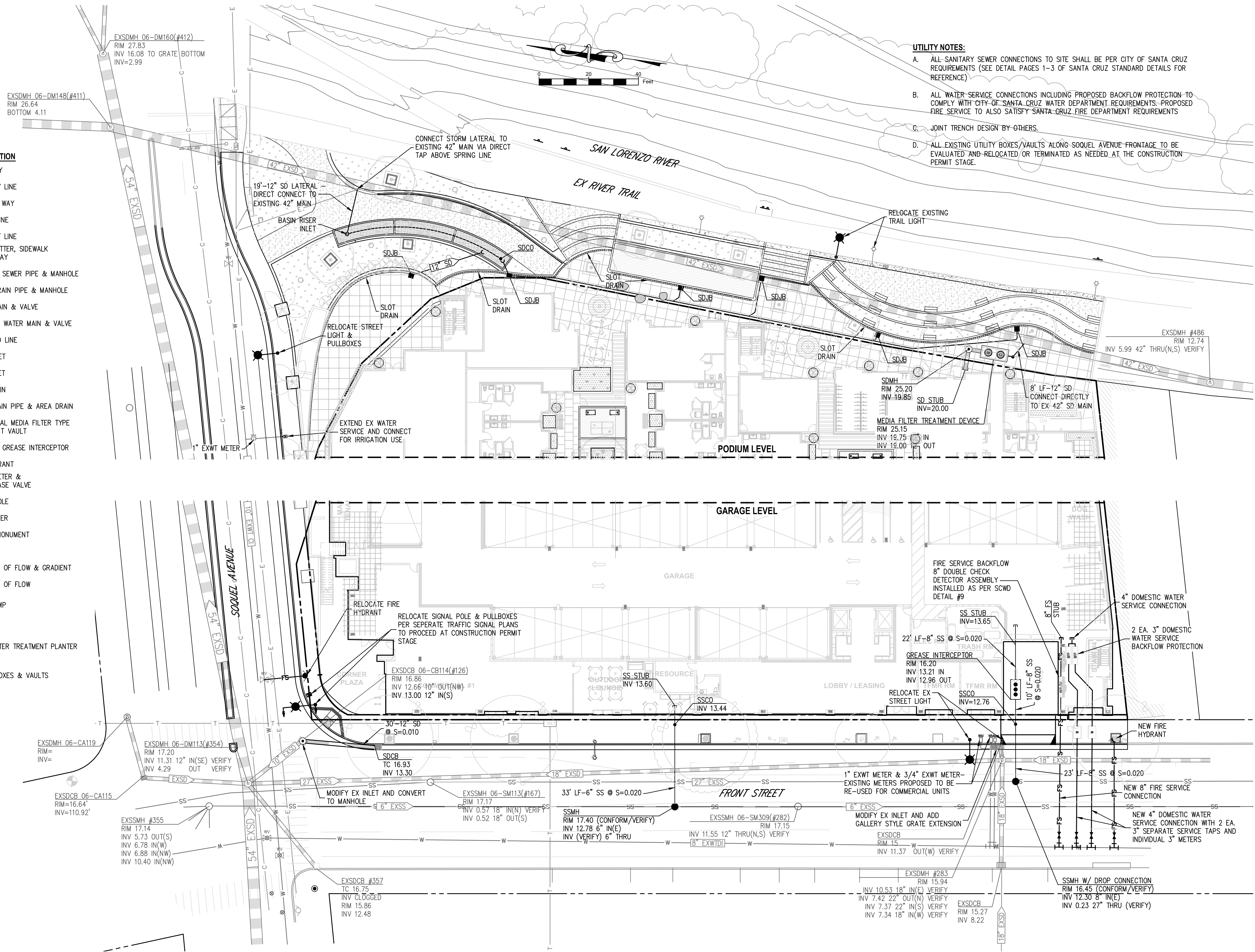
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LEGEND

DESCRIPTION

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- EASEMENT LINE
- CURB, GUTTER, SIDEWALK & DRIVEWAY
- SANITARY SEWER PIPE & MANHOLE
- STORM DRAIN PIPE & MANHOLE
- WATER MAIN & VALVE
- RECYCLED WATER MAIN & VALVE
- OVERHEAD LINE
- CURB INLET
- FIELD INLET
- SLOT DRAIN
- AREA DRAIN PIPE & AREA DRAIN
- MECHANICAL MEDIA FILTER TYPE TREATMENT VAULT
- SANITARY GREASE INTERCEPTOR
- FIRE HYDRANT
- WATER METER & AIR RELEASE VALVE
- POWER POLE
- ELECTROLIER
- SURVEY MONUMENT
- SIGN
- DIRECTION OF FLOW & GRADIENT
- DIRECTION OF FLOW
- CURB RAMP
- STORMWATER TREATMENT PLANTER
- UTILITY BOXES & VAULTS



FRONT / SOQUEL
MIXED USED PROJECT
530 FRONT STREET
SANTA CRUZ, CA 95060
UTILITY PLAN



Date: AUGUST 16, 2022
Scale: 1"=20'
Engineer: AT
Job #: 19-112
Sheet

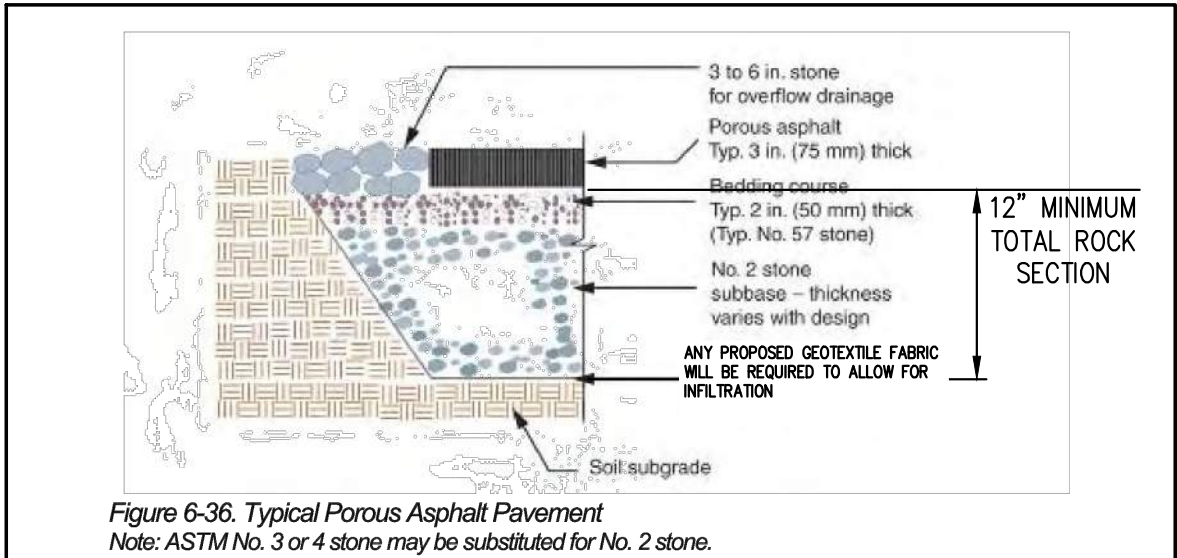
C4

DRAINAGE MANAGEMENT AREA	SCM#	DRAINAGE AREA (SF)	BUILDING AREA (SF)	IMPERVIOUS PAVEMENT & CONCRETE AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	PERMEABLE PAVEMENT SURFACE (SF)	LANDSCAPE PERVIOUS SURFACE (SF)	TOTAL PERVIOUS AREA (SF)	TYPE OF STORMWATER CONTROL MEASURE	SIZING METHOD	TIER 2 BIORETENTION AREA REQUIRED (SF)	TIER 2 BIORETENTION AREA PROVIDED (SF)	TIER 3 VOLUME REQUIRED (CF)	TIER 3 VOLUME PROVIDED (CF)	# CARTRIDGES REQUIRED	# CARTRIDGES PROVIDED	MEDIA TYPE	CARTRIDGE HEIGHT (IN)	COMMENTS
PROJECT SITE																			
A	A	43530	37410	-	37410	-	6120	6120	MEDIA FILTER	FLOW RATE - 0.2 IN/HR	-	-	-	-	6	6	PERKFILTER CARTRIDGE	12	OLD CASTLE
ST-1	N/A	782	35	-	35	747	-	747	SELF-TREATING	-	-	-	-	-	-	-	-	-	AREA IS SELF TREATING AS TOTAL DMA IMPERVIOUS AREA ≤ 5% DMA AREA
SUBTOTAL	-	44312	37445		37445	747	6120	6867	-	-					6	6			
PORTION OF RIVER TRAIL																			
B	B	5356	-	4337	4337	650	369	1019	BIO-RETENTION PLANTER	FLOW RATE - 4% OF IMPERVIOUS TRIBUTARY	173	391	1363	1363	-	-	-	-	BASIN SIZING EXCEEDS 4% REQUIREMENTS
ST-2	N/A	9168	-	386	386	3216	5566	8782	SELF-TREATING	-	-	-	-	-	-	-	-	-	AREA IS SELF TREATING AS TOTAL DMA IMPERVIOUS AREA ≤ 5% DMA AREA
C	MAINTENANCE	393	-	393	393	-	-	-	MAINTENANCE	-	-	-	-	-	-	-	-	-	
SUBTOTAL	-	14917		5116	5116	3866	5935	9801	-		173	391	1363	1363					
TOTAL		59229	37445	5116	42561	4613	12055	16668			173	391	1363	1363	6	6			

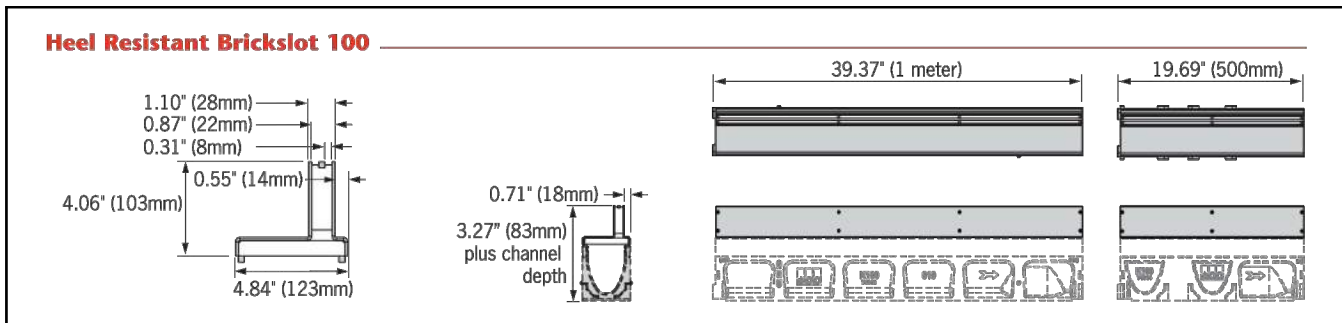
TREATMENT CONTROL MEASURE SUMMARY TABLE FOR CITY ROW WORK																		
PORTION OF SOQUEL AVENUE																		
D	CITY RIGHT-OF-WAY WORK	4897	-	4797	4797	-	100	100	CITY RIGHT-OF-WAY	-	-	-	-	-	-	-	-	
TOTAL	-	3,020	-	3,020	1,777	-	100	100	-	-	-	-	-	-	-	-	-	

DMA B - TIER 3 SIMPLE METHOD CALCULATION FOR SCM-B		
i	0.810	=(total impervious area)/(total site area)
Runoff Coefficient, C	0.611	=(0.858*i^3)-(0.78*i^2)+(0.774*i)+0.04
Rainfall depth, d (ft)	0.167	=2" - Santa Cruz 95th Percentile - WMZ 1, 4 & 10
Tributary Area, A (sf)	5356	=(total site area)
Retention Volume (cf)	545	=C*d*A
Retention Volume - Void Ratio Included (cf)	1363	=Volume/0.4
Area of Basin Required (sf) For Tier 2 Purposes Only	173	=4% (total impervious area)
Area of Basin Provided (sf)	391	>Area of Required Basin
Depth of Rock (ft)	3.49	=(retention volume)/(area of basin provided)

New Impervious Area=	4337
Replaced Impervious Area=	0
Total Impervious Area=	4337
Total Pervious Area=	1019
Total Site Area=	5356



POROUS ASPHALT PAVEMENT DETAIL
NOT TO SCALE

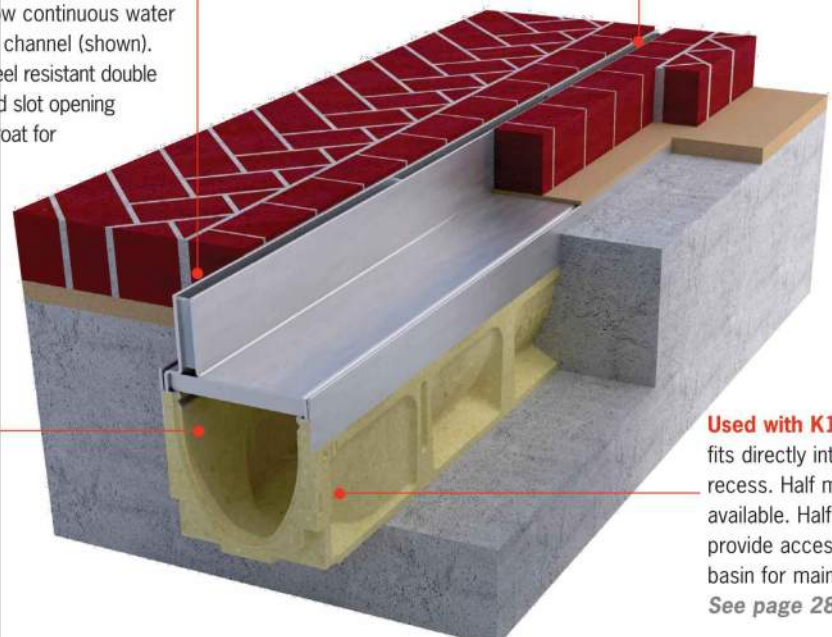


SLOT DRAIN DETAIL
NOT TO SCALE

ACO DRAIN

Brickslot 100 features

- 1/4 in. (12mm) slot - Easy to clean smooth slots allow continuous water flow into channel (shown). Offset, heel resistant double
- 3/8" (8mm) flared slot opening to 1" (25mm) throat for increased drainage capacity (not shown).

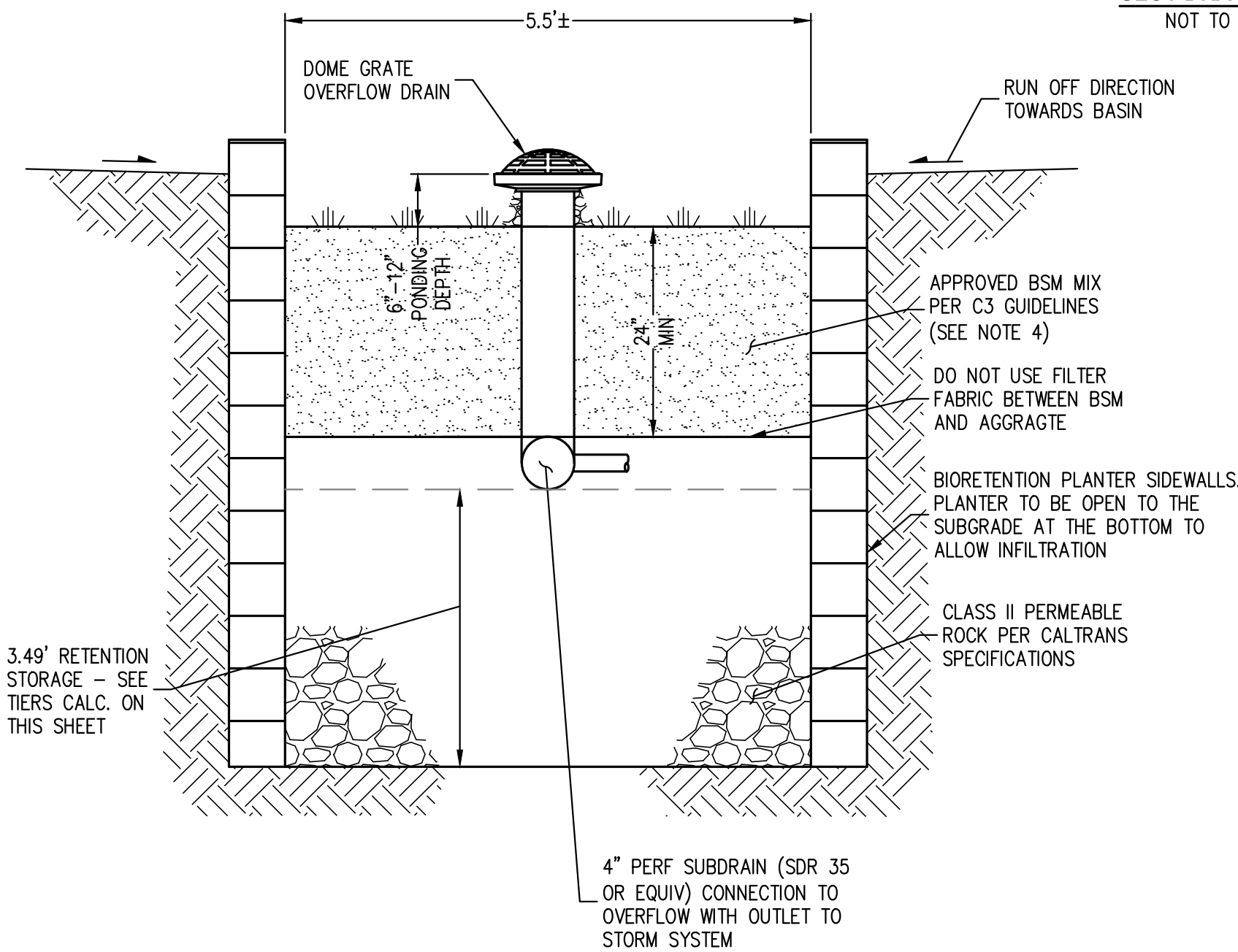


End caps and accessories - Are available from the K100 range. See page 28 for details.

Brick pavers - Fit directly against slot. For light duty pedestrian applications, pavers can be set on sand; for heavier duty projects, pavers should be set on concrete. Maximum paver depth (allowing for 1/8" (3mm) bedding material): 3 1/8" (80mm).

Used with K100 channel - Brickslot fits directly into K100 channel grate recess. Half meter sections are available. Half meter access units provide access to channel or catch basin for maintenance. See page 28 for details.

SLOT DRAIN DETAIL
NOT TO SCALE



BIORETENTION PLANTER DETAIL

NOT TO SCALE

NOTES

- SELECT STORM DRAINS TO OUTFALL INTO BASINS. SEE UTILITY PLAN DRAWINGS FOR REFERENCE.
- PERFORATION TO BE INSTALLED FACING DOWNWARD.
- CONTRACTOR TO INSTALL CLASS II PERMEABLE (CALTRANS SPEC.) AGGREGATE IN BOTTOM (12" MIN.) OF TRENCH (TYP.)
- BIO-TREATMENT SOIL MIX (BSM) SHALL CONFORM/COMPLY WITH THE CCRWQCB, REGION 3, POST-CONSTRUCTION REQUIREMENTS. CONTRACTOR TO PROVIDE SUPPLIER CERTIFICATION FORM TO CITY.
- SOIL MIX: THE SOIL IN BIO-RETENTION AREAS SHALL BE A HOMOGENEOUS MIX OF 60-70% FINE SAND (MEETING ASTM D422 OR CALTRANS TEST METHOD C202) AND 30-40% WEED-FREE, MANURE-FREE, STABLE COMPOST. NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH SIEVE SIZE/ GRADATION REQUIREMENTS. THE SOIL MIX/MEDIA TO BE USED IN BIO-RETENTION/RAIN GARDEN AREAS SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 IN/HR. PREVIOUSLY: ASTM C33 STANDARDS.

Washington GULD*

2X #36.00" BOLTED & GASKETED ACCESS COVERS, RISERS & SLAB TAG IMPRESSIONS AS REQUIRED. FIELD POURED CONCRETE COLLAR REQUIRED, BY OTHERS. SEE NOTE 2.

FLOW THRU TUBES INTO FILTER CHAMBER.

PERFORATED DRAIN-DOWN FEED-THRU TUBES PER ASSEMBLY.

2X FLOW THRU TUBES PER ASSEMBLY.

DETAIL A INLET WEIR/BYPASS ASSEMBLY & DRAIN-DOWN SCALE: NONE

2X #36.00" BOLTED & GASKETED ACCESS COVERS, RISERS & SLAB TAG IMPRESSIONS AS REQUIRED. FIELD POURED CONCRETE COLLAR REQUIRED, BY OTHERS. SEE NOTE 2.

INLET WEIR/BYPASS ASSEMBLY. SEE DETAIL A. #24" MAXIMUM. SEE NOTE 3.

PERK FILTER™ CARTRIDGES.

CONCRETE FALSE FLOOR.

OUTLET CHAMBER.

CONCRETE DIVIDER WALL.

2X INLET WEIR/BYPASS ASSEMBLY.

INLET GALLERY.

BASE.

BASE SECTION.

VENTED OUTLET HOOD.

#24" MAXIMUM. SEE NOTE 3.

Notes:

- Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
- Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
- Inlet & outlet pipe(s) (Ø 24" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
- Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
- For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

★ Treatment Flow Rates shown conform to Washington State GULD Specifications

Perk Filter™
6" Wide Concrete Vault
Washington State GULD
Four to Eleven Cartridges / Stacks

Oldcastle®
Stormwater Solutions
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Washington GULD*

FLOWABLES WEIR.

PRIMARY BYPASS BETWEEN FLOW THRU TUBES INTO FILTER CHAMBER.

PERFORATED DRAIN-DOWN FEED-THRU TUBES PER ASSEMBLY.

2X FLOW THRU TUBES PER ASSEMBLY.

DETAIL A INLET WEIR/BYPASS ASSEMBLY & DRAIN-DOWN SCALE: NONE

2X #36.00" BOLTED & GASKETED ACCESS COVERS, RISERS & SLAB TAG IMPRESSIONS AS REQUIRED. FIELD POURED CONCRETE COLLAR REQUIRED, BY OTHERS. SEE NOTE 2.

INLET WEIR/BYPASS ASSEMBLY. SEE DETAIL A. #24" MAXIMUM. SEE NOTE 3.

PERK FILTER™ CARTRIDGE/STACKS.

CARTRIDGE BYPASS PORT.

VENTED OUTLET HOOD.

MINIMUM DEPTH. SEE CHART & NOTE 6.

#24" MAXIMUM. SEE NOTE 3.

CONCRETE FALSE FLOOR.

SECTION A-A

75" [9.00']

42" & 42"

62" MAXIMUM. SEE NOTE 3.

6.00' [72.00']

50" [6.00'] TYPICAL WALL THICKNESS.

7.00' [84.00']

6" VAULT

TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	DIMENSION A - LENGTH - (ID- FEET)	CARTRIDGE STACK CONFIGURATION							
		12"	12" x 12"	12" x 18"					
4	7	27.2 / 0.061	5.7	40.8 / 0.091	8.5	54.4 / 0.121	9.7	68.0 / 0.152	13.0
5	7	34.0 / 0.078	5.7	51.0 / 0.114	8.8	68.0 / 0.152	9.7	85.0 / 0.190	13.0
6	9	40.8 / 0.091	5.8	61.2 / 0.136	8.6	81.6 / 0.182	9.8	102.0 / 0.227	13.1
7	9	47.6 / 0.106	5.8	71.4 / 0.159	8.8	95.2 / 0.212	9.8	118.0 / 0.265	13.2
8	9	54.5 / 0.121	5.8	81.6 / 0.182	8.7	108.8 / 0.243	9.9	138.0 / 0.303	13.2
9	11	61.2 / 0.136	5.8	91.8 / 0.205	8.7	122.4 / 0.273	10.0	153.0 / 0.341	13.3
10	11	68.0 / 0.152	5.9	102.0 / 0.227	8.8	136.0 / 0.303	10.0	170.0 / 0.379	13.4
11	11	74.8 / 0.167	5.9	112.2 / 0.250	8.8	149.6 / 0.334	10.1	187.0 / 0.417	13.4

MAXIMUM HEAD LOSS 1.7 FEET 2.3 FEET 2.9 FEET 3.5 FEET

★ Treatment Flow Rates shown conform to Washington State GULD Specifications.

Perk Filter™
6" Wide Concrete Vault
Washington State GULD
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FRONT / SOQUEL
MIXED USED PROJECT
530 FRONT STREET
SANTA CRUZ, CA 95060
STORMWATER MANAGEMENT
DETAILS



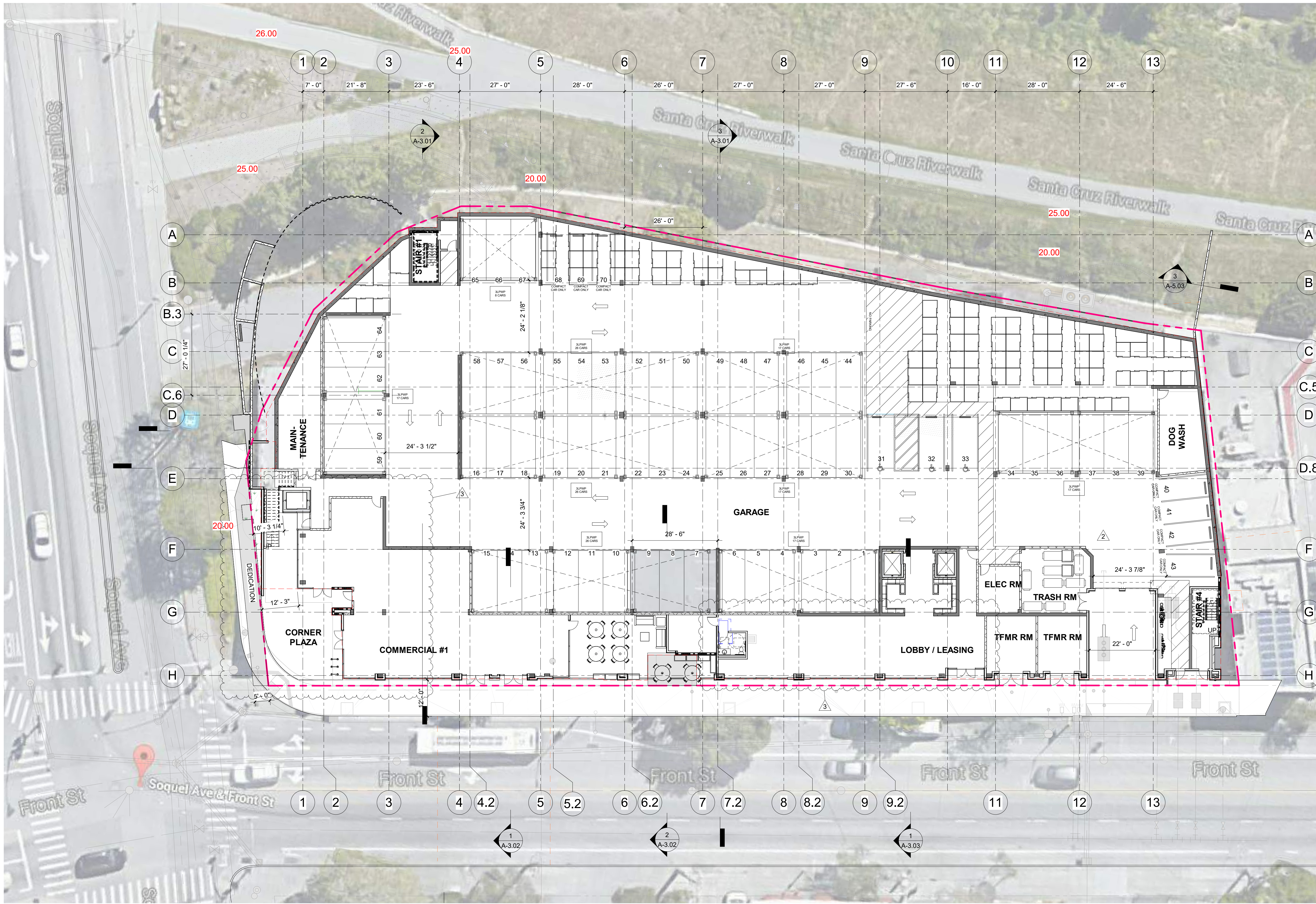
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Engineer: AT
Job #:

19-112

Sheet

C6



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



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Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
SITE PLAN

Date:
JULY 29, 2020
Scale:
Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214
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A-1.01

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
FIRST FLOOR PLAN

Date:
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DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-2.01

1 1ST FLOOR
1/16" = 1'-0"



1 2ND FLOOR
1/16" = 1'-0"



SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-0248, Robert H. Swenson, Architect - C25348

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Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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FIVE 03
530 FRONT STREET
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SECOND FLOOR PLAN

Date:
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Job #:
20-9214

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A-2.02



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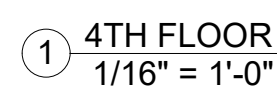
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2	Response to Planning Review #2	05/18/2022

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FIVE 03
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THIRD FLOOR PLAN

Date: JULY 29, 2020
Scale:
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Job #: 20-9214
Sheet

A-2.03



-  1 BDRM
-  1 BDRM/DEN
-  2 BDRM
-  CORRIDOR
-  ELEVATOR
-  ELEVATOR LOBBY
-  MICRO
-  STAIRS
-  STUDIO

Consultant:

Revision Schedule:

#	Description	Date
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FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
FOURTH FLOOR PLAN

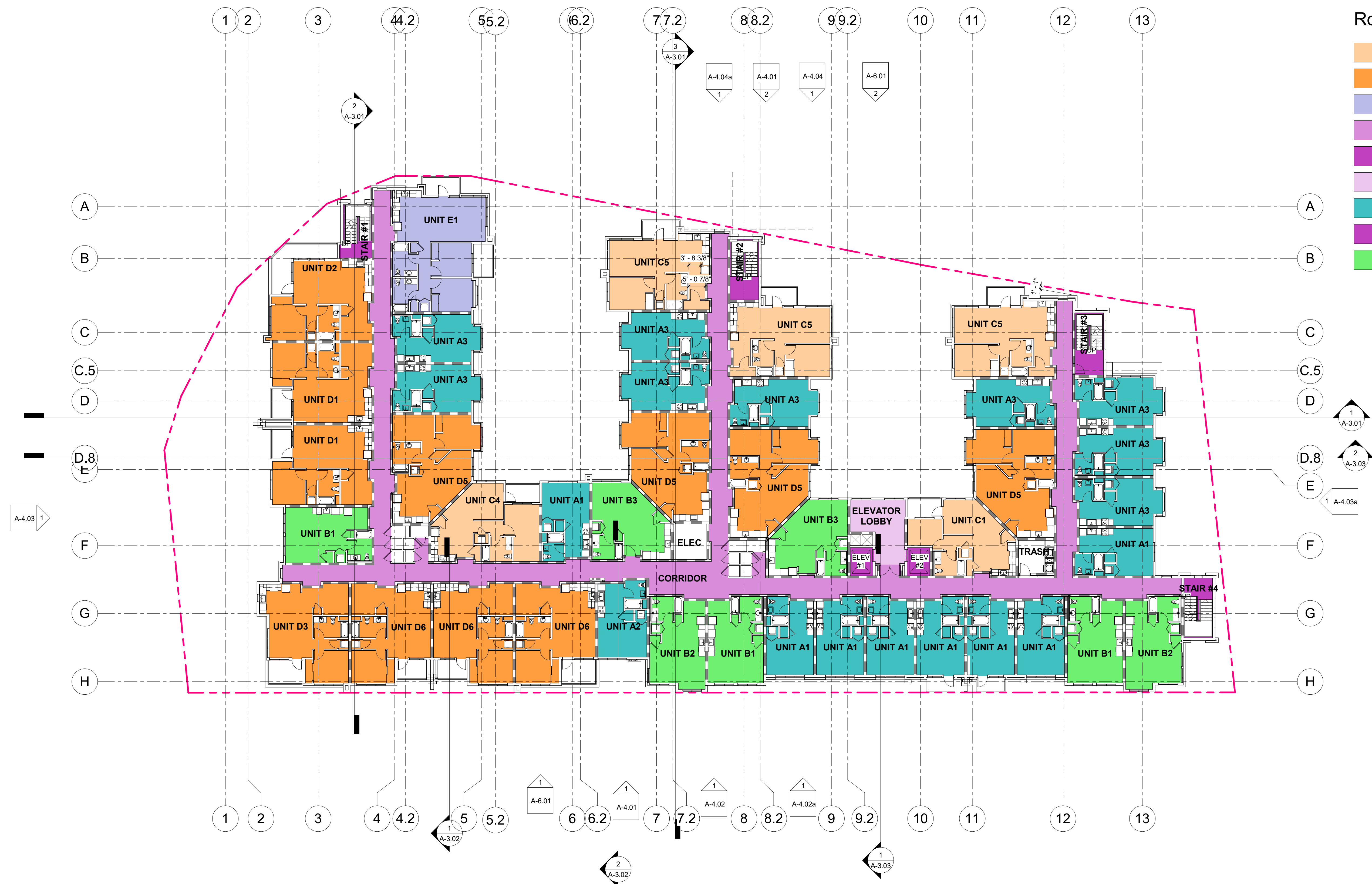
JULY 29, 2020

by:

M, EY, YM, IL, BN

0-9214

A-2.04



- Room Type
- 1 BDRM
 - 1 BDRM/DEN
 - 2 BDRM
 - CORRIDOR
 - ELEVATOR
 - ELEVATOR LOBBY
 - MICRO
 - STAIRS
 - STUDIO

① 5TH FLOOR
1/16" = 1'-0"

Consultant:

Revision Schedule:

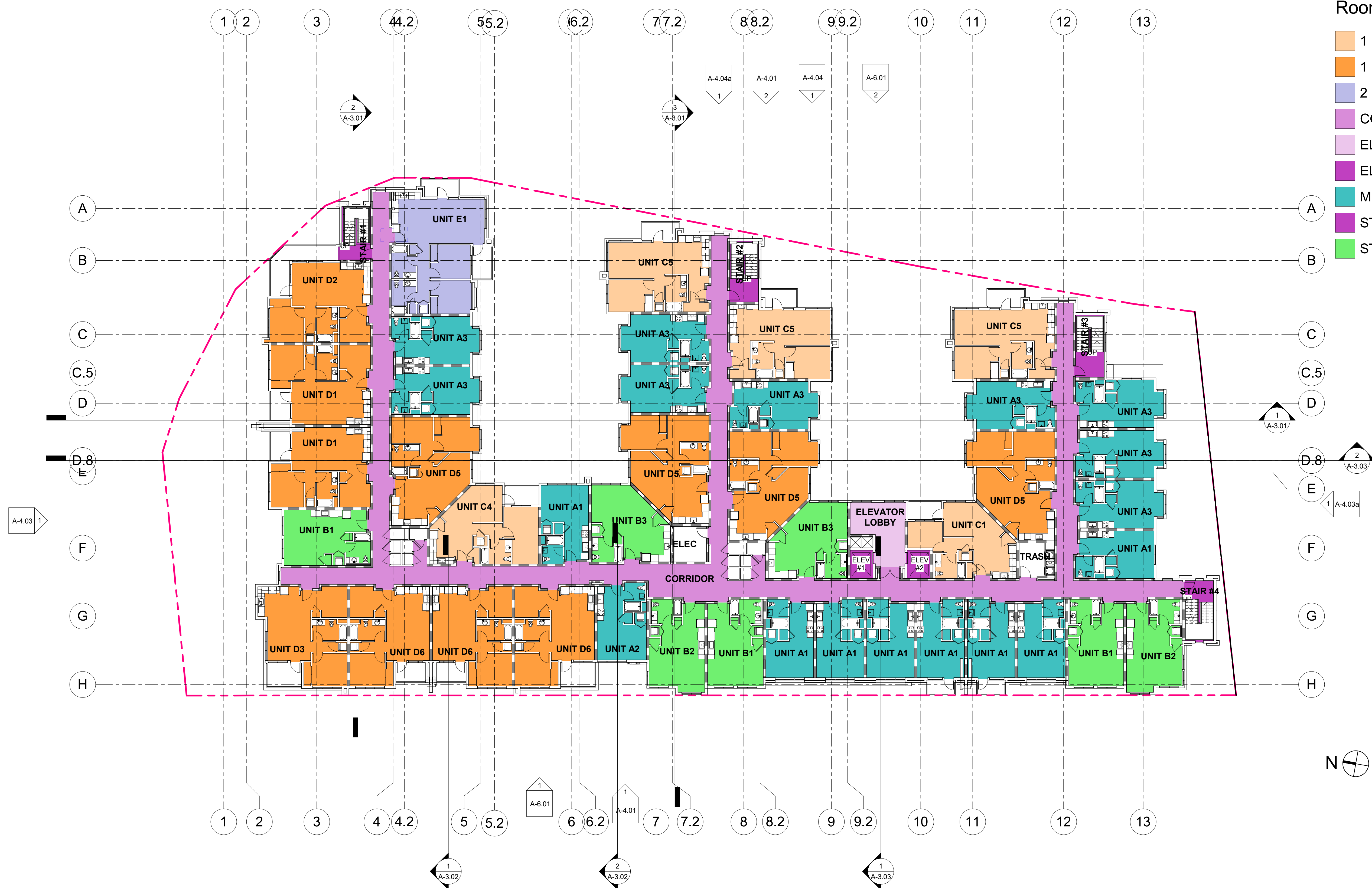
#	Description	Date
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FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
FIFTH FLOOR PLAN

Date:
JULY 29, 2020
Scale:
Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214
Sheet

A-2.05



① 6TH FLOOR
1/16" = 1'-0"

- Room Type
- 1 BDRM
 - 1 BDRM/DEN
 - 2 BDRM
 - CORRIDOR
 - ELEVATOR LOBBY
 - ELEVATORS
 - MICRO
 - STAIRS
 - STUDIO

Consultant:

Revision Schedule:

#	Description	Date
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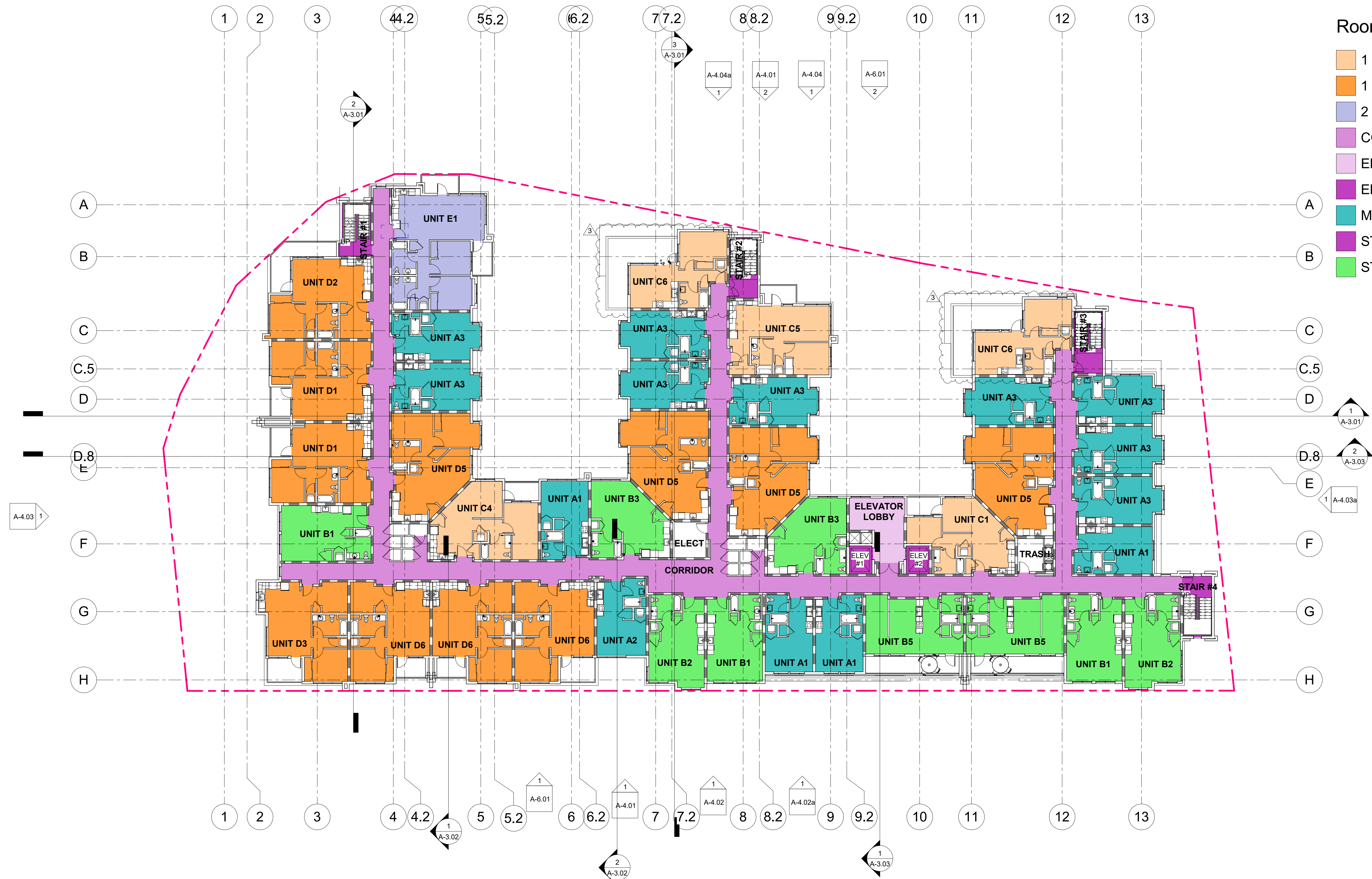
FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
SIXTH FLOOR PLAN

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-2.06



- Room Type
- 1 BDRM
 - 1 BDRM/DEN
 - 2 BDRM
 - CORRIDOR
 - ELEVATOR LOBBY
 - ELEVATORS
 - MICRO
 - STAIRS
 - STUDIO

1 7TH FLOOR
1/16" = 1'-0"



Consultant:

Revision Schedule:

#	Description	Date
3	Response to Planning Review #3	08/16/2022

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FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
SEVENTH FLOOR PLAN

Date:
JULY 29, 2020
Scale:
Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214
Sheet

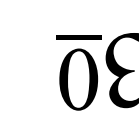
A-2.07

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022

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FIVE 
530 FRONT STREET
SANTA CRUZ, CA 95060
**EIGHTH FLOOR / LOWER ROOF
PLAN**

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-2.08

Room Type

- 1 BDRM
- 1 BDRM/DEN
- CORRIDOR
- ELEVATOR LOBBY
- ELEVATORS
- MICRO
- STAIRS
- STUDIO

① 8TH FLOOR
1/16" = 1'-0"



Consultant:

Revision Schedule:

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2	Response to Planning Review #2	05/18/2022

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FIVE 01
530 FRONT STREET
SANTA CRUZ, CA 95060
UPPER ROOF PLAN

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-2.09





SETBACK FRONTAGE CALCULATION:

TOTAL STREET FRONTAGE : 295'-10"

10' SETBACK ABOVE BASE LEVEL LENGTH:
 $12'-8" + 61'-3" + 26'-6" + 21'-8" + 11'-2" = 133'-6"$

$295'-10" \times 50\% = 147'-11"$

PROVIDED SETBACK LENGTH (133'-6") IS
LESS THAN 50% OF FRONTAGE (147'-11") BY
14'-5".

CURRENT SETBACK IS 45.13% OF
FRONTAGE.

① 7TH FLOOR - 50% SETBACK EXHIBIT
1/16" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
7TH FLOOR - 50% SETBACK EXHIBIT

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-2.20



SETBACK FRONTAGE CALCULATION:

TOTAL STREET FRONTAGE : 295'-10"

10' SETBACK ABOVE BASE LEVEL LENGTH:
12'-8"+61'-3"+117'-6" = 191'-5"

295'-10" X 50% = 147'-11"

PROVIDED SETBACK LENGTH (191'-5") IS
MORE THAN 50% OF FRONTAGE (147'-11") BY
43'-6".

CURRENT SETBACK IS 64.70% OF
FRONTAGE.

① 8TH FLOOR - 50% SETBACK EXHIBIT
1/16" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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FIVE 53
530 FRONT STREET
SANTA CRUZ, CA 95060
8TH FLOOR - 50% SETBACK EXHIBIT

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-2.21

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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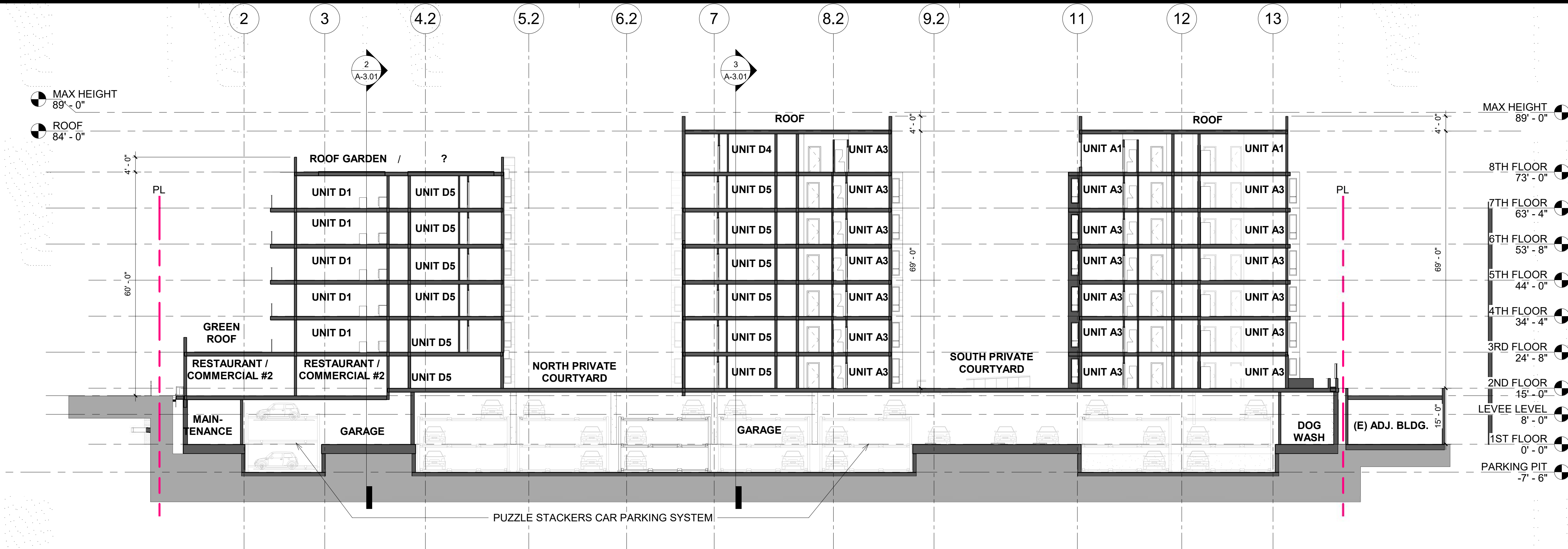
FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
BUILDING SECTIONS

Date:
JULY 29, 2020
Scale:

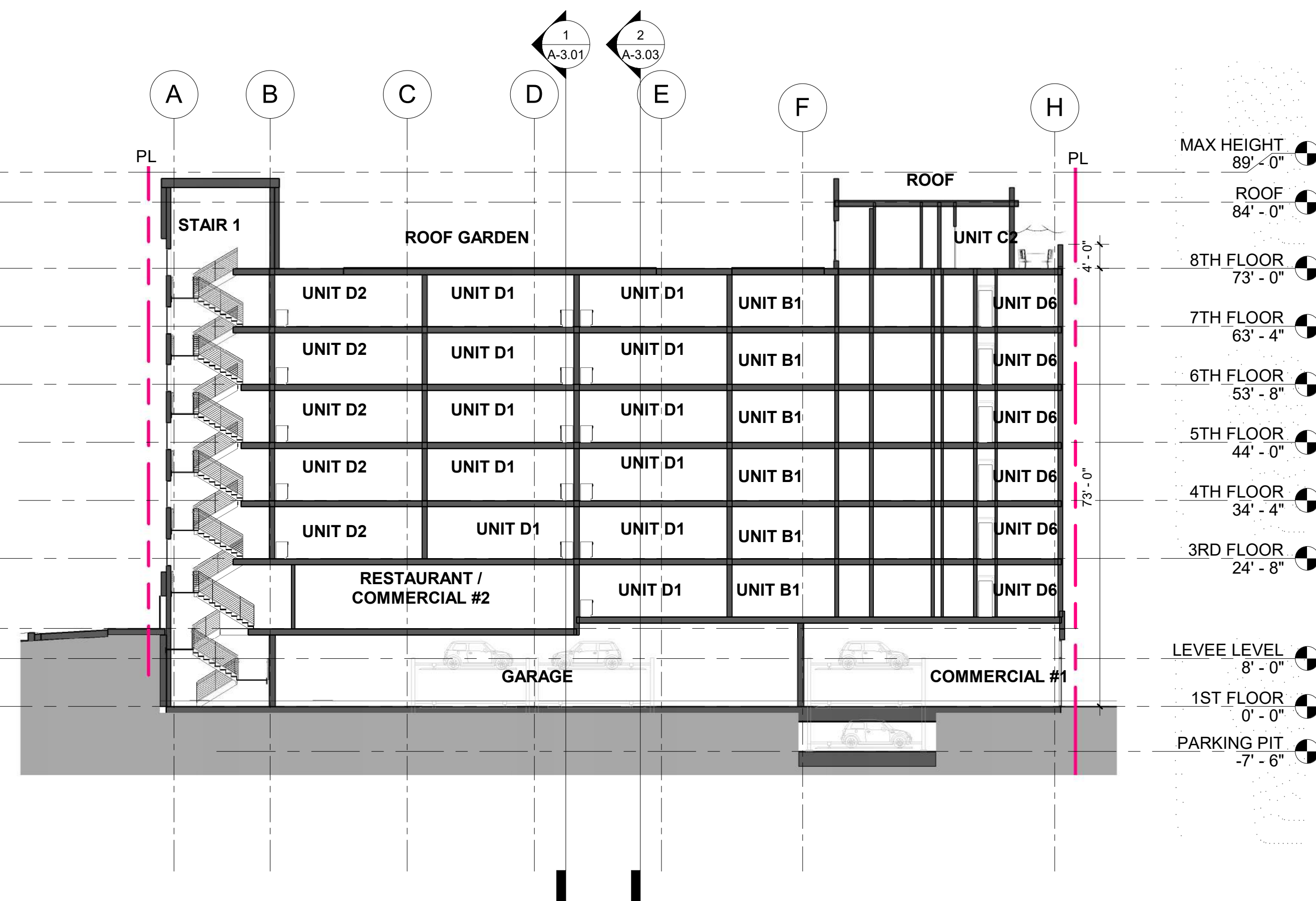
Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

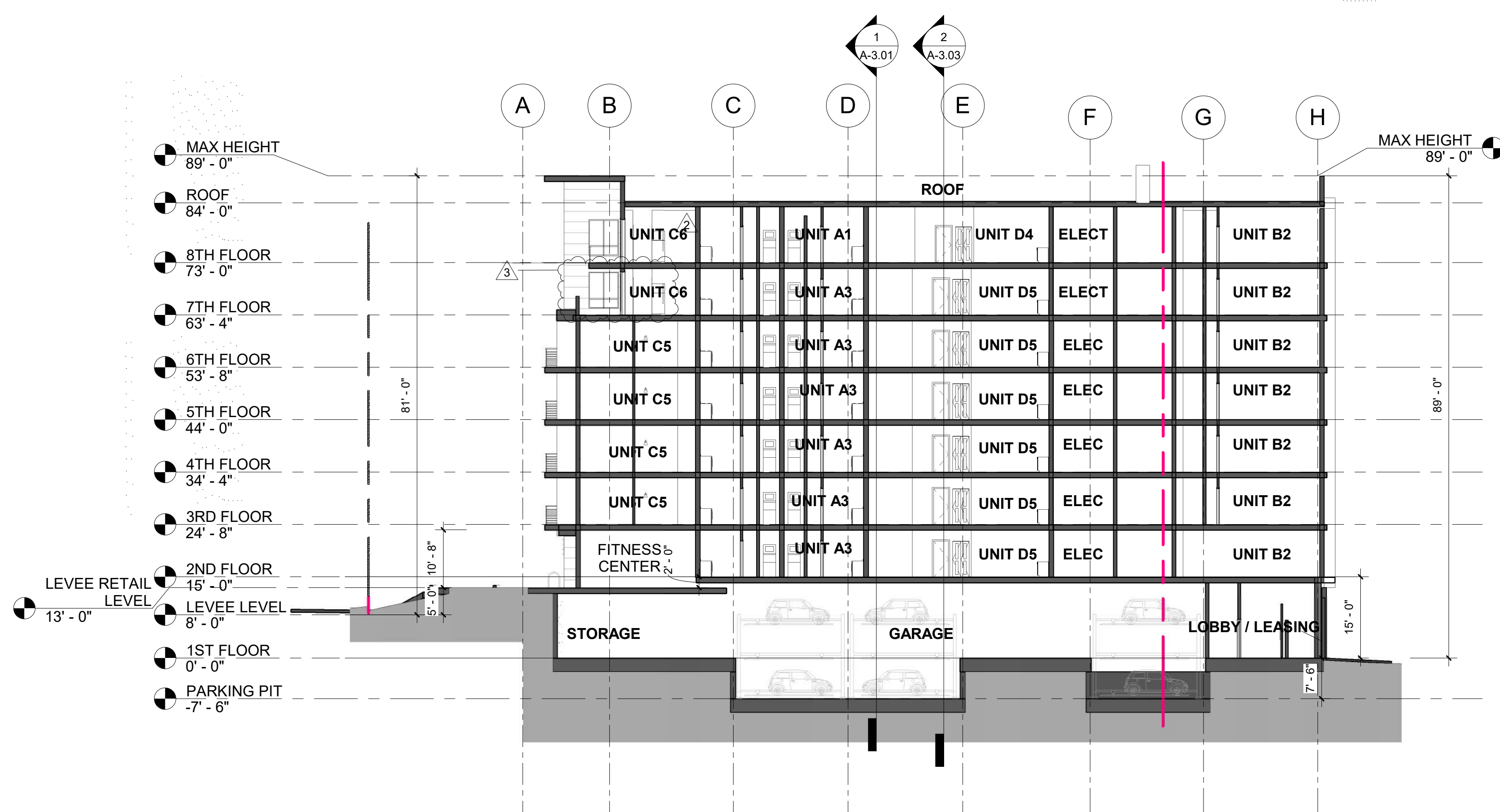
A-3.01



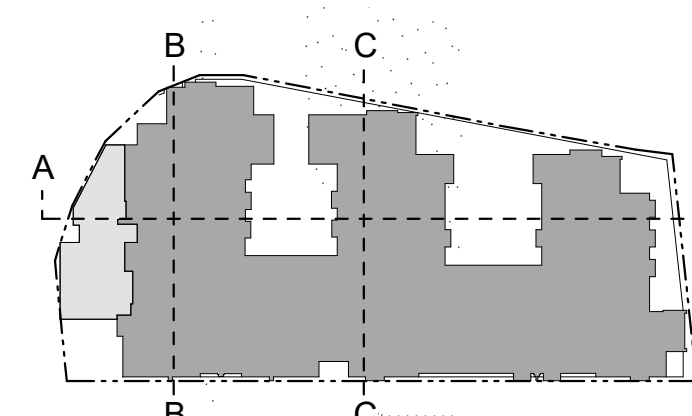
1 SECTION AA NORTH-SOUTH
1/16" = 1'-0"

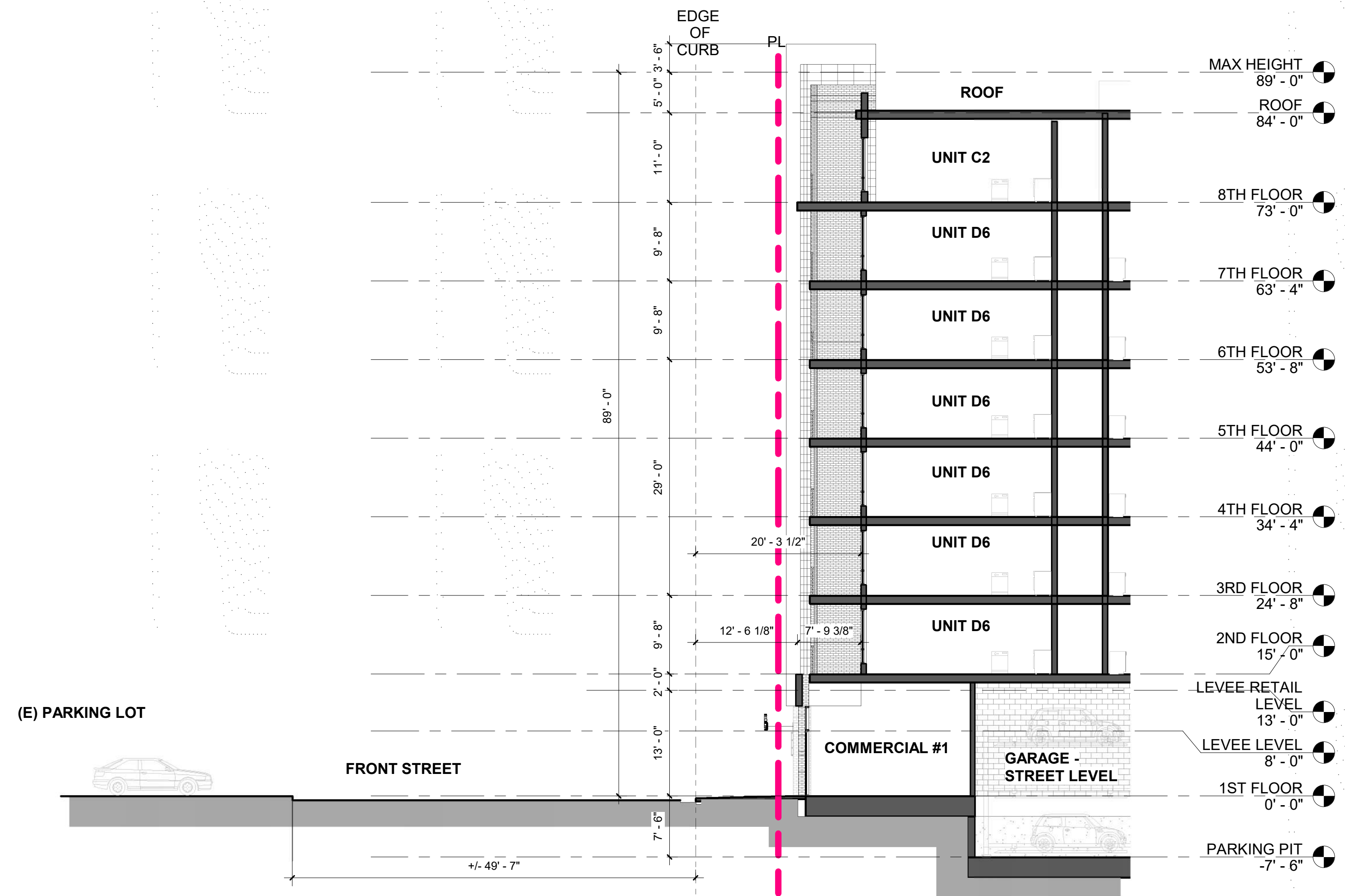


2 SECTION BB EAST-WEST
1/16" = 1'-0"

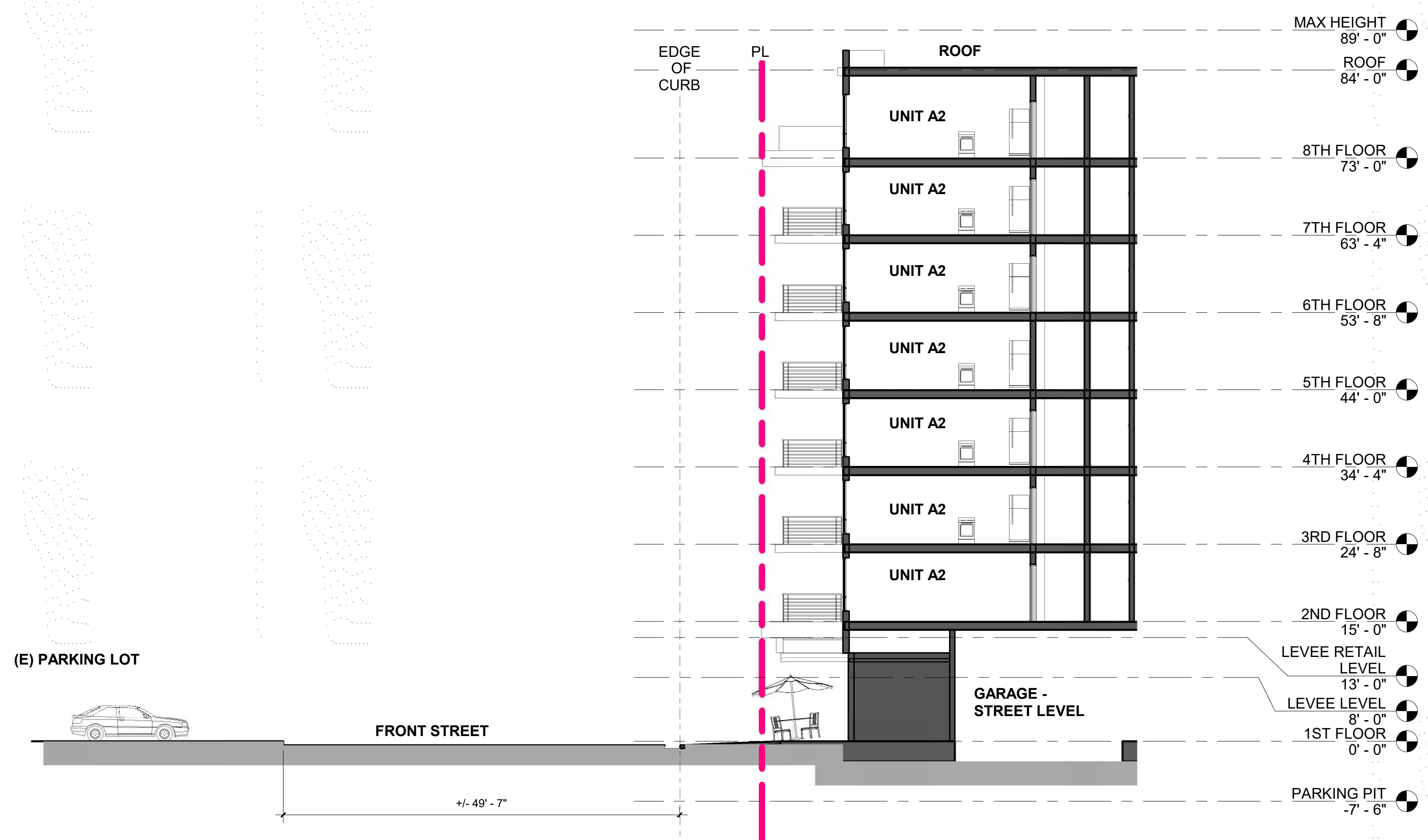


3 SECTION CC EAST-WEST
1/16" = 1'-0"





① STREET 1
3/32" = 1'-0"



② FRONT STREET
3/32" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
STREET SECTIONS

Date:
JULY 29, 2020

Scale:

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Job #:
20-9214

Sheet

A-3.02

Consultant:

Revision Schedule:

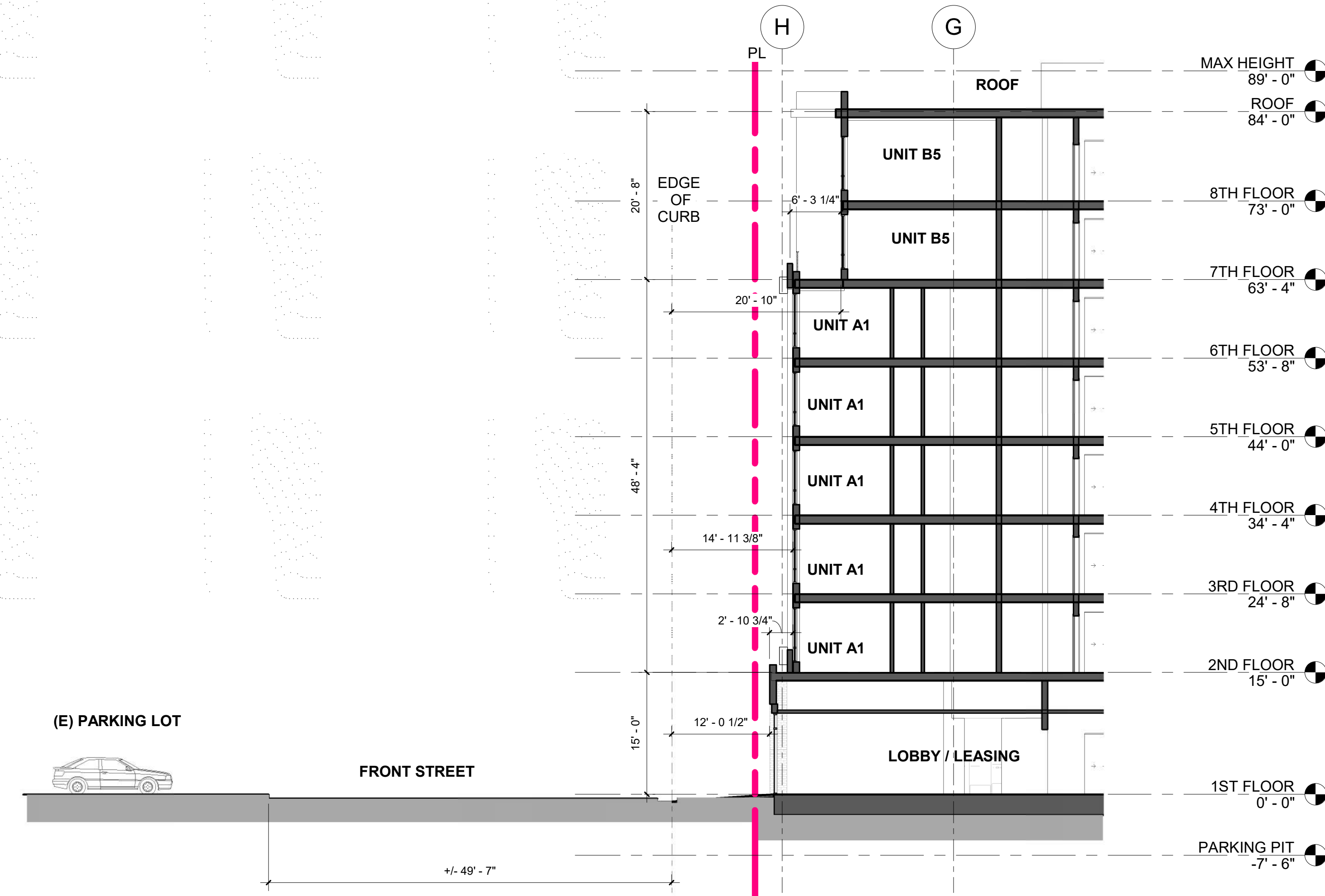
#	Description	Date
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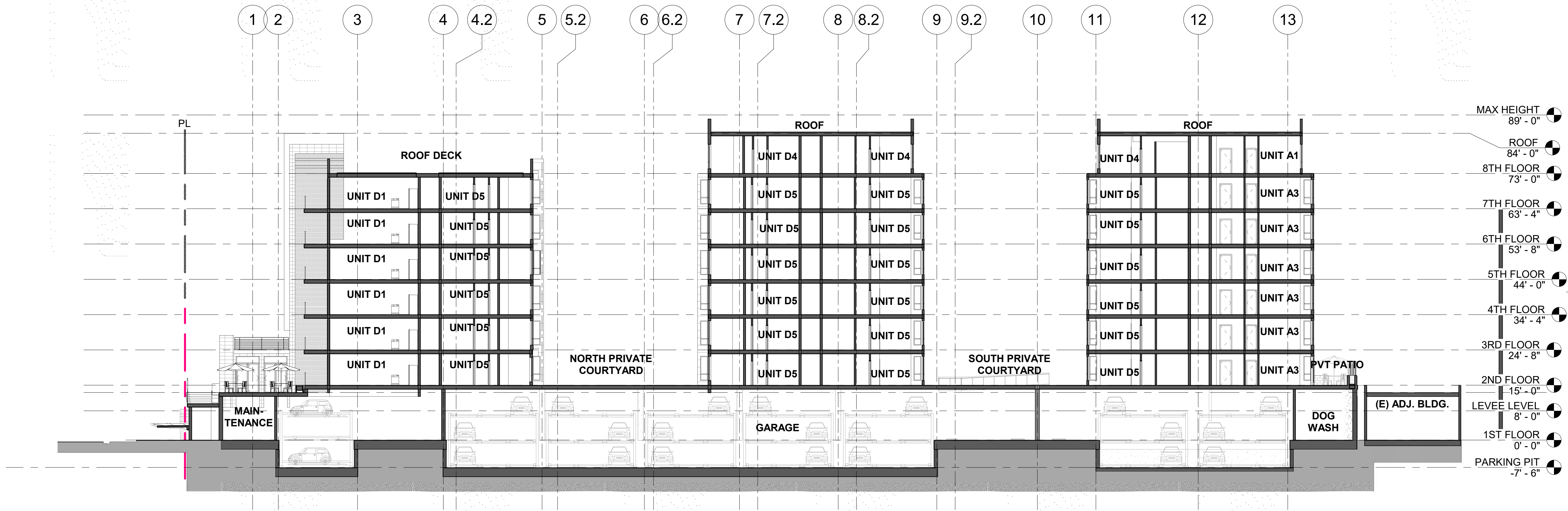
FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
STREET SECTIONS

Date: JULY 29, 2020
Scale:
Drawn by: DM, EY, YM, IL, BN
Job #: 20-9214
Sheet

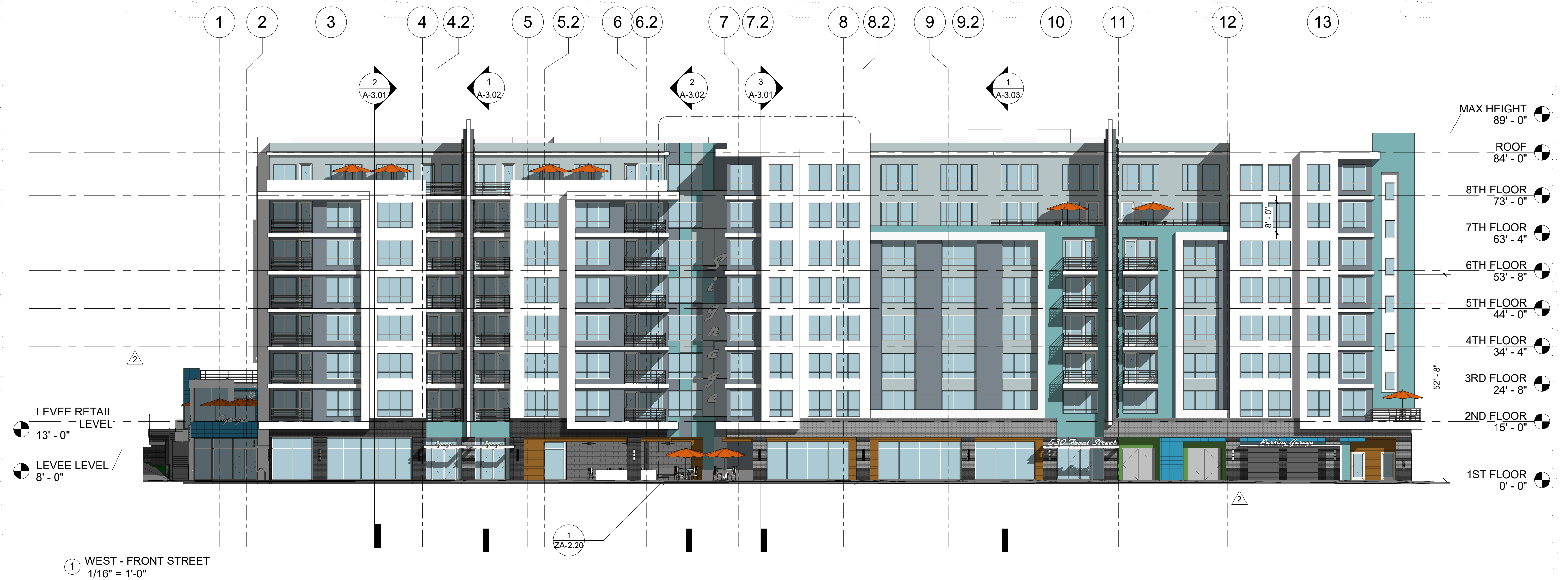
A-3.03



1 STREET 3
3/32" = 1'-0"



2 SECTION SOQUEL AVE
1/16" = 1'-0"



Consultant:

Revision Schedule:

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2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATIONS

Date:
JULY 29, 2020

Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

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A-4.01



Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022

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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATIONS

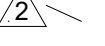
Date:
JULY 29, 2020

Scale:

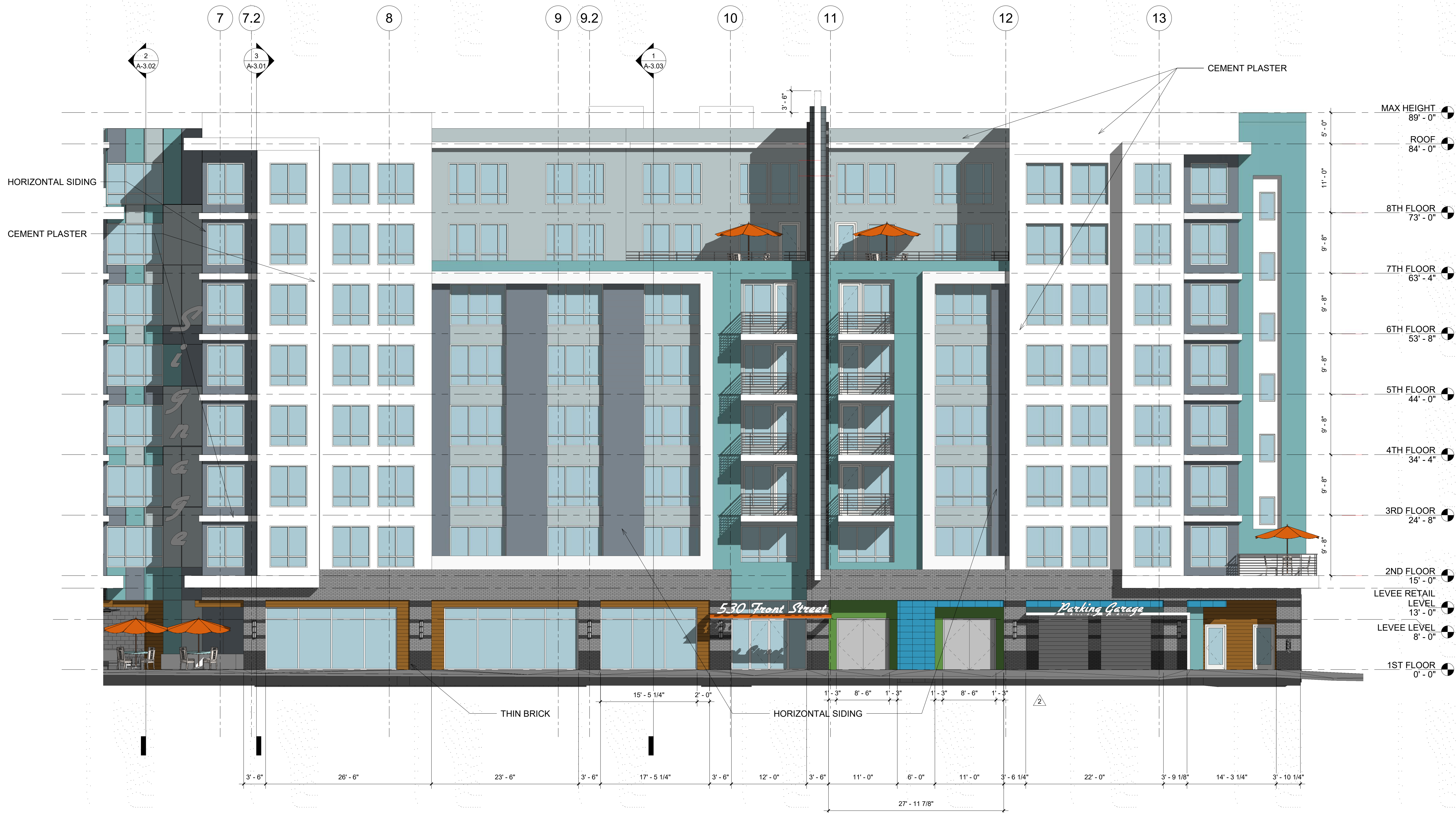
Drawn by:
DM, EY, YM, IL, BN

Job #:
20-9214

Sheet



A-4.02



① SOUTH-WEST - FRONT STREET SIDE
1/8" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022

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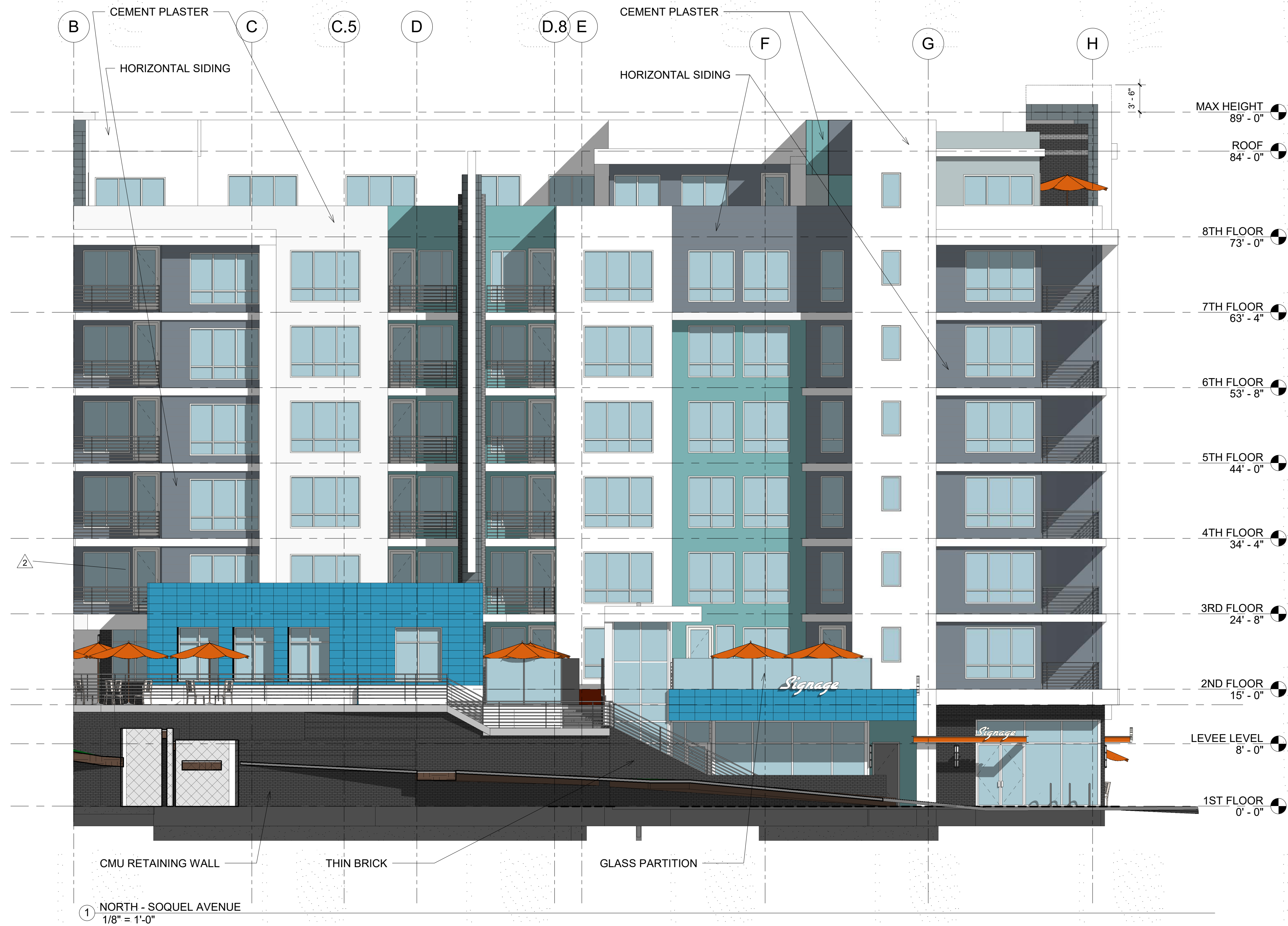
FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATIONS - SOUTH
WEST - FRONT STREET

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

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A-4.02a



Consultant:

Revision Schedule:

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2	Response to Planning Review #2	05/18/2022

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATIONS

Date:
JULY 29, 2020

Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

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A-4.03



① SOUTH
1/8" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATIONS

Date:
JULY 29, 2020

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DM, EY, YM, IL, BN

Job #:
20-9214

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A-4.03a

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2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATION

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-4.04



1 SOUTH-EAST - LEVEE SIDE
1/8" = 1'-0"



① NORTH-EAST - LEVEE SIDE
1/8" = 1'-0"

MAX HEIGHT
89' - 0"

ROOF
84' - 0"

8TH FLOOR
73' - 0"

7TH FLOOR
63' - 4"

6TH FLOOR
53' - 8"

5TH FLOOR
44' - 0"

4TH FLOOR
34' - 4"

3RD FLOOR
24' - 8"

2ND FLOOR
15' - 0"

LEVEE RETAIL
LEVEL
13' - 0"

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022
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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
EXTERIOR ELEVATION

Date:
JULY 29, 2020

Scale:

Drawn by:
DM, EY, YM, IL, BN

Job #:
20-9214

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A-4.04a



1 PERSPECTIVE FROM SOQUEL AVENUE

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
PERSPECTIVE FROM SOQUEL
AVENUE

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

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A-4.05



1 PERSPECTIVE FROM CORNER OF FRONT & SOQUEL

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
PERSPECTIVE FROM CORNER OF
FRONT & SOQUEL

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet



1 PERSPECTIVE FROM RIVERWALK

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
PERSPECTIVE FROM RIVER WALK

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet



1 PERSPECTIVE FROM FRONT STREET

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
PERSPECTIVE FROM FRONT STREET

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet



1 AERIAL PERSPECTIVE OF RIVER FRONTAGE

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
AERIAL PERSPECTIVE OF RIVER
FRONTAGE

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-4.09



01 AERIAL - SOQUEL AVENUE BRIDGE



03 AERIAL - FRAZIER LEWIS LANE & FRONT STREET



02 STREETVIEW - SOQUEL AVENUE BRIDGE 2



04 STREETVIEW - FRAZIER LEWIS LANE & FRONT STREET

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
NEIGHBORHOOD PERSPECTIVES

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-4.10a



① 05 AERIAL - CATHCART & FRONT STREET



③ 07 AERIAL - LAUREL STREET BRIDGE



② 06 STREETVIEW - CATHCART ST & FRONT ST



④ 08 STREETVIEW - LAUREL STREET BRIDGE 2

Consultant:

Revision Schedule:

#	Description	Date
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FIVE of
530 FRONT STREET
SANTA CRUZ, CA 95060
NEIGHBORHOOD PERSPECTIVES

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

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A-4.10b

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022

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FIVE 3
530 FRONT STREET
SANTA CRUZ, CA 95060
REFUSE & RECYCLING PLAN - FIRST FLOOR

Date:
JULY 29, 2020
Scale:

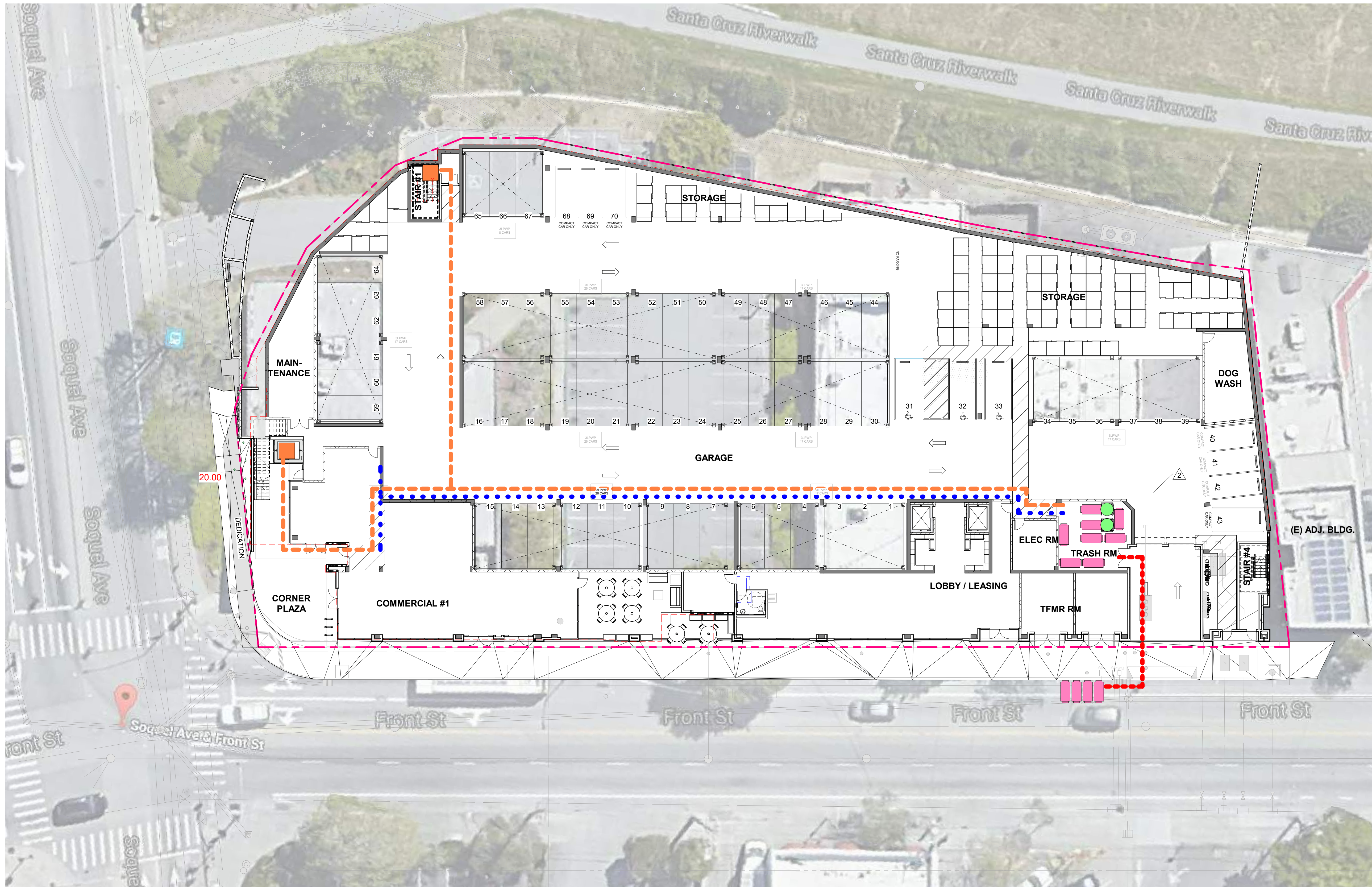
Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

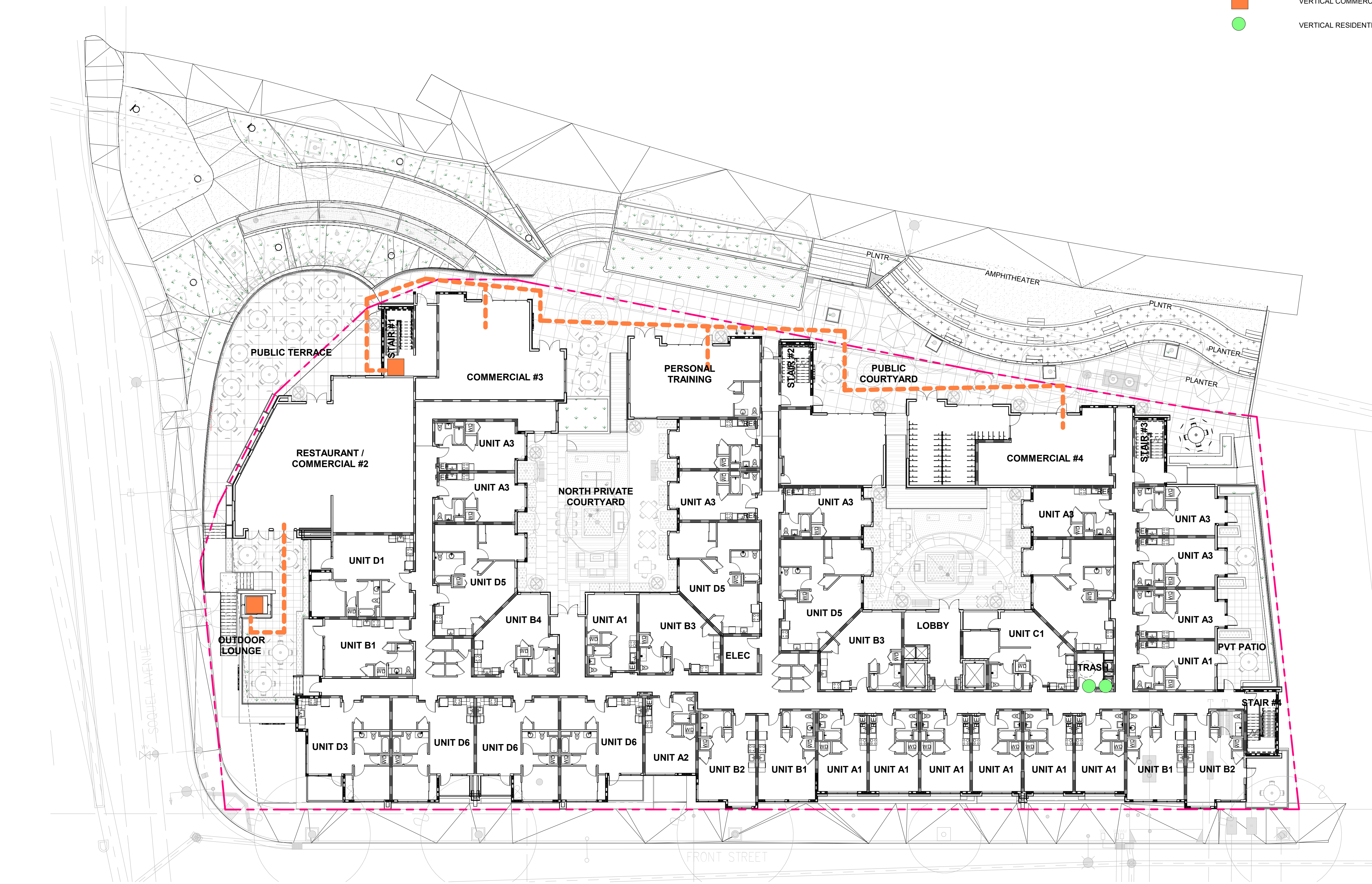
A-5.01

LEGEND:

- PATH OF TRAVEL FOR 1ST FLOOR COMMERCIAL TRASH TO TRASH ROOM
- PATH OF TRAVEL FOR 2ND FLOOR COMMERCIAL TRASH TO TRASH ROOM
- PATH OF TRAVEL FROM TRASH ROOM TO CURBSIDE COLLECTION
- TRASH / RECYCLE 3 YARD COLLECTION BIN
- VERTICAL COMMERCIAL TRASH ROUTE
- VERTICAL RESIDENTIAL TRASH ROUTE



1 REFUSE & RECYCLING PLAN - FIRST FLOOR
1/16" = 1'-0"



LEGEND:

- PATH OF TRAVEL FOR 1ST FLOOR COMMERCIAL TRASH TO TRASH ROOM
- PATH OF TRAVEL FOR 2ND FLOOR COMMERCIAL TRASH TO TRASH ROOM
- PATH OF TRAVEL FROM TRASH ROOM TO CURBSIDE COLLECTION
- TRASH / RECYCLE 3 YARD COLLECTION BIN
- VERTICAL COMMERCIAL TRASH ROUTE
- VERTICAL RESIDENTIAL TRASH ROUTE

1 REFUSE & RECYCLING PLAN - SECOND FLOOR
1/16" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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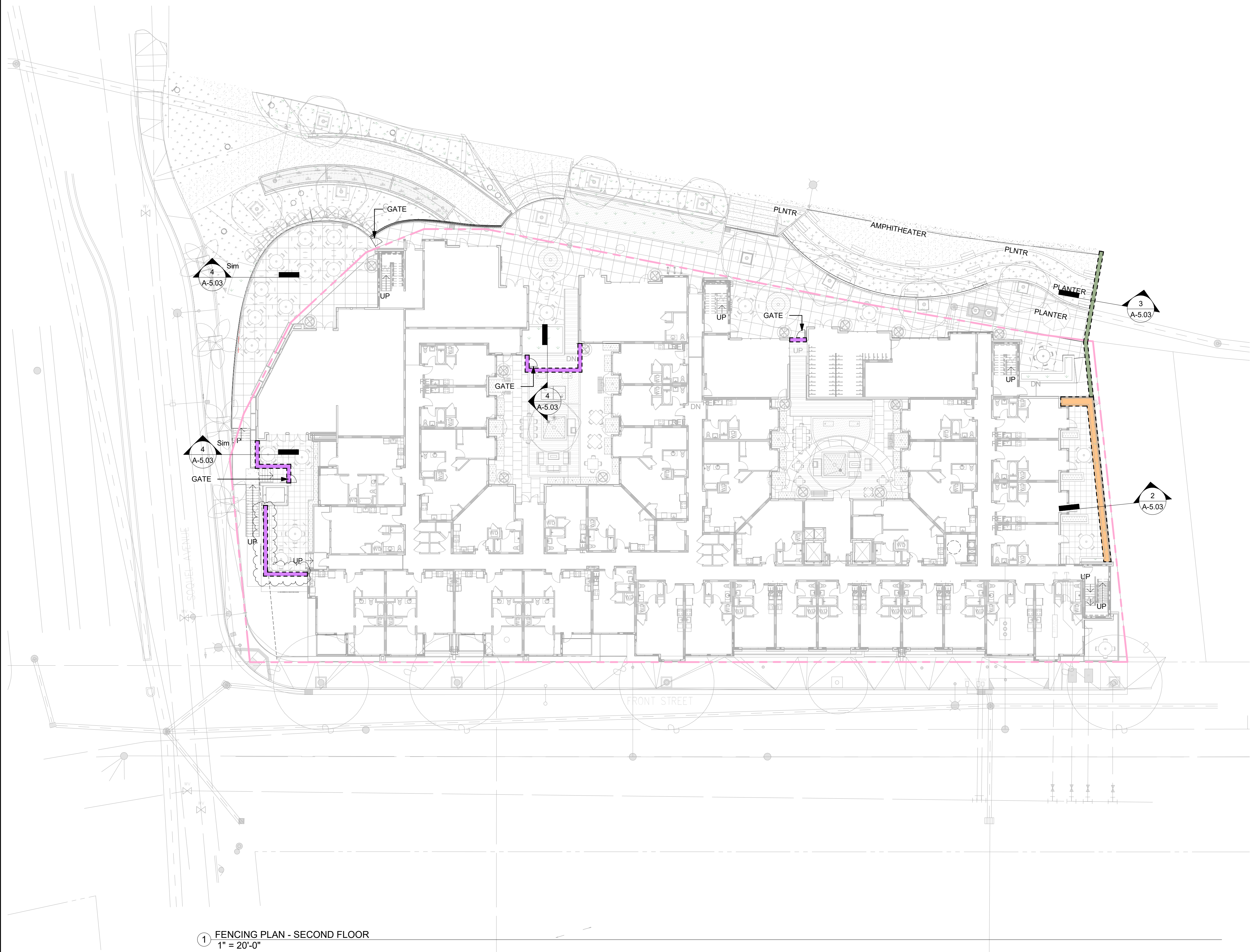
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FIVE
530 FRONT STREET
SANTA CRUZ, CA 95060
REFUSE & RECYCLING PLAN -
SECOND FLOOR

Date:
JULY 29, 2020
Scale:

Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

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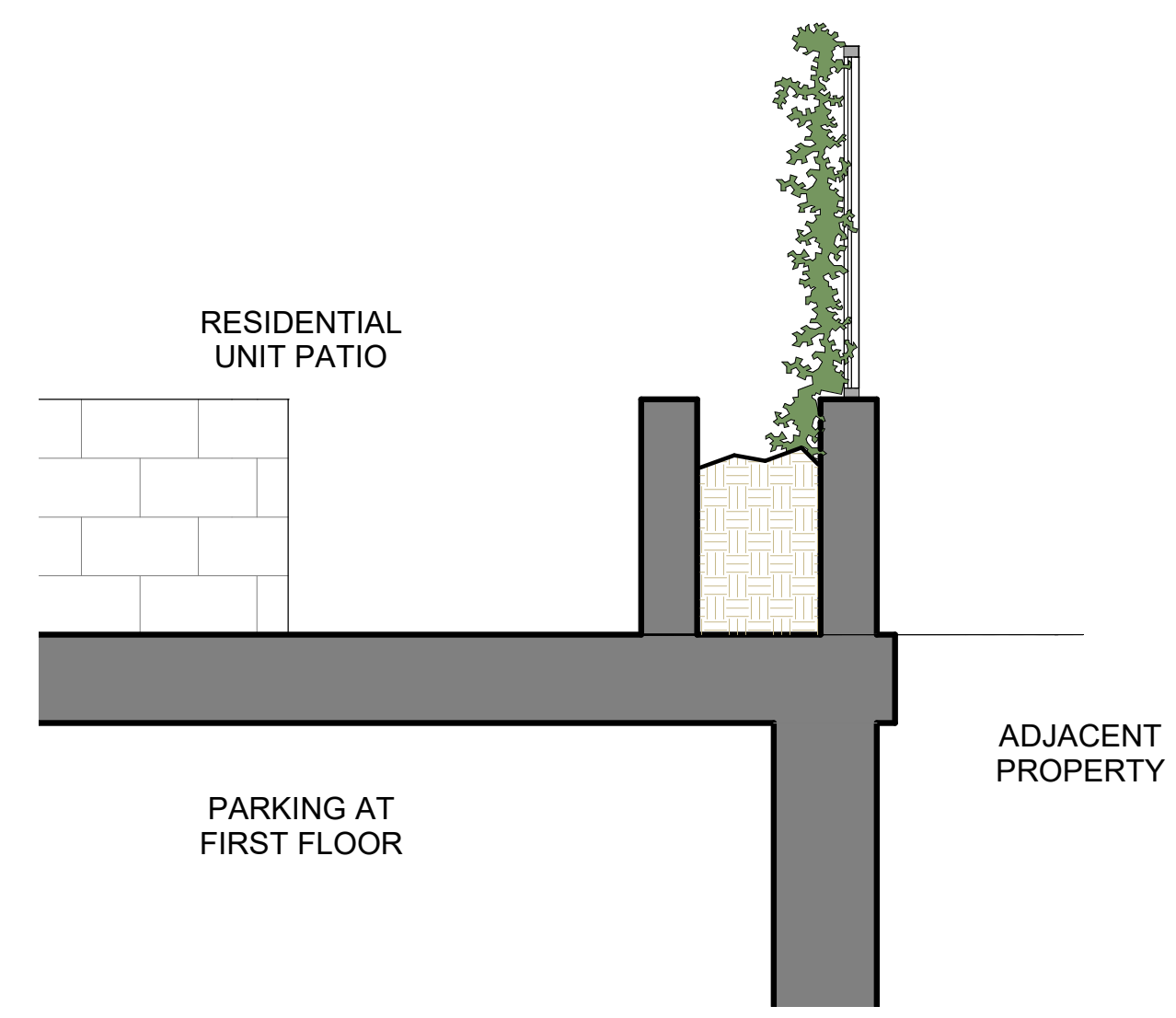


1 FENCING PLAN - SECOND FLOOR
1" = 20'-0"

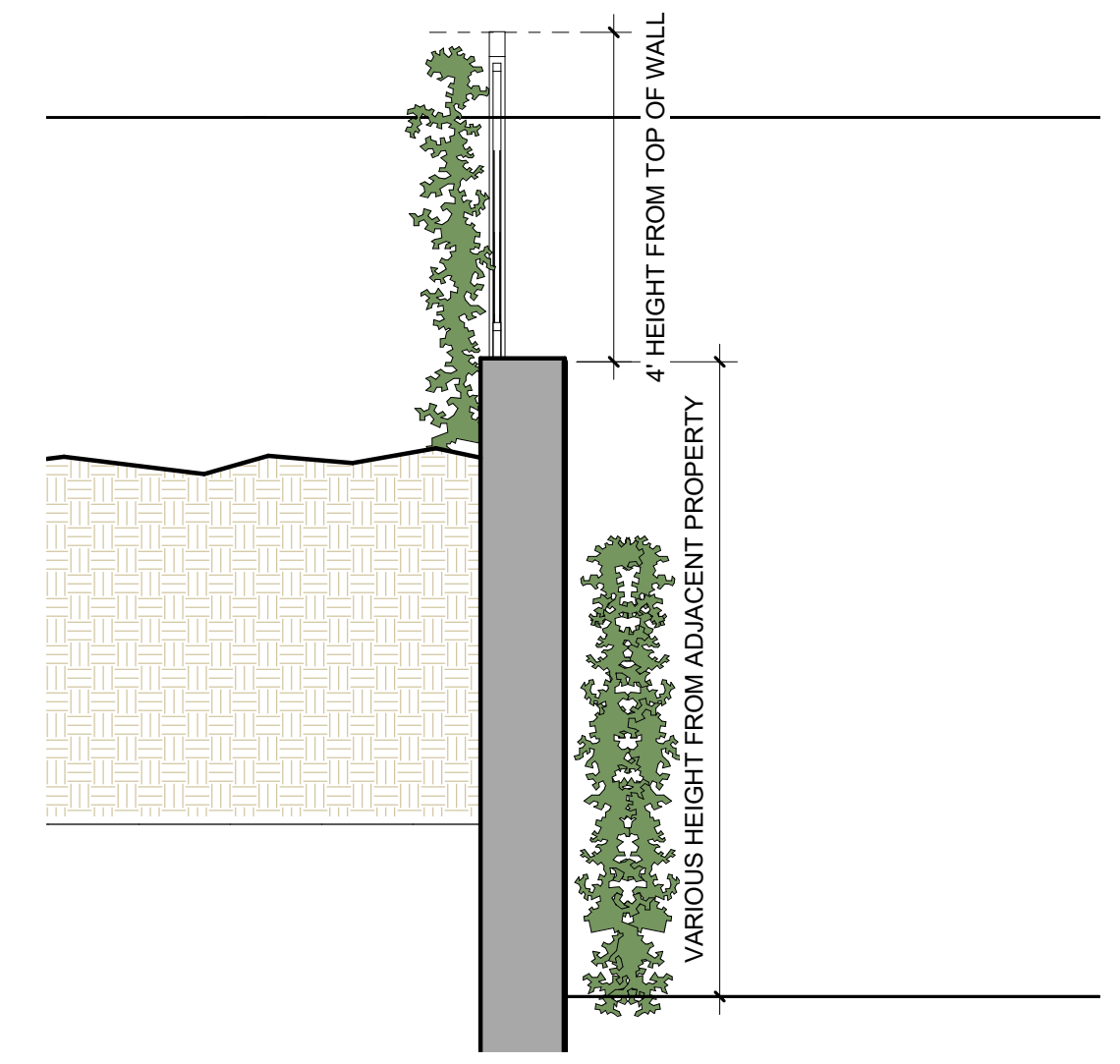
METAL LANDSCAPE SCREEN FENCING

METAL LANDSCAPE SCREEN FENCING
ABOVE CMU PLANTER

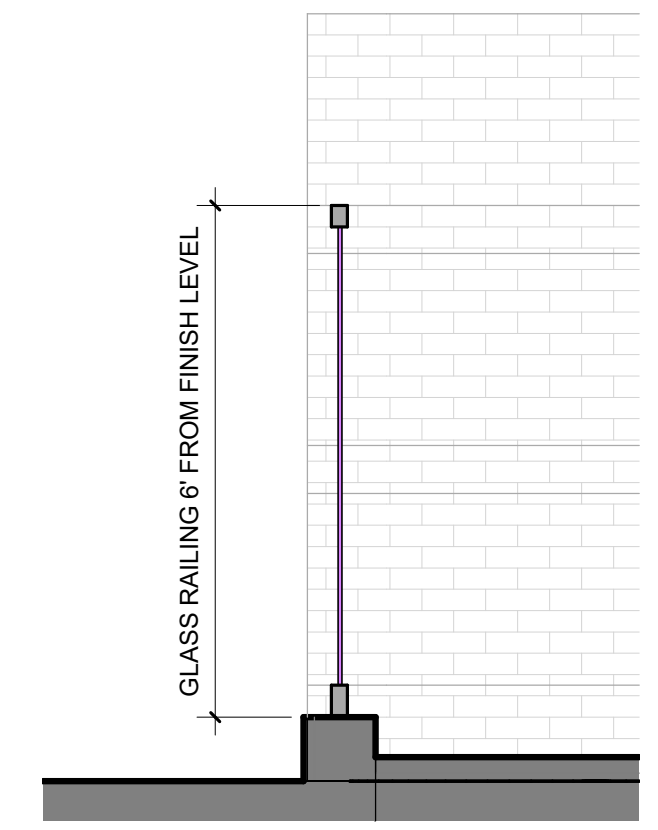
GLASS RAILING (FRITTED OR UV PATTERNED GLASS)



2 METAL LANDSCAPE SCREEN ABOVE CMU PLANTER
1/2" = 1'-0"



3 LANDSCAPE GREEN SCREEN FENCING
1/2" = 1'-0"



4 GLASS RAILING TYP.
1/2" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022
3	Response to Planning Review #3	08/16/2022

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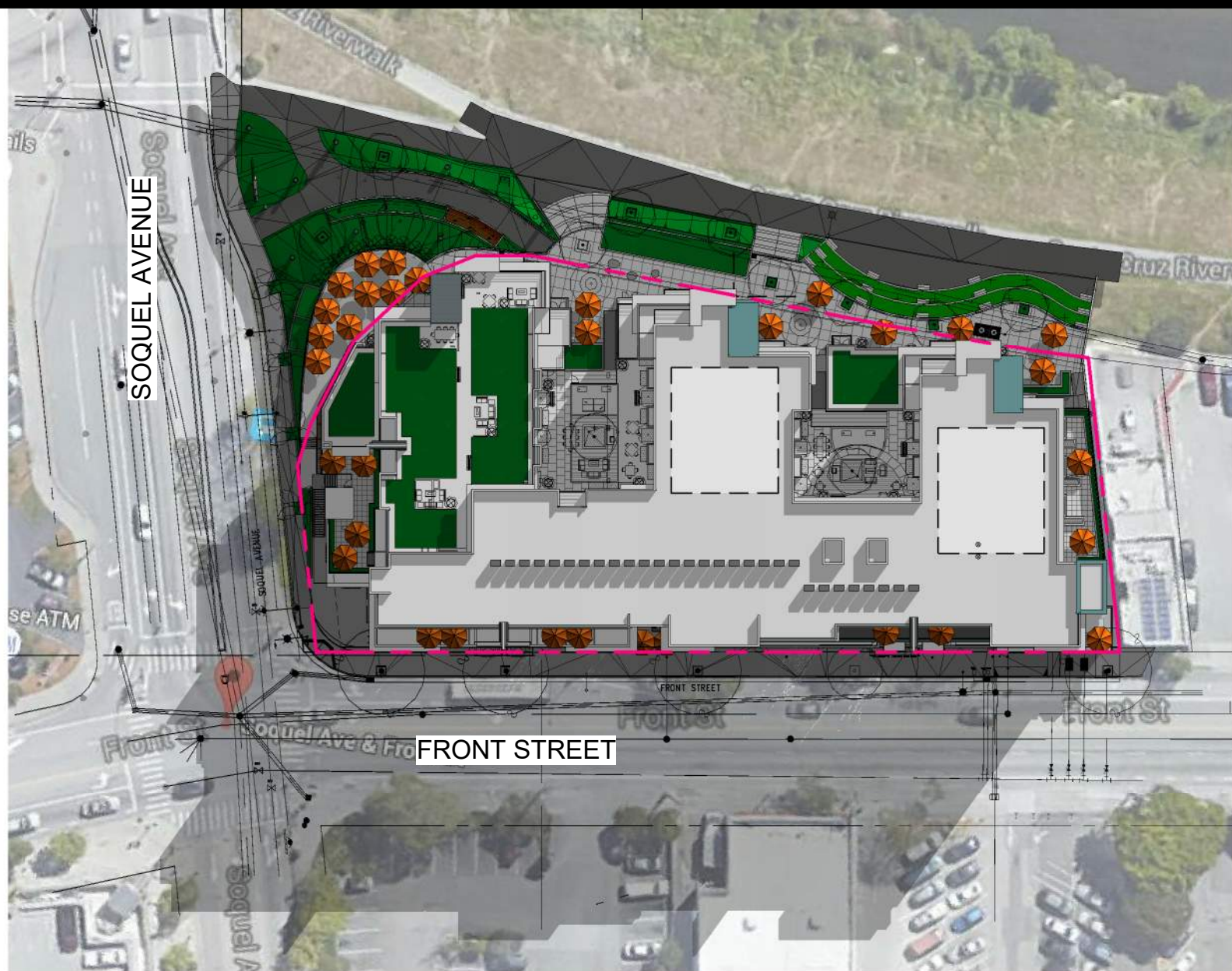
FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
FENCING PLAN - SECOND FLOOR

Date:
JULY 29, 2020
Scale:

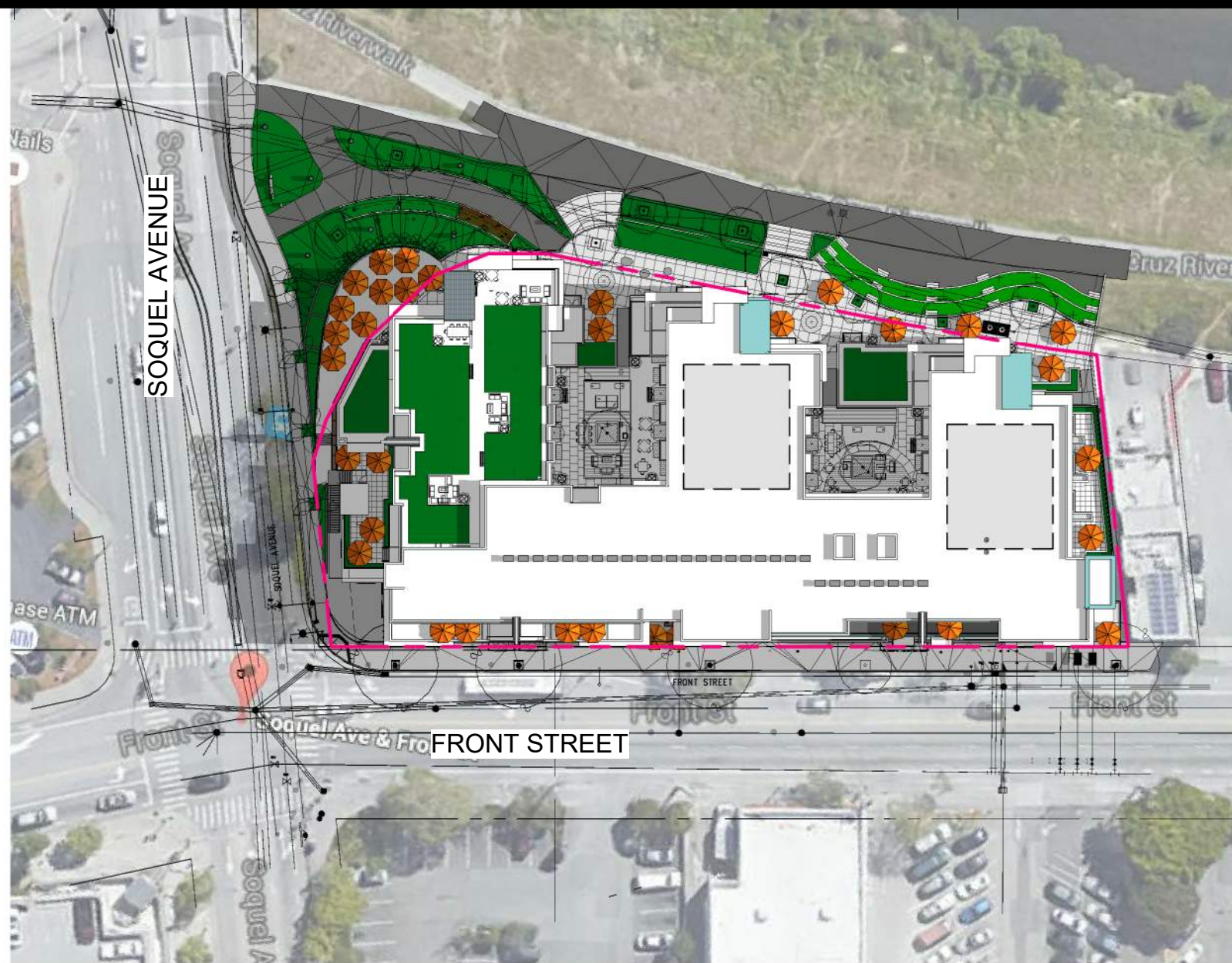
Drawn by:
DM, EY, YM, IL, BN
Job #:
20-9214

Sheet

A-5.03



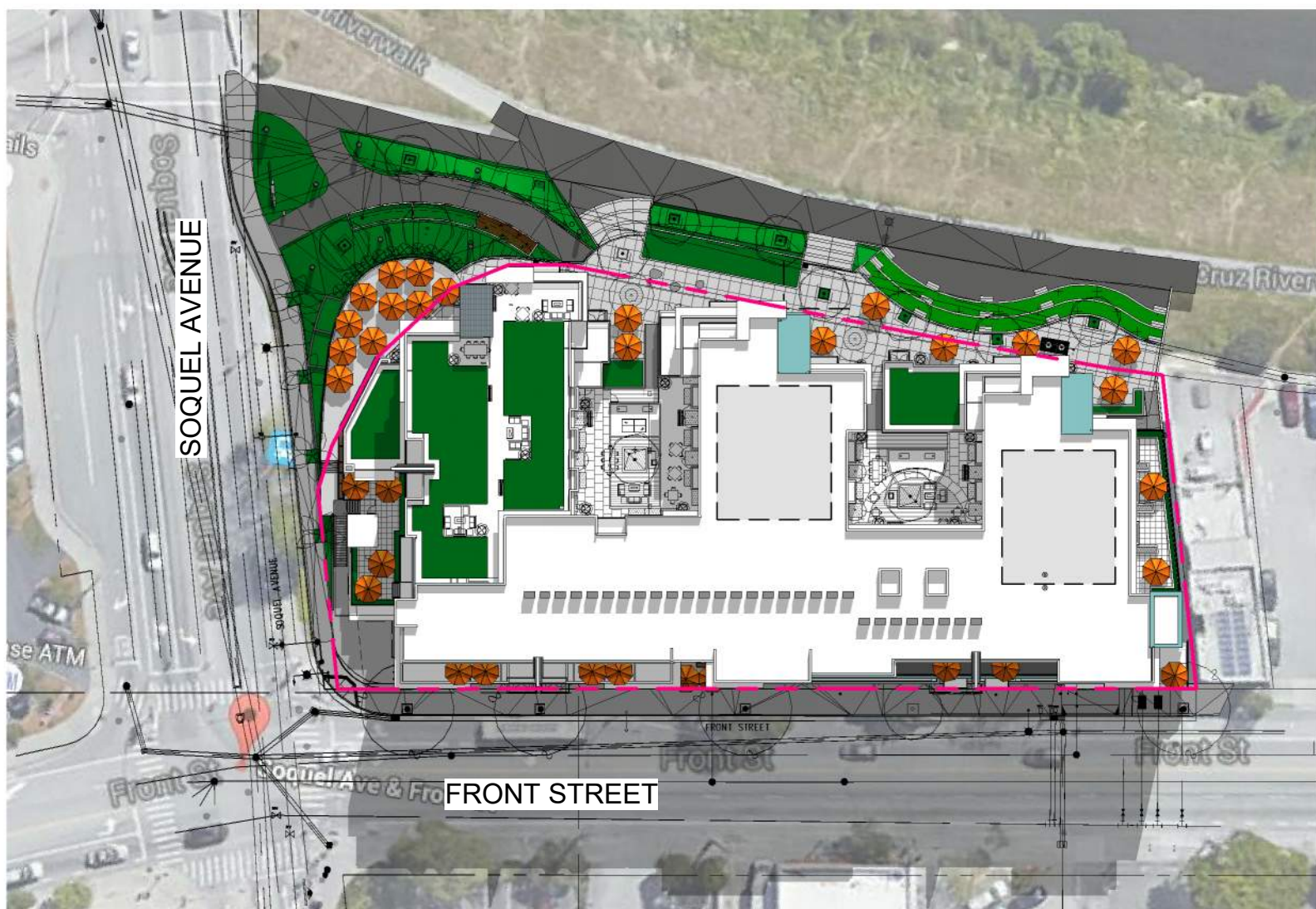
① SPRING/FALL EQUINOX SOLAR STUDY (MAR/SEPT 21 - 9AM)
1" = 60'-0"



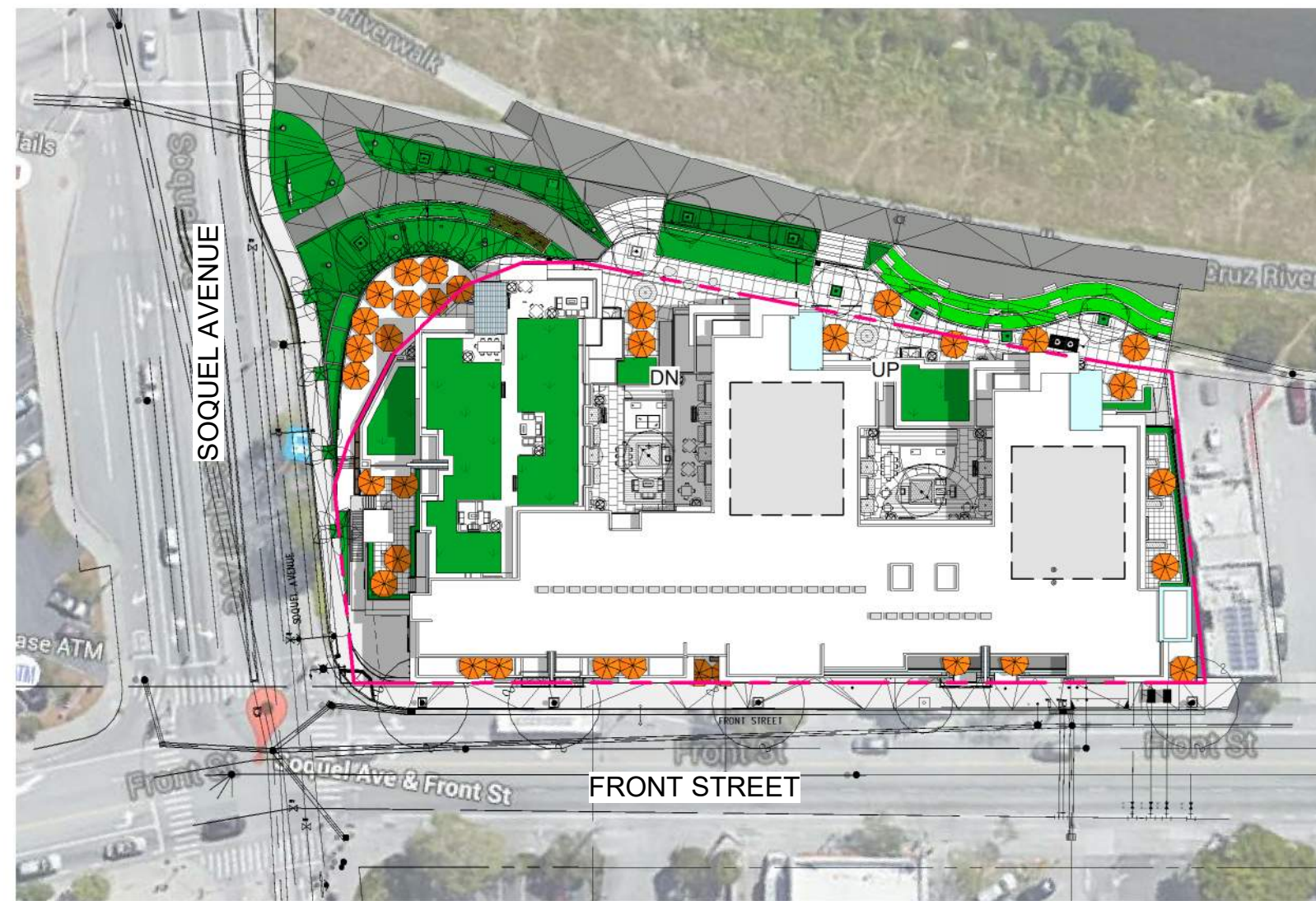
② SPRING/FALL EQUINOX SOLAR STUDY (MAR/SEPT 21 - 12PM)
1" = 60'-0"



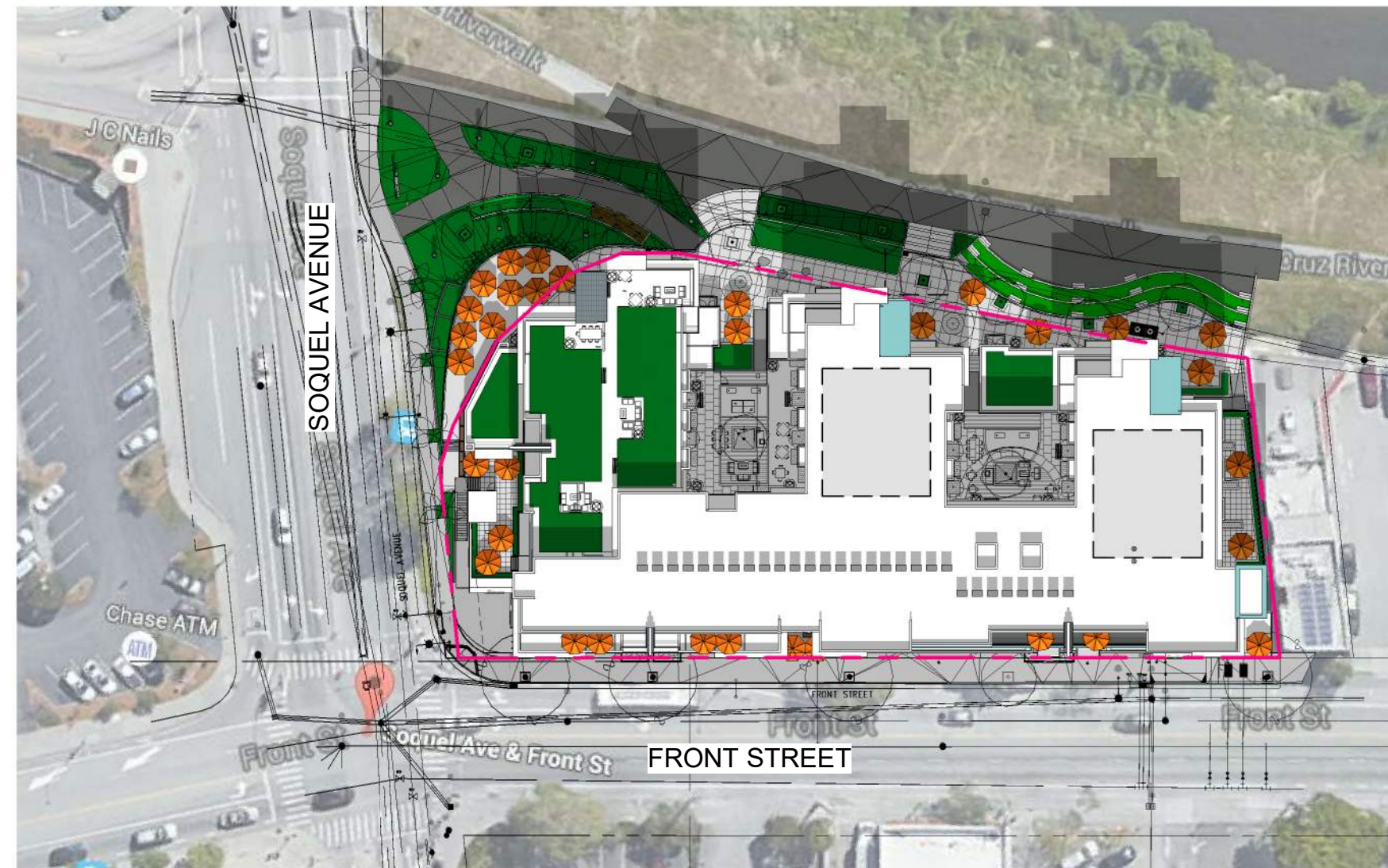
③ SPRING/FALL EQUINOX SOLAR STUDY (MAR/SEPT 21 - 3PM)
1" = 60'-0"



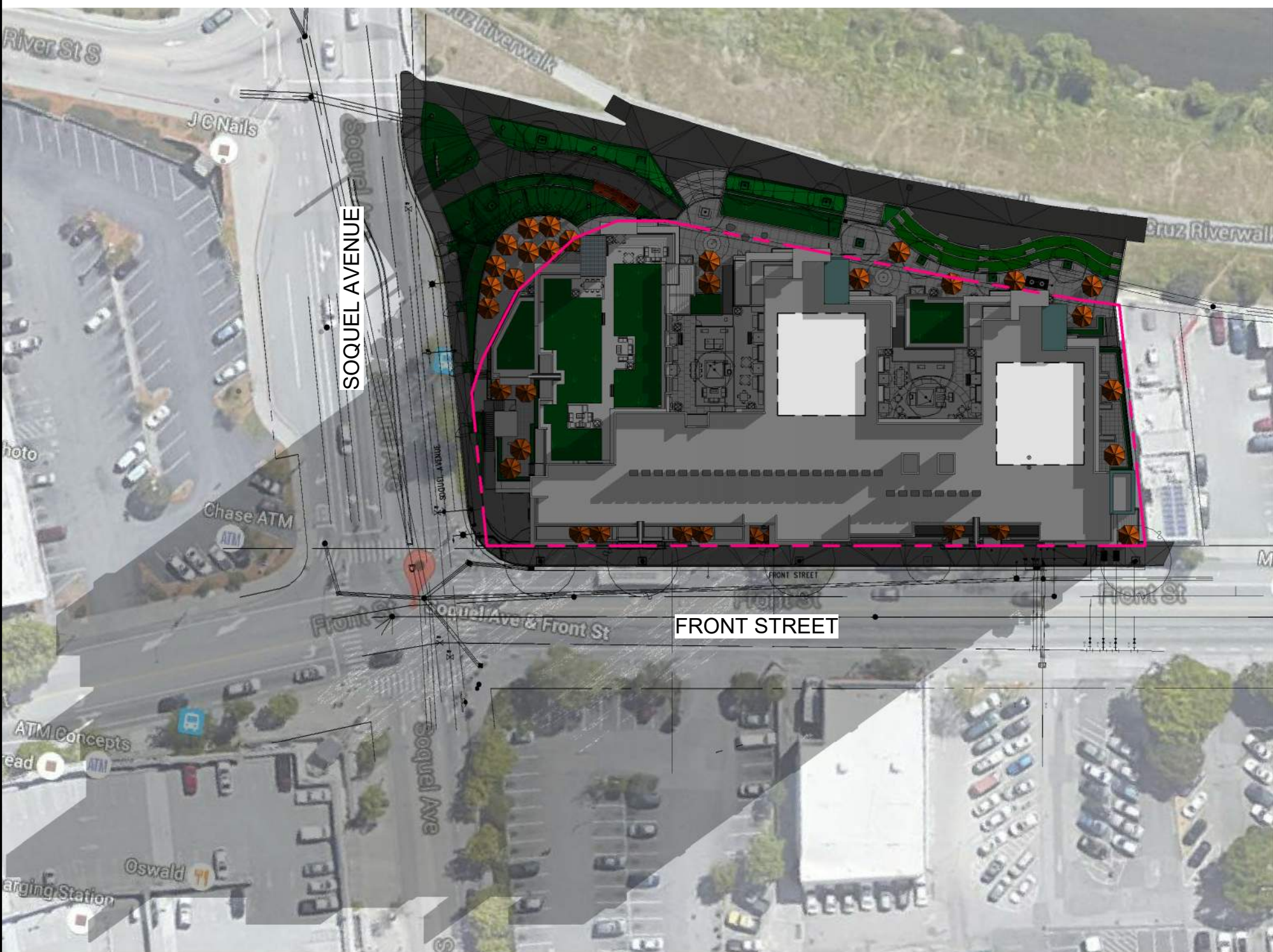
④ SUMMER SOLSTICE SOLAR STUDY (JUNE 21 - 9AM)
1" = 60'-0"



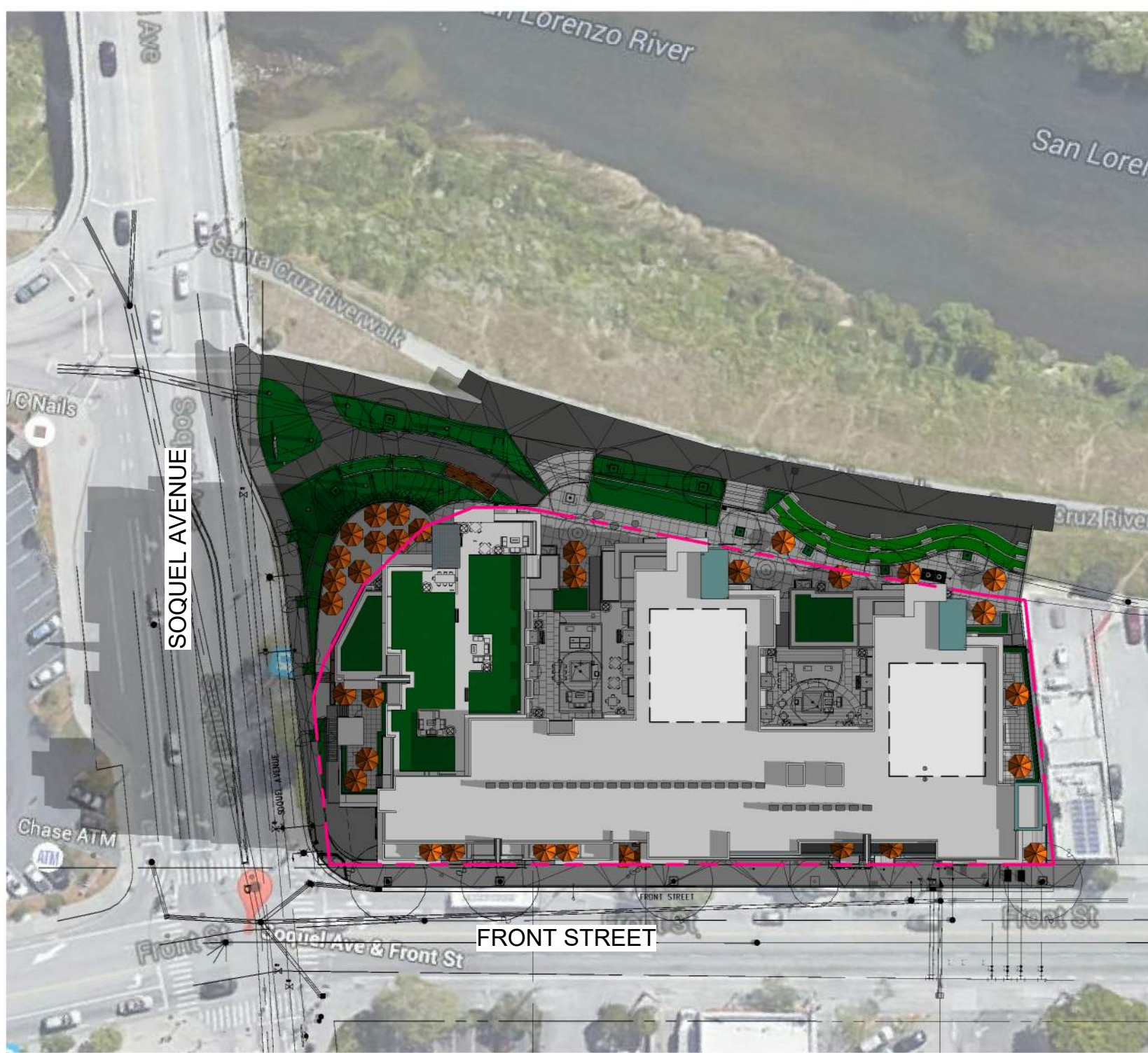
⑤ SUMMER SOLSTICE SOLAR STUDY (JUNE 21 - 12PM)
1" = 60'-0"



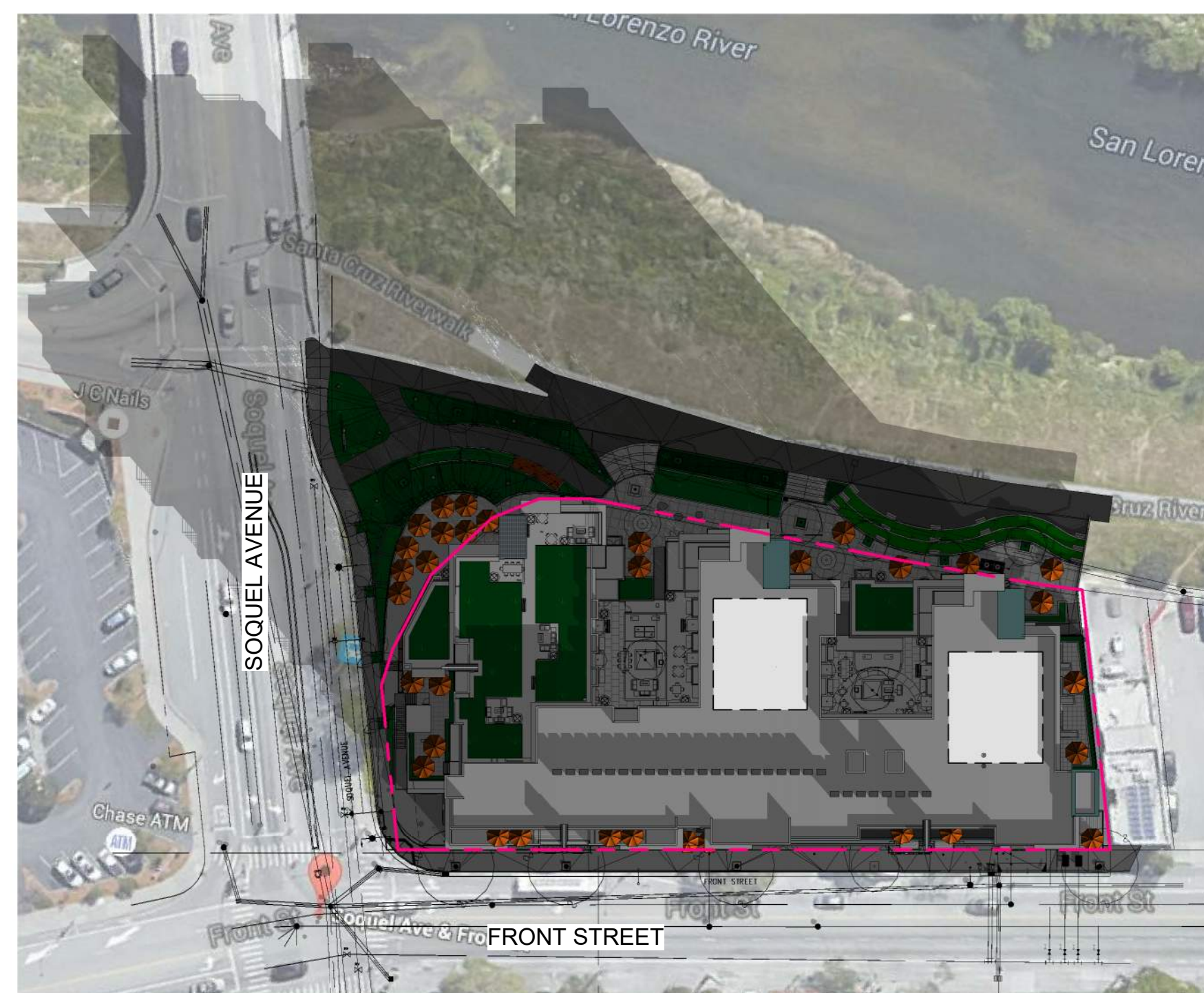
⑥ SUMMER SOLSTICE SOLAR STUDY (JUNE 21 - 3PM)
1" = 60'-0"



⑦ WINTER SOLSTICE SOLAR STUDY (DEC 21ST - 9 AM)
1" = 60'-0"



⑧ UPPER ROOF - SHADOW STUDY - DEC 21 - 12 PM
1" = 60'-0"



⑨ WINTER SOLSTICE SOLAR STUDY (DEC 21ST - 3 PM)
1" = 60'-0"

Consultant:

Revision Schedule:

#	Description	Date
2	Response to Planning Review #2	05/18/2022

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FIVE 03
530 FRONT STREET
SANTA CRUZ, CA 95060
SHADOW STUDY

Date:
JULY 29, 2020

Scale:

Drawn by:
DM, EY, YM, IL, BN

Job #:
20-9214

Sheet

A-5.04

MATERIALS ARE REFERENCED BY LETTER:



A : CEMENT PLASTER
FINISH : SAND



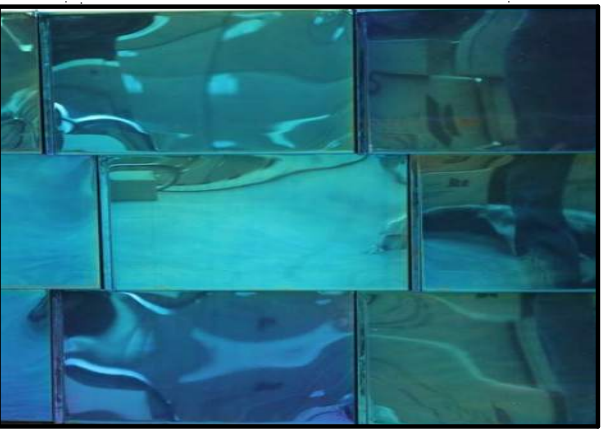
B : MILLENNIUM FORMS
PRODUCT : LARGE FLAT TILE
MATERIAL : 304 STAINLESS STEEL
COLOR : CHAROCCAL #4 POLISH



B : MILLENNIUM FORMS
(SAME TILE - EXAMPLE
PROJECT)



C : HORIZONTAL CEMENT
FIBER : LAP SIDING
FINISH: SMOOTH



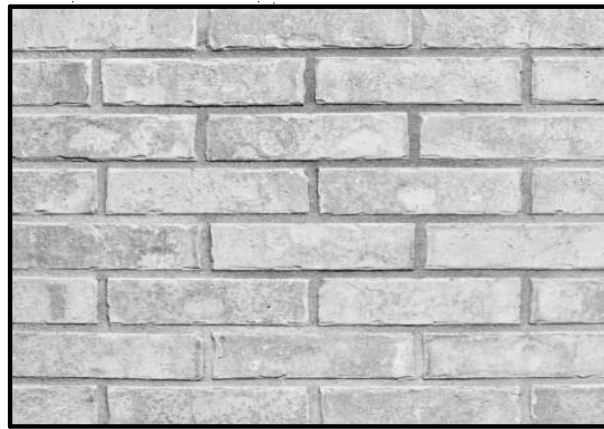
D : MILLENNIUM FORMS
PRODUCT : LARGE FLAT TILE
MATERIAL : 304 STAINLESS STEEL
COLOR : BLUE GREEN BRIGHT



D : MILLENNIUM FORMS
(SAME TILE - EXAMPLE
PROJECT)



E : EXTERIOR BRICK
PRODUCT : THIN BRICK
MATERIAL : CLAY
COLOR TWO TONE GRAY



F : EXTERIOR BRICK
PRODUCT : THIN BRICK
MATERIAL : CLAY
COLOR : LIGHT GRAY



G : WHITE VINYL WINDOWS

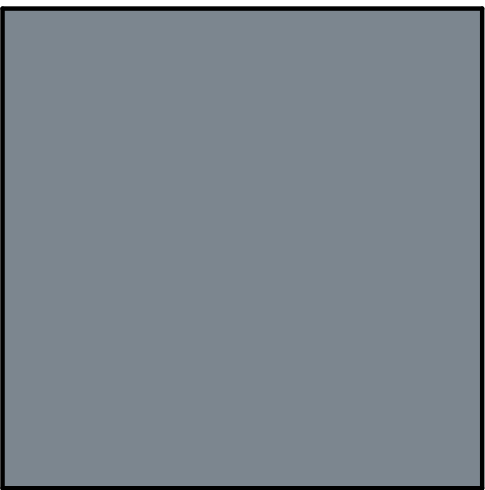


H : WOOD LOOK
PORCELAIN TILE

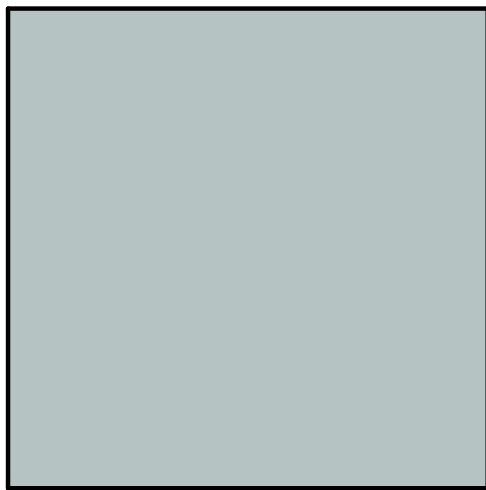


J : GATEWAY RIVER WALK
COLUMN LIGHT FIXTURE

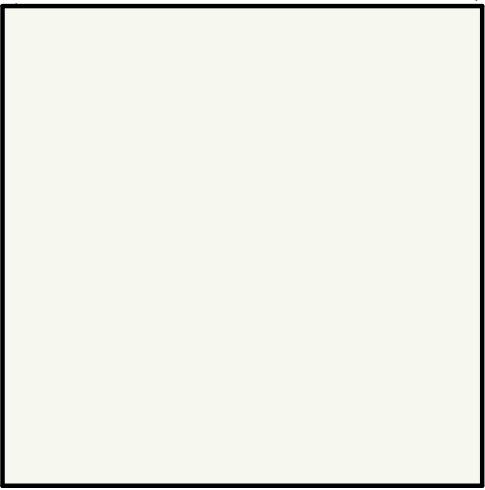
COLORS ARE REFERENCED BY NUMBER:



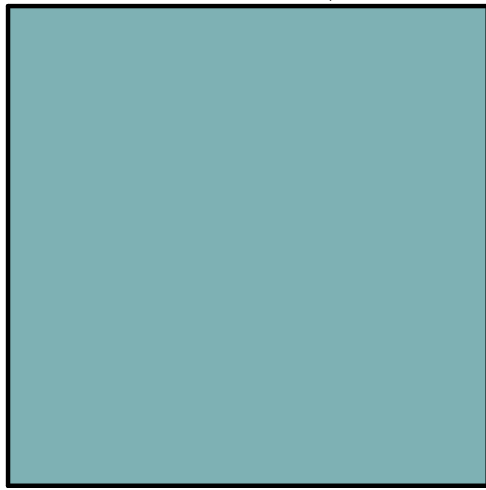
1 : SHERWIN-WILLIAMS
SW 6249
STORM CLOUD



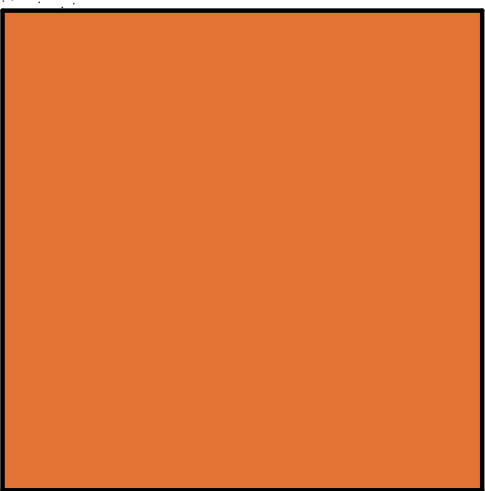
2 : SHERWIN-WILLIAMS
SW 9137
NIEBLA AZUL



3 : SHERWIN-WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE



4 : SHERWIN-WILLIAMS
SW 6486
REFLECTING POOL



5 : SHERWIN-WILLIAMS
SW 6886
INVIGORATE



① WEST - FRONT STREET COLORS
1/16" = 1'-0"



② EAST - ELEVATION COLORS
1/16" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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SWENSON

FIVE OF
530 FRONT STREET
SANTA CRUZ, CA 95060
MATERIALS AND COLORS

Date:
JULY 29, 2020

Scale:

Drawn by:
DM, EY, YM, IL, BN

Job #:

20-9214

Sheet

A-6.01