

# STANFORD STUDIOS



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

# PLANNING APPLICATION

10-07-2022

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STANFORD STUDIOS

915-917,919, 923 WATER ST. & 109 S IANFORD AVE.  
SANTA CRUZ, CA 95060

## ISSUES/ REVISIONS

[illegible]

|                |                  |
|----------------|------------------|
| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | NTS              |

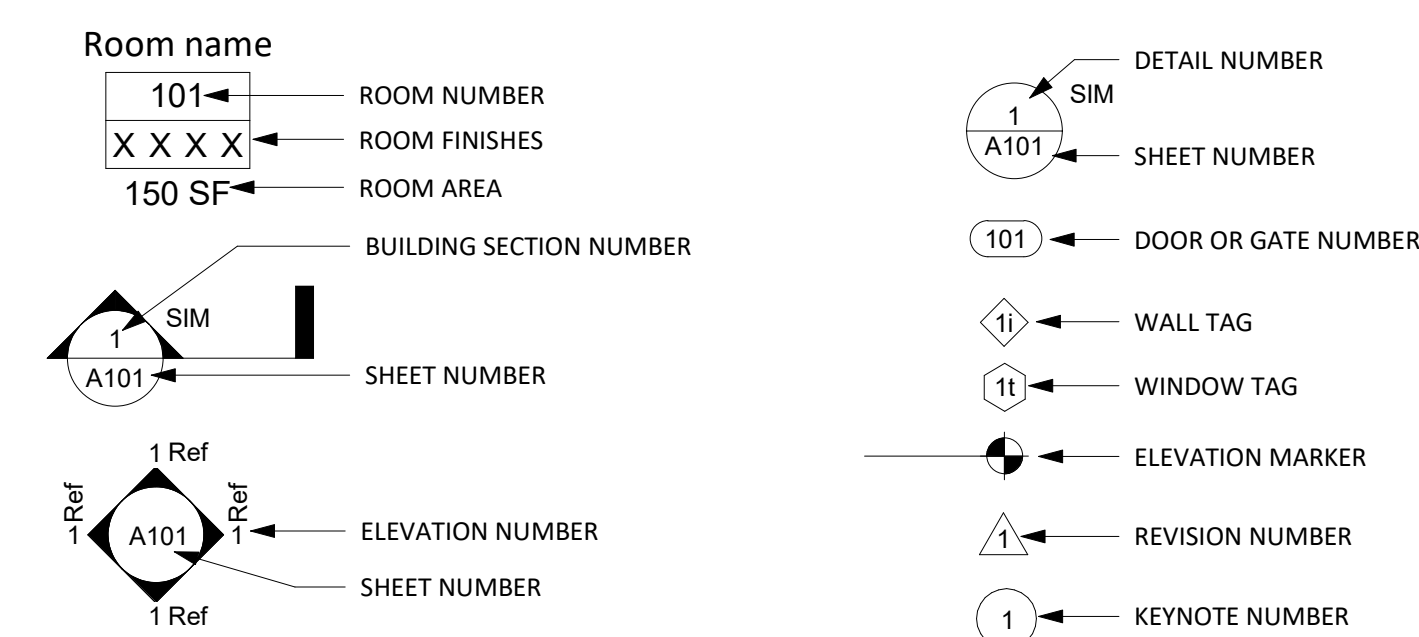
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## COVER SHEET

GP0.01



### GRAPHIC LEGEND



## GROSS AREA BY USE

| LEVEL        | RESIDENTIAL | CIRCULATION | PARKING   | AMENITY  | SERVICE / MECH. | COMMERCIAL | TOTALS    |
|--------------|-------------|-------------|-----------|----------|-----------------|------------|-----------|
| FIRST FLOOR  | 0 SF        | 1,316 SF    | 16,823 SF | 891 SF   | 1,099 SF        | 1079 SF    | 21,208 SF |
| SECOND FLOOR | 13,829 SF   | 3,085 SF    | 0 SF      | 430 SF   | 350 SF          | 0 SF       | 17,694 SF |
| THIRD FLOOR  | 13,829 SF   | 3,085 SF    | 0 SF      | 430 SF   | 350 SF          | 0 SF       | 17,694 SF |
| FOURTH FLOOR | 13,829 SF   | 3,085 SF    | 0 SF      | 430 SF   | 350 SF          | 0 SF       | 17,694 SF |
| GRAND TOTALS | 41,486 SF   | 10,571 SF   | 16,823 SF | 2,181 SF | 2,148 SF        | 1079 SF    | 74,289 SF |

| UNIT TYPE             | COUNT      | NET AREA          |
|-----------------------|------------|-------------------|
| UNIT - 305 NSF        | 3          | 915 NSF           |
| UNIT - 315 NSF        | 84         | 26,460 NSF        |
| UNIT - 380 NSF        | 18         | 6,840 NSF         |
| <b>TOTAL</b>          | <b>105</b> | <b>34,215 NSF</b> |
| <b>AVERAGE NET SF</b> |            | <b>325.86 NSF</b> |

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

|                       |                                                      |
|-----------------------|------------------------------------------------------|
| <b>LOT 1 ADDRESS:</b> | 915 & 917 WATER ST<br>SANTA CRUZ, CA 95062           |
| <b>APN:</b>           | 00923425                                             |
| <b>LOT 1 SIZE:</b>    | 10,025 SF                                            |
| <b>LOT 2 ADDRESS:</b> | 919 WATER ST<br>SANTA CRUZ, CA 95062                 |
| <b>APN:</b>           | 00923460                                             |
| <b>LOT 2 SIZE:</b>    | 7,233 SF                                             |
| <b>LOT 3 ADDRESS:</b> | 923 WATER & 109 STANFORD AVE<br>SANTA CRUZ, CA 95062 |
| <b>APN:</b>           | 00923459                                             |
| <b>LOT 3 SIZE:</b>    | 8,126 SF                                             |

**TOTAL LOT SIZE:** 25,384 SF  
**ZONING DISTRICT:** CC (COMMUNITY COMMERCIAL)  
**LAND USE DESIGNATION:** MXHD (MIXED USE HIGH DENSITY)

**BUILDING CONSTRUCTION TYPE:** TYPE I-A: 21,677 SQFT  
TYPE III-A: 53,103 SQFT

**PROPOSED NUMBER OF STORIES:** TYPE I-A: 1-STORY  
TYPE III-A: 3-STORIES

**BUILDING OCCUPANCIES:** R-2 (RESIDENTIAL)  
S-2 (GARAGE)  
B (COMMERCIAL)

|                        |       |
|------------------------|-------|
| EXISTING LOT COVERAGE: | 36.6% |
| NEW LOT COVERAGE:      | 83.5% |

**FLOOR AREA RATIO (FAR) ALLOWED:** 2.75  
**FLOOR AREA RATIO (FAR) PROVIDED:** 2.93  
 (CONCESSION 1 SOUGHT PER STATE DENSITY BONUS)

THE PROJECT WILL BE APPROXIMATELY 74,290 GROSS SQUARE FEET WITH 3 STORIES OF TYPE III-A OVER ONE STORY OF TYPE I-A NEW CONSTRUCTION. 105 UNITS OF SINGLE ROOM OCCUPANCY (SRO) HOUSING ARE PROPOSED. THE BUILDING IS 4 STORIES TALL IN TOTAL. THE PROJECT IS UTILIZING THE STATE DENSITY BONUS AS WELL AS SB-330. CONCESSIONS ARE REQUESTED FOR:

1. FLOOR AREA RATIO (FAR)
  2. BUILDING HEIGHT
  3. SETBACKS
- NO OTHER CONCESSIONS OR WAIVERS ARE BEING SOUGHT AS THE BUILDING COMPLIES WITH ALL OTHER APPLICABLE CODES AND REQUIREMENTS.

THE EXISTING BUILDINGS THAT CURRENTLY UNDERUTILIZE THE THREE SUBJECT SITES ARE IN A STATE OF SIGNIFICANT DISREPAIR. THIS PROPOSAL SEEKS TO DEMOLISH THE EXISTING BUILDINGS AND BUILD NEW CONSTRUCTION. THE EXISTING CONDITIONS ARE AS FOLLOWS:

**915 & 917 WATER ST (APN 00923425):** APPROX. 3,201 SF MASONRY BLOCK COMMERCIAL BUILDING CAPABLE OF HOSTING TWO TENANTS ON AN APPROX. 10,025 SF PARCEL. EXISTING BUILDING NEEDS NEW ROOF AND OTHER REPAIRS.

**919 WATER ST (APN 00923460):** APPROX. 1,200 SF HOUSE AND A 600 SF ACCESSORY STORAGE SHED ON A 7,233 SF PARCEL. THE UNOCCUPIED HOUSE NEEDS REHABILITATION TO BECOME LEGALLY HABITABLE AND CURRENTLY HOSTS NO TENANTS.

**923 WATER ST & 109 STANFORD AVE (APN 00923459):** APPROX 3,893 SF COMMERCIAL BUILDING ON AN APPROX 8,126 SF CORNER LOT. THERE IS ALSO AN APPROX 1,000 SF COMMERCIAL BUILDING ADDRESSED 109 STANFORD STREET.

THE PROPOSED BUILDING INCLUDES AN APPROX. 16,800 SF PARKING GARAGE WITH ELECTRIC CHARGING STATIONS THAT EXCEED CITY OF SANTA CRUZ REQUIREMENTS AS WELL AS RESIDENT STORAGE LOCKERS.

THERE IS A LOBBY ENTRY SPACE FOR RESIDENTS WITH AMENITIES SUCH AS A MAIL/PACKAGE ROOM, BICYCLE PARKING ROOM WITH LONG-TERM BICYCLE PARKING FOR EVERY UNIT(CLASS-I), AND RESIDENT STORAGE AREA PER SANTA CRUZ SRO CODE REQUIREMENTS. THERE IS ALSO A LOADING AREA FOR RESIDENT USE AND WASTE/ RECYCLING/ COMPOST COLLECTION. LEVELS 2 THROUGH 4 HOST 35 SRO UNITS PER FLOOR WITH INDIVIDUAL EFFICIENCY KITCHENS AND FULL BATHROOMS. A SHARED LAUNDRY (AT 1 WASHER/DRYER PER 20 UNITS) AND AMENITY SPACE (APPROX 215 NSF) EXISTS ON EACH FLOOR.

AN APPROX. 1,079 SF COMMERCIAL SPACE IS PLANNED ALONG THE FRONTAGE OF WATER STREET AND HAS AN ASSOCIATED OUTDOOR COMPONENT. SUPPORTING UTILITY SPACES FOR BOTH THE COMMERCIAL SPACE AND THE RESIDENTIAL SPACE ABOVE ARE PROVIDED. PUBLIC BICYCLE PARKING (CLASS-II) IS PROVIDED ON BOTH STREET FRONTAGES. DESIGN HAS BEEN ADJUSTED TO MEET THE INTENT OF THE EASTSIDE BUSINESS IMPROVEMENT PLAN BY PROVIDING STOREFRONT ALONG THE PUBLIC RIGHT OF WAY AND CREATING THE "MAIN STREET" COMMERCIAL EXPERIENCE.

THE NORTH SIDE OF THE SITE CONTAINS SHARED OUTDOOR SPACE FOR THE RESIDENTS AS DOES THE SECOND STORY. BOTH ARE DESIGNED TO HOST A VARIETY OF INFORMAL OUTDOOR RECREATION SPACES AS WELL AS PLANTERS AND GREENERY. THE ROOF IS DEDICATED TO MECHANICAL EQUIPMENT AND SOLAR PHOTOVOLTAICS.

|                               |                                               |                                                           |                             |
|-------------------------------|-----------------------------------------------|-----------------------------------------------------------|-----------------------------|
| <b><u>BUILDING HEIGHT</u></b> | (CONCESSION 2 SOUGHT PER STATE DENSITY BONUS) |                                                           |                             |
| HT. LIMIT:                    | <b>ALLOWABLE:</b>                             | <b>40'</b>                                                | <b>PROVIDED:</b> <b>48'</b> |
| STORIES                       | <b>ALLOWABLE:</b>                             | <b>3</b>                                                  | <b>PROVIDED:</b> <b>4</b>   |
|                               | <b>ALLOWED:</b>                               | <b>STAIRS - 12'</b><br><b>ELEVATORS - 12'</b>             |                             |
| HT. ABOVE LIMIT:              | <b>PROVIDED:</b>                              | <b>RAILINGS - NO RESTRICTION</b><br><b>SEE ELEVATIONS</b> |                             |

(CONCESSION 3 SOUGHT PER STATE DENSITY BONUS)

|                        |                       |     |
|------------------------|-----------------------|-----|
| <b><u>SETBACKS</u></b> | <b>EXTERIOR SIDE:</b> | 0'  |
| SETBACKS:              | <b>INTERIOR SIDE:</b> | 5'  |
| (24.10.750)            | <b>WATER ST:</b>      | 0'  |
|                        | <b>RESIDENTIAL:</b>   | 20' |
|                        | (REAR YARD)           |     |

SEE PLANS FOR SETBACKS PROVIDED

|                       |                                                                                                                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>PARKING</u></b> |                                                                                                                                                                                               |
| (24.16.256 )          | <b>REQUIRED:</b><br><b>RESIDENTIAL - 53 SPACES REQUIRED</b><br>(.5 SPACE PER UNIT)                                                                                                            |
| C.O.S.C. PARKING      |                                                                                                                                                                                               |
| REDUCTION WORKSHEET:  | <b>REDUCTION:</b><br><b>35% RESIDENTIAL REDUCTION = 35 SPACES REQUIRED</b><br>(REFER TO SHEET AP9.02 FOR PARKING REDUCTION WORKSHEET)                                                         |
| (24.12.240)           | <b>REQUIRED:</b><br><b>COMMERCIAL - 9 SPACES REQUIRED</b><br>(1 SPACE PER 120 SF)                                                                                                             |
| CGSBC:                |                                                                                                                                                                                               |
| (4.106.4.2)           | <b>REQUIRED:</b><br><b>2 STALLS EV READY</b><br>3% OF PROVIDED PARKING REQUIRED TO BE EV READY                                                                                                |
| CITY OF SANTA CRUZ:   |                                                                                                                                                                                               |
| (24.12.241)           | <b>REQUIRED:</b><br><b>7 STALLS EV READY</b><br>12% OF PROVIDED PARKING REQUIRED TO BE EV READY                                                                                               |
| PROPOSED:             | <b><u>PROVIDED:</u></b><br>46 PARKING GARAGE STALLS, 9 EV CHARGING (19.5%)<br>10 STREET PARKING STALLS<br>3 ADA SPACE, 1 EV CHARGING (33.3%)<br><hr/> <b>59 TOTAL PARKING SPACES PROVIDED</b> |

**BICYCLE PARKING**

24.12.1030 (7)  
24.12.250(2)(A)  
24.12.250(2)(B)

**REQUIRED:** 105 CLASS-I SPACES RESIDENTIAL (1 SPACE / UNIT)  
27 CLASS-II SPACES RESIDENTIAL (1 SPACE / 4 UNITS)  
1 CLASS-I SPACES COMMERCIAL (2 + 15% PARKING X 20%)  
3 CLASS-II SPACES COMMERCIAL (2 + 15% PARKING X 80%)

**PROVIDED: 137 SPACES**

SEE AP9.02 FOR MORE  
INFO ON BICYCLE PARKING

107 CLASS 1 SPACES  
30 CLASS 2 SPACES

**RESIDENT STORAGE**  
24.12.1030 (6)

**REQUIRED: 105 STORAGE SPACES**  
1 SPACE / UNIT

**PROVIDED: 105 SPACES**  
54 - SINGLE STORAGE LOCKERS  
36 - DOUBLE STORAGE LOCKERS  
15 - OVER VEHICLE STORAGE LOCKERS

**GROUND FLOOR USE**  
(SANTA CRUZ  
GENERAL PLAN)

**REQUIRED:** THE TYPICAL COMMERCIAL USES ARE SIMILAR TO THOSE IN THE COMMUNITY COMMERCIAL (CM) DESIGNATION, AND PEDESTRIAN-ORIENTED COMMERCIAL USES ARE ENCOURAGED ON THE GROUND FLOOR.

|                                 |                                         |                                                                                                    |
|---------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------|
| <b><u>USABLE OPEN SPACE</u></b> | <b>REQUIRED: 1,050 SF</b>               |                                                                                                    |
| 21.12.1030 (1)                  | 10 SF / UNIT AND NO LESS THAN 200 SF    |                                                                                                    |
|                                 | <b>PROVIDED: 4,373 SF</b>               |                                                                                                    |
|                                 | SEE SHEET GP.0.4 FOR OPEN SPACE EXHIBIT |                                                                                                    |
|                                 |                                         | NOTE:<br>LANDSCAPE AREAS THAT ARE LESS THAN<br>8' WIDE ARE NOT INCLUDED AS<br>OUTDOOR COMMON SPACE |

| <b><u>ADDITIONAL SITE CONDITIONS</u></b>                           |           | <b>HISTORIC/CULTURAL RESOURCES:</b>                                                                                                              | <b>NO</b> |
|--------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| POINT SOURCE AIR/WATER POLLUTANTS:                                 | <b>NO</b> | SPECIES OF CONCERN:                                                                                                                              | <b>NO</b> |
| VERY HIGH FIRE SEVERITY ZONE:                                      | <b>NO</b> | RECORDED PUBLIC EASEMENTS:                                                                                                                       | <b>NO</b> |
| WETLANDS:                                                          | <b>NO</b> | COASTAL ZONE:                                                                                                                                    | <b>NO</b> |
| HAZARDOUS WASTE SITE:                                              | <b>NO</b> | STREAM OR OTHER RESOURCE:                                                                                                                        | <b>NO</b> |
| SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD: | <b>NO</b> | ANY APPROVALS UNDER THE SUBDIVISION MAP ACT, INCLUDING, BUT NOT LIMITED TO, A PARCEL MAP, A TENTATIVE MAP, OR A CONDOMINIUM MAP, BEING REQUESTED | <b>NO</b> |

83R12123/1990

10PM60  
4/26/73

Assessor's Map No. 9-23  
City of Santa Cruz  
County of Santa Cruz, Calif.

## PROPERTIES

[illegible]

915-917,919, 923 WATER ST. & 109 STANFORD AVE.  
SANTA CRUZ, CA 95060



189 WALNUT AVENUE  
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[illegible]

|                |                  |
|----------------|------------------|
| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | As indicated     |

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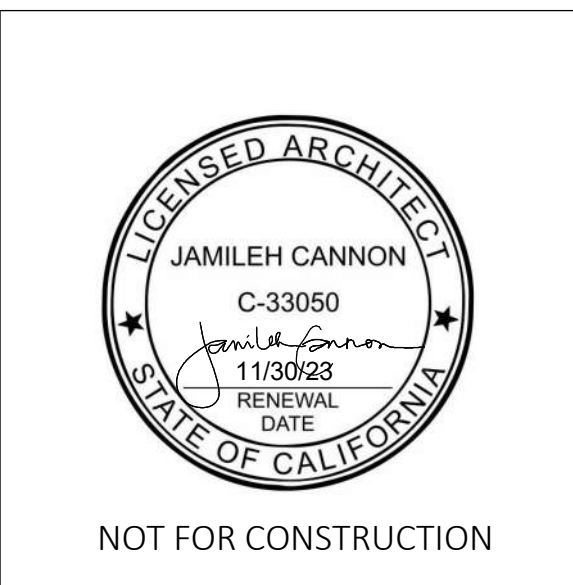
## PROJECT INFORMATION

# GP0.02



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STANFORD STUDIOS  
915-917,919, 923 WATER ST. & 109 STANFORD AVE.  
SANTA CRUZ, CA 95060



| ISSUES/ REVISIONS |                      |            |
|-------------------|----------------------|------------|
| Issue             | DESCRIPTION          | DATE       |
| 0                 | PLANNING APPLICATION | 10.07.2022 |
|                   |                      |            |
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| Scale          | 12" = 1'-0"      |

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EXISTING SITE  
PHOTOS  
GP0.03



② SECOND FLOOR  
1" = 20'-0"



① FIRST FLOOR  
1" = 20'-0"

## OPEN SPACE / AMENITY LEGEND

- GROUP
- PRIVATE

| OPEN SPACE |              |         |
|------------|--------------|---------|
| AREA TYPE  | LEVEL        | AREA    |
| GROUP      | FIRST FLOOR  | 841 SF  |
| GROUP      | SECOND FLOOR | 3531 SF |
|            |              | 4373 SF |
| PRIVATE    | SECOND FLOOR | 612 SF  |
|            |              | 612 SF  |
|            |              | 4984 SF |

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

|                                                                                                                                                                                 |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| TOTAL UNIT COUNT                                                                                                                                                                | 105 UNITS |
| SHARED USABLE OPEN SPACE REQ'D<br>(10 GSF PER UNIT; LANDSCAPE AREAS THAT ARE LESS<br>THAN EIGHT FEET WIDE SHALL NOT BE INCLUDED AS<br>OUTDOOR COMMON SPACE PER SCMC 24.12.1030) | 1,050 GSF |

|                                  |           |
|----------------------------------|-----------|
| TOTAL SHARED OPEN SPACE PROVIDED | 4,373 GSF |
|----------------------------------|-----------|



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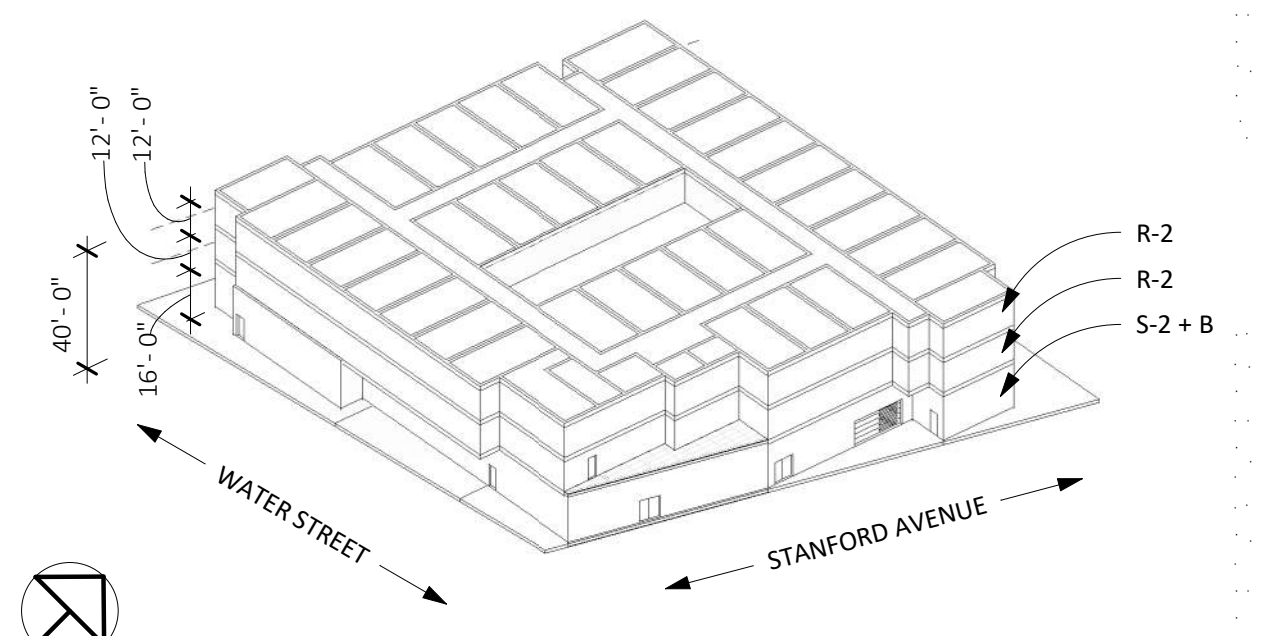
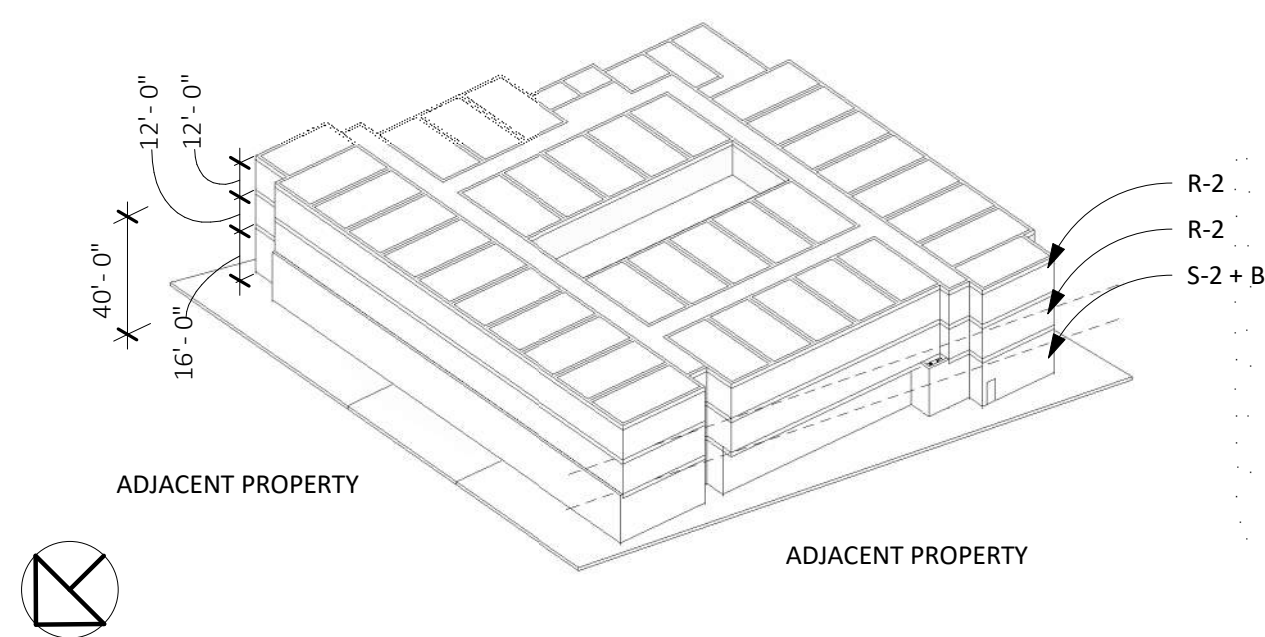
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### OPEN SPACE EXHIBIT

GP0.04

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



## DENSITY BONUS UNIT CALCULATIONS

**BASE DENSITY UNIT CALCULATIONS PER 24.16.255 (6):**  
FOR THE PURPOSES OF CALCULATING THE NUMBER OF DENSITY BONUS UNITS IN AREAS WHERE A MAXIMUM DENSITY RANGE IS NOT PROVIDED IN THE ZONE DISTRICT OR GENERAL PLAN, AN IMPLICIT RESIDENTIAL DENSITY SHALL BE CALCULATED BASED ON A PROJECT PUT FORWARD BY THE APPLICANT THAT MEETS ALL APPLICABLE DEVELOPMENT STANDARDS. OBJECTIVE DEVELOPMENT STANDARDS SUCH AS SETBACKS, FLOOR AREA RATIO, AND HEIGHT LIMITATIONS, WHILE NOT DEFINING THE MAXIMUM DENSITY RANGE PER SE, CAN BE UTILIZED TO DETERMINE THE IMPLICIT RESIDENTIAL DENSITY ALLOWED. IN THIS APPROACH, A PROJECT DEFINES THE APPLICABLE RESIDENTIAL DENSITY FOR ITSELF BASED ON MEETING APPLICABLE DEVELOPMENT STANDARDS. THE AVERAGE SIZE OF THE UNITS PRESENTED IN THE BASE DENSITY PROJECT MUST BE EQUAL TO OR GREATER THAN THE AVERAGE SIZE OF THE UNITS PRESENTED IN THE DENSITY BONUS PROJECT.

**BASE DENSITY UNITS MODELED PER OBJECTIVE STANDARDS:**  
35 UNITS PER FLOOR  
X 2 RESIDENTIAL FLOORS = 70 BASE DENSITY UNITS

COMMON INDOOR AMENITY SPACE PROVIDED: 320 GSF  
RESIDENT STORAGE SPACES PROVIDED: 70 SPACES  
BICYCLE PARKING SPACES PROVIDED: 105 SPACES  
COMMON OUTDOOR SPACE PROVIDED: 1,993 GSF

**BONUS DENSITY UNITS CALCULATED:**  
70 BASE DENSITY UNITS  
X 50% BONUS DENSITY = 35 BONUS DENSITY UNITS  
PER AB2345 (ENHANCED DENSITY BONUS)

**TOTAL PROPOSED UNITS:**  
70 BASE DENSITY UNITS  
+ 35 DENSITY BONUS UNITS = **105 TOTAL UNITS**  
(35 UNITS PER FLOOR ACROSS THREE RESIDENTIAL FLOORS)

SEE AP SHEETS FOR PROPOSED BUILDING



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STANFORD STUDIOS

915-917,919, 923 WATER ST. & 109 STANFORD AVE.  
SANTA CRUZ, CA 95060



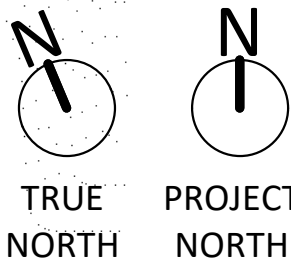
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### ISSUES/ REVISIONS

| Issue | DESCRIPTION          | DATE       |
|-------|----------------------|------------|
| 0     | PLANNING APPLICATION | 10.07.2022 |
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APN number 009-234-25,60,59  
Project number 21124  
Print Date 10.07.2022  
Drawn by OH  
Checked by EB  
Scale As indicated

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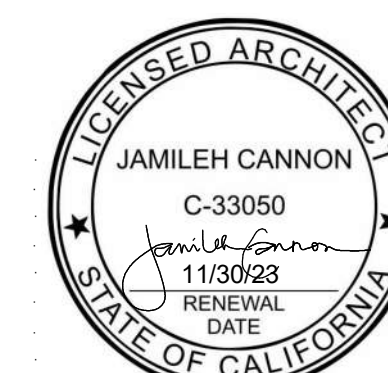
BASE DENSITY AND  
DENSITY BONUS  
EXHIBIT  
**GP0.05**



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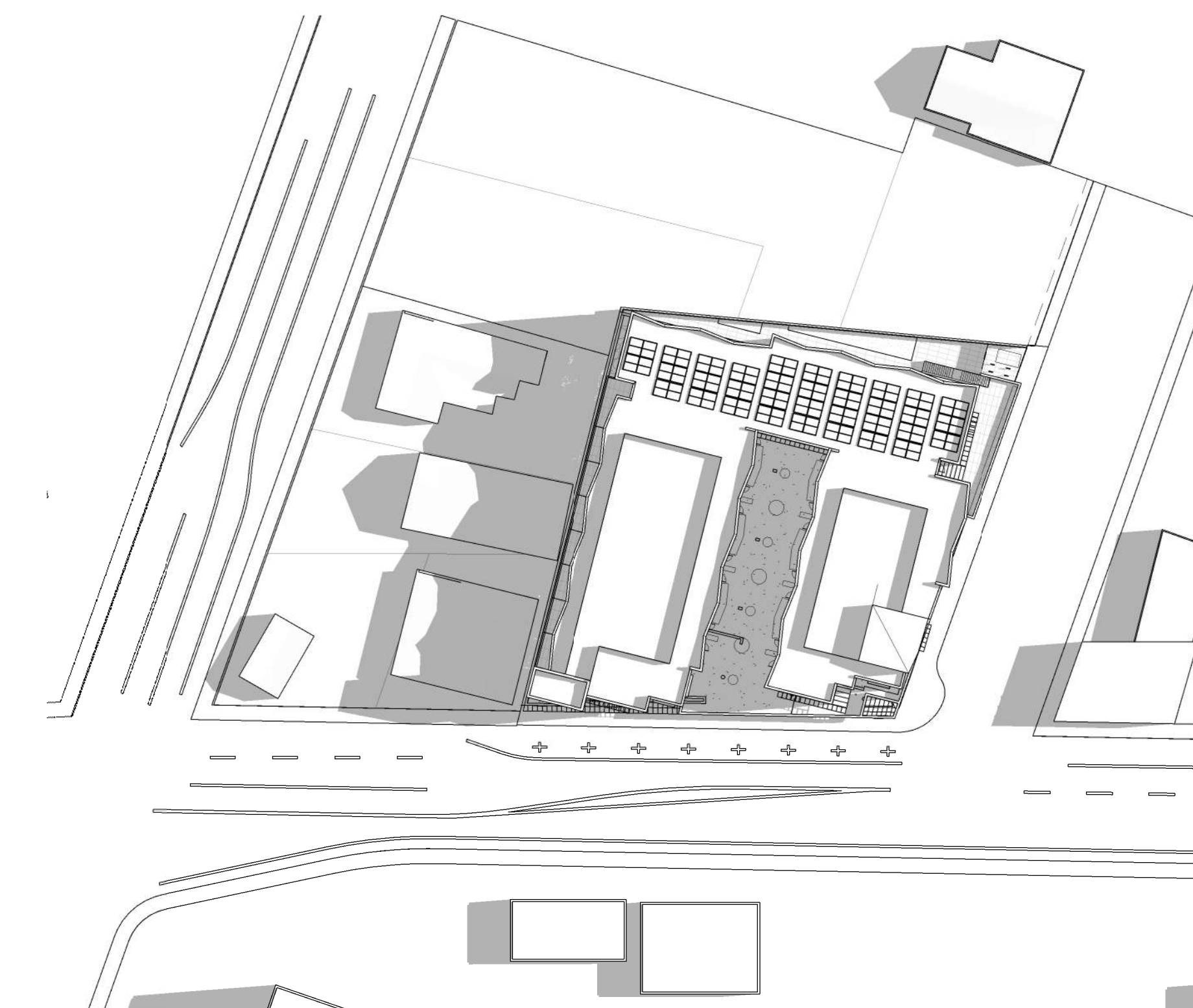
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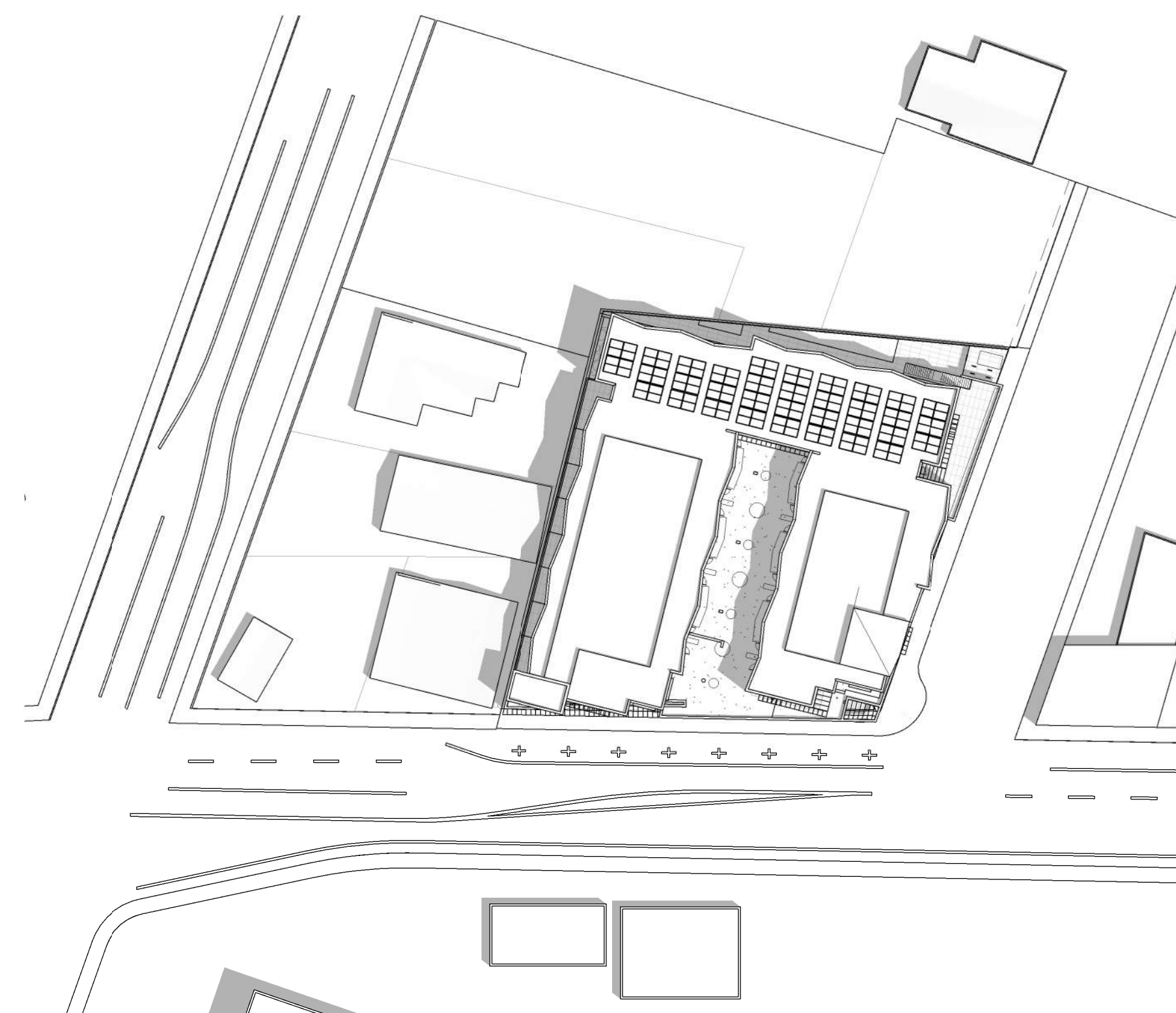
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## SOLAR STUDY

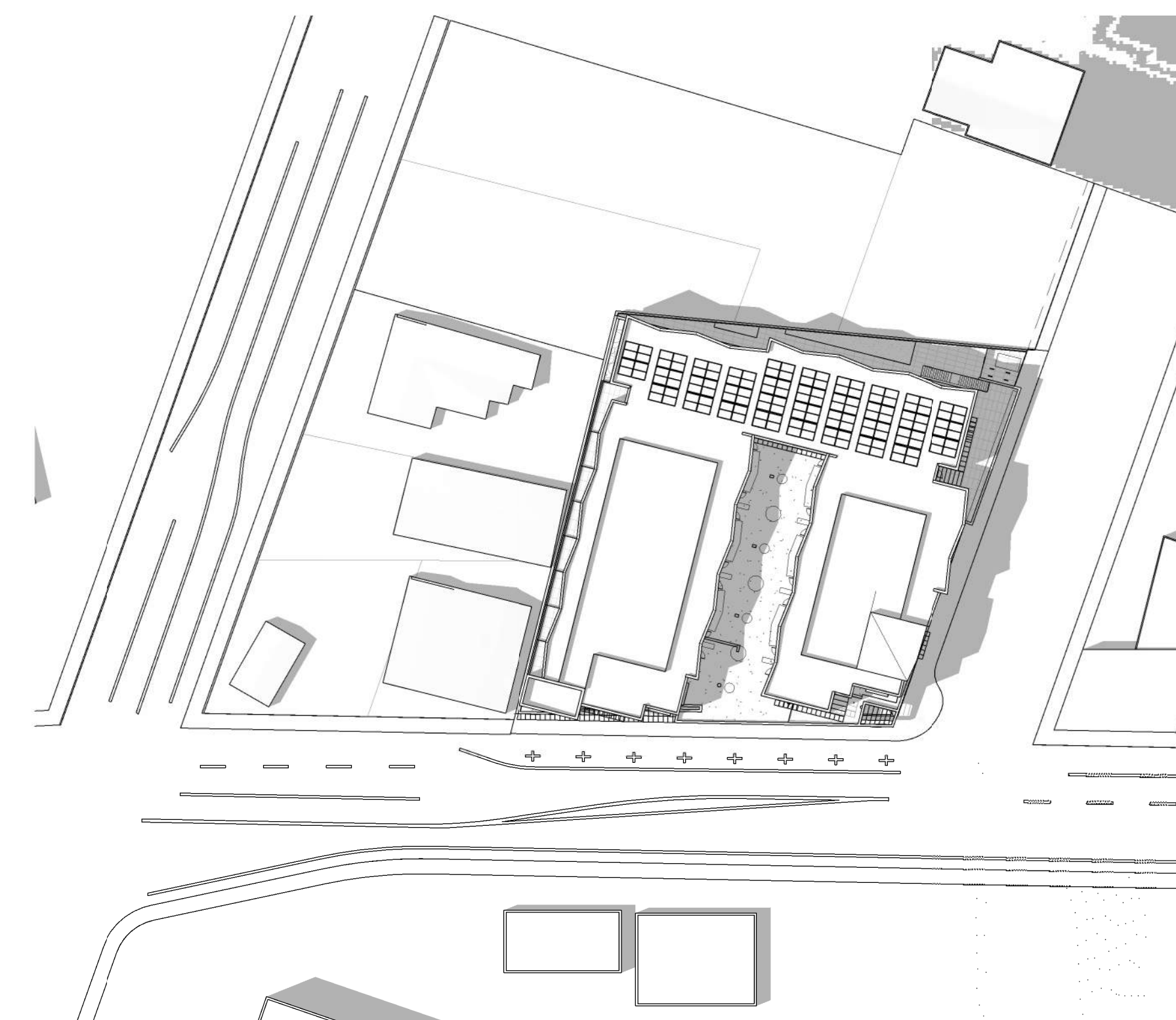
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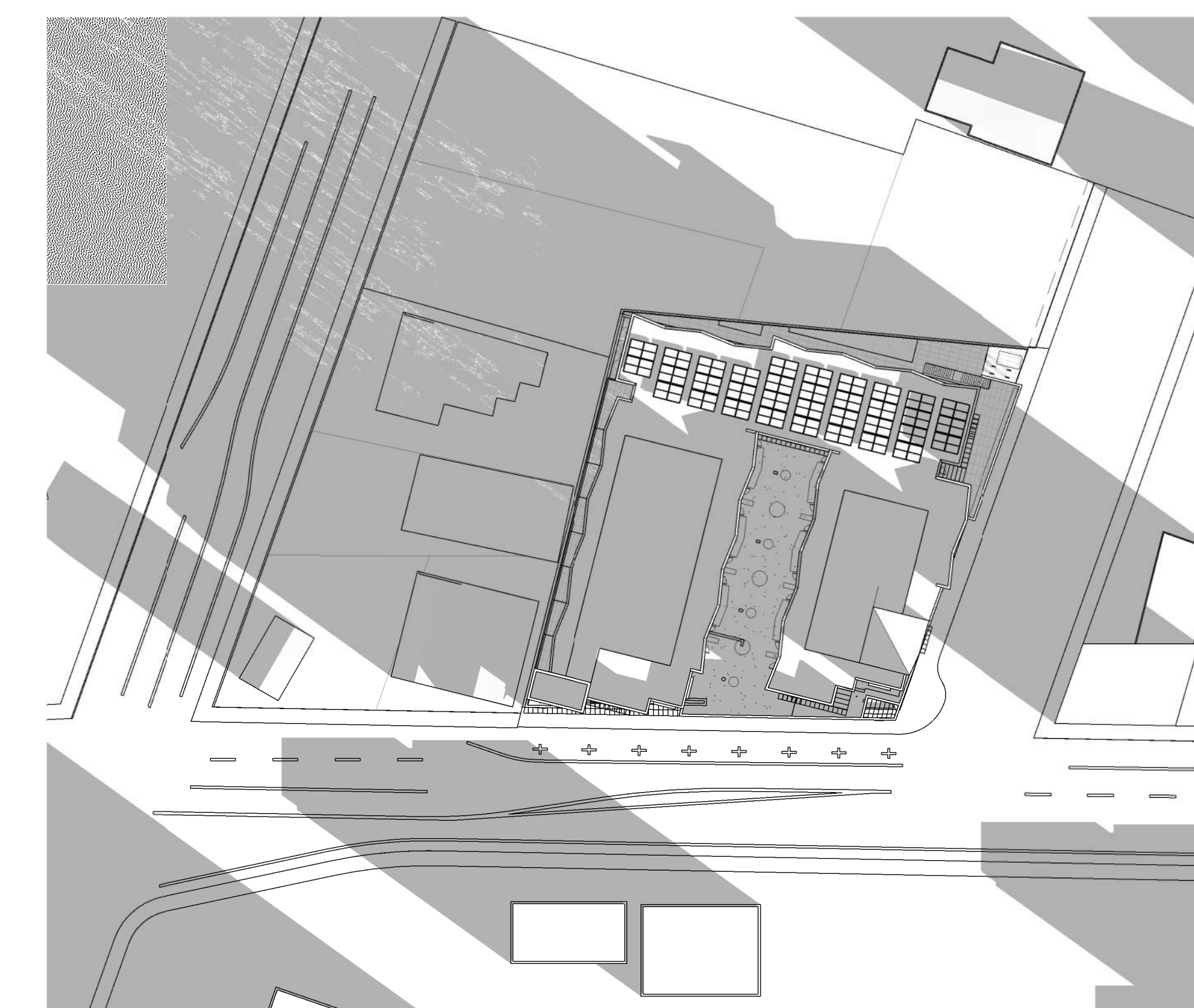
④ SOLAR STUDY - JUNE 21 - 9AM



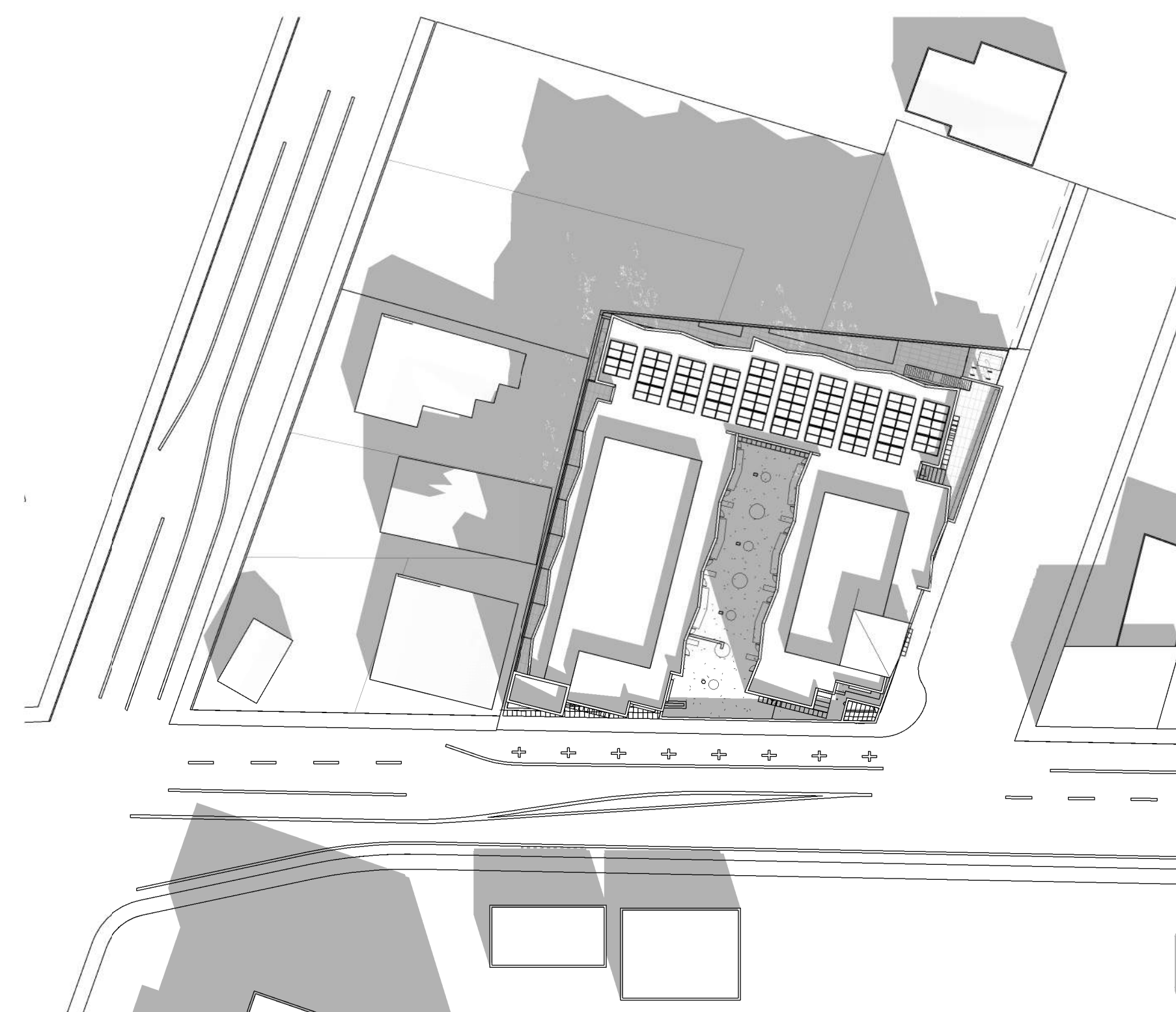
5 SOLAR STUDY - JUNE 21 - 12PM



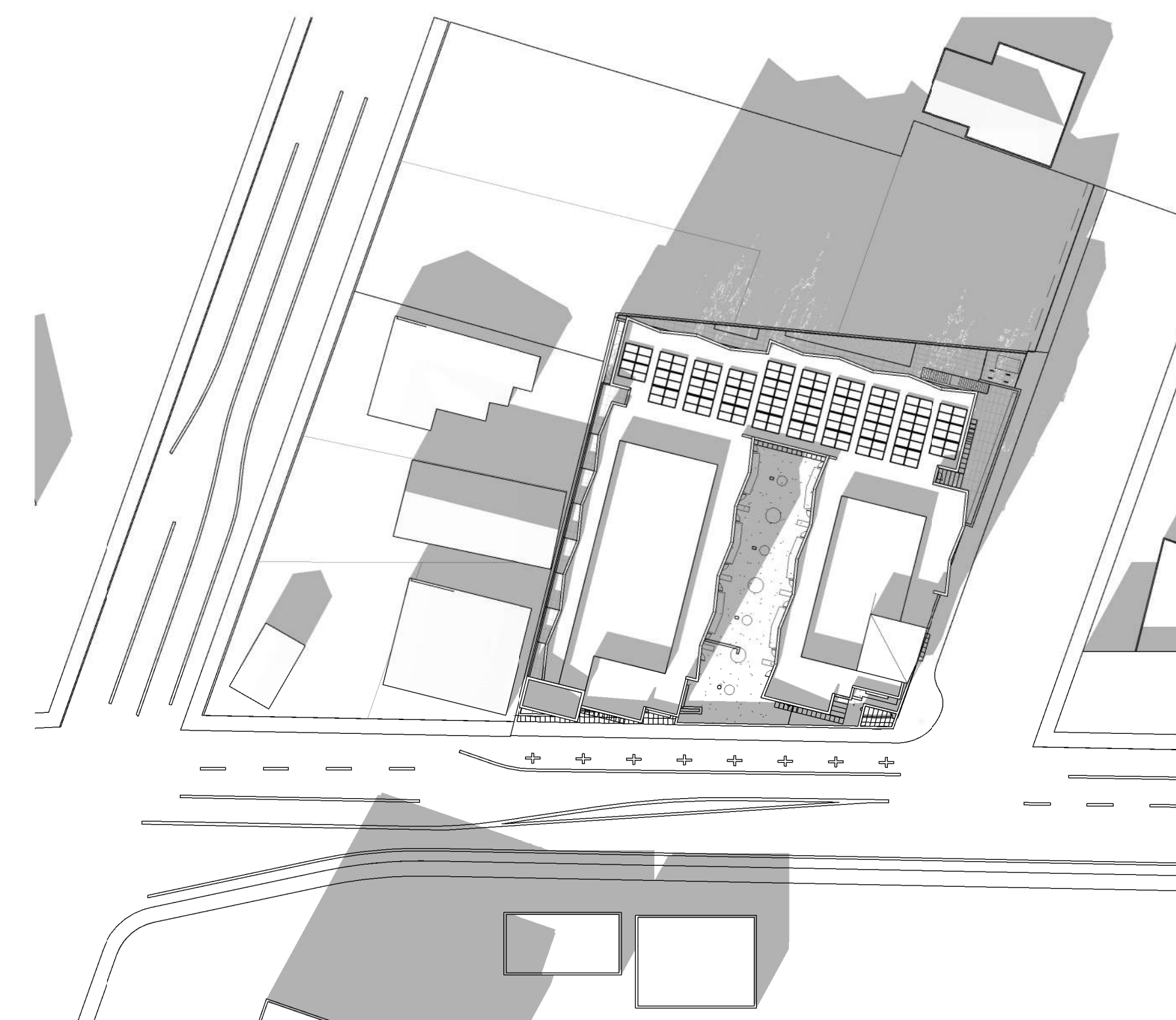
6 SOLAR STUDY - JUNE 21 - 3PM



① SOLAR STUDY - DECEMBER 21 - 9AM

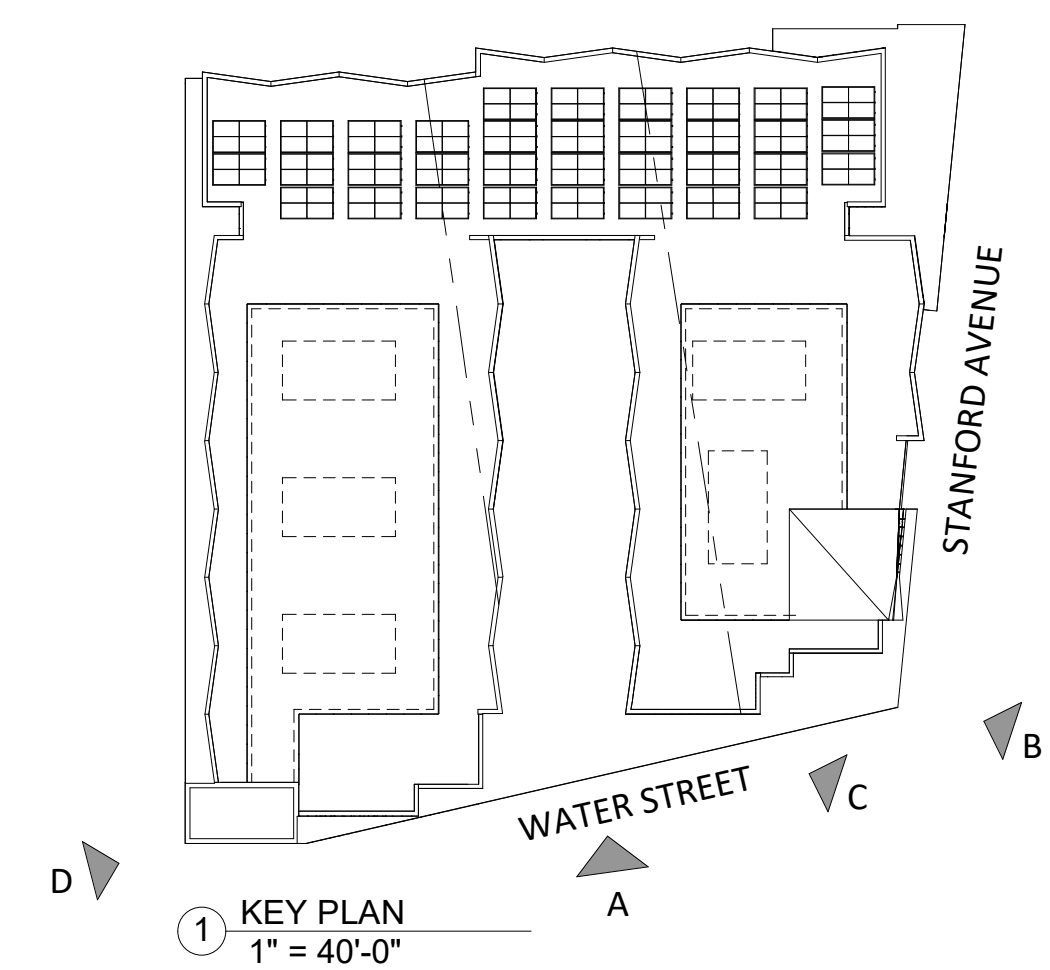


2 SOLAR STUDY - DECEMBER 21 - 12PM



3 SOLAR STUDY - DECEMBER 21 - 3PM





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## ISSUES/ REVISIONS

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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | Author           |
| Checked by     | Checker          |
| Scale          | 1" = 40'-0"      |

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## RENDERINGS AND 3D EXHIBITS

GP0.08



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ISSUES/ REVISIONS

| Issue | DESCRIPTION          | DATE       |
|-------|----------------------|------------|
| 0     | PLANNING APPLICATION | 10.07.2022 |
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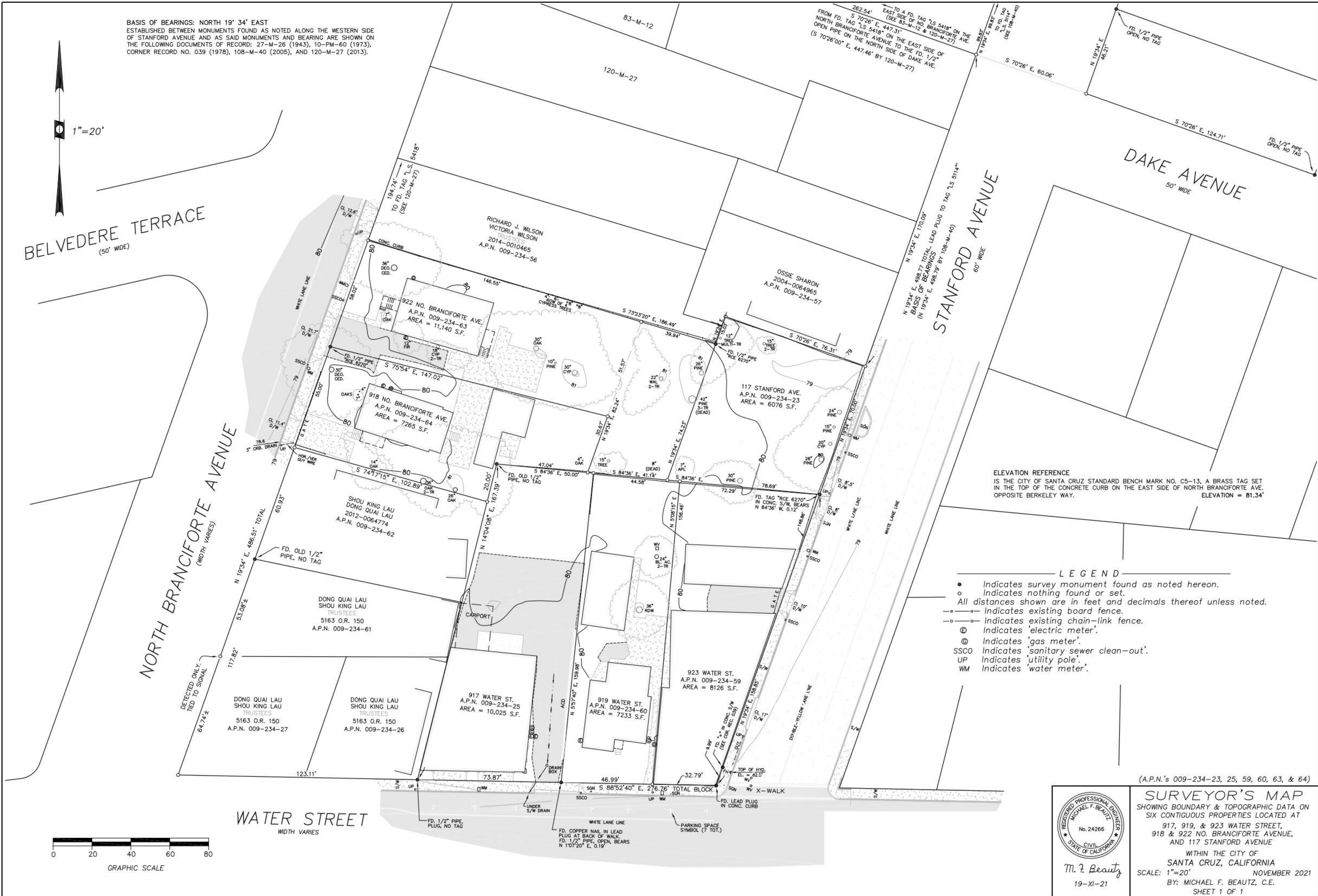
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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          |                  |

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LAND SURVEY  
FOR INFORMATION ONLY

LS.1

NOTE:  
SURVEY INCLUDED FOR  
INFORMATIONAL PURPOSES ONLY.



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- NOTES:**
1. ALL SITE IMPROVEMENTS AND STRUCTURES WITHIN THE PROPERTY BOUNDARIES ARE TO BE DEMOLISHED.
  2. ON-SITE UTILITIES NOT SERVING ADJACENT PARCELS ARE TO BE REMOVED.
  3. EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARDS.
  4. NEW DRIVEWAY APPROACH WITH WRAPAROUND SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
  5. SAWCUT EXISTING AC AND CONCRETE. SAWCUTS SHALL BE IMMEDIATELY ADJACENT TO EXISTING WHITE LINES.
  6. EXISTING UTILITY POLES AND FIRE HYDRANT TO REMAIN. PROTECT IN PLACE AT ALL TIMES.
  7. EXISTING TRAFFIC SIGNS TO BE REMOVED AND REPLACED/RELOCATED PER FINAL PROJECT PLANS.
  8. EXISTING WATER METER TO BE RETIRED AND SERVICE LINE ABANDONED PER SCWD STANDARDS.
  9. EXISTING SANITARY SEWER LATERAL TO BE ABANDONED PER CITY STANDARDS.

PRELIMINARY

EXISTING CONDITIONS & DEMOLITION PLAN  
**MIXED-USE DEVELOPMENT**  
917, 919 & 923 WATER STREET, SANTA CRUZ, CA

APN 009-234-25, 59 & 60  
**PLANNING SUBMITTAL**  
DATE 10/07/2022  
DESIGN MUR  
DRAWN STAFF

SHEET  
**C0.0**

JOB NO. 22033

NOT FOR CONSTRUCTION

5300 SOQUEL AVE SUITE 101  
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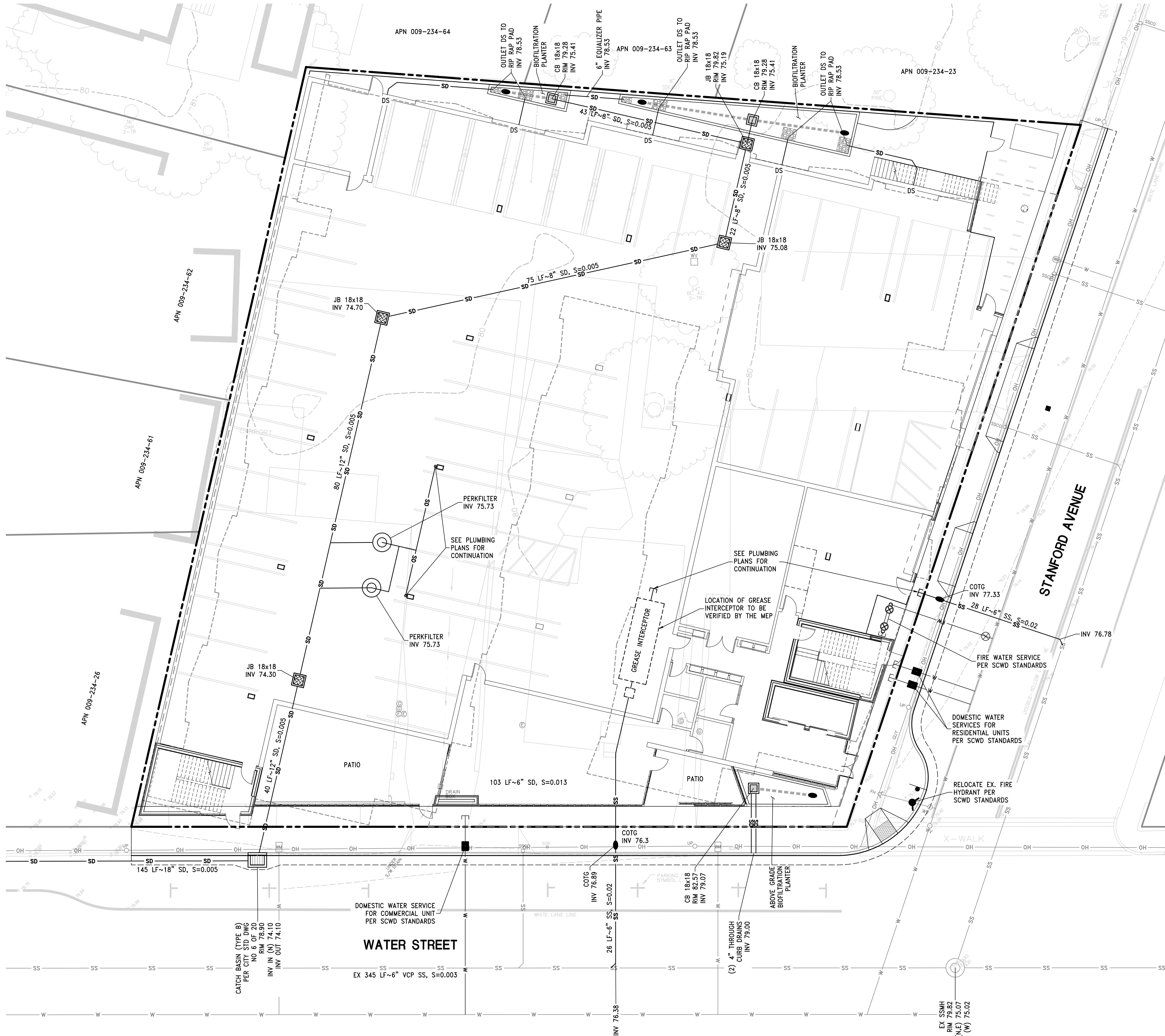
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917, 919 & 923 WATER STREET, SANTA CRUZ, CA

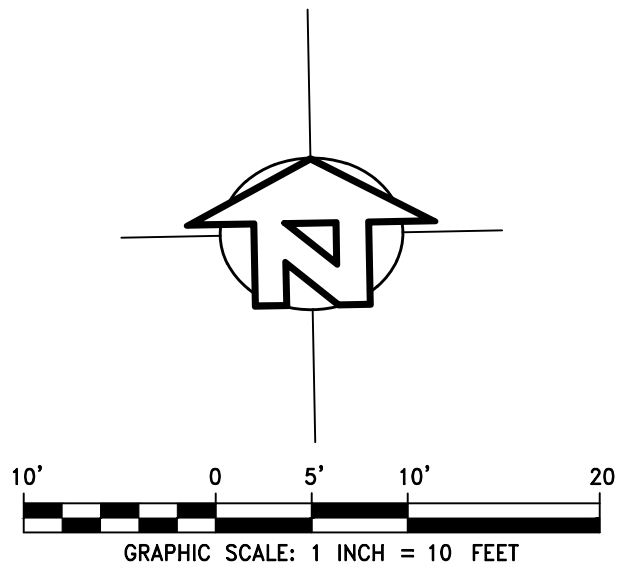


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- NOTES:**
1. WATER BFPs SHALL BE ON RISERS INSIDE THE BUILDING PER PLUMBING PLANS BY OTHERS.
  2. STORM AND SEWER UTILITIES WITHIN THE BUILDING FOOTPRINT ARE SHOWN SCHEMATICALLY ONLY, LAYOUT TO BE VERIFIED BY THE MEP.



PRELIMINARY

UTILITY PLAN

MIXED-USE DEVELOPMENT

917, 919 & 923 WATER STREET, SANTA CRUZ, CA

APN 009-234-25, 59 & 60

PLANNING SUBMITTAL

DATE 10/07/2022

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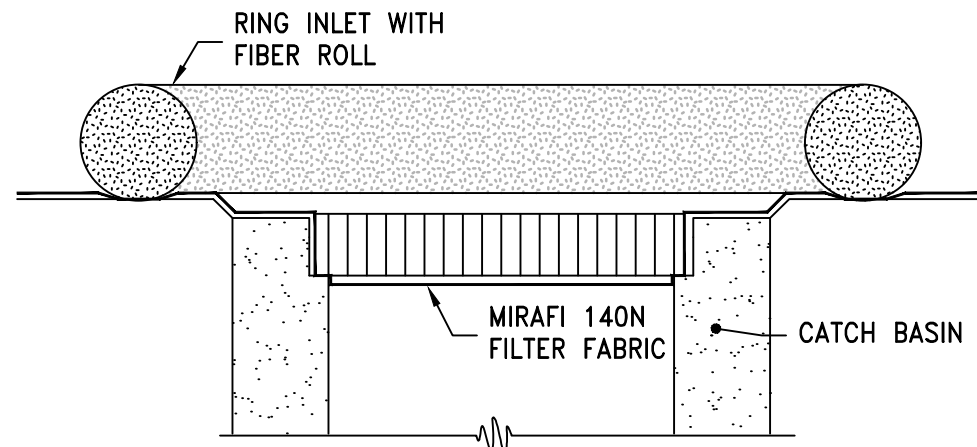
BY \_\_\_\_\_

REVISION

DATE

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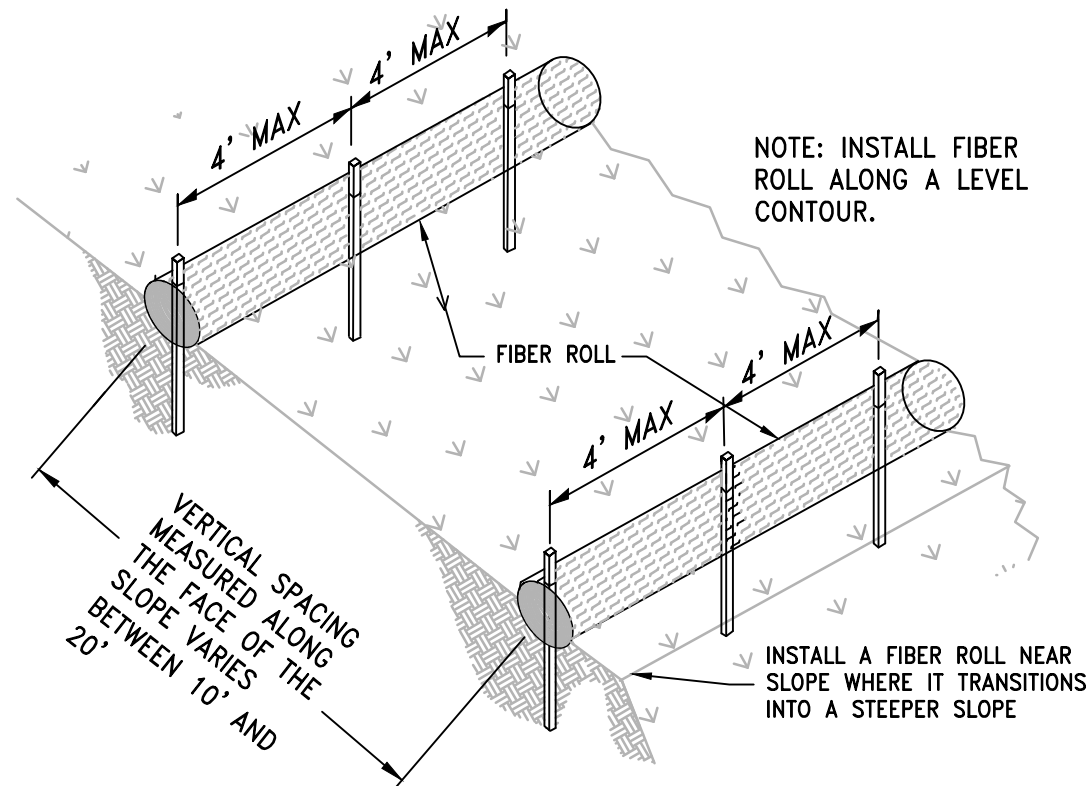
#### INSPECTION AND MAINTENANCE:

1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM – 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

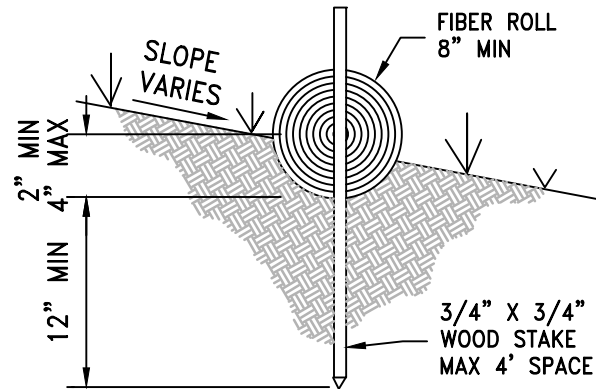
### CATCH BASIN PROTECTION

NTS

2



#### TYPICAL INSTALLATION



#### ENTRENCHMENT DETAIL

### FIBER ROLLS

NTS

| SLOPE INSTALLATION TABLE |                             |
|--------------------------|-----------------------------|
| SLOPE                    | MAX FIBER ROLL SPACING (FT) |
| 4:1 (OR FLATTER)         | 20                          |
| 4:1 TO 2:1               | 15                          |
| GREATER THAN 2:1         | 10                          |

#### CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

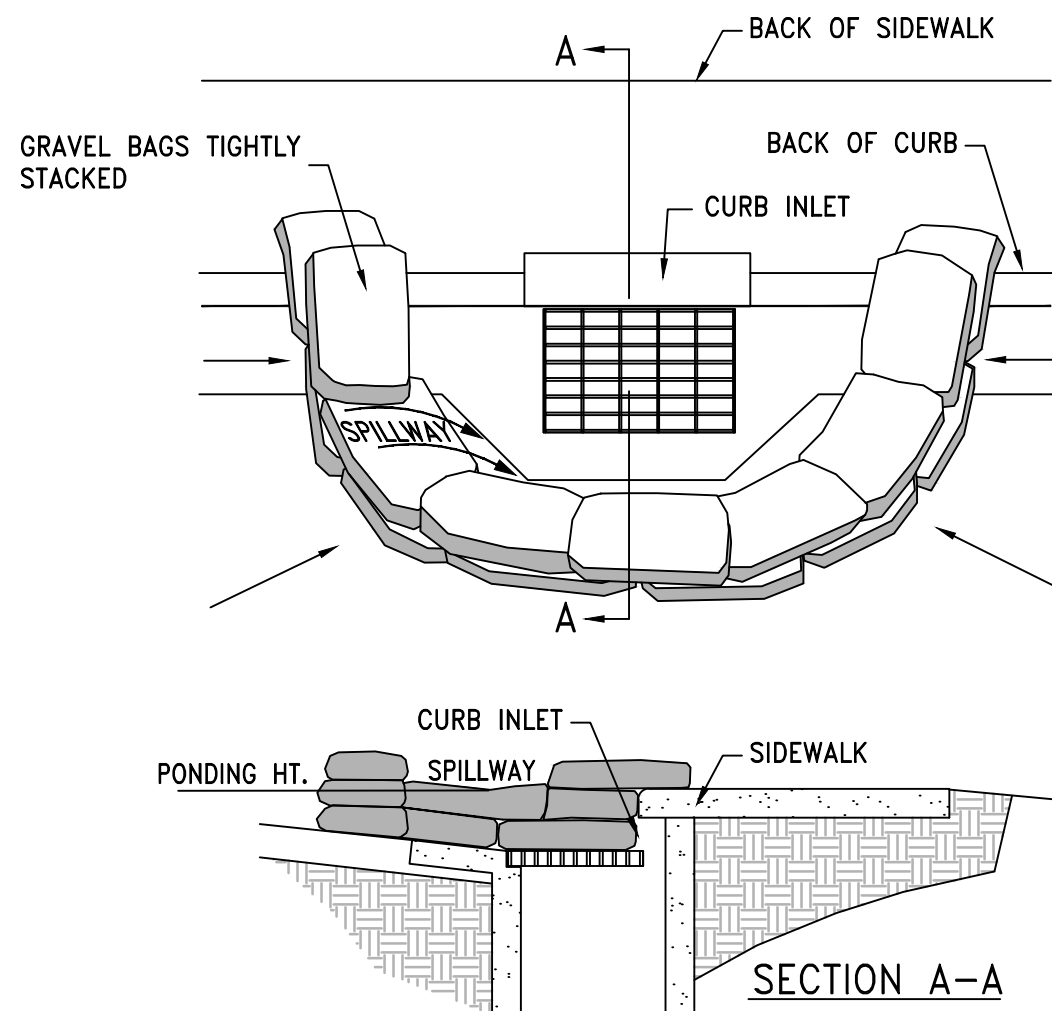
#### INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

### EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL DIRECTION, DETAILS, AND REQUIREMENTS ARE INCLUDED IN THE SWPPP. CONTRACTOR SHALL WORK WITH THE PROJECT'S QUALIFIED SWPPP PRACTITIONER (QSP) THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE QSP HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION AS SPECIFIED IN THE SWPPP DOCUMENT.
2. THE QSP SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED BY THE SWPPP AND ALL RECORDS ARE RETAINED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 1ST AND APRIL 30TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 1ST AND APRIL 30TH, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.19.140 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 1ST AND APRIL 30TH. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE SPILL RESPONSE REQUIREMENTS SPECIFIED IN THE SWPPP DOCUMENT AND THE CONTRACTORS O&M STANDARDS.
14. CONTRACTOR SHALL OFF-HAUL DIRT IMMEDIATELY AFTER EXCAVATION, STOCKPILING OF DIRT IS NOT ALLOWED.

1



### CURB INLET PROTECTION

NTS

#### CONSTRUCTION SPECIFICATIONS:

1. PLACE THE BARRIERS ON GENTLY SLOPING STREETS WHERE WATER CAN POND.
2. THE BARRIERS MUST ALLOW FOR OVERFLOW FROM A SEVERE STORM EVENT. SLOPE RUNOFF SHALL BE ALLOWED TO FLOW OVER BLOCKS AND GRAVEL AND NOT BE BYPASSED OVER THE CURB. A SPILLWAY SHALL BE CONSTRUCTED WITH THE SANDBAG STRUCTURES TO ALLOW OVERFLOW.
3. THE SANDBAG SHOULD BE OF WOVEN-TYPE GEOTEXTILE FABRIC.
4. THE SANDBAGS SHALL BE FILLED WITH 3/4 INCH (19 MM) DRAIN ROCK OR 1/4 INCH (6 MM) PEA GRAVEL.
5. THE SANDBAGS SHALL BE PLACED IN A CURVED ROW FROM THE TOP OF CURB AT LEAST 3 FEET (0.9 M) INTO THE STREET. THE ROW SHOULD BE CURVED AT THE ENDS, POINTING UPHILL.
6. SEVERAL LAYERS OF BAGS SHOULD BE OVERLAPPED AND PACKED TIGHTLY.
7. LEAVE A ONE-SANDBAG GAP IN THE TOP ROW TO ACT AS A SPILLWAY.

#### FOR BLOCK AND GRAVEL TYPE BARRIERS:

8. PLACE TWO CONCRETE BLOCKS ON THEIR SIDES PERPENDICULAR TO THE CURB AT EITHER END OF THE INLET OPENING. THESE WILL SERVE AS SPACER BLOCKS.
9. PLACE CONCRETE BLOCKS ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS. THE OPENINGS IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD.
10. CUT A 2 BY 4 INCH (51 BY 102 MM) STUD THE LENGTH OF THE CURB INLET PLUS THE WIDTH OF THE TWO SPACER BLOCKS. PLACE THE STUD THROUGH THE OUTER HOLE OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
11. PLACE WIRE MESH OVER THE OUTSIDE VERTICAL FACE (OPEN ENDS) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCKS.
12. USE CHICKEN WIRE, HARDWARE CLOTH WITH 1/2 INCH (13 MM) OPENINGS, OR FILTER FABRIC. REFER TO APPENDIX – GEOTEXTILES/GEOSYNTHETICS.
13. PLACE 3/4 – 1 1/2 INCH (19–34 MM) GRAVEL AGAINST THE WIRE TO THE TOP OF THE BARRIER.

#### INSPECTION AND MAINTENANCE:

14. INSPECT AND CLEAN BARRIER DURING AND AFTER EACH SIGNIFICANT STORM AND REMOVE SEDIMENT FROM BEHIND SANDBAG STRUCTURE AFTER EVERY STORM.
15. ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
16. THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.
17. IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE CAREFULLY REMOVED FROM THE INLET AND EITHER CLEARED OR REPLACED.

3

JOB NO. 22033

SHEET

C3.0

DATE 10/07/2022

DESIGN MUR

DRAWN STAFF

PLANNING SUBMITTAL

APN 009-234-25, 59 & 60

EROSION CONTROL NOTES & DETAILS

MIXED-USE DEVELOPMENT

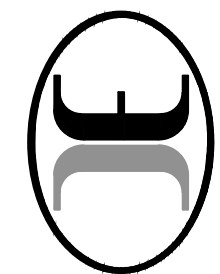
917, 919 & 923 WATER STREET, SANTA CRUZ, CA

PRELIMINARY

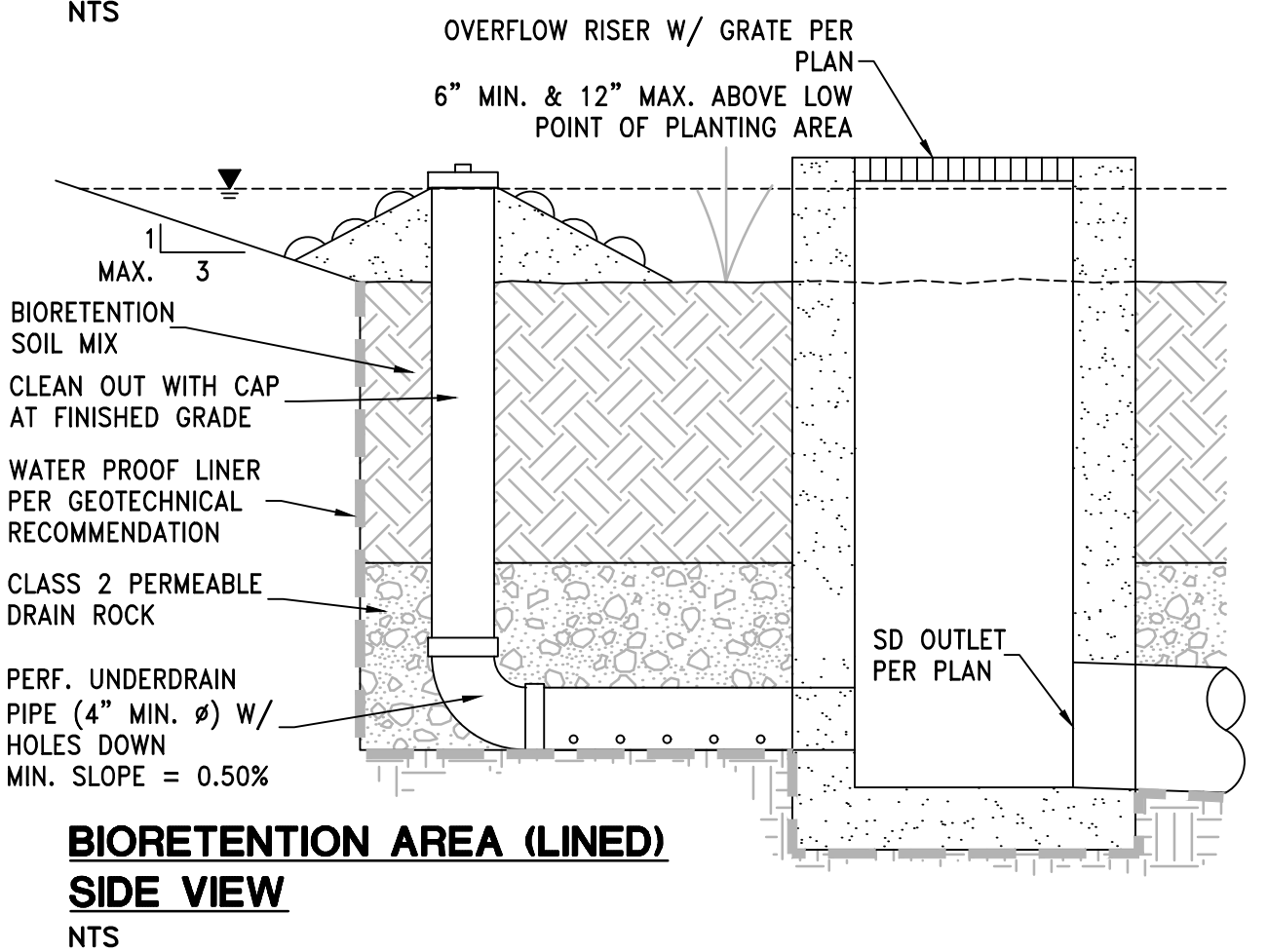
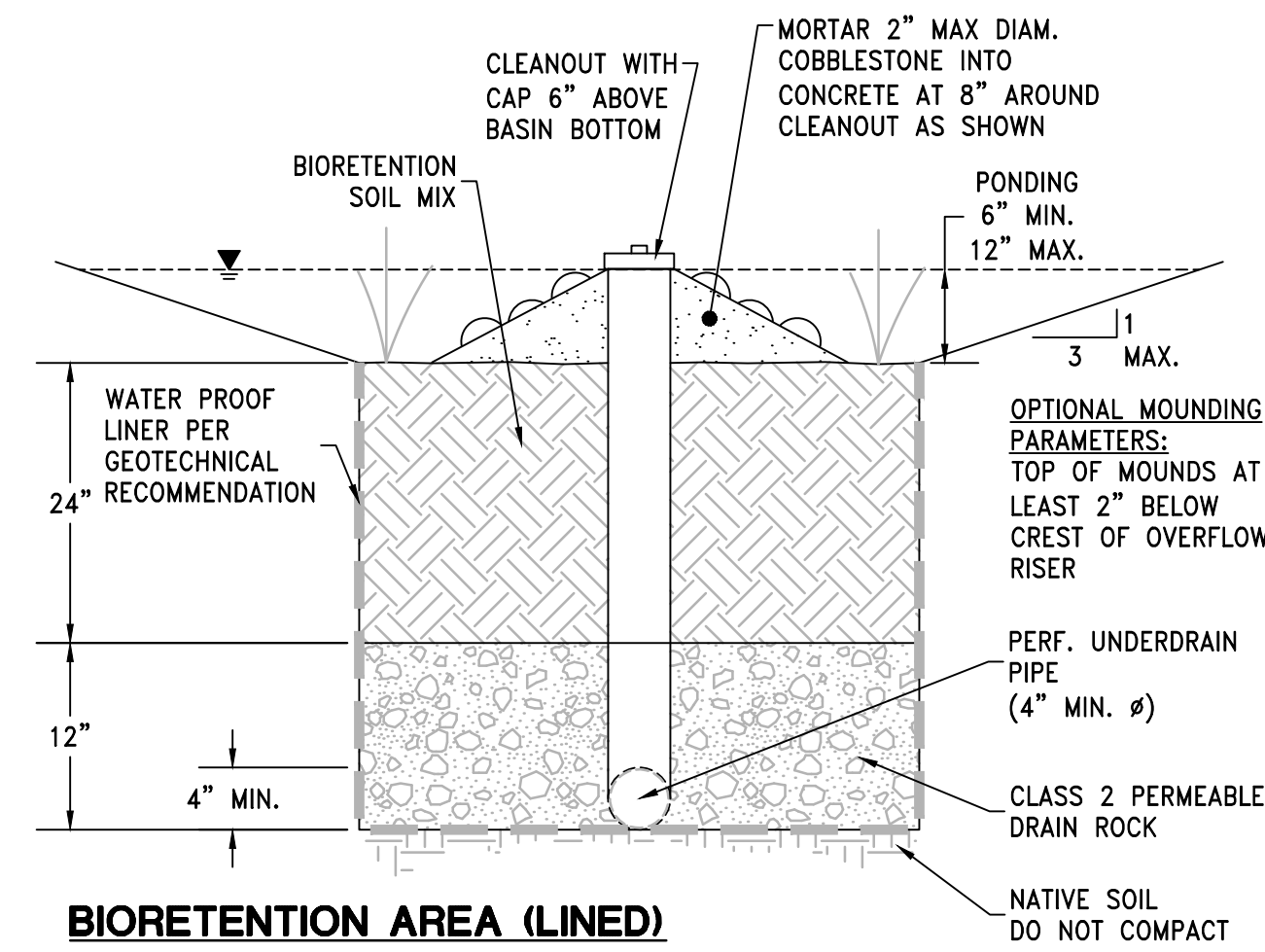
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- NOTES**
1. SURFACE OF THE PLANTING BED SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISTRIBUTE WATER THROUGHOUT SURFACE AREA.
- UNDER DRAIN AND OVERFLOW**
1. INSTALL WATERPROOFING AS NECESSARY TO PROTECT ADJACENT BUILDING WALLS.
  2. UNDER DRAIN SHALL CONSIST OF A MINIMUM 1/2 INCH DIAMETER PERFORATED PIPE WITH CLEANOUTS AND CONNECTION TO A STORM DRAIN OR DISCHARGE POINT.
  3. THE UNDER DRAIN TRENCH SHALL INCLUDE A MINIMUM 12 INCH THICK LAYER OF CLASS 2 PERMEABLE DRAIN ROCK. PLACE UNDER DRAIN WITH PERFORATIONS FACING DOWNWARD, AT A MINIMUM 0.5% SLOPE.
  4. A CLEANOUT FOR THE UNDER DRAIN SHALL BE PROVIDED, CONSISTING OF A VERTICAL, RIGID, NON PERFORATED PVC PIPE, WITH A MINIMUM DIAMETER OF 4 INCHES AND A WATERIGHT CAP FIT FLUSH WITH THE PLANTER BED SURFACE.
  5. TO AVOID CLOGGING, FILTER FABRIC SHALL NOT BE USED IN OR AROUND THE UNDER DRAIN OR BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK. IF DESIRED, 1/2 INCH PEA GRAVEL LAYER MAY BE USED BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK.

- SOIL REQUIREMENTS
1. PLANTING SOILS SHALL MEET THE BIOTREATMENT SOIL MIX SPECIFICATIONS APPROPRIATE FOR THE JURISDICTION. A MINIMUM INFILTRATION RATE OF 5 IN/HR AND A MAXIMUM INFILTRATION RATE OF 10 IN/HR ARE REQUIRED.

- VEGETATION**
1. PLANT SPECIES SELECTED SHALL BE SUITABLE FOR BIORETENTION AREA LOCATION, BIOTREATMENT SOILS AND OCCASIONAL INUNDATION.
  2. VEGETATION SHOULD NOT BLOCK INFLOW, CREATE SAFETY ISSUES OR OBSTRUCT FACILITIES
  3. PLANTING SELECTIONS ARE SUBJECT TO THE LANDSCAPING REQUIREMENTS OF THE LOCAL JURISDICTION AND SHALL BE SELECTED BY A LICENSED LANDSCAPE ARCHITECT OR ARCHITECT.

- CONSTRUCTION REQUIREMENTS
1. BIORETENTION AREAS ARE NOT INTENDED TO WORK AS CONSTRUCTION PHASE BMP'S. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF; DIVERT RUNOFF FROM UNSTABILIZED AREAS AWAY FROM COMPLETED BIORETENTION AREAS.

- ### **MAINTENANCE**
1. CONDUCT BIENNIAL EVALUATION OF THE HEALTH OF THE VEGETATION AND REMOVE AND REPLACE DEAD OR DYING PLANTS.
  2. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM.
  3. AVOID THE USE OF PESTICIDES AND QUICK RELEASE SYNTHETIC FERTILIZERS.
  4. BEFORE THE WET SEASON BEGINS, VERIFY THAT THERE IS SUFFICIENT BIOTREATMENT LITTER MEDIA TO EFFECTIVELY FILTER STORMWATER. REMOVE ACCUMULATIONS OF SEDIMENT, SILT AND DEBRIS AS NECESSARY.
  5. PERIODICALLY CHECK DOWNSPOUTS, INLETS AND OVERFLOW PIPING. REMOVE DEBRIS AND REPAIR/REPLACE DAMAGED OR DISCONNECTED PIPES.

**PRELIMINARY**

## STORMWATER CONTROL DETAILS

# MIXED-USE DEVELOPMENT

917, 919 & 923 WATER STREET, SANTA CRUZ, CA

09-234-25, 59 &amp; 60

DESIGN  
MJR

DATE  
10/07/2022

DRAWN  
STAFF

SHEET

## C4.0

JOB NO. 22033

**NOT FOR CONSTRUCTION**

**5300 SOQUEL AVE, SUITE 101  
SANTA CRUZ, CA 95062  
TEL (831) 426-5313  
FAX (831) 426-1763  
[www.iflandengineers.com](http://www.iflandengineers.com)**

**JEFLAND**  
**ENGINEERS**

| BY | REVISION | DATE |
|----|----------|------|
|----|----------|------|

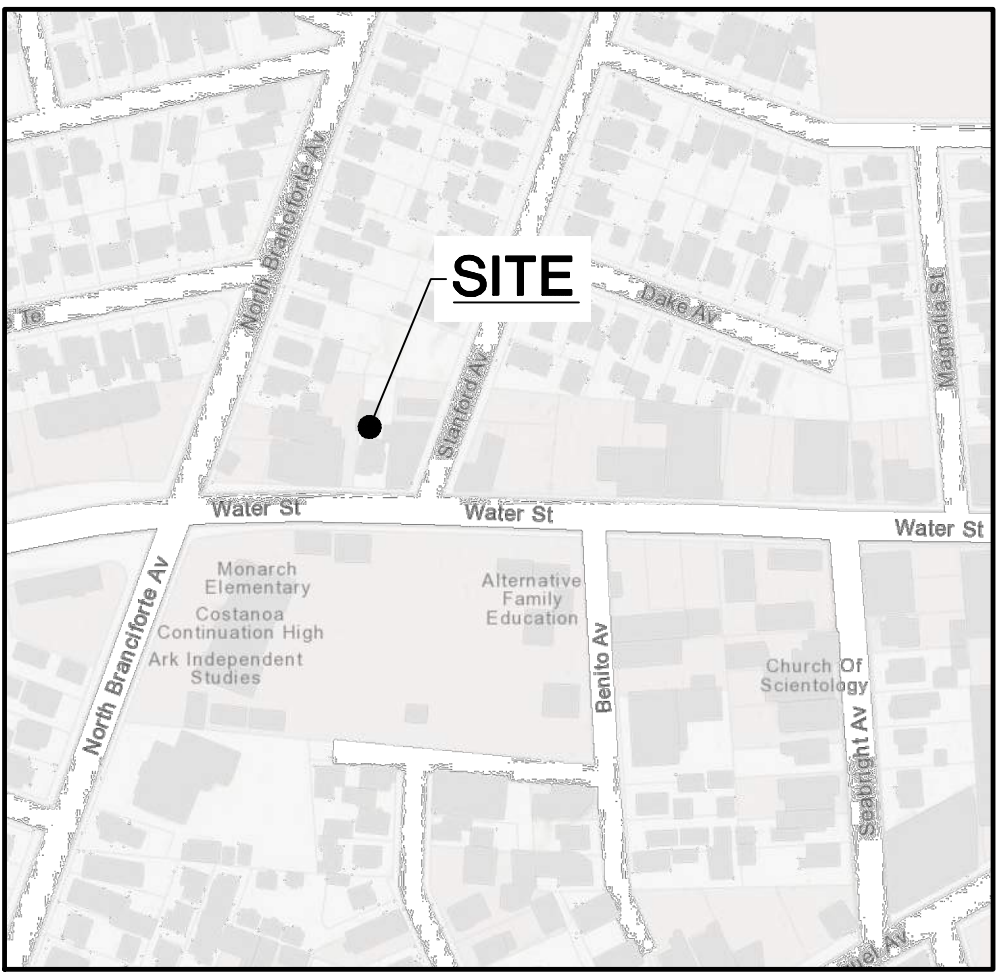
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ATE



I:\\_PROJECTS\2022\22033 STANW\DWGS\2 - DD PHASE\LLA1.0-LLA.dwg 07Oct22 12:30:55 PM mregan © IFLAND ENGINEERS, INC.

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VICINITY MAP  
N.T.S.

**SURVEY**  
SURVEY FOR THIS PROJECT WAS OBTAINED FROM MICHAEL BEAUTZ, PROFESSIONAL LAND SURVEYOR, AS PART OF A BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED IN NOVEMBER, 2021.

**BASIS OF BEARINGS**  
BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE WESTERN SIDE OF STANFORD AVENUE, AND AS SAID MONUMENTS AND BEARINGS ARE SHOWN ON THE FOLLOWING DOCUMENTS OF RECORD: 27-M-26 (1943), 10-PM-60 (1973), CORNER RECORD NO. 039 (1978), 108-M-40 (2005), AND 120-M-27 (2013).

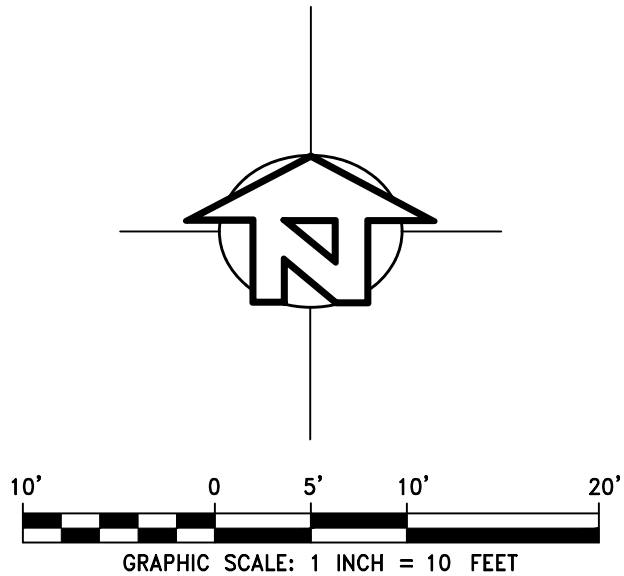
BEARING= N 19°34' E

**GENERAL DATA**

MAP PREPARED BY: IFLAND ENGINEERS  
5300 SOQUEL AVENUE, SUITE 101  
SANTA CRUZ, CA 95062  
(831) 426-5313  
CONTACT: JON IFLAND

OWNER: STANFORD@WATER, LLC  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
CONTACT: ANDY GOLDBERG

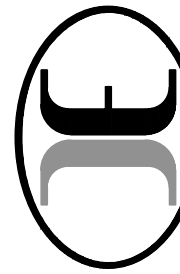
| PARCEL TABLE   |           |           |
|----------------|-----------|-----------|
| PARCEL NUMBER  | EXISTING  | PROPOSED  |
| APN 009-234-25 | 10,025 SF |           |
| APN 009-234-59 | 8,126 SF  |           |
| APN 009-234-60 | 7,233 SF  |           |
| TOTAL          | 25,384 SF |           |
| LOT 1          |           | 25,384 SF |



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**IFLAND ENGINEERS**  
CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN



LOT LINE ADJUSTMENT MAP  
**MIXED-USE DEVELOPMENT**  
917, 919 & 923 WATER STREET, SANTA CRUZ, CA

APN 009-234-25, 59 & 60  
**PLANNING SUBMITTAL**  
DATE 10/07/2022  
DESIGN MUR  
DRAWN STAFF

SHEET  
**TM1.0**

JOB NO. 22033

APPROXIMATE BUILDING HEIGHT: 28

**SUBJECT PROPERTY:**  
919 WATER ST.  
**PARCEL #: 009-234-60**  
**ZONING: CC**

**SUBJECT PROPERTY:**  
923 & 109 STANFORD AVE.  
**PARCEL #: 009-234-59**  
**ZONING: CC**

**SUBJECT PROPERTY:**  
915-917 WATER ST.  
**PARCEL #:** 009-234-25  
**ZONING:** CC

(E) SINGLE STORY  
GARAGE TO BE  
DEMOLISHED

(E) SINGLE STORY COMMERCIAL BUILDING TO BE DEMOLISHED

(E) TREES TO BE  
REMOVED

(E) SINGLE STORY COMMERCIAL BUILDING TO BE DEMOLISHED

(E) TWO STORY NON  
CONFORMING SFR  
BUILDING TO BE DEMOLISHED

(E) SINGLE STORY COMMERCIAL  
BUILDING TO BE DEMOLISHED

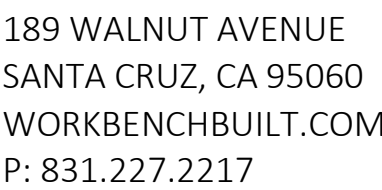
**ADJ. PROPERTY:**  
911 WATER ST.  
**PARCEL #:** 009-234-26  
**ZONING:** CC

APPROXIMATE BUILDING HEIGHT: 20'

WATER STREET

STANFORD AVE

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
2. REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.



STANFORD STUDIOS

915-917,919, 923 WATER ST. & 109 STANFORD AVE.  
SANTA CRUZ, CA 95060



NOT FOR CONSTRUCTION

## ISSUES/ REVISIONS

[illegible]

|                |                  |
|----------------|------------------|
| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | As indicated     |

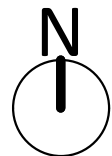
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# PROPOSED DEMO SITE PLAN

# AP0.50D



TRUE  
NORTH



PROJECT  
NORTH

## SITE PLAN NOTES

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



workbench

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STANFORD STUDIOS

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SANTA CRUZ, CA 95060



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## ISSUES/ REVISIONS

[illegible]

|                |                  |
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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
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| Checked by     | EB               |
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# PROPOSED SITE PLAN

# AP0.51



TRUE  
NORTH



PROJECT  
NORTH

10/7/2022 11:14:30 AM

1 FIRST FLOOR, PROPOSED  
1" = 10'-0"



## FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER 1134A.2 OPTION 2 UNLESS OTHERWISE NOTED.

## UNIT MIX

| UNIT TYPE             | COUNT      | NET AREA          |
|-----------------------|------------|-------------------|
| UNIT - 305 NSF        | 3          | 915 NSF           |
| UNIT - 315 NSF        | 84         | 26,460 NSF        |
| UNIT - 380 NSF        | 18         | 6,840 NSF         |
| <b>TOTAL</b>          | <b>105</b> | <b>34,215 NSF</b> |
| <b>AVERAGE NET SF</b> |            | <b>325.86 NSF</b> |

| AFFORDABLE UNIT MIX: | PLAN SYMBOL DESIGNATION: |
|----------------------|--------------------------|
| 14 VERY LOW INCOME   | A                        |
| 90 MARKET RATE       |                          |
| 1 MANAGER UNIT       | M                        |

## FLOOR PLAN KEYED NOTES

| FLOOR PLAN KEYED NOTES |                                                 |
|------------------------|-------------------------------------------------|
| KEYNOTE                | MATERIAL                                        |
| 1                      | ALIGN                                           |
| 2                      | CLASS-I BICYCLE PARKING                         |
| 3                      | CLASS-II BICYCLE PARKING                        |
| 4                      | ORNAMENTAL METAL SCREEN / GATE                  |
| 5                      | AT GRADE PLANTER                                |
| 6                      | OPERABLE WINDOW                                 |
| 7                      | PRIVATE TERRACE                                 |
| 8                      | PLANTER                                         |
| 9                      | SHADE ELEMENT / TRELLIS                         |
| 10                     | SHADE ELEMENT / TRELLIS OVERHEAD                |
| 11                     | MECHANICAL EQUIPMENT SCREEN                     |
| 12                     | SOLAR PHOTOVOLTAICS                             |
| 13                     | CONCRETE COLUMN                                 |
| 14                     | PARKING STACKER; REF AP9.02                     |
| 15                     | OVER-VEHICLE RESIDENT STORAGE LOCKER            |
| 16                     | RESIDENT STORAGE LOCKER, SINGLE                 |
| 17                     | RESIDENT STORAGE LOCKER, DOUBLE                 |
| 18                     | RESIDENT LAUNDRY, 1 WASHER / DRYER PER 20 UNITS |
| 19                     | BUILDING SIGNAGE, REF ELEVATIONS                |
| 20                     | METAL OVERHEAD GARAGE DOOR                      |

## RESIDENT AMENITIES

|                                          |                   |
|------------------------------------------|-------------------|
| <b>TOTAL RESIDENTIAL STORAGE SPACES:</b> | <b>105 SPACES</b> |
| 54 - SINGLE STORAGE LOCKERS              | 54 SPACES         |
| 36 - DOUBLE STORAGE LOCKERS              | 36 SPACES         |
| 15 - OVER-VEHICLE STORAGE LOCKERS        | 15 SPACES         |

|                                         |                            |
|-----------------------------------------|----------------------------|
| <b>TOTAL RESIDENTIAL WASHER/DRYERS:</b> | <b>9 WASHERS, 9 DRYERS</b> |
| 1 WASHER / DRYER REQUIRED PER 20 UNITS  |                            |

|                                   |               |
|-----------------------------------|---------------|
| <b>TOTAL COMMON INDOOR SPACE:</b> | <b>654 SF</b> |
| COMMON INDOOR SPACE / FLOOR       | 218 SF        |



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STANFORD STUDIOS

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SANTA CRUZ, CA 95060



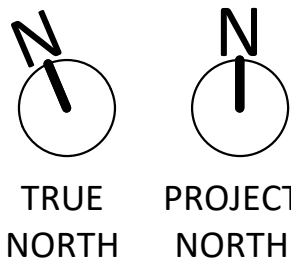
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### ISSUES/ REVISIONS

| Issue | DESCRIPTION          | DATE       |
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| 0     | PLANNING APPLICATION | 10.07.2022 |
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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | As indicated     |

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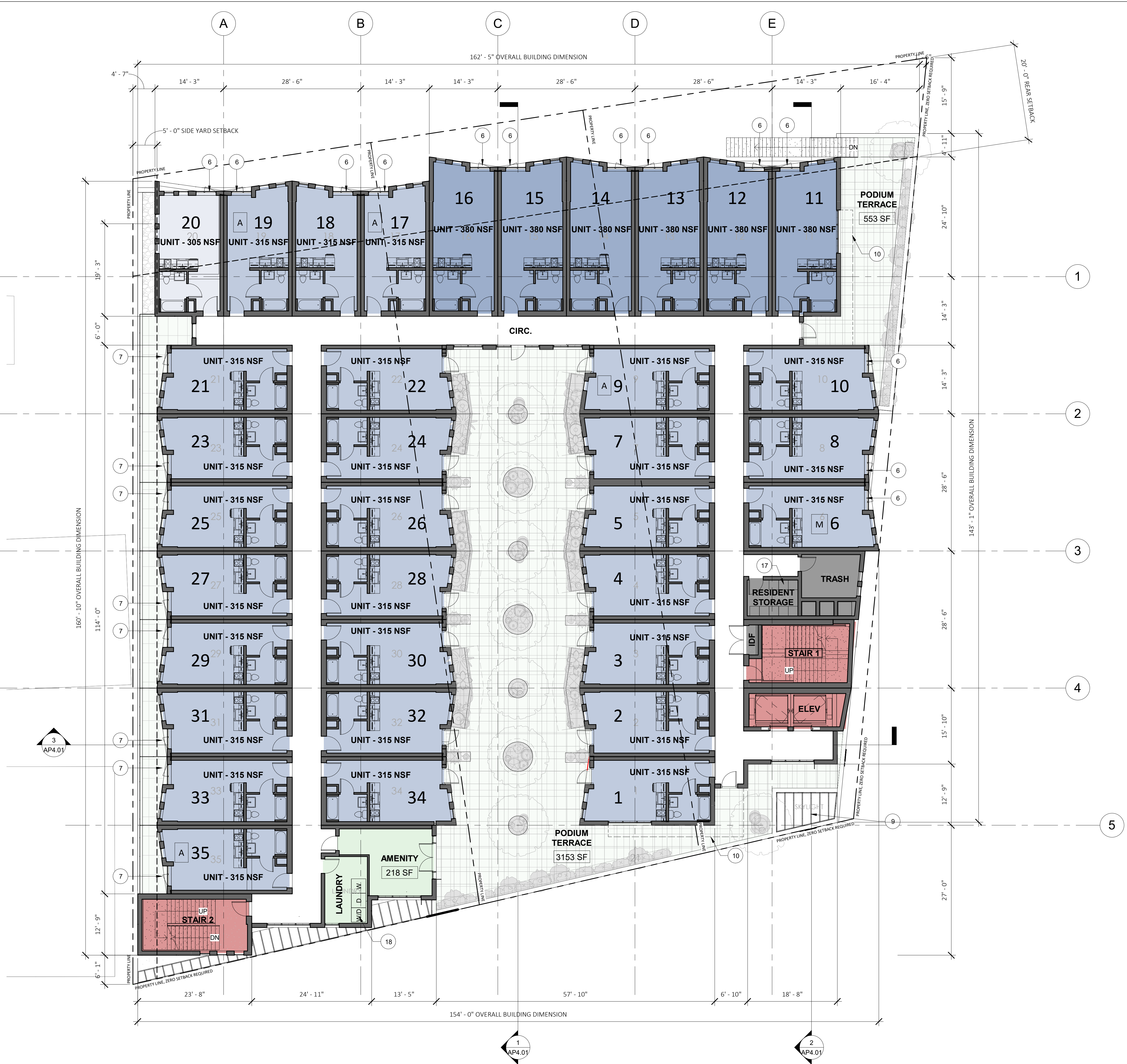


PROPOSED FIRST  
FLOOR PLAN

AP1.01

10/7/2022 11:14:35 AM

1 SECOND FLOOR PROPOSED  
1" = 10'-0"



## FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER 1134A.2 OPTION 2 UNLESS OTHERWISE NOTED.

## UNIT MIX

| UNIT TYPE             | COUNT      | NET AREA          |
|-----------------------|------------|-------------------|
| UNIT - 305 NSF        | 3          | 915 NSF           |
| UNIT - 315 NSF        | 84         | 26,460 NSF        |
| UNIT - 380 NSF        | 18         | 6,840 NSF         |
| <b>TOTAL</b>          | <b>105</b> | <b>34,215 NSF</b> |
| <b>AVERAGE NET SF</b> |            | <b>325.86 NSF</b> |

**AFFORDABLE UNIT MIX:**  
14 VERY LOW INCOME  
90 MARKET RATE  
1 MANAGER UNIT

PLAN SYMBOL DESIGNATION:  
A  
M

## FLOOR PLAN KEYED NOTES

| FLOOR PLAN KEYED NOTES |                                                 |
|------------------------|-------------------------------------------------|
| KEYNOTE                | MATERIAL                                        |
| 1                      | ALIGN                                           |
| 2                      | CLASS-I BICYCLE PARKING                         |
| 3                      | CLASS-II BICYCLE PARKING                        |
| 4                      | ORNAMENTAL METAL SCREEN / GATE                  |
| 5                      | AT GRADE PLANTER                                |
| 6                      | OPERABLE WINDOW                                 |
| 7                      | PRIVATE TERRACE                                 |
| 8                      | PLANTER                                         |
| 9                      | SHADE ELEMENT / TRELLIS                         |
| 10                     | SHADE ELEMENT / TRELLIS OVERHEAD                |
| 11                     | MECHANICAL EQUIPMENT SCREEN                     |
| 12                     | SOLAR PHOTOVOLTAICS                             |
| 13                     | CONCRETE COLUMN                                 |
| 14                     | PARKING STACKER; REF AP9.02                     |
| 15                     | OVER-VEHICLE RESIDENT STORAGE LOCKER            |
| 16                     | RESIDENT STORAGE LOCKER, SINGLE                 |
| 17                     | RESIDENT STORAGE LOCKER, DOUBLE                 |
| 18                     | RESIDENT LAUNDRY, 1 WASHER / DRYER PER 20 UNITS |
| 19                     | BUILDING SIGNAGE, REF ELEVATIONS                |
| 20                     | METAL OVERHEAD GARAGE DOOR                      |

## RESIDENT AMENITIES

|                                          |                   |
|------------------------------------------|-------------------|
| <b>TOTAL RESIDENTIAL STORAGE SPACES:</b> | <b>105 SPACES</b> |
| 54 - SINGLE STORAGE LOCKERS              | 54 SPACES         |
| 36 - DOUBLE STORAGE LOCKERS              | 36 SPACES         |
| 15 - OVER-VEHICLE STORAGE LOCKERS        | 15 SPACES         |

**TOTAL RESIDENTIAL WASHER/DRYERS:** 9 WASHERS, 9 DRYERS  
1 WASHER / DRYER REQUIRED PER 20 UNITS

|                                   |               |
|-----------------------------------|---------------|
| <b>TOTAL COMMON INDOOR SPACE:</b> | <b>654 SF</b> |
| COMMON INDOOR SPACE / FLOOR       | 218 SF        |

STANFORD STUDIOS

915-917,919, 923 WATER ST. & 109 STANFORD AVE.  
SANTA CRUZ, CA 95060



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### ISSUES/ REVISIONS

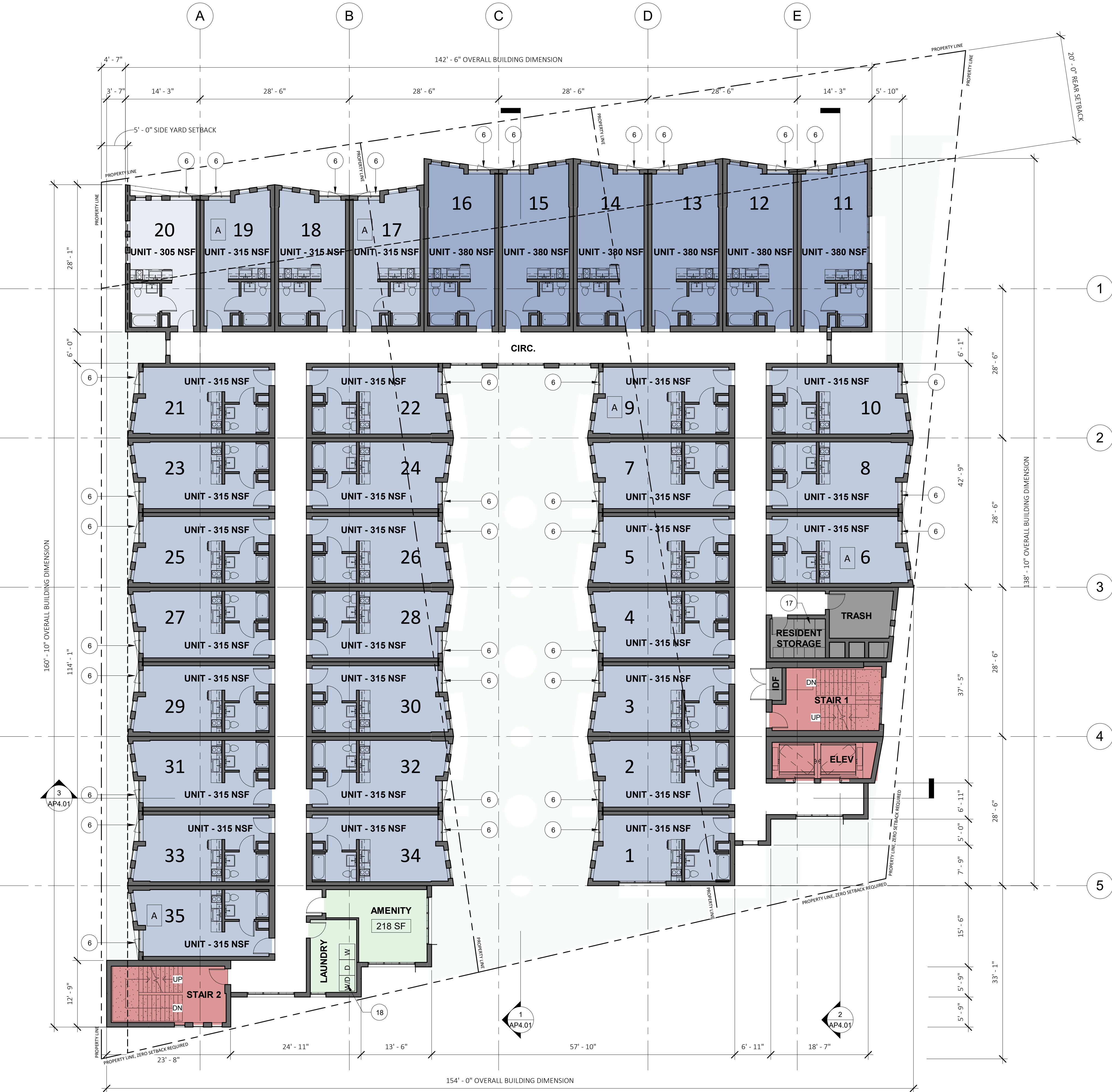
| Issue | DESCRIPTION          | DATE       |
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| 0     | PLANNING APPLICATION | 10.07.2022 |
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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | 1" = 10'-0"      |

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PROPOSED SECOND FLOOR PLAN

AP1.02



① THIRD & FOURTH FLOOR PROPOSED  
1" = 10'-0"

## FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- ALL UNITS SHALL BE ADAPTABLE PER CBC CH 11A WITH BATHROOMS PER 1134A.2 OPTION 2 UNLESS OTHERWISE NOTED.

## UNIT MIX

| UNIT TYPE             | COUNT      | NET AREA          |
|-----------------------|------------|-------------------|
| UNIT - 305 NSF        | 3          | 915 NSF           |
| UNIT - 315 NSF        | 84         | 26,460 NSF        |
| UNIT - 380 NSF        | 18         | 6,840 NSF         |
| <b>TOTAL</b>          | <b>105</b> | <b>34,215 NSF</b> |
| <b>AVERAGE NET SF</b> |            | <b>325.86 NSF</b> |

**AFFORDABLE UNIT MIX:**  
14 VERY LOW INCOME  
90 MARKET RATE  
1 MANAGER UNIT

PLAN SYMBOL DESIGNATION:  
A  
M

## FLOOR PLAN KEYED NOTES

| FLOOR PLAN KEYED NOTES |                                                 |
|------------------------|-------------------------------------------------|
| KEYNOTE                | MATERIAL                                        |
| 1                      | ALIGN                                           |
| 2                      | CLASS-I BICYCLE PARKING                         |
| 3                      | CLASS-II BICYCLE PARKING                        |
| 4                      | ORNAMENTAL METAL SCREEN / GATE                  |
| 5                      | AT GRADE PLANTER                                |
| 6                      | OPERABLE WINDOW                                 |
| 7                      | PRIVATE TERRACE                                 |
| 8                      | PLANTER                                         |
| 9                      | SHADE ELEMENT / TRELLIS                         |
| 10                     | SHADE ELEMENT / TRELLIS OVERHEAD                |
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| 12                     | SOLAR PHOTOVOLTAICS                             |
| 13                     | CONCRETE COLUMN                                 |
| 14                     | PARKING STACKER; REF AP9.02                     |
| 15                     | OVER-VEHICLE RESIDENT STORAGE LOCKER            |
| 16                     | RESIDENT STORAGE LOCKER, SINGLE                 |
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| 18                     | RESIDENT LAUNDRY, 1 WASHER / DRYER PER 20 UNITS |
| 19                     | BUILDING SIGNAGE, REF ELEVATIONS                |
| 20                     | METAL OVERHEAD GARAGE DOOR                      |

## RESIDENT AMENITIES

|                                          |                   |
|------------------------------------------|-------------------|
| <b>TOTAL RESIDENTIAL STORAGE SPACES:</b> | <b>105 SPACES</b> |
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| 36 - DOUBLE STORAGE LOCKERS              | 36 SPACES         |
| 15 - OVER-VEHICLE STORAGE LOCKERS        | 15 SPACES         |

|                                         |                            |
|-----------------------------------------|----------------------------|
| <b>TOTAL RESIDENTIAL WASHER/DRYERS:</b> | <b>9 WASHERS, 9 DRYERS</b> |
| 1 WASHER / DRYER REQUIRED PER 20 UNITS  |                            |

|                                   |               |
|-----------------------------------|---------------|
| <b>TOTAL COMMON INDOOR SPACE:</b> | <b>654 SF</b> |
| COMMON INDOOR SPACE / FLOOR       | 218 SF        |



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SANTA CRUZ, CA 95060  
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STANFORD STUDIOS

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SANTA CRUZ, CA 95060



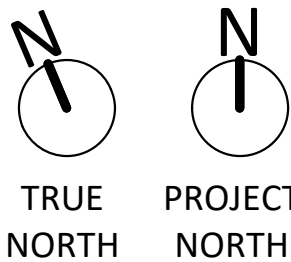
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### ISSUES/ REVISIONS

| Issue | DESCRIPTION          | DATE       |
|-------|----------------------|------------|
| 0     | PLANNING APPLICATION | 10.07.2022 |
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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | 1" = 10'-0"      |

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PROPOSED THIRD & FOURTH FLOOR PLANS  
AP1.03

1 ROOF PLAN\_PROPOSED  
1" = 10'-0"

10/7/2022 11:14:54 AM



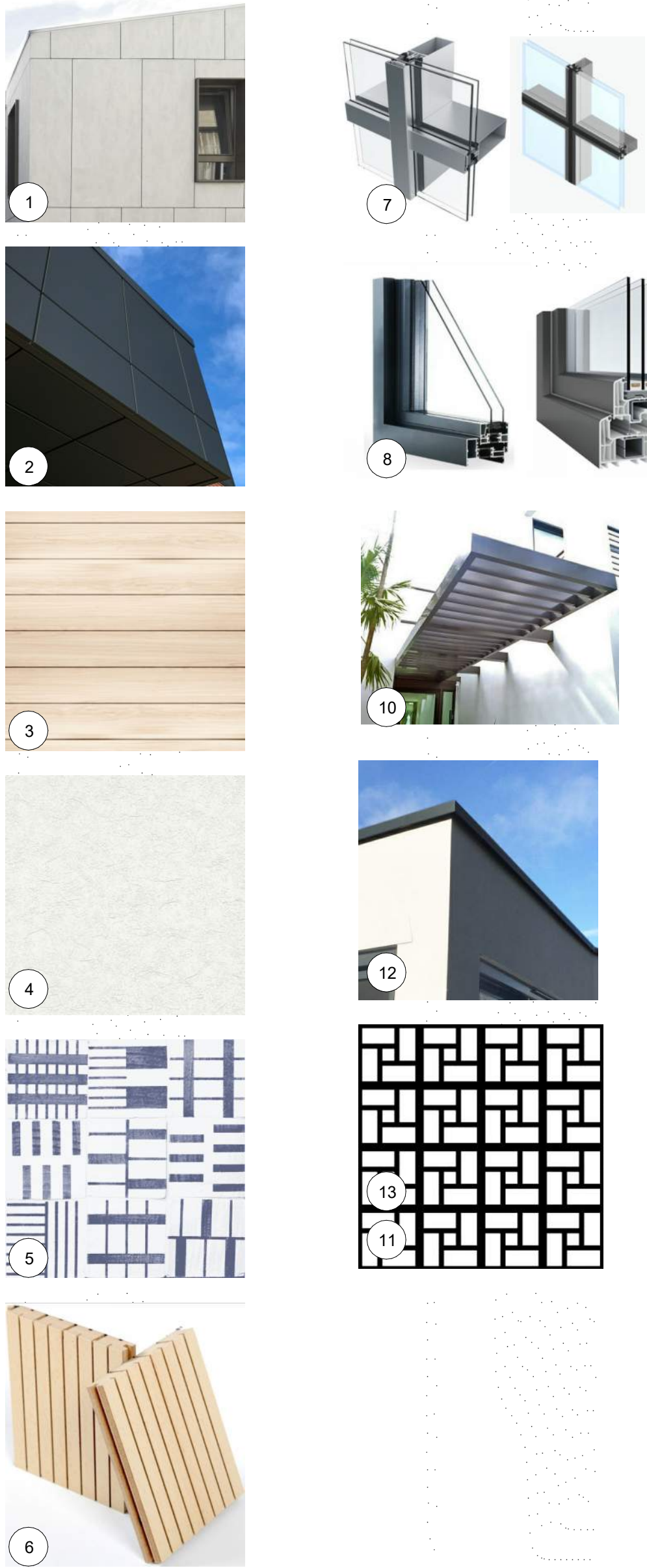
## ELEVATIONS GENERAL NOTES

- PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

## ELEVATION KEYED NOTES

| BUILDING ELEVATION KEYED NOTES |                                                    |
|--------------------------------|----------------------------------------------------|
| KEYNOTE                        | MATERIAL                                           |
| 1                              | WHITE FIBER CEMENT PANEL OR SIM                    |
| 2                              | CHARCOAL / DARK GREY METAL PANEL OR SIM            |
| 3                              | WOOD OR WOOD LOOK HORIZONTAL SIDING OR SIM         |
| 4                              | WHITE STUCCO OR SIM                                |
| 5                              | TILE OR PATTERNED WALL TEXTURE OR SIM              |
| 6                              | WOOD OR WOOD LOOK SOFFIT OR SIM                    |
| 7                              | GLAZED ALUMINUM WINDOW SYSTEM OR SIM               |
| 8                              | VINYL OR ALUMINUM WINDOW                           |
| 9                              | BUILDING SIGNAGE                                   |
| 10                             | WOOD OR METAL TRELLIS / SHADE STRUCTURE            |
| 11                             | ROOF SCREEN                                        |
| 12                             | CHARCOAL / DARK GREY METAL COPING OR SIM           |
| 13                             | PATTERNED METAL SCREEN / RAIL / GATE OR SIM        |
| 14                             | VINYL OR ALUMINUM OPERABLE WINDOW                  |
| 15                             | METAL OVERHEAD DOOR                                |
| 16                             | METAL SUNSHADE                                     |
| 17                             | EXTERIOR DOOR                                      |
| 18                             | ALUMINUM WINDOW SYSTEM WITHOUT GLAZING             |
| 19                             | ALUMINUM WINDOW SYSTEM WITH GLAZED IN METAL SCREEN |

## MATERIALS LEGEND



STANFORD STUDIOS

915-917,919, 923 WATER ST. & 109 STANFORD AVE.  
SANTA CRUZ, CA 95060



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### ISSUES/ REVISIONS

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| 0     | PLANNING APPLICATION | 10.07.2022 |
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| Scale          | 1" = 10'-0"      |

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PROPOSED  
ELEVATIONS

AP3.01



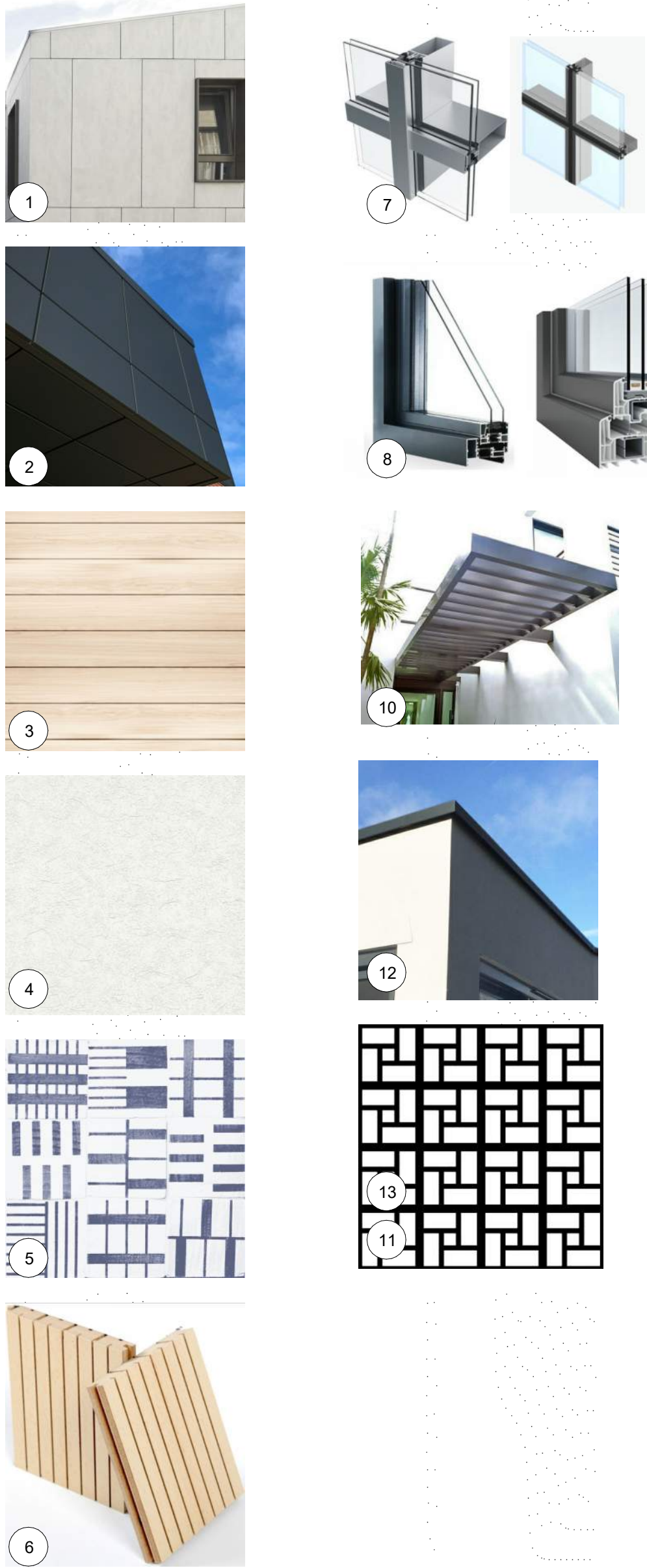
## ELEVATIONS GENERAL NOTES

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- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

## ELEVATION KEYED NOTES

| BUILDING ELEVATION KEYED NOTES |                                                    |
|--------------------------------|----------------------------------------------------|
| KEYNOTE                        | MATERIAL                                           |
| 1                              | WHITE FIBER CEMENT PANEL OR SIM                    |
| 2                              | CHARCOAL / DARK GREY METAL PANEL OR SIM            |
| 3                              | WOOD OR WOOD LOOK HORIZONTAL SIDING OR SIM         |
| 4                              | WHITE STUCCO OR SIM                                |
| 5                              | TILE OR PATTERNED WALL TEXTURE OR SIM              |
| 6                              | WOOD OR WOOD LOOK SOFFIT OR SIM                    |
| 7                              | GLAZED ALUMINUM WINDOW SYSTEM OR SIM               |
| 8                              | VINYL OR ALUMINUM WINDOW                           |
| 9                              | BUILDING SIGNAGE                                   |
| 10                             | WOOD OR METAL TRELLIS / SHADE STRUCTURE            |
| 11                             | ROOF SCREEN                                        |
| 12                             | CHARCOAL / DARK GREY METAL COPING OR SIM           |
| 13                             | PATTERNED METAL SCREEN / RAIL / GATE OR SIM        |
| 14                             | VINYL OR ALUMINUM OPERABLE WINDOW                  |
| 15                             | METAL OVERHEAD DOOR                                |
| 16                             | METAL SUNSHADE                                     |
| 17                             | EXTERIOR DOOR                                      |
| 18                             | ALUMINUM WINDOW SYSTEM WITHOUT GLAZING             |
| 19                             | ALUMINUM WINDOW SYSTEM WITH GLAZED IN METAL SCREEN |

## MATERIALS LEGEND



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STANFORD STUDIOS  
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## ISSUES/ REVISIONS

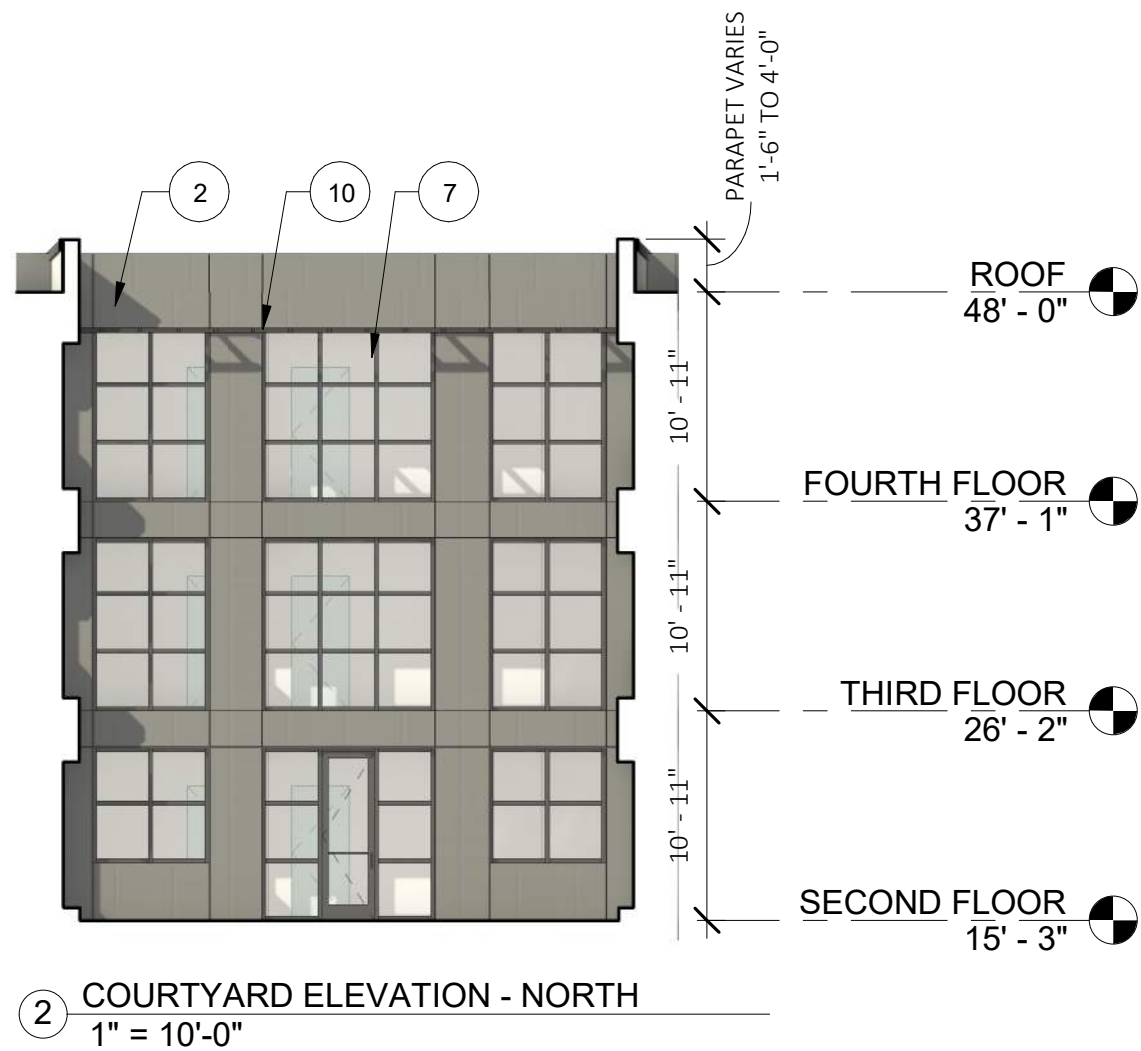
| Issue | DESCRIPTION          | DATE       |
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| 0     | PLANNING APPLICATION | 10.07.2022 |
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| APN number     | 009-234-25,60,59 |
| Project number | 21124            |
| Print Date     | 10.07.2022       |
| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | 1" = 10'-0"      |

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PROPOSED  
ELEVATIONS

AP3.02



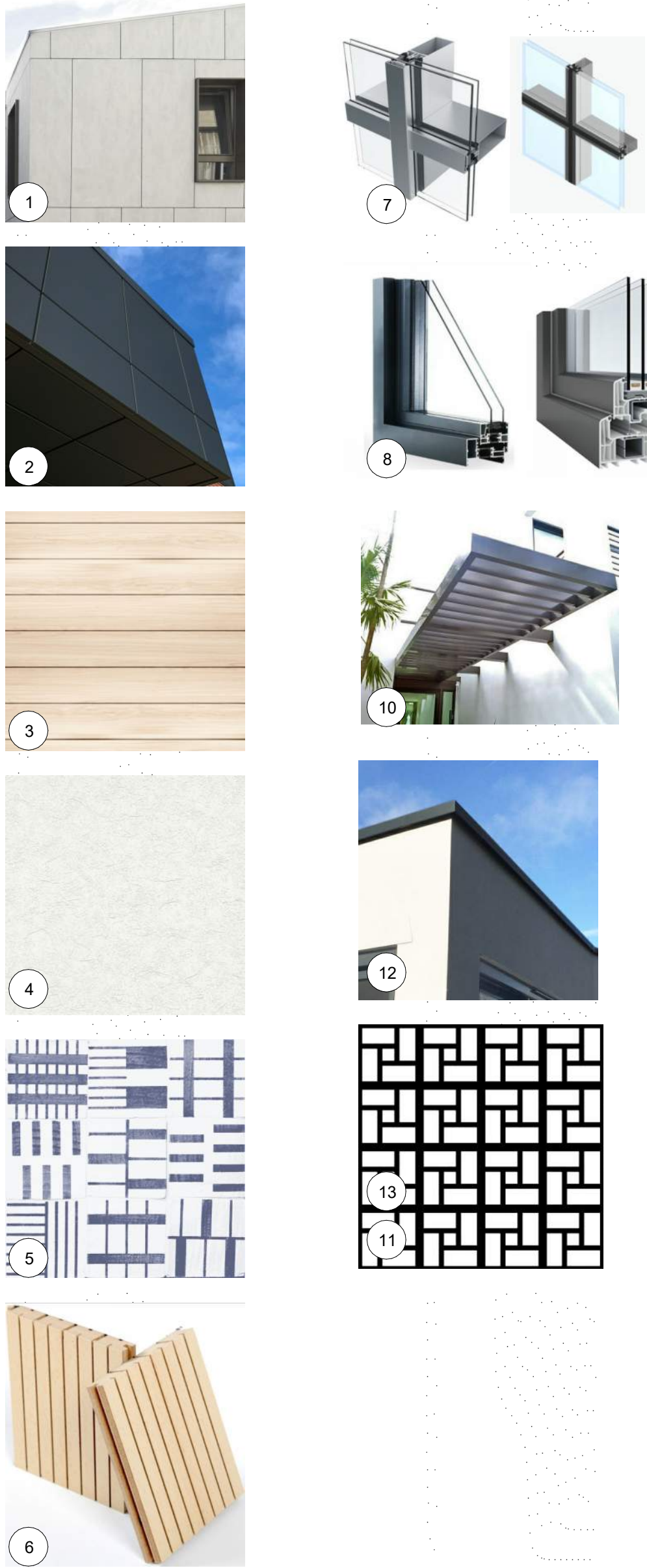
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| Drawn by       | OH               |
| Checked by     | EB               |
| Scale          | 1" = 10'-0"      |

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PROPOSED  
ELEVATIONS

AP3.03

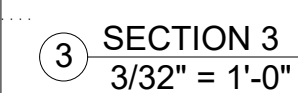
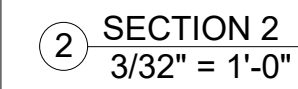
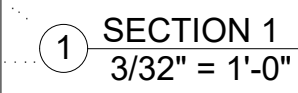


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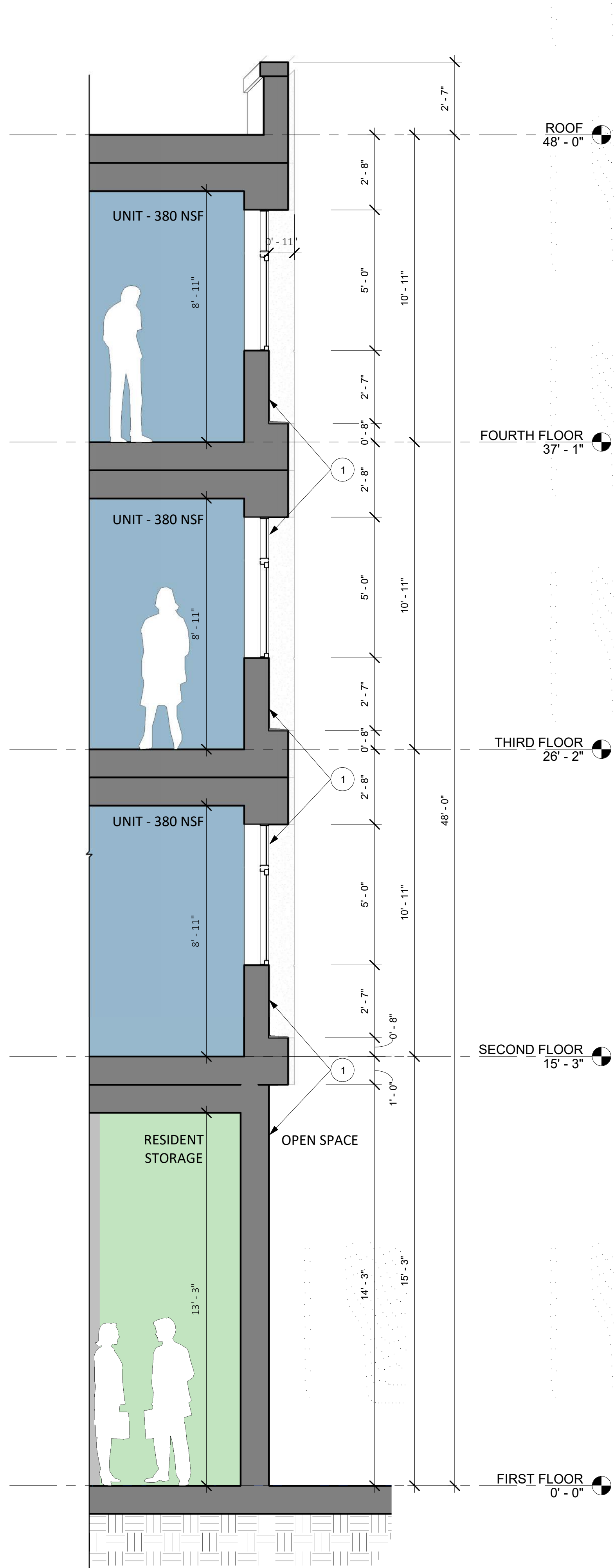
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# AP4.01

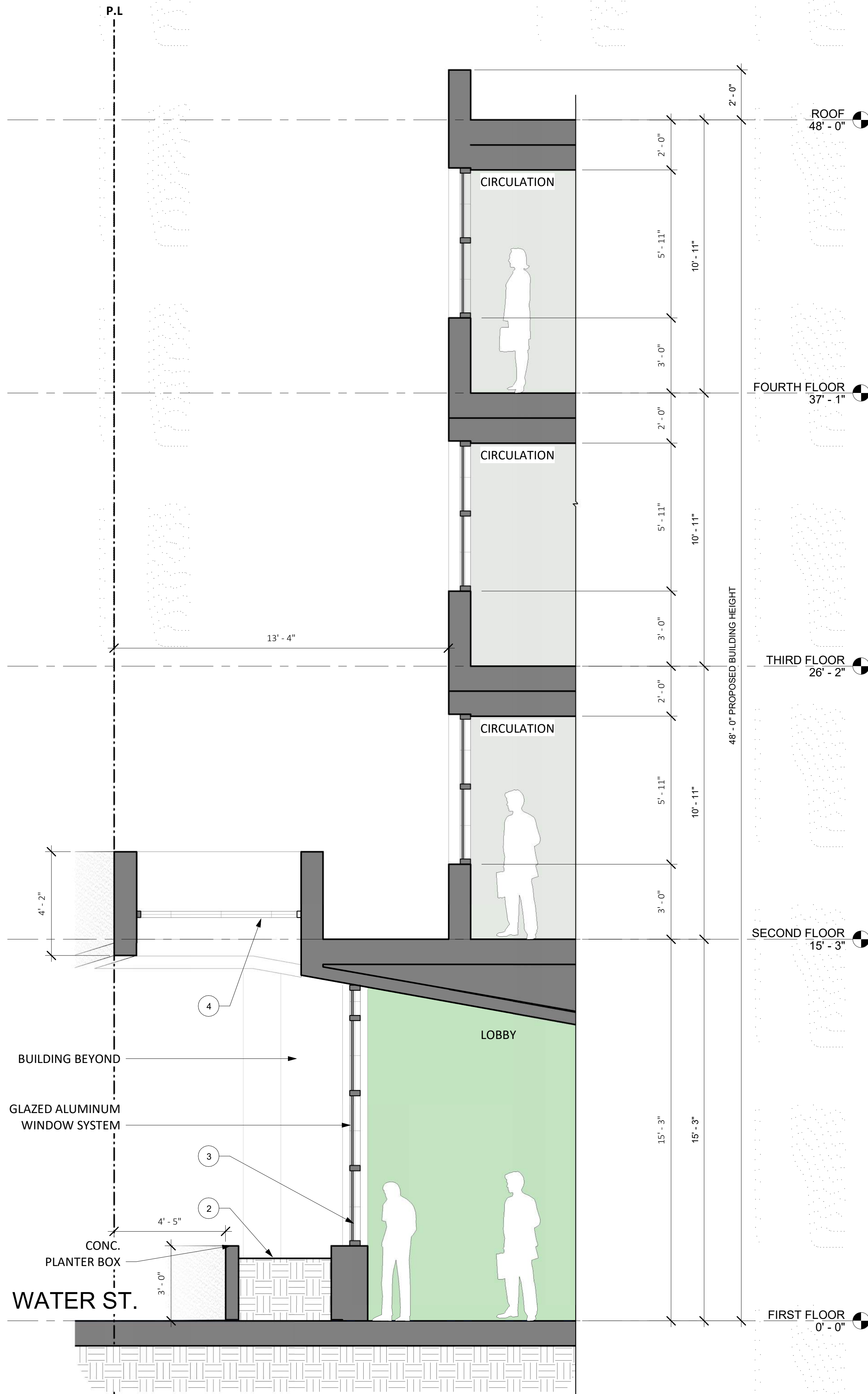


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1 NORTH FACADE WALL SECTION  
3/8" = 1'-0"



2 SOUTH FACADE WALL SECTION  
3/8" = 1'-0"

## WALL SECTION GENERAL NOTES

- SEE ELEVATIONS FOR MATERIALS. REFER TO SHEETS AP3.01 ,AP3.02 AND AP3.03.

## WALL SECTION KEYED NOTES

| WALL SECTION KEYNOTES |                                      |
|-----------------------|--------------------------------------|
| KEYNOTE               | DESCRIPTION                          |
| 1                     | ALIGN                                |
| 2                     | ABOVE GRADE PLANTER                  |
| 3                     | GLAZED ALUMINUM WINDOW SYSTEM OR SIM |
| 4                     | SHADE ELEMENT / TRELLIS OVERHEAD     |



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| Drawn by       | DD               |
| Checked by     | OH               |
| Scale          | As indicated     |

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ENLARGED WALL  
SECTIONS

AP5.01

PROPOSED RESIDENT STORAGE SOLUTIONS



SINGLE STORAGE LOCKER



DOUBLE STORAGE LOCKER



OVER-VEHICLE STORAGE LOCKER

City of Santa Cruz Parking Reduction Worksheet

The City of Santa Cruz allows various strategies to be used to reduce a projects required parking to a maximum of 25%. The intent is to add further flexibility for a project applicant to use creative, documented methods of reducing the need for parking and also provide applicants with a "menu" of well-established options.

From the menu below, select options that your project seeks to employ to reduce your parking requirements on site. Staff will review the selections, the project, and the site location for concurrence.

| Parking Reduction Tool                      | Description                                                                                                                                                                                                                                                                                                                                                         | Type of Project | Max Parking Reduction | Requested Parking Reduction % |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|-------------------------------|
| General Strategies                          |                                                                                                                                                                                                                                                                                                                                                                     |                 |                       |                               |
| Priced parking                              | Paid parking on-site. Must be coupled with on-street parking management strategies. Cannot be used in conjunction with established on-street parking.                                                                                                                                                                                                               | all             | 5%                    |                               |
| Shared Parking                              | The parking requirements for two or more uses of the same or different types on the same parcel may be reduced if it can be demonstrated that the nature of the uses will result in multipurpose trips being made to the site or trips being made to adjacent uses of different zones of the same zone.                                                             | all             | 8%                    | 8%                            |
| Transportation Management Association (TMA) | Signage with a TMA to provide transportation management services. Ecology Action is preferred vendor.                                                                                                                                                                                                                                                               | non-residential | 3%                    |                               |
| Unbundle Parking                            | Disaggregate parking costs from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost. This option is only available coupled with on-street parking management strategies. Implementation of residential permit parking zones within 500' of project for long-term use of on-street parking in residential area at the | residential     | 10%                   | 10%                           |

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|                                                   |                                                                                                                                                                                                                      |                 |    |     |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----|-----|
| Include Showers and lockers in areas of City Code | Implements additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel.                                                                                                                 | Non-residential | 2% |     |
| Bicycle Repair Station & Services                 | On-site bicycle repair tools and space to use them supports on-street use of bicycles for transportation.                                                                                                            | all             | 1% | 1%  |
| Neighborhood Enhancement Strategies               |                                                                                                                                                                                                                      |                 |    |     |
| Traffic Calming Improvements                      | Implements traffic calming measures throughout and around the perimeter of the project site that encourage people to walk, bike, or take transit within the development and to the development from other locations. | all             | 4% |     |
| Pedestrian Network Improvements                   | Implements pedestrian network improvements throughout and around the project site that encourage people to walk.                                                                                                     | all             | 2% | 1%  |
| Total Requested Reduction (max 35%)               |                                                                                                                                                                                                                      |                 |    | 35% |

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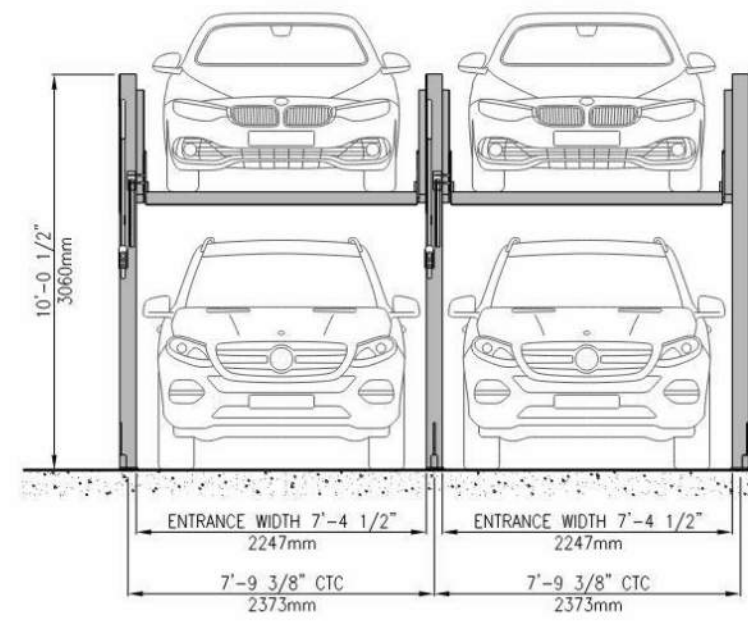
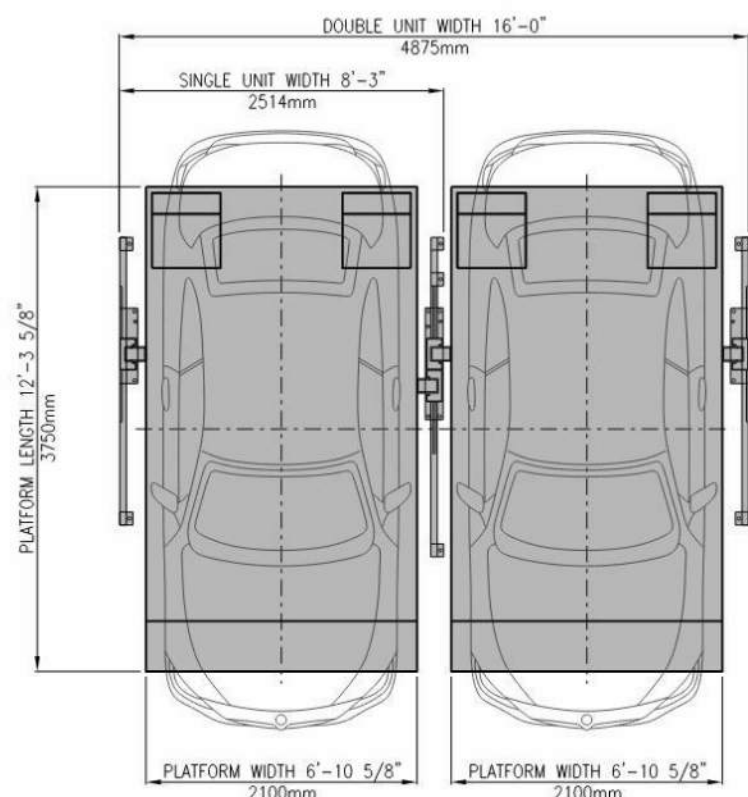
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----|----|
| Parking Cash-Out                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. The higher the cash payment, the higher the reduction.                                                                                  | Non-residential | 5% |    |
| Residential Area Parking Permits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Provision of funding to implement a neighborhood parking permit program for a minimum of 750 feet surrounding project                                                                                                                               | residential     | 3% | 3% |
| Valet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Strategies to encourage efficiency in parking facilities and improve the quality of service to parking users                                                                                                                                        | Non-residential | 1% |    |
| Transit Strategies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                     |                 |    |    |
| Transit strategies are only applicable to projects located within 1/2 mile of a major transit stop. A major transit stop is as defined in California Public Resources Code Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. This is mapped in the City GIS system. |                                                                                                                                                                                                                                                     |                 |    |    |
| Improve Proximate Transit Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Coordinate with local transit agency to improve existing bus stop near the site or provide a new bus stop within 500' of project site. Possible improvements include seating, lighting, shelter, signage, and real time transportation information. | all             | 3% |    |
| Safe and Well-Lit Access to Transit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Enhance the route for people walking or bicycling to nearby transit within 500' of project location. Potential improvements include improving pedestrian scale lighting, completion of sidewalk networks, improvements to pedestrian crossings.     | all             | 2% |    |
| Implement Neighborhood Shuttle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Implement project operator or project sponsored neighborhood shuttle serving residents, employees, and visitors of the project site. Shuttle must operate daily and must have the capability to serve the project site.                             | all             | 5% |    |
| Transit Subsidies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Provide the subsidization of transit fare for residents and/or employees of the project site. Transit subsidies must be provided for the life of the parking reduction. Requires annual review.                                                     | all             | 5% | 5% |
| Carpooling Strategies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                     |                 |    |    |
| Employer Sponsored Vanpool or Shuttle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Implementation of employer-sponsored employee vanpool or shuttle providing new opportunities for access to transit employees to the project site.                                                                                                   | non-residential | 5% |    |
| On-site Carls or Shuttles or taxis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Provide on-site car or shuttle for employees to travel across campus.                                                                                                                                                                               | Non-residential | 2% |    |

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|                                                |                                                                                                                                                                                                                                                                                                                                                                                               |                 |     |    |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----|----|
| Emergency Ride Home (ERH) Program              | Provides an occasional subsidized ride to commuters who use alternative modes. Guaranteed ride home for people if they need to go home in the middle of the day due to an emergency or stay late and need a ride at a time when transit service is not available. Ecology Action is preferred vendor. This is supplemental to the other strategies.                                           | Non-residential | 4%  |    |
| Telecommuting and/or alternative work schedule | Having a portion of workforce working remotely, or working staggered scheduled to reduce parking requirements during peak times.                                                                                                                                                                                                                                                              | Non-residential | 15% |    |
| Shared Mobility Strategies                     |                                                                                                                                                                                                                                                                                                                                                                                               |                 |     |    |
| Commute Management Program                     | Increases vehicle occupancy by providing ride-share matching services, designating preferred parking for ride-share participants, designating adequate passenger loading/unloading and waiting areas for ride-share vehicles, and providing a website or messaging board to connect riders and coordinate rides. Requires designated point person for mobility coordination at the workplace. | Non-residential | 10% |    |
| On-site Car Share                              | Implement car sharing to allow people to have on-demand access to a vehicle, as needed. This may include providing membership to an existing program located within 1/4 mile, contacting with a third-party vendor to extend membership-based service to an area, or implementing a project-specific fleet that serves the residents and employees on-site.                                   | all             | 3%  |    |
| School Carpool Program                         | Implement a school carpool program to encourage ride-sharing for students. Eligible for secondary schools only.                                                                                                                                                                                                                                                                               | school          | 15% |    |
| Bike Share                                     | Should a public bike share system be available, encourage use of the system. Encourage use of the system to support safe and comfortable bicycle travel.                                                                                                                                                                                                                                      | all             | 7%  | 7% |
| On-street Bicycle Facility                     | Implements on-street bicycle facilities, including bike racks and crossings for bike networks identified within a one-half mile buffer area of the project boundary, to support safe and comfortable bicycle travel.                                                                                                                                                                          | all             | 4%  |    |
| Substitution of Car Parking with Bike Parking  | Proposed and existing developments may convert up to ten percent of their auto spaces to unrequited additional bike parking, as long as the spaces are conveniently located near the entrance. Converted parking spaces must yield at least six bike parking spaces per auto space.                                                                                                           | all             | 10% |    |

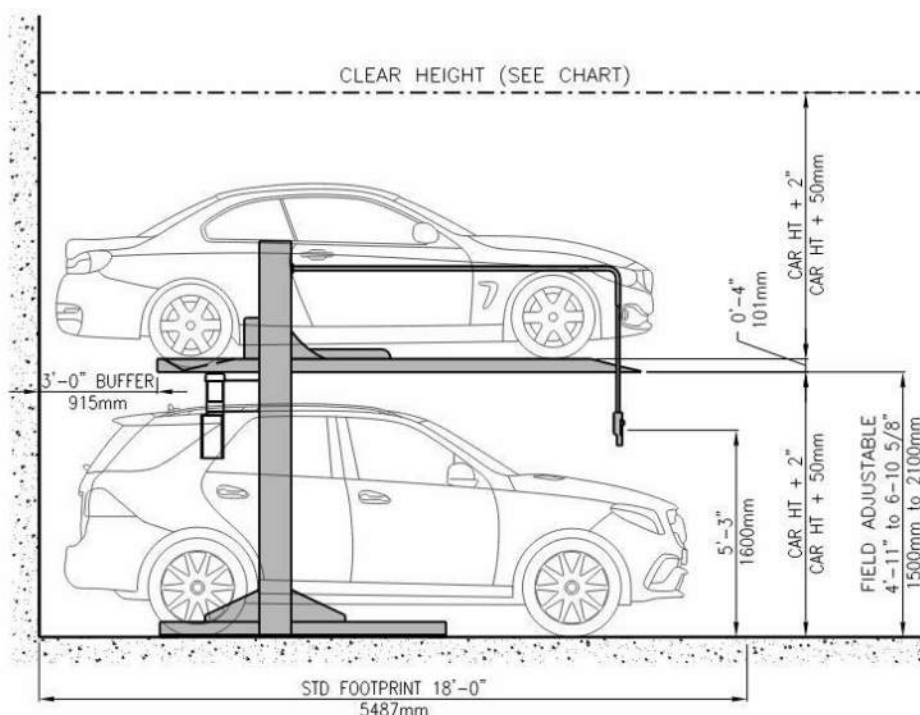
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PROPOSED DOUBLE STACKER CAR PARKING



| TECHNICAL SPECIFICATIONS |                     |                      | CLEARANCES |        |
|--------------------------|---------------------|----------------------|------------|--------|
| SYSTEM TYPE              | DOUBLE STACKER      |                      | TYPE       | HEIGHT |
| MODEL NO.                | VSS-7               |                      | LL         | 11'-2" |
| PARKING CAPACITY         | 2 CARS              |                      | SL         | 12'-2" |
| MAX VEHICLE DIMS         | WHEELBASE           | 10'-2" (3,100 mm)    | S/S        | 13'-2" |
|                          | TRACK*              | 5'-8 1/4" (1,670 mm) | L = SEDAN  |        |
|                          | WIDTH               | 7'-0 5/8" (2,150 mm) | S = SUV    |        |
|                          | HEIGHT (ON GRADE)   | 6'-6 3/4" (2,050 mm) |            |        |
|                          | WEIGHT              | 7,000 lbs (3,175 Kg) |            |        |
| LIFTING TIME             | 45 sec              |                      |            |        |
| LOWERING TIME            | 15 sec              |                      |            |        |
| 3HP HYDRAULIC UNIT       | AC220V, 1PH, 2.2 Kw |                      |            |        |

\* TRACK DIMENSION ASSUMES 9 1/4" (235mm) TIRE WIDTH



| REV | DETAIL OF REVISION | DATE | REVISION | APPROVED | PROJECT | DATE | DESIGNED | CHECKED | APPROVED |
|-----|--------------------|------|----------|----------|---------|------|----------|---------|----------|
| 1   | DETAIL OF REVISION | DATE | REVISION | APPROVED | PROJECT | DATE | DESIGNED | CHECKED | APPROVED |
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PARKMATIC AUTOMATED & MECHANICAL PARKING SYSTEMS

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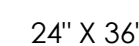
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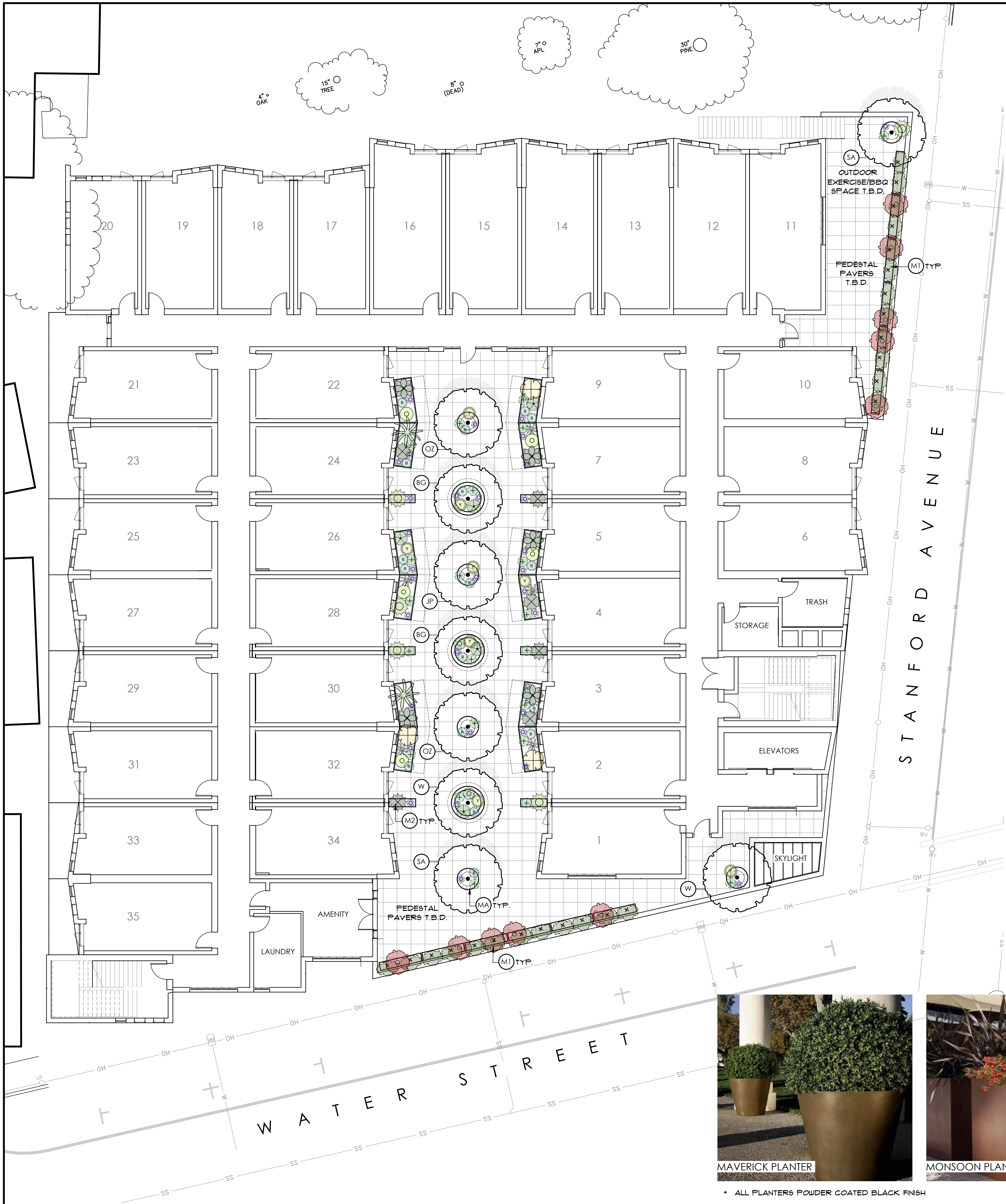
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PARKMATIC AUTOMATED & MECHANICAL PARKING SYSTEMS



# L1.0



PLANT LEGEND SECOND FLOOR

| TREES | BOTANICAL NAME / COMMON NAME                         | SIZE   | QTY | HT/WIDTH  | WUCOLS |
|-------|------------------------------------------------------|--------|-----|-----------|--------|
| JP    | ACER PALMATUM / JAPANESE MAPLE                       | 15 GAL | 1   | 20' X 20' | M      |
| OZ    | ACER PALMATUM 'OSAKAZUKI' / OSAKAZUKI JAPANESE MAPLE | 15 GAL | 2   | 20' X 20' | M      |
| BC    | ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE | 15 GAL | 2   | 15' X 15' | M      |
| SK    | ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE        | 15 GAL | 2   | 20' X 18' | M      |
| W     | ACER PALMATUM 'WOLFF' / EMPEROR 1 JAPANESE MAPLE     | 15 GAL | 1   | 15' X 15' | M      |

| SHRUBS AND PERENNIALS | BOTANICAL NAME / COMMON NAME                             | SIZE  | MATURE QTY | HT/WIDTH    | WUCOLS |
|-----------------------|----------------------------------------------------------|-------|------------|-------------|--------|
| AB                    | ABUTILON 'GOLDEN BALLERINA' / YELLOW FLOWERING MAPLE     | 1 GAL | 3          | 6' X 4'     | M      |
| AR                    | ARALIA CORDATA 'SUN KING' / GOLDEN JAPANESE SPIKENARD    | 1 GAL | 5          | 2.5' X 2.5' | M      |
| CF                    | CYRTOMIUM FALCATUM 'ROCHFORDIANUM' / JAPANESE HOLLY FERN | 1 GAL | 5          | 2' X 3'     | M      |
| FJ                    | FATSIA JAPONICA / JAPANESE ARALIA                        | 1 GAL | 2          | 6' X 6'     | M      |
| FW                    | FATSIA 'SPIDER'S WEB' / VARIEGATED JAPANESE ARALIA       | 1 GAL | 5          | 5' X 2'     | M      |
| HO                    | HOSTA X 'PATRIOT' / PATRIOT HOSTA                        | 1 GAL | 3          | 18" X 2'    | M      |
| WO                    | WOODWARDIA FIMBRIATA / GIANT CHAIN FERN                  | 1 GAL | 5          | 4' X 4'     | M      |

| GRASSES | BOTANICAL NAME / COMMON NAME                               | SIZE  | MATURE QTY | HT/WIDTH    | WUCOLS |
|---------|------------------------------------------------------------|-------|------------|-------------|--------|
| CR      | CHONDROPETALUM TECTORUM / CAPE RUSH                        | 1 GAL | 6          | 2' X 3'     | L      |
| CO      | CORDYLIN 'RED SENSATION' / SENSATION CORDYLIN 912          | 1 GAL | 10         | 4' X 4'     | M      |
| CL      | DIANELLA TASMANICA 'CLARITY BLUE' / CLARITY BLUE FLAX LILY | 1 GAL | 11         | 2' X 3'     | M      |
| CS      | DIANELLA TASMANICA 'YELLOW STRIPE' / GOLD STRIPE FLAX LILY | 1 GAL | 8          | 2.5' X 2.5' | M      |
| LO      | LOMANDRA HYSTRIX 'TROPIC BELLE' / TROPIC BELLE MAT RUSH    | 1 GAL | 5          | 3' X 3'     | L      |

| TRAILING | BOTANICAL NAME / COMMON NAME                              | SIZE  | QTY | HT/WIDTH  | WUCOLS |
|----------|-----------------------------------------------------------|-------|-----|-----------|--------|
| LD       | LAMIUM MACULATUM 'PURPLE DRAGON' / DEAD NETTLE            | 4"    | 33  | 12" X 18" | M      |
| MP       | MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM      | 1 GAL | 24  | 6" X 8"   | L      |
| PL       | PLECTRANTHUS COLEOIDES 'VARIEGATA' VARIEGATED SWEDISH IVY | 1 GAL | 22  | 6" X 2'   | M      |

WUCOLS WATER USE CLASSIFICATION

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

PLANTING NOTES

- ALL PLANTERS TO BE FILLED WITH CLEAN TOPSOIL.
- PLANTERS TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

PRELIMINARY IRRIGATION NOTES

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

PLANTER/BENCH LEGEND

|  |                                                                                                                                          |
|--|------------------------------------------------------------------------------------------------------------------------------------------|
|  | PLANTER AND ATTACHED CANTILEVERED BENCH TO BE 'CLIFFHANGAR SHRUBTUB SYSTEM' IN CUSTOM CONFIGURATION AND SIZES. 36" TALL PLANTER / QTY: 6 |
|  | CIRCULAR PLANTER AND ATTACHED CANTILEVERED BENCH TO BE 'GREEN CIRCULAR BENCH'. 91" DIA. X 33" TALL PLANTER / QTY: 3                      |

|  |                                                              |
|--|--------------------------------------------------------------|
|  | MA '032 MAVERICK' / QTY: 6<br>48" TOP X 32" BASE X 36" TALL  |
|  | M1 '042 MONSOON' / QTY: 12<br>36" LONG X 18" WIDE X 36" TALL |
|  | M2 '042 MONSOON' / QTY: 6<br>60" LONG X 18" WIDE X 24" TALL  |

BY IAP [WWW.IAPSF.COM](http://WWW.IAPSF.COM)  
PLANTERS EQUIPPED WITH 'TREETEC BOTTOM UP' SYSTEM AND POWDER COATED BLACK FINISH  
PLANTERS POWDER COATED BLACK FINISH



MAVERICK PLANTER



MONSOON PLANTER



GREEN CIRCULAR PLANTER



CLIFFHANGAR SHRUB TUB AND BENCH

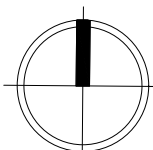
• ALL PLANTERS POWDER COATED BLACK FINISH

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

STANFORD  
STUDIOS

917.919 & 923  
WATER STREET  
SANTA CRUZ, CA 95060

NORTH



SCALE: 1" = 10'-0"

PLAN REVISIONS

DATE = 10/07/2022

JOB = 2214

SHEET TITLE

SECOND FLOOR  
LANDSCAPE PLAN

SHEET NUMBER

L2.0