

# 1815 MISSION STREET



189 WALNUT AVENUE  
SANTA CRUZ, CA 95060  
WORKBENCHBUILT.COM  
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## PLANNING SUBMITTAL

GENERAL	
GP0.01	COVER SHEET INDEX
GP0.02	PROJECT INFO
GP0.03	EXISTING SITE PHOTOS
GP0.04	OPEN SPACE EXHIBIT
GP0.05	BASE DENSITY STUDY
GP0.06	STATE LAW INFO SHEET
GP0.07	SHADOW STUDY
GP0.08	RENDERINGS & 3D EXHIBIT
GP0.10	DRAFT CITY OF SANTA CRUZ GREEN BUILDING CHECKLIST
GP0.11	DRAFT CITY OF SANTA CRUZ GREEN BUILDING CHECKLIST
GP0.12	DRAFT CAL GREEN MANDATORY CHECKLIST
GP0.13	DRAFT CAL GREEN MANDATORY CHECKLIST
LAND SURVEY	
LS.1	LAND SURVEY
CIVIL	
C.0.0	COVER SHEET
C.0.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C.1.0	PRELIMINARY GRADING PLAN
C.1.1	GRADING PLAN DETAILS
C.2.0	PRELIMINARY DRAINAGE AND SANITARY SEWER UTILITY PLAN
C.2.1	DRAINAGE AND SANITARY SEWER PLAN DETAILS
C.3.0	PRELIMINARY UTILITY PLAN
C.3.1	UTILITY PLAN DETAILS
C.3.2	UTILITY PLAN DETAILS
C.4.0	PRELIMINARY STORMWATER
C.4.1	PRELIMINARY STORMWATER
C.4.2	PRELIMINARY STORMWATER
C.5.0	PRELIMINARY EROSION CONTROL PLAN
C.5.1	PRELIMINARY EROSION CONTROL PLAN
C.5.2	LOT LINE ADJUSTMENT MAP
ARCHITECTURAL	
AP0.50D	DEMO SITE PLAN
AP0.51	PROPOSED SITE PLAN
AP1.01	PROPOSED LEVEL 1 FLOOR PLAN
AP1.02	PROPOSED LEVEL 2 FLOOR PLAN
AP1.03	PROPOSED LEVEL 3 FLOOR PLAN
AP1.04	PROPOSED LEVEL 4 FLOOR PLAN
AP1.05	PROPOSED LEVEL 5 FLOOR PLAN
AP1.06	PROPOSED LEVEL 6 FLOOR PLAN
AP1.07	PROPOSED ROOF PLAN
AP3.01	PROPOSED ELEVATIONS
AP3.02	PROPOSED ELEVATIONS
AP3.03	PROPOSED ELEVATIONS
AP4.01	BUILDING SECTIONS
AP4.02	BUILDING SECTIONS
AP5.01	ENLARGED WALL SECTIONS
AP9.02	CAR, EV,& BYCICLE PARKING INFO
LANDSCAPE	
L1.1	LANDSCAPE PLAN LEVEL 1
L1.2	LANDSCAPE PLAN LEVEL 2
L1.6	LANDSCAPE PLAN LEVEL 6

1815 MISSION STREET  
1811, 1815, 1819 MISSION STREET  
SANTA CRUZ, CA 95060



### ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PREAPPLICATION	07.17.2024
1	PLANNING APPLICATION	01.16.2025

APN number 004-124-34, 32, 31  
Project number 23163  
Print Date 01/16/2025  
Drawn by JP  
Checked by EB  
Scale NTS

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### COVER SHEET INDEX

GP0.01

### PROJECT DIRECTORY

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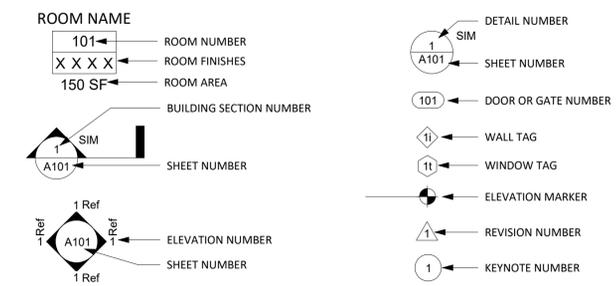
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### GRAPHIC LEGEND



## BUILDING GROSS AREA

GROSS AREA BY USE

LEVEL	RESIDENTIAL	CIRCULATION	PARKING	AMENITY	SERVICE / MECH.	COMMERCIAL	TOTALS
LEVEL 1	0 SF	1,390 SF	6,619 SF	1,454 SF	896 SF	1218 SF	11,576 SF
LEVEL 2	7,219 SF	1,814 SF	0 SF	777 SF	591 SF	0 SF	10,401 SF
LEVEL 3	7,996 SF	1,814 SF	0 SF	0 SF	591 SF	0 SF	10,401 SF
LEVEL 4	7,996 SF	1,814 SF	0 SF	0 SF	591 SF	0 SF	10,401 SF
LEVEL 5	7,219 SF	1,814 SF	0 SF	777 SF	591 SF	0 SF	10,401 SF
LEVEL 6	5,328 SF	1,900 SF	0 SF	1,817 SF	253 SF	0 SF	9,297 SF
GRAND TOTALS	35,757 SF	10,545 SF	6,619 SF	4,825 SF	3,512 SF	1218 SF	62,476 SF

## PLANNING CODE NOTES

**BUILDING HEIGHT**  
HT. LIMIT: WAIVER  
**ALLOWABLE:** 45  
**PROVIDED:** 65'-0" (REFERENCE ELEVATIONS)

**SETBACKS**  
SCMC 24.10.750  
ALLOWED:  
**FRONT:** 0'  
**SIDE INTERIOR:** 0'  
**SIDE EXTERIOR:** 0'  
**REAR:** 0'  
SEE PLANS FOR SETBACKS PROVIDED

**PARKING**  
AB2097  
**REQUIRED:**  
AB 2097 PROHIBITS MINIMUM AUTOMOBILE PARKING REQUIREMENT ON ANY RESIDENTIAL, COMMERCIAL, OR OTHER DEVELOPMENT PROJECT, AS DEFINED, THAT IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT, AS DEFINED. REDUCTION OF ELECTRICAL VEHICLE CHARGING PARKING SPACES AND ACCESSIBLE PARKING SPACES IS PROHIBITED.  
**REQUIRED (OVERRIDDEN BY AB2097):**  
RESIDENTIAL - 35 SPACES REQUIRED (.5 SPACE PER UNIT)  
COMMERCIAL - 17 SPACES REQUIRED (1 PER 120 SF)  
**TOTAL: 52 SPACES REQUIRED**  
**EV READY REQUIRED:**  
6 SPACES (10% OF 52 SPACES)  
**EV PARKING REQUIRED:**  
RESIDENTIAL : 5 SPACES (12% OF 35)  
COMMERCIAL: 1 SPACE (FOR 1-25 REQUIRED SPACES)  
TOTAL: 6 SPACES  
**ACCESSIBLE PARKING REQUIRED:**  
RESIDENTIAL : 1 SPACE (2% OF 35)  
COMMERCIAL: 1 SPACE (FOR 1-25 REQUIRED SPACES)  
VAN SPACES: 2 SPACES (1 PER 6 COMMERCIAL SPACES, 1 PER 8 RESIDENTIAL)  
TOTAL: 2 ACCESSIBLE SPACES (INCLUDING 2 VAN SPACES)  
**PROVIDED:**  
11 PARKING GARAGE STALLS, 6 EV CHARGING (42%)  
2 VAN ACCESSIBLE ADA SPACES, 1 EV CHARGING  
**14 TOTAL PARKING SPACES PROVIDED, 6 EV CHARGING**

**BICYCLE PARKING**  
(SCMC 24.12.250)  
WAIVER REQUESTED  
**REQUIRED: 70 CLASS-I SPACES RESIDENTIAL (1 SPACE / UNIT)**  
**18 CLASS-II SPACES RESIDENTIAL (1 SPACE / 4 UNITS)**  
**1 CLASS-I SPACES COMMERCIAL (2 + 15% PARKING X 20%)**  
**1 CLASS-II SPACES COMMERCIAL (2 + 15% PARKING X 80%)**  
**PROVIDED: 93 SPACES**  
66 CLASS-I SPACES (INCLUDING 1 COMMERCIAL SPACE)  
5 LARGE BIKE SPACES  
22 CLASS-II SPACES

**GROUND FLOOR USE**  
MISSION STREET  
URBAN DESIGN PLAN  
**REQUIRED:** THE TYPICAL COMMERCIAL USES ARE SIMILAR TO THOSE IN THE COMMUNITY COMMERCIAL (CC) DESIGNATION, AND PEDESTRIAN-ORIENTED COMMERCIAL USES ARE ENCOURAGED ON THE GROUND FLOOR.  
**PROVIDED:** PROJECT COMPLIES (SEE SHEET AP1.01)

**USABLE OPEN SPACE**  
24.12.185.9  
WAIVER REQUESTED  
**PRIVATE REQUIRED: 2,800 SF**  
40 SF / UNIT  
**PROVIDED: 2,190 SF**  
SEE SHEET GP0.04 FOR OPEN SPACE EXHIBIT  
**PUBLIC REQUIRED: 1,400 SF**  
20 SF / UNIT  
**PROVIDED: 1,539 SF**  
SEE SHEET GP0.04 FOR OPEN SPACE EXHIBIT

## PROJECT - UNIT TOTAL COUNT

UNIT COUNT:

UNIT TYPE	COUNT
STUDIO	40
TWO BED / 1 BATH	11
TWO BED / 1.5 BATH	13
TWO BED / 2 BATH	6
<b>TOTAL</b>	<b>70</b>

## PROJECT DATA

**LOT 1 ADDRESS:** 1811 MISSION ST. SANTA CRUZ, CA 95060  
**APN:** 004-124-34  
**LOT 1 AREA:** 4,881.2 SF (SURVEY)  
**LOT 2 ADDRESS:** 1815 MISSION ST. SANTA CRUZ, CA 95060  
**APN:** 004-124-32  
**LOT 2 AREA:** 4,900.0 SF (SURVEY)  
**LOT 3 ADDRESS:** 1819 MISSION ST. SANTA CRUZ, CA 95060  
**APN:** 004-124-31  
**LOT 3 AREA:** 4,881.2 SF (SURVEY)  
**TOTAL LOT SIZE:** 14,662.4 SF (SURVEY)  
**ZONING DISTRICT:** CC  
**LAND USE DESIGNATION:** CM  
**ZONING OVERLAY:** MISSION ST  
**EXISTING BUILDING AREAS:** 3,584 SF  
**PROPOSED BUILDING AREA:** 62,476 SF  
**FAR ALLOWED:** 1.75  
**FAR PROVIDED:** 4.26 WAIVER

## SCOPE OF WORK

THIS PROJECT IS AN APPROXIMATELY 62,476 GSF RESIDENTIAL APARTMENT BUILDING. THE 6 STORY BUILDING CONSISTS OF A GROUND FLOOR PODIUM WITH 5 TOTAL RESIDENTIAL LEVELS ABOVE. THE BUILDING SPANS THREE LAND PARCELS ZONED "COMMUNITY COMMERCIAL" (CC) AND SEEKS TO REPLACE THREE EXISTING SFR AND 3 DETACHED GARAGES (SEE DEMOLITION SITE PLAN).

THE GROUND FLOOR PODIUM IS COMPOSED OF A MIXED-USE GROUND FLOOR FEATURING A COMMERCIAL SPACE AT THE CORNER OF MISSION ST AND DUFOUR WITH A DESIGNATED OUTDOOR SEATING AREA. THERE IS ALSO A RESIDENTIAL LOBBY AND RESIDENT AMENITIES FRONTING MISSION ST. THE REMAINDER OF THE GROUND FLOOR IS DEDICATED TO A PARKING GARAGE THAT HOSTS BOTH COMMERCIAL AND RESIDENTIAL PARKING AS WELL AS BUILDING SERVICES INCLUDING THE TRASH ROOM AND MECHANICAL ROOMS. THE UPPER FLOORS OF THE BUILDING FEATURE THE RESIDENTIAL UNITS, LAUNDRY, AND RESIDENT AMENITIES, INCLUDING A PARTIAL 6TH FLOOR ROOF TERRACE.

### ADDITIONAL SITE CONDITIONS

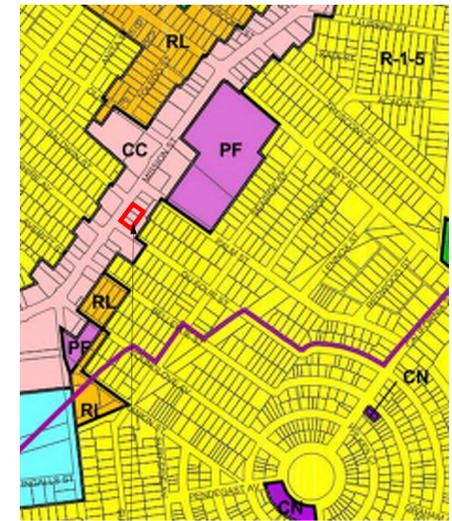
POINT SOURCE AIR/WATER POLLUTANTS: **NO**  
VERY HIGH FIRE SEVERITY ZONE: **NO**  
WETLANDS: **NO**  
HAZARDOUS WASTE SITE: **NO**  
SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD: **NO**  
DELINEATED EARTHQUAKE FAULT ZONE: **NO**  
HISTORIC/CULTURAL RESOURCES: **YES, POTENTIALLY**  
SPECIES OF CONCERN: **YES, POTENTIALLY**  
RECORDED PUBLIC EASEMENTS: **YES**  
COASTAL ZONE: **NO**  
STREAM OR OTHER RESOURCE: **NO**

ANY APPROVALS UNDER THE SUBDIVISION MAP ACT, INCLUDING, BUT NOT LIMITED TO, A PARCEL MAP, A TENTATIVE MAP, OR A CONDOMINIUM MAP, BEING REQUESTED **NO**

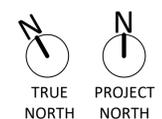
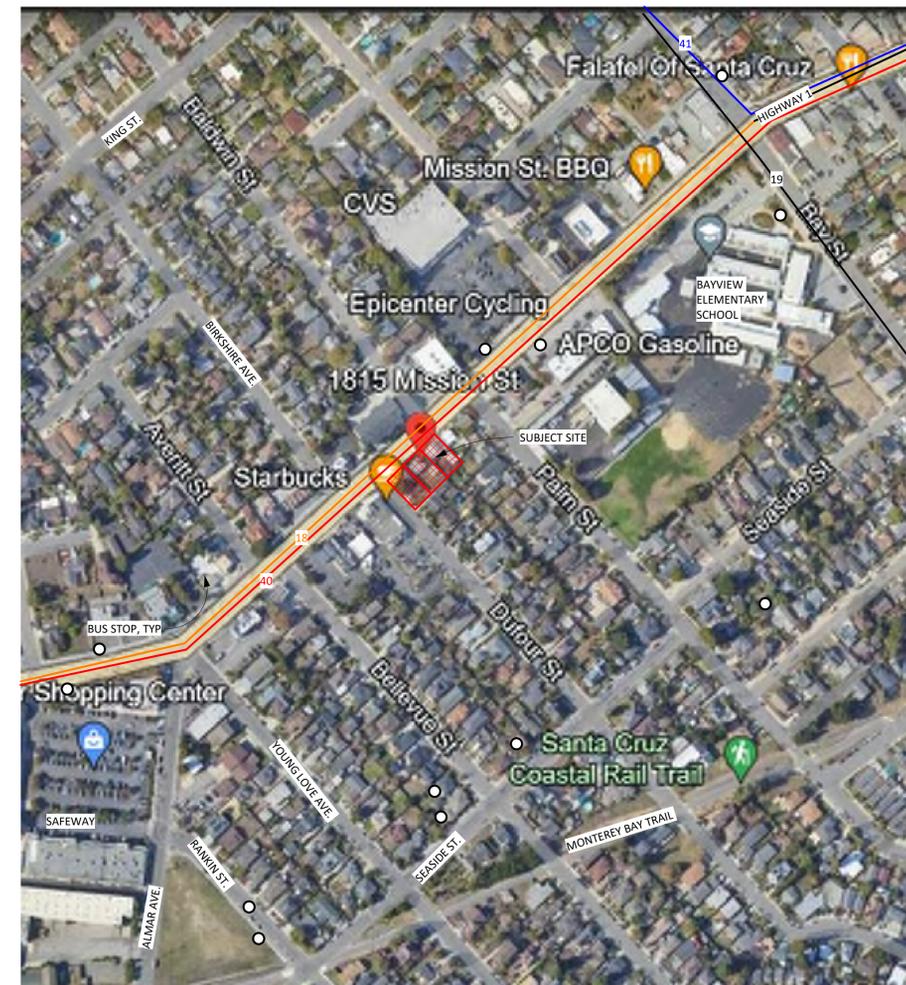
## ASSESSORS MAP



## ZONING MAP



## CONTEXT & MOBILITY



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Print Date	01/16/2025
Drawn by	JP
Checked by	EB
Scale	As indicated

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### PROJECT INFO

GPO.02











**A: VIEW FROM MISSION AND BALDWIN STREET**

**B: VIEW FROM MISSION STREET**

**C: VIEW FROM MISSION AND DU FOUR**



**D: VIEW FROM DU FOUR STREET TOWARDS MISSION STREET**

**E: VIEW OF REAR OF BUILDING FROM NEIGHBORING HOMES**

**F: VIEW OF COMMERCIAL CORNER**



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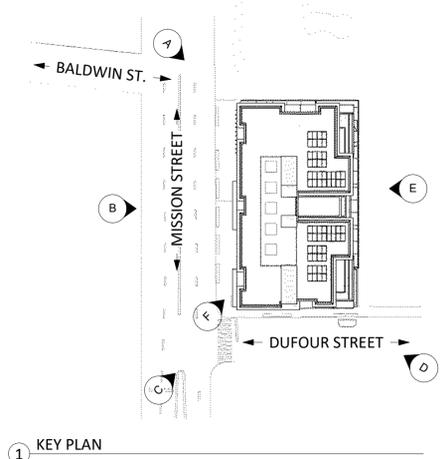


ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
1	PLANNING APPLICATION	01.16.2025

APN number 004-124-34, 32, 31  
Project number 23163  
Print Date 01/16/2025  
Drawn by OH  
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**RENDERINGS & 3D EXHIBIT**  
**GP0.08**



City of Santa Cruz  
Residential Green Building Checklist  
NEW CONSTRUCTION PROJECTS

INSTRUCTIONS

The Checklist below lists all green building measures and determines the required points for your project. In addition, it allows you to select specific measures for your project. Enter your project information and the project square footage (building, decks and porches) in the fields indicated. The square footage is used to determine the points required to achieve each Action Level. If performing these calculations manually, please refer to the formula in the Residential Guidelines documentation. FOR LEGIBILITY, A COMPLETED CHECKLIST MUST BE INCORPORATED ON ITS OWN, SEPARATE PLANSHEET PAGE

- Review the calculated points required to achieve each Action Level. REVIEW Guidelines at <http://www.cityofsantacruz.com/home/showdocument?id=35646>
- Note the mandatory measures highlighted and located at the top of each measure category. These measures are required for all projects and lack any point value.
- Select the measures for your project by entering point values in the "Achieved Points" column. Points entered should not exceed the indicated maximum points for each measure. Note that some measures such as "Recycle Job Site Construction & Demolition Waste" have point tiers which are non-additive, i.e., you may only select and claim the available points for one of the available tiers. Be sure to review your total points as you select your measures and note your progress towards your planned
- Once selected to meet the point requirements for your planned Action Level, enter the page(s) of your building plans on which the measures, both Mandatory and Voluntary, are called out/reflected in the column provided. Include corresponding notes, specifications, or instructions to facilitate the plan review and inspection
- When your checklist is complete, click on the "Summarize Selected Measures" button to show only those measures which you have selected. This will facilitate integrating your measures into an Index of Selected Measures on your building plans. To see all of the measures again, click the "Show All Measures" button. Note that you will need to enable Microsoft Excel macros (sets of automated steps triggered, in this case, by clicking a button) in order to utilize this functionality. This option is typically provided in a security warning below the Excel menu bar. If you choose not to enable the macro, you may still filter your measures using Excel's filtering options found in the Data menu. All code references are CALGreen unless otherwise noted. Exceeding the minimum point requirements by 15-20% is recommended to allow

Project Address	
Assessor's Parcel # (APN)	
Permit #	
Project Description	
Owner	
Designer	
Contractor	
Total Square Feet (building, decks & porches)	



Action Level	Required for Action Level	Remaining for Action Level
Permit Issuance	20	20
Prioritized Green Building Plan Check	45	45
Green Building Award Certificate	75	75
Green Building Plaque for Exceptional Design	90	90

5. Reusable Metal Forms: Specify on foundation drawings	2		
6. Use Recycle Content Aggregate for Building Pads, Pathways, Driveways: Specify in plans	2		
7. Exterior Walls Employ Insulated Concrete Forms (ICFs): Provide wall section detail	3		
8. Use Rammed Earth Construction: Provide wall section detail	5		
9. Seal Crawl Space with Vapor Barrier & Install Sump Pump: Specify in plans	10		
10. Install Drainage Plane & Barrier Adjacent to Foundations: Mulched, plant free zone 3' around foundation perime	2		
11. Slab On-grade Foundation: Install Horizontal Structural Foam : R20+ EPS or Polyiso	10		
12. Install R15+ Sub-floor Insulation with Raised Perimeter Foundation: Use EPS or Polyiso Foam	10		
<b>Category Point Subtotal</b>	<b>49</b>		
<b>D. Structural Frame</b>			
M1. Protect Annular Spaces Around Openings in Plates at Exterior Wall: 4.406.1 - Add instruction in plans	M	-	
2a. Substitute Solid Saw Lumber with Engineered Lumber: Floors - Specify in plans	1		
2b. Substitute Solid Saw Lumber with Engineered Lumber: Headers (Non-structural) - Specify in plans	1		
2c. Substitute Solid Saw Lumber with Engineered Lumber: Structural Beams & Headers - Specify in plans	1		
3. Use FSC-Certified Wood for Framing: 2 Points for Every 10% (10 Points Maximum) - Specify in plans	10		
4. Use Wood I-Joists for Floor & Ceilings: Specify in plans	2		
5. Use Steel Interior Web Trusses: Specify in plans	2		
6. Use Energy Heels on Trusses: 12" Truss Heel Height Required for R38. Provide section detail	2		Reference SBCA SRR 1605-05
7a. Use OSB: Sub-Floors, specify in Sheathing Schedule	1		
7b. Use OSB: Sheathing, specify in Sheathing Schedule	1		
8. Use Finger-Jointed Studs for Non-Structural Vertical Applications: Specify in plans	2		
9. Use Engineered Studs for Vertical Applications: Specify in plans	2		
10. Use Recycled Content Steel Studs for Interior Framing: Specify in plans	2		
11. Reduce Lumber Framing: Alternative Wall Construction, Each 10% reduction in standard framing = 2 points	10		
12. Design with 8' High Plate: 2 Points for Each Floor Where Used	6		
13. Design Using 2' Modules: 1 Point per Dimension (Length/Width)	2		
14. Apply Advanced Framing Techniques: Reduce timber use, either 19.2" OC or 24" OC framing	4		
15. Use Reclaimed Lumber for Non-Structural Applications: Specify in plans	3		
<b>Category Point Subtotal</b>	<b>52</b>		
<b>E. Exterior Finish</b>			
M1. Water Resistant Barrier/House Wrap: CRC R703.1 & R703.2 - Specify in Wall Section	M	-	
2a. Use Sustainable Decking Materials: Recycled Content - Specify in plans	3		
2b. Use Sustainable Decking Materials: FSC-Certified Wood - Specify in plans	3		
4a. Use Alternative Siding Materials: Recycled Content - Specify in plans	1		
4b. Use Alternative Siding Materials: Fiber-Cement - Specify in plans	3		
4c. Use Alternative Siding Materials: Earth and/or Plaster - Specify in plans	3		
4d. Use Alternative Siding Materials: Prefinished Building/Durable Finish - Specify in plans	2		
5. Use Re-fabricated Low/No VOC Exterior Paint: Specify in plans	2		
6. Provide Advanced Flashing/Weatherproofing Details: Reference plan details	2		
<b>Category Point Subtotal</b>	<b>19</b>		
<b>F. Plumbing</b>			
M1. Plumbing Fixtures and Fittings installed in accordance with California Plumbing Code 4.303.2	M	-	
M2. Plumbing Fixtures & Fittings: Flow Rate Compliance 4.303	M	-	
M3. Insulate All Hot Water Pipes: CEnC 150.0(i)2 per Table 120.3-A	M	-	
M4. Minimum DHW Efficiency: Tankless EF≥ 0.82, Tank ≤ 55 Gal EF ≥ 0.60, Tank > 55 Gal EF ≥ 0.76 CEnC 150.1(c)	M	-	
3a. Install Chlorine Filter on Showerhead: 1 Point Each (2 Points Maximum) Locate in plans	2		
3b. Install Whole House Chlorine Filter: Locate in plans	4		

Maximum Available Points = 456 = Total Achieved Points

	Maximum Points	Achieved Points	Plan Pages (e.g., A-1, C-3)	Notes
<b>A. Green Pre-Design/Pre-Planning Stage Checklist</b>				
M1. Meet CA Energy Code Minimum Standards: Title 24	M	-		
2. Design Smaller Homes (See "Home Size Table" in Guidelines for further details) # of Bedrooms: 4	9			
3. Orient Structure to Obtain Maximum Solar Access	1			
4. Conduct Preconstruction Green Building Conference	3			
5a. Certified/Accredited Green Building Project Staff: Designer	1			
5b. Certified/Accredited Green Building Project Staff: Builder	1			
5c. Certified/Accredited Green Building Project Staff: Management	1			
6. Design Project without Fencing	1			
7. Deconstruct Existing Structure: Add instruction in plans	5			
8. Construct Detached Garage or Carport	2			
<b>Category Point Subtotal</b>	<b>24</b>			
<b>B. Site</b>				
M1. Construction Waste Management Plan: Recycle Job Site Construction & Demolition Waste: 65%	M	-		Retain all waste hauling receipts for inspector. Receipts must indicate 65% of materials were recyclable.
M2. Develop /Implement Storm Water Drainage & Retention < 1 acre: 4.106.2 - locate measures on site map	M	-		
M3. Grading and Paving: Demonstrate Surface Water Control to Prevent Entry at Building Perimeter per 4.106.3	M	-		
M4. Meet City of Santa Cruz Water Efficient Landscaping Ordinance satisfying CAL Green 4.304.1(1)	M	-		
5a. Recycle Job Site Construction & Demolition Waste: 70-79% = 1 point Chose only 5a, 5b, or 5c	1			
5b. Recycle Job Site Construction & Demolition Waste: 80-89% = 2 points total Chose only 5a, 5b, or 5c	2			
5c. Recycle Job Site Construction & Demolition Waste: >90% = 4 points total Chose only 5a, 5b, or 5c	4			
6. Donate Unused Materials: Add instruction in plans	2			
7. Protect Native Soil: Add instruction in plans	1			
8. Minimize Disruption of Existing Plants/Trees: Add instruction in plans	1			
9. Design Resource & Water-Efficient Landscapes: Exceed Mandatory Minimum	2			
10. Protect Water Quality with Landscape Design: Provide landscape design in plans	2			
11. Reuse Materials/Use Recycled Content for Landscape Areas: Specify in plans	2			
12. Provide On-Site Water Catchment/Retention via Cistern, Water Tank, or other water storage approach	2			
13. Utilize Permeable Paving for 50% of Non-structural Site Paved Area: Locate on site drawing	2			
14. Install Outdoor Solar Lighting System: Locate on site drawing	1			
15. Voluntarily Comply with Exterior Lighting BUG Limits for LZ3: Limits of Table 5.106.8	3			
<b>Category Point Subtotal</b>	<b>22</b>			
<b>C. Foundation</b>				
M1. Install Vapor Retarder & Capillary Break at Slab on Grade: 4.505.2 - Specify in foundation sections	M	-		
M2. Foundation Drainage: 6" fall for 10' away from foundation or 2% grade 3' away, if impervious surface CRC R401.3	M	-		
3a. Incorporate Fly Ash in Concrete Mix: Specify in Structural Sheets	1			Retain concrete mix tag for inspector
3b. Incorporate Steel Slag in Concrete Mix: Specify in Structural Sheets	3			Retain concrete mix tag for inspector
4. Reuse Form Boards: Add instruction on foundation drawings, e.g. vegetable oil surface treatment	1			

4. Install High Efficiency Water Heater: Exceed M4 by 10% in Energy Factor (EF) CEnC 150.1(c)8	2			
6. Install Pans/Drains Under Water Using Appliances: Locate in plans	2			
7. Install Rainwater Collection & Storage: Each 500 gallons of capacity = 1 point, locate components on site map	10			
8. Prepare for Graywater Recovery System: Provide plumbing diagram	2			
9. Install Graywater Recovery System: Indicate system components on site map & plumbing sheets	5			
10. Install Water Heater Flush Kit: Specify in Plumbing Schedule	2			
11. Install Heat Pump Water Heater using R744 Refrigerant: Specify in Plumbing Schedule	4			
12. Design Compact Hot Water Distribution System (CHWDS) to 2019 CEnC RES-DHW1-F	3			
<b>Category Point Subtotal</b>	<b>36</b>			
<b>G. Electrical</b>				
M1a. One & Two Family Dwellings: 1 EV Space + 1" Electrical Raceway 240V 40amp compatible 4.106.4.1	M	-		
M1b. Multifamily: 10% of parking EV Spaces + 1" Electrical Raceway 240V 40amp compatible 4.106.4.2	M	-		
M2a. High Efficacy Residential Lighting Compliance: CEnC 150.0(k) including Luminaire Schedule 10.103(b)3	M	-		
M2b. Interior Lighting Controls: 1 Controlled Luminaire per Laundry, Bathroom, Garage, Utility Room CEnC 150.0(k)2f	M	-		
M2c. Use only ICAT Rated Recessed Fixtures: Adhere to watt rating limit of each fixture CEnC 150.0(k)1C	M	-		
M2d. Exterior Lighting Controls: On/Off switch allowing photocell, motion, or timer control CEnC 150.0(k)3A	M	-		
3. Install complete 40 amp/220V EV Charging Station: Locate in plans, specify make and model	3			
<b>Category Point Subtotal</b>	<b>3</b>			
<b>H. Appliances</b>				
1. Install Energy Star Dishwasher/Small Capacity Dishwasher: Specify in Appliance Schedule or Note	1			
2. Install Energy Star Washing Machine: Specify in Appliance Schedule or Note	1			
3. Install High Efficiency Refrigerator: Specify in Appliance Schedule or Note	1			
4. Install Built-In Recycling Center: Locate on floor plan	1			
5. Locate Mechanical Room at Centralized Location: Accessed from Exterior	5			
6. Specify Energy Star Refrigerator using lower Global Warming Potential Refrigerant R600a: Specify	4			
7. Install Induction Induction Cook Top: Specify in Appliance Schedule or Note	2			
<b>Category Point Subtotal</b>	<b>15</b>			
<b>I. Insulation</b>				
M1. Practice Proper Insulation Installation: see form CF2R-ENV-23-H	M	-		
2a. Upgrade Insulation: Exceed Prescriptive CEnC 150.1-A by 20% Walls ≥ R25: Demonstrate R25 in wall section	2			
2b. Upgrade Insulation: Exceed Prescriptive CEnC 150.1-A by 20% Ceilings ≥ R36: Demonstrate R36 in ceiling section	2			
3. Install Insulation After Building is Weather-Tight & Outside of Rainy Season: Add instruction in plans	2			
4. Install Recycled-Content, Formaldehyde-Free Fiberglass Insulation: Specify in wall section detail	1			
5a. Use Environmentally Preferable Insulation Materials: Walls - Specify in plans	4			
5b. Use Environmentally Preferable Insulation Materials: Ceilings - Specify in plans	4			
6. Install Straw Bale Insulation at Least 18" Thick: Specify in wall section detail	6			
<b>Category Point Subtotal</b>	<b>21</b>			
<b>J. Windows</b>				
1. Install Energy-Efficient Windows: Triple-Paneled - specify 0.22 max U-factor or use value in CF1R-PRF-01	10			
<b>Category Point Subtotal</b>	<b>10</b>			
<b>K. Heating, Ventilation and Air Conditioning</b>				
M1. Cover Duct Openings/ Air Distribution Openings During Construction: 4.504.1 add instruction on Mechanical Sheet	M	-		
M2. Heating and Air-Conditioning System Design: 4.507.2	M	-		
M3a. Use Duct Mastic on All Duct Joints: CMC 603.10 add instruction on Mechanical Sheet	M	-		
M3b. Demonstrate HVAC Duct Leakage ≤ 4%: CEnC 150.0(m)11Bii	M	-		
M4. Vent Bathroom Exhaust to Outside with Humistat Control unless Whole House Ventilation : 4.506.1	M	-		
M5. Install Only Direct-Vent Sealed-Combustion Type Gas Fireplace OR US EPA Phase II Woodstove/Pellet Stove	M	-		



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

1815 MISSION STREET  
1811, 1815, 1819 MISSION STREET  
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
1	PLANNING APPLICATION	01/16/2025

APN number	004-124-34, 32, 31
Project number	23163
Print Date	01/16/2025
Drawn by	Author
Checked by	Checker
Scale	

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DRAFT CITY OF  
SANTA CRUZ GREEN  
BUILDING CHECKLIST  
GPO.10



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



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

1815 MISSION STREET 1811, 1815, 1819 MISSION STREET SANTA CRUZ, CA 95060



ISSUES/ REVISIONS table with columns for Issue, Description, and Date.

APN number, Project number, Print date, Drawn by, Checked by, Scale.

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DRAFT CAL GREEN MANDATORY CHECKLIST GPO.12

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

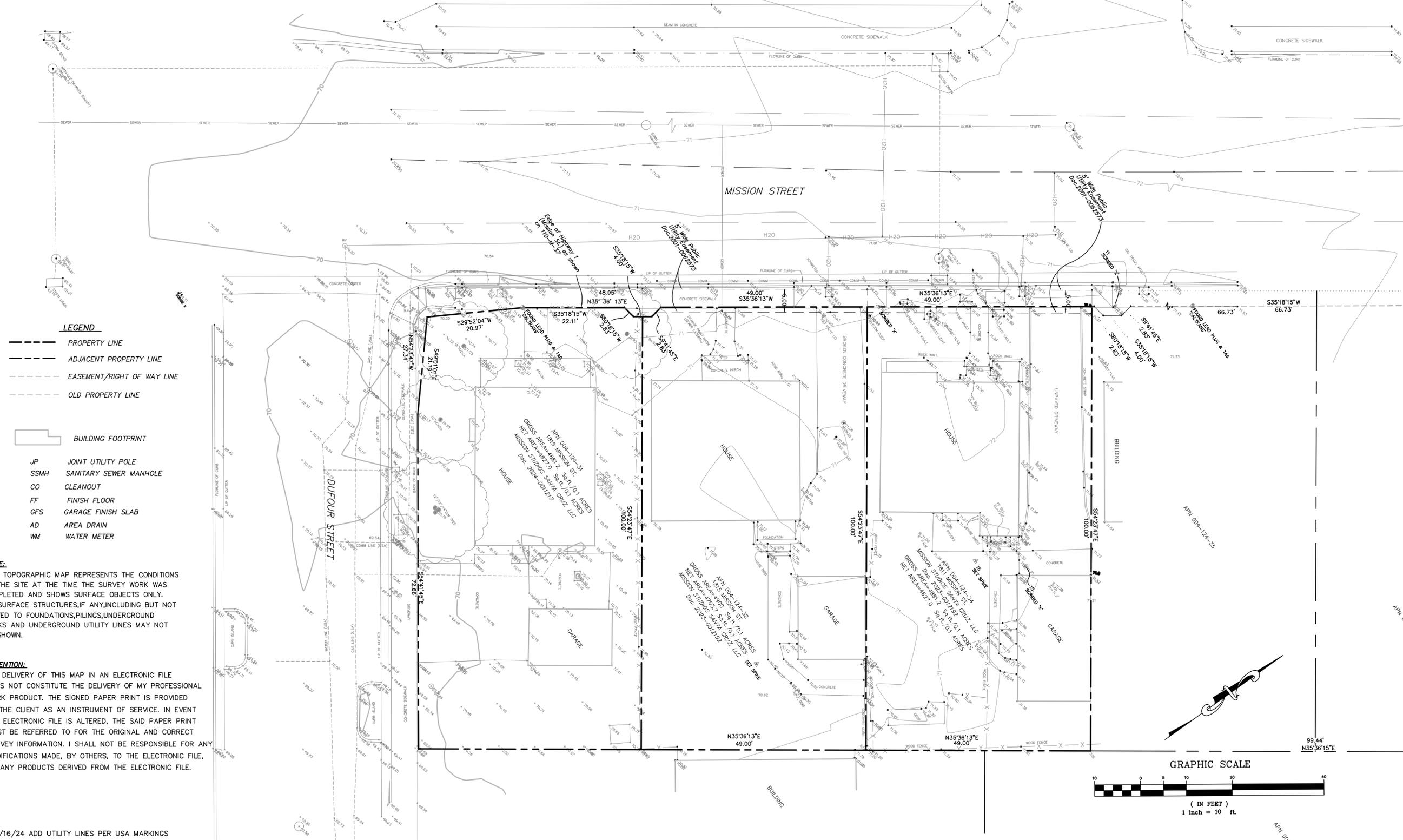
4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2, 7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/



**BENCH MARK:**  
ELEVATIONS ARE NAVD88 DATUM AND BASED ON RTK BY EDMUNDSON SURVEYING.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING ALONG THE WESTERLY SIDE OF MISSION STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP "PORTION OF STATE HIGHWAY 1 IN THE CITY OF SANTA CRUZ, CALIFORNIA", RECORDED DECEMBER 21, 2006 IN VOLUME 110 OF MAPS, PAGE 37, SANTA CRUZ COUNTY RECORDS.

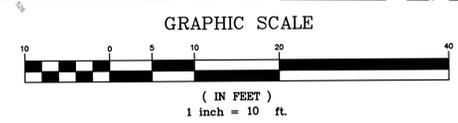


- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT/RIGHT OF WAY LINE
  - OLD PROPERTY LINE
  - BUILDING FOOTPRINT
  - JP JOINT UTILITY POLE
  - SSMH SANITARY SEWER MANHOLE
  - CO CLEANOUT
  - FF FINISH FLOOR
  - GFS GARAGE FINISH SLAB
  - AD AREA DRAIN
  - WM WATER METER

**NOTE:**  
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILING, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

**ATTENTION:**  
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

\*09/16/24 ADD UTILITY LINES PER USA MARKINGS



*Kevin M. Smith*  
KEVIN M. SMITH, P.L.S. 8237

06/19/24  
DATE

KEVIN SMITH  
LAND SURVEYING  
111 DELLVIEW AVENUE  
SANTA CRUZ, CA 95062  
(831) 588-0154



TOPOGRAPHIC SURVEY  
1811, 1815 & 1819 MISSION STREET, SANTA CRUZ, CA 95062  
APNS 004-124-31, -32, -34

SHEET  
**1**  
OF  
1  
DATE  
AUGUST  
2024  
JOB NO.  
K24032

TIME DATE STAMP

# 1815 MISSION STREET SANTA CRUZ, CA 95060



VICINITY MAP

### PROJECT INFORMATION

**SITE ADDRESS:** 1811-1815-1819 Mission Street  
Santa Cruz, CA 95060

**PARCEL NUMBER:** APNs 004-124-031,  
004-124-032, 004-124-034

**OWNER:** Andy Goldberg  
145 Bethany Curve  
Santa Cruz, CA 95060  
P: 831.440.8283

**SITE AREA:** 0.337 ACR.

**WATER SERVICE:** SCMU

**SEWER SERVICE:** SCMU

**ELECTRIC SERVICE:** PG&E

**GAS SERVICE:** PG&E

**CIVIL ENGINEER:**  
JUAN C. MARTINEZ, PE  
257 CAMBRIDGE AVE.  
KENSINGTON, CA 94708  
P: 512.423.5779

**ARCHITECT:**  
WORKBENCH  
189 WALNUT AVENUE  
SANTA CRUZ, CA 95060  
P: 831.227.2217

**SURVEYOR:**  
KEVIN SMITH, P.L.S.  
111 DELLVIEW AVENUE  
SANTA CRUZ, CA 95062  
P: (831) 588-0154

### GEOTECHNICAL ENGINEER OF RECORD

GREG BLOOM, PE, GE  
LICENSE #: CE 58819  
BUTANO GEOTECHNICAL ENGINEERING  
231 GREEN VALLEY ROAD, SUITE E  
FREEDOM, CALIFORNIA 95019  
PHONE: 831.724.2612



**OWNER:**  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

**PROJECT ADDRESS:**  
1811-1815-1819 MISSION ST.  
SANTA CRUZ, CA 95060

**CIVIL ENGINEERING  
COVER SHEET**  
  
1815 MISSION STREET

SHEET INDEX		
SHEET	DWG	TITLE
1	C.0.0	CIVIL COVER SHEET
2	C.0.1	EXISTING CONDITIONS/DEMOLITION PLAN
3	C.1.0	GRADING PLAN
4	C.1.1	GRADING PLAN DETAILS
5	C.2.0	DRAINAGE AND SANITARY SEWER UTILITY PLAN
6	C.2.1	DRAINAGE AND SANITARY SEWER PLAN DETAILS
7	C.3.0	UTILITY PLAN
8	C.3.1	UTILITY PLAN DETAILS (SHEET 1 OF 2)
9	C.3.2	UTILITY PLAN DETAILS (SHEET 2 OF 2)
10	C.4.0	STORMWATER PLAN (SHEET 1 OF 3)
11	C.4.1	STORMWATER PLAN (SHEET 2 OF 3)
12	C.4.2	STORMWATER PLAN (SHEET 3 OF 3)
13	C.5.0	EROSION CONTROL PLAN (1 OF 2)
14	C.5.1	EROSION CONTROL PLAN (2 OF 2)
15	TM.1	LOT LINE ADJUSTMENT



PRELIMINARY-NOT FOR CONSTRUCTION

REVISION		
No.	DESCRIPTION	DATE
△		
△		
△		
△		

PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
DATE: 01/24/23

**C.0.0**



OWNER:  
 ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060  
 P: 831.440.8283

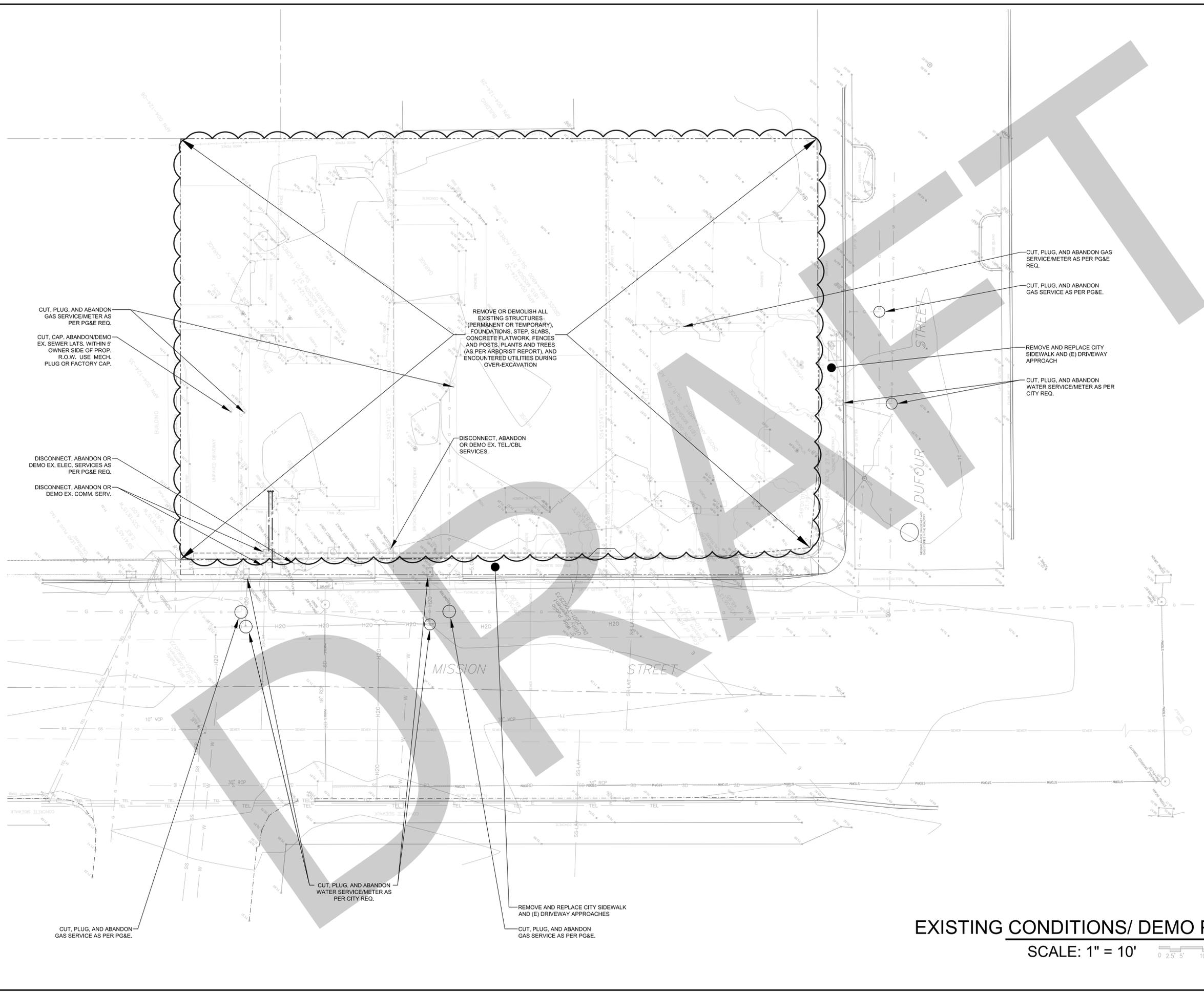
PROJECT ADDRESS:  
 1811-1815-1819 MISSION ST.  
 SANTA CRUZ, CA 95060

**EXISTING CONDITIONS  
 AND DEMOLITION PLAN**  
 1815 MISSION STREET

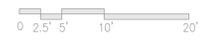
REVISION		
No.	DESCRIPTION	DATE
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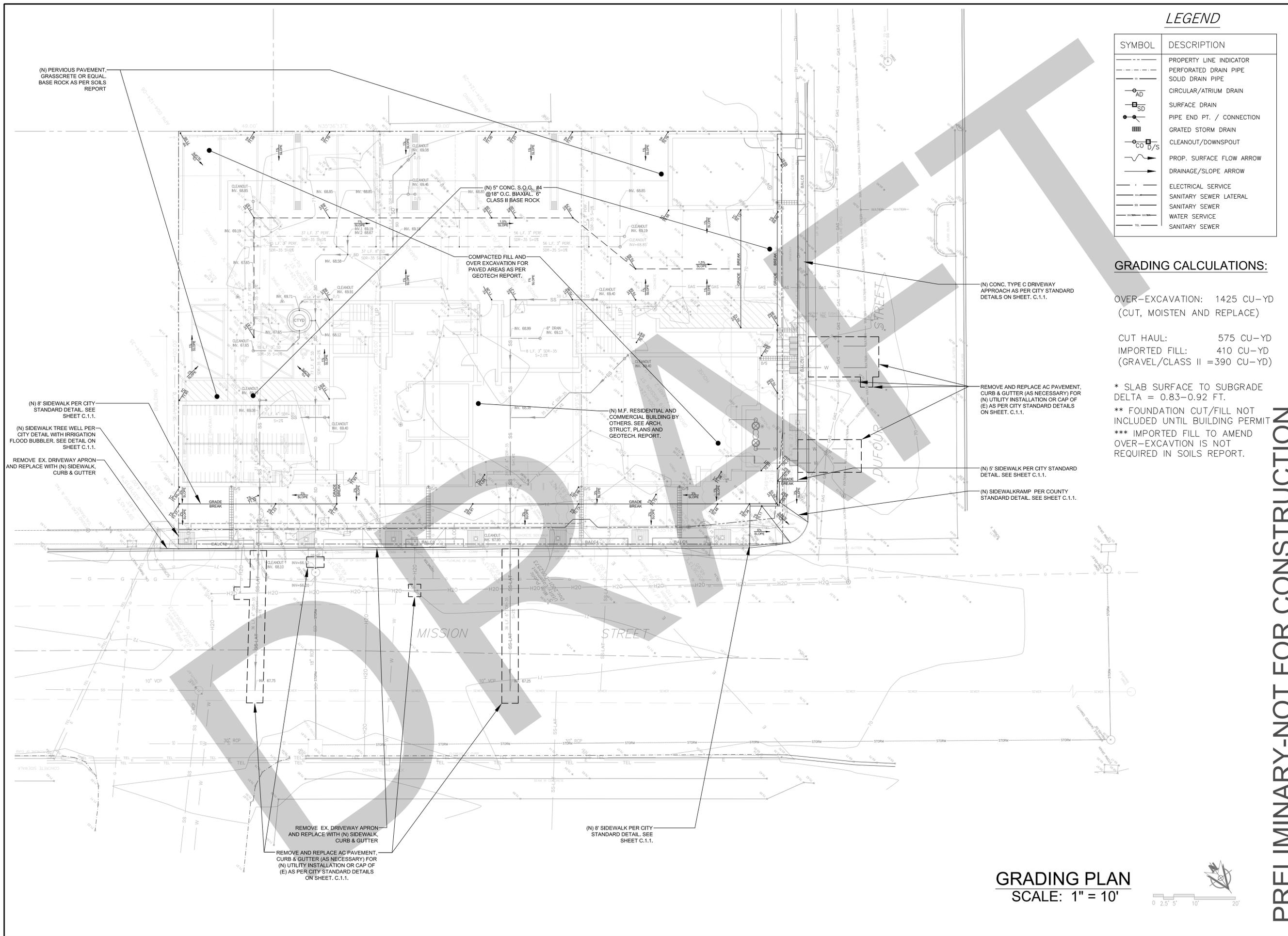
PROJECT No.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 01/24/23

**C.0.1**



**EXISTING CONDITIONS/ DEMO PLAN**  
 SCALE: 1" = 10'





**LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE INDICATOR
---	PERFORATED DRAIN PIPE
---	SOLID DRAIN PIPE
○ AD	CIRCULAR/ATRIUM DRAIN
□ SD	SURFACE DRAIN
●	PIPE END PT. / CONNECTION
■	GRATED STORM DRAIN
□ CO	CLEANOUT/DOWNSPOUT
→	PROP. SURFACE FLOW ARROW
↘	DRAINAGE/SLOPE ARROW
---	ELECTRICAL SERVICE
---	SANITARY SEWER LATERAL
---	SANITARY SEWER
---	WATER SERVICE
---	SANITARY SEWER

**GRADING CALCULATIONS:**

OVER-EXCAVATION: 1425 CU-YD  
(CUT, MOISTEN AND REPLACE)

CUT HAUL: 575 CU-YD  
IMPORTED FILL: 410 CU-YD  
(GRAVEL/CLASS II = 390 CU-YD)

\* SLAB SURFACE TO SUBGRADE  
DELTA = 0.83-0.92 FT.

\*\* FOUNDATION CUT/FILL NOT  
INCLUDED UNTIL BUILDING PERMIT

\*\*\* IMPORTED FILL TO AMEND  
OVER-EXCAVATION IS NOT  
REQUIRED IN SOILS REPORT.



**OWNER:**  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

**PROJECT ADDRESS:**  
1811-1815-1819 MISSION ST.  
SANTA CRUZ, CA 95060

**PRELIMINARY GRADING PLAN**  
**1815 MISSION STREET**

**REVISION**

No.	DESCRIPTION	DATE
△		
△		
△		
△		

**PROJECT No.:**  
**DRAWN BY:**  
**CHECKED BY:**  
**DATE:** 01/24/23

**C.1.0**

**GRADING PLAN**  
SCALE: 1" = 10'



**PRELIMINARY-NOT FOR CONSTRUCTION**



OWNER:  
 ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060  
 P: 831.440.8283

PROJECT ADDRESS:  
 1811-1815-1819 MISSION ST.  
 SANTA CRUZ, CA 95060

GRADING PLAN DETAILS  
 1815 MISSION STREET

REVISION		
No.	DESCRIPTION	DATE
△		
△		
△		
△		

PROJECT No.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 01/24/23

C.1.1

**STANDARD CURB, GUTTER & SIDEWALK**

NOTES:

- ALL CONCRETE TO BE SIX SACK, CLASS "A" PLANT MIXED PCC.
- COMPACT SUBBASE SOIL TO 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONTENT TO A DEPTH OF 6".
- STANDARD CURB, GUTTER AND SIDEWALK SHALL BE A MONOLITHIC POUR UNLESS CURB AND GUTTER ARE EXISTING.
- IF ANY CURB, GUTTER OR SIDEWALK ARE EXISTING, DOWEL INTO EXISTING CONCRETE EVERY 24". USE 18" LONG #4 DOWELS, INSERT 4" INTO CURB. BEND DOWEL AT BACK OF CURB AS SHOWN.
- SCORE SIDEWALK EVERY 4 FT. PLACE EXPANSION JOINTS EVERY 60 FEET WITH DEEP JOINTS EVERY 12 FT.
- WIDTH OF A.C. CONFORM SHALL BE A MINIMUM OF 2 FEET. A.C. CONFORM SHALL BE A MINIMUM OF 6" THICK ON TOP OF 6" OF CLASS II A.B.
- CITY ENGINEER MAY REQUIRE MODIFICATIONS OF MINIMUM WIDTH TO CONFORM TO SURROUNDING NEIGHBORHOOD.

**SIDEWALK LANDSCAPE STRIP INSTALLATION**

NOTES:

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

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

**DRIVEWAY APPROACH**

NOTES:

- SIDEWALK AREA ADJACENT TO DRIVEWAY APPROACH SHALL HAVE A 2% CROSS SLOPE.
- ALL CONCRETE TO BE SIX SACK, CLASS "A" CONCRETE.
- ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" O.C. BOTH WAYS OR WELDED WIRE MESH 4"x4" WAVING.
- MAINTAIN 2" OF COVER FOR REINFORCEMENT.
- NATIVE SUBBASE SHALL BE COMPACTED. IF MATERIAL IS SILT OR CLAY IT SHALL BE "FIRM" ACCORDING TO ASTM. OTHERWISE EXCAVATE TO 12" BELOW FINISH GRADE AND REPLACE WITH CLASS II AGGREGATE BASE AND COMPACT.
- WIDTH MAY BE REDUCED TO 3" WITH APPROVAL FROM THE CITY ENGINEER.

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

**TREE PLANTING DETAIL**

NOTES:

- CONTRACTOR SHALL REMOVE NURSERY STAKE(S) AND TAGS FROM TREES UPON COMPLETION OF STAKING.
- AS DIRECTED BY THE CITY THE TREE GRATE SHALL BE A CAST IRON NEENAH FOUNDRY CO. NO. R5710 (48" x 48") WITH U-FRAME AND ACCESS HOLE.
- TREE WELL SHALL BE IRRIGATED WITH BUBBLER HEAD AND A QUICK COUPLER EVERY 100'.
- MAINTAIN 4" MINIMUM CLEARANCE BETWEEN GRATE OPENING AND BACK OF WALK.
- TREES TO BE INSPECTED AND APPROVED BY CITY ARBORIST - BEFORE AND AFTER PLANTING.

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

**CURB RAMP TYPE E**

NOTES:

- THE CURB AND GUTTER ADJACENT TO THE RAMP LANDING SHALL BE MODIFIED SO THAT THE CROSS SLOPE OF THE GUTTER DOES NOT EXCEED FIVE PERCENT.
- THE RAMP SURFACE SHALL HAVE A ROUGH TRANSVERSE BROOMED TEXTURE.
- THE RAMP TO THE STREET SHALL INCLUDE AN AREA OF TRUNCATED DOMES A MINIMUM OF THREE FEET DEEP BY THE FULL WIDTH OF THE LANDING. THE DOMES SHALL CONFORM TO ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND SHALL BE YELLOW. THE CONTRACTOR SHALL SUBMIT A PRODUCT SAMPLE TO THE COUNTY FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- TRUNCATED DOME PANELS SHALL BE CAST INTO WET CONCRETE.

REV 5/19  
 FIG. ST-8e  
 38 | Page



OWNER:  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

PROJECT ADDRESS:  
1811-1815 MISSION ST.  
SANTA CRUZ, CA 95060

**PRELIMINARY DRAINAGE AND  
SANITARY SEWER UTILITY PLAN**

1815 MISSION STREET

REVISION

No.	DESCRIPTION	DATE
1	REVISED DRNG CALLOUTS AS PER CITY COMMENTS	1/25/23

PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
DATE: 01/24/23

**C.2.0**

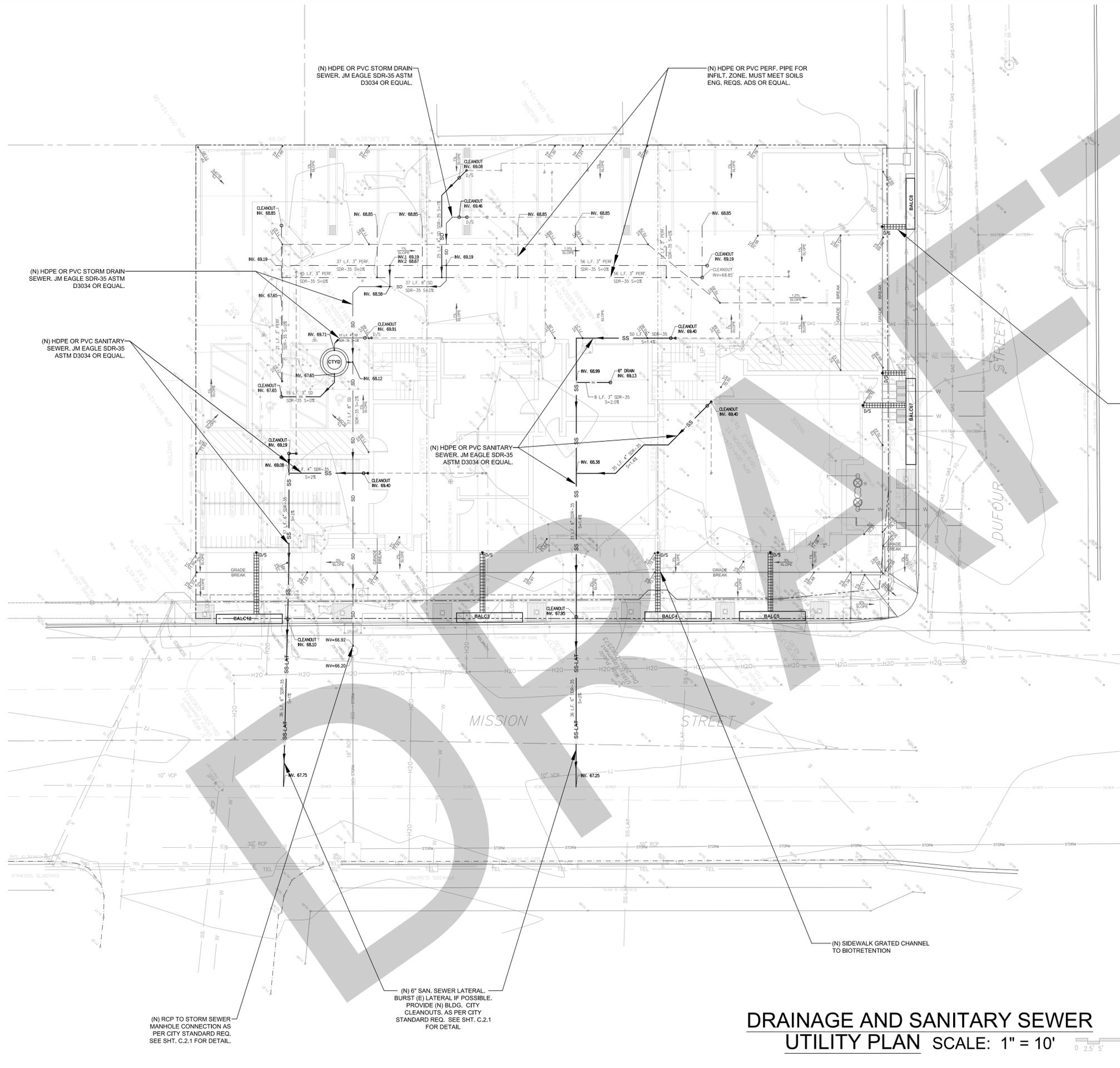
Mission Street Sewer Calculations

Table 1 Avg. Daily Flow (gpd)	4400
M	2
D	28
A1 (Tributary Area), ac.	0.225
[gADM]peak gpd	55434.34
Tributary Area (A2), ac.	0.86
Infiltration Rate (I), gal./dy./ac.	1000
Infiltration ([IA]Infil.), gpd	861
Design Flow (Q), gpd	56295
Design Flow (Q), gpm	78.19
Flexible Pipe Loading (HDPE SDR11)	
Actual Min. Depth of Cover for Road, ft	2
** NO ADDITIONAL CALCULATIONS NECESSARY	

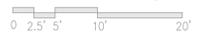
3. Design Flow Calculation  
The design average flow rate (Q) is computed by the following:  
 $Q = [gADM]_{peak} + [I]A_{infil}$   
Where: Q = total flow  
A = tributary area, in acres  
D = design population density, persons per acre  
g = average flow rate  
I = infiltration rate for Peak Flow  
 $I = \frac{14}{4 + (population in 1000s)^{0.7}}$ , where 3.75 ≤ M ≤ 200  
I = infiltration rate = 1000 gallons / day / acre  
\* For specific occupancy development, use Table 1 and apply the appropriate average daily flows

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE INDICATOR
---	PERFORATED DRAIN PIPE
---	SOLID DRAIN PIPE
---	OVERHEAD DRAINAGE PIPE
○	CIRCULAR/ATRIUM DRAIN
□	SURFACE DRAIN
●	PIPE END PT. / CONNECTION
■	GRATED JUNCTION BOX
○	CLEANOUT/DOWNSPOUT
→	PROP. SURFACE FLOW ARROW
→	DRAINAGE/SLOPE ARROW
---	ELECTRICAL SERVICE
---	SANITARY SEWER LATERAL
---	SANITARY SEWER
---	WATER SERVICE
---	TELECOMMUNICATION SERVICE



**DRAINAGE AND SANITARY SEWER  
UTILITY PLAN** SCALE: 1" = 10'



**PRELIMINARY-NOT  
FOR CONSTRUCTION**

(N) RCP TO STORM SEWER  
MANHOLE CONNECTION AS  
PER CITY STANDARD REQ.  
SEE SHT. C.2.1 FOR DETAIL.

(N) 6" SAN. SEWER LATERAL.  
BURST (E) LATERAL IF POSSIBLE.  
PROVIDE (N) BLDG. CITY  
CLEANOUTS, AS PER CITY  
STANDARD REQ. SEE SHT. C.2.1  
FOR DETAIL.

(N) HDPE OR PVC STORM DRAIN  
SEWER, JM EAGLE SDR-35 ASTM  
D3034 OR EQUAL.

(N) HDPE OR PVC SANITARY  
SEWER, JM EAGLE SDR-35 ASTM  
D3034 OR EQUAL.

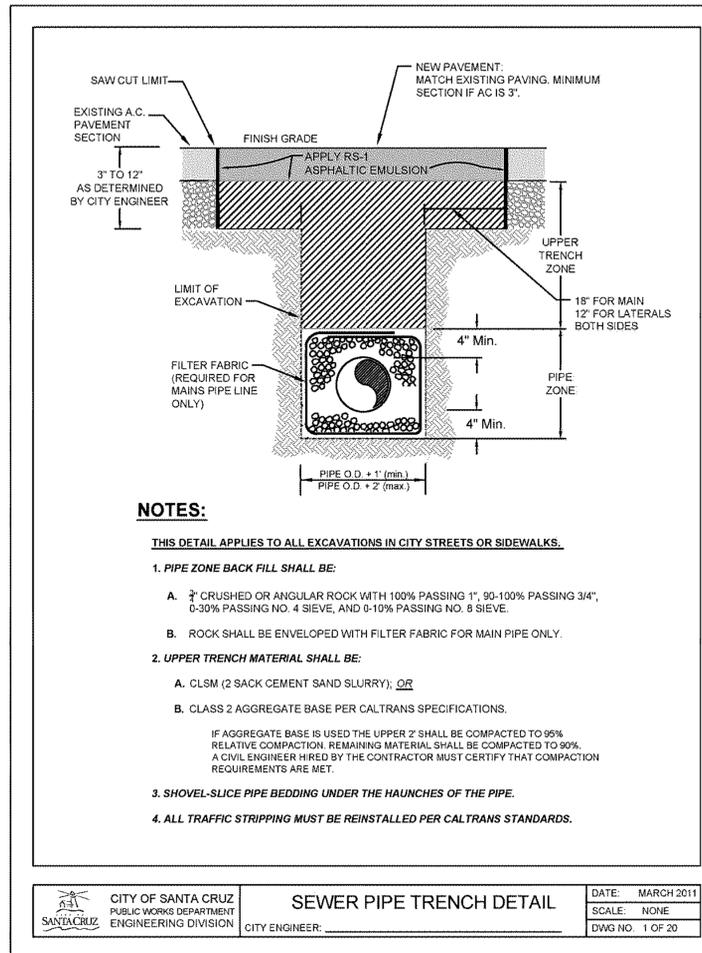
(N) HDPE OR PVC STORM DRAIN  
SEWER, JM EAGLE SDR-35 ASTM  
D3034 OR EQUAL.

(N) HDPE OR PVC PERF. PIPE FOR  
INFILT. ZONE, MUST MEET SOILS  
ENG. REQS. ADS OR EQUAL.

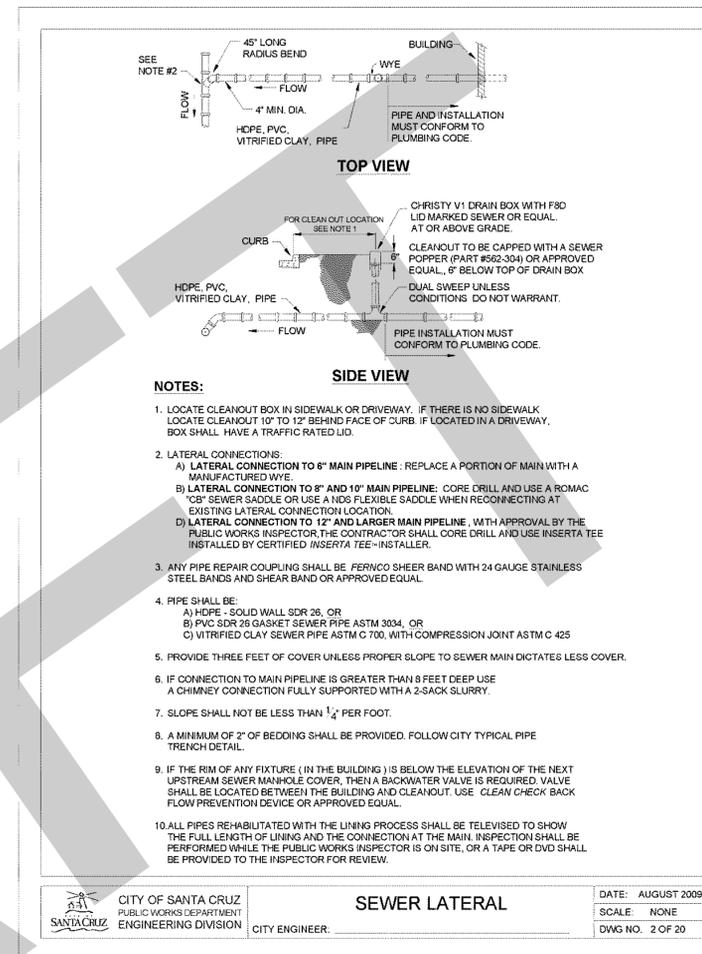
(N) HDPE OR PVC SANITARY  
SEWER, JM EAGLE SDR-35  
ASTM D3034 OR EQUAL.

(N) SIDEWALK GRATED CHANNEL  
TO BIOTRETENTION

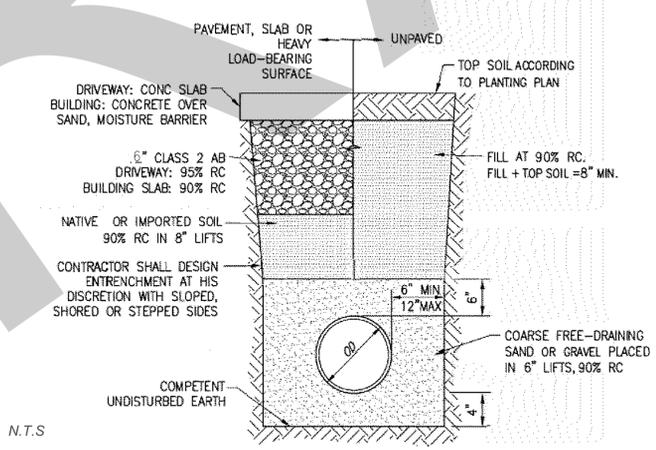
(N) SIDEWALK GRATED CHANNEL  
TO BIOTRETENTION



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



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



PRIVATE SEWER UTILITY TRENCH



**OWNER:**  
 ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060  
 P: 831.440.8283

**PROJECT ADDRESS:**  
 1811-1815-1819 MISSION ST.  
 SANTA CRUZ, CA 95060

**DRAINAGE AND SANITARY SEWER PLAN DETAILS**  
 1815 MISSION STREET

PRELIMINARY-NOT FOR CONSTRUCTION

REVISION		
No.	DESCRIPTION	DATE
△		
△		
△		
△		

PROJECT No.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 01/24/23

C.2.1

**LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE INDICATOR
- - - -	PERFORATED DRAIN PIPE
—	SOLID DRAIN PIPE
○	CIRCULAR/ATRIUM DRAIN
□	SURFACE DRAIN
●	PIPE END PT. / CONNECTION
■	GRATED STORM DRAIN
□	CLEANOUT/DOWNSPOUT
→	PROP. SURFACE FLOW ARROW
↘	DRAINAGE/SLOPE ARROW
—	ELECTRICAL SERVICE
—	SANITARY SEWER LATERAL
—	SANITARY SEWER
—	WATER SERVICE
—	SANITARY SEWER



**OWNER:**  
 ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060  
 P: 831.440.8283

**PROJECT ADDRESS:**  
 1811-1815-1819 MISSION ST.  
 SANTA CRUZ, CA 95060

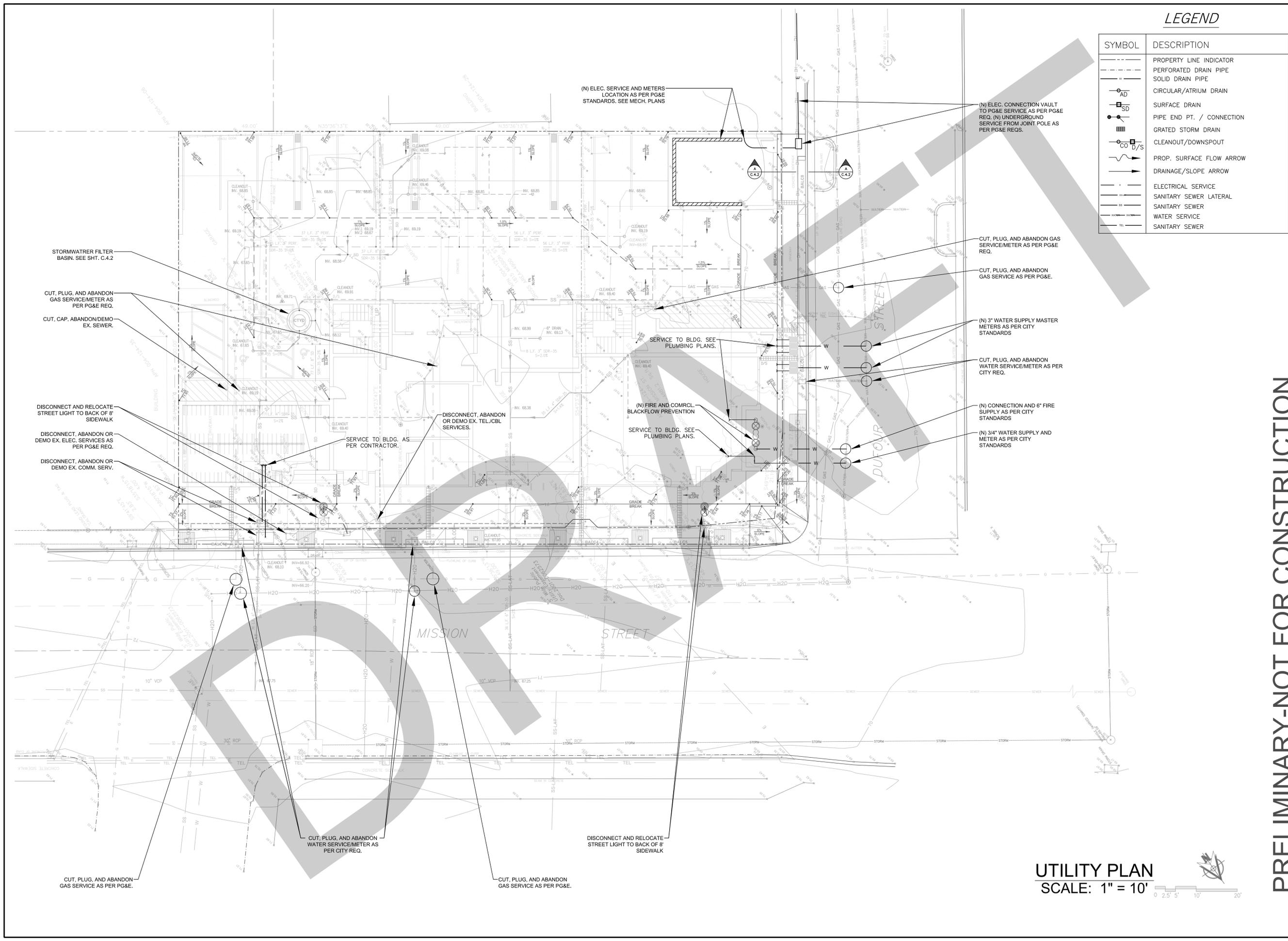
**PRELIMINARY UTILITY PLAN**  
 1815 MISSION STREET

**REVISION**

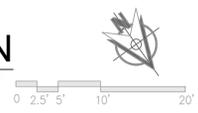
No.	DESCRIPTION	DATE
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**PROJECT No.:**  
**DRAWN BY:**  
**CHECKED BY:**  
**DATE:** 01/24/23

**C.3.0**

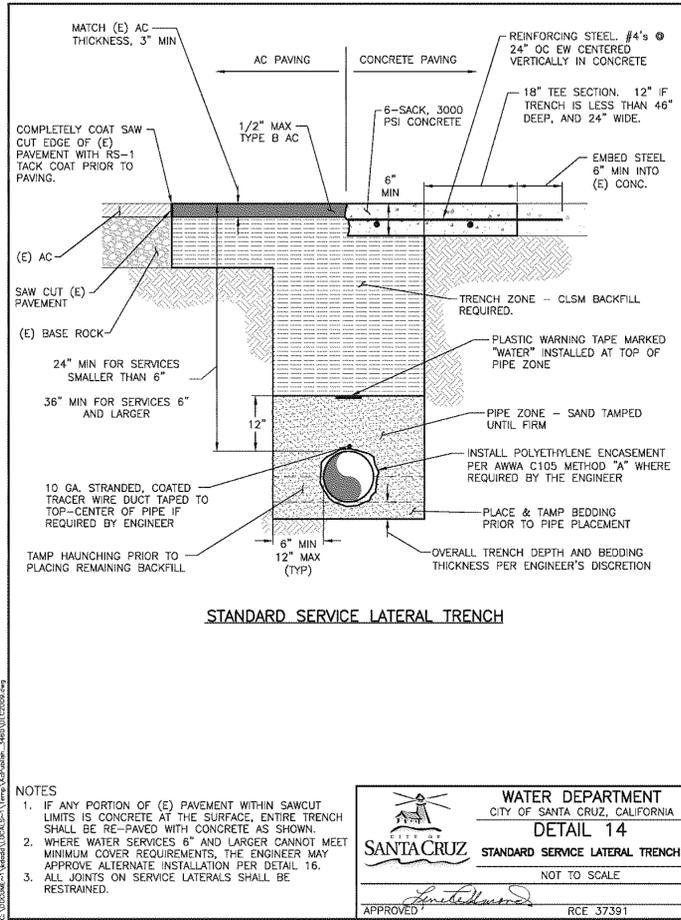


**UTILITY PLAN**  
 SCALE: 1" = 10'



**PRELIMINARY-NOT FOR CONSTRUCTION**





WATER DEPARTMENT  
CITY OF SANTA CRUZ, CALIFORNIA  
**DETAIL 14**  
STANDARD SERVICE LATERAL TRENCH  
NOT TO SCALE  
APPROVED: *[Signature]* RCE 37391



**OWNER:**  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

**PROJECT ADDRESS:**  
1811-1815-1819 MISSION ST.  
SANTA CRUZ, CA 95060

**UTILITY PLAN DETAILS  
(SHEET 1 OF 2)**  
  
1815 MISSION STREET

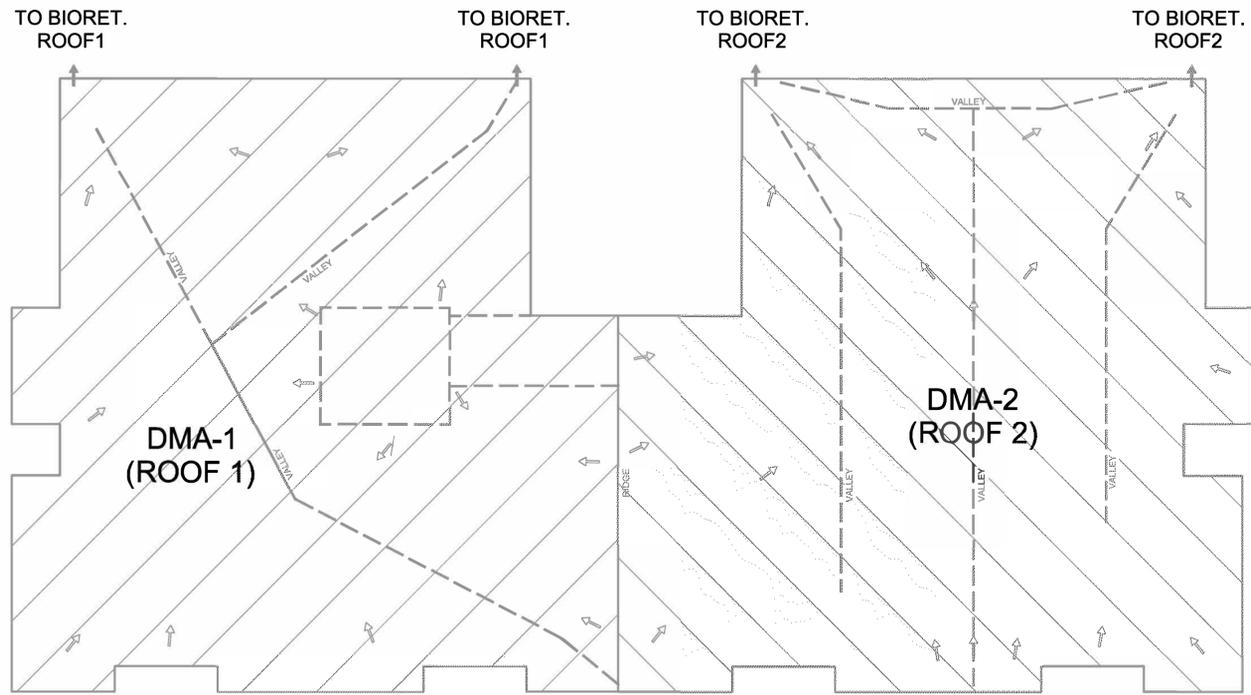
REVISION		
No.	DESCRIPTION	DATE
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PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
DATE: 01/24/23

**C.3.2**

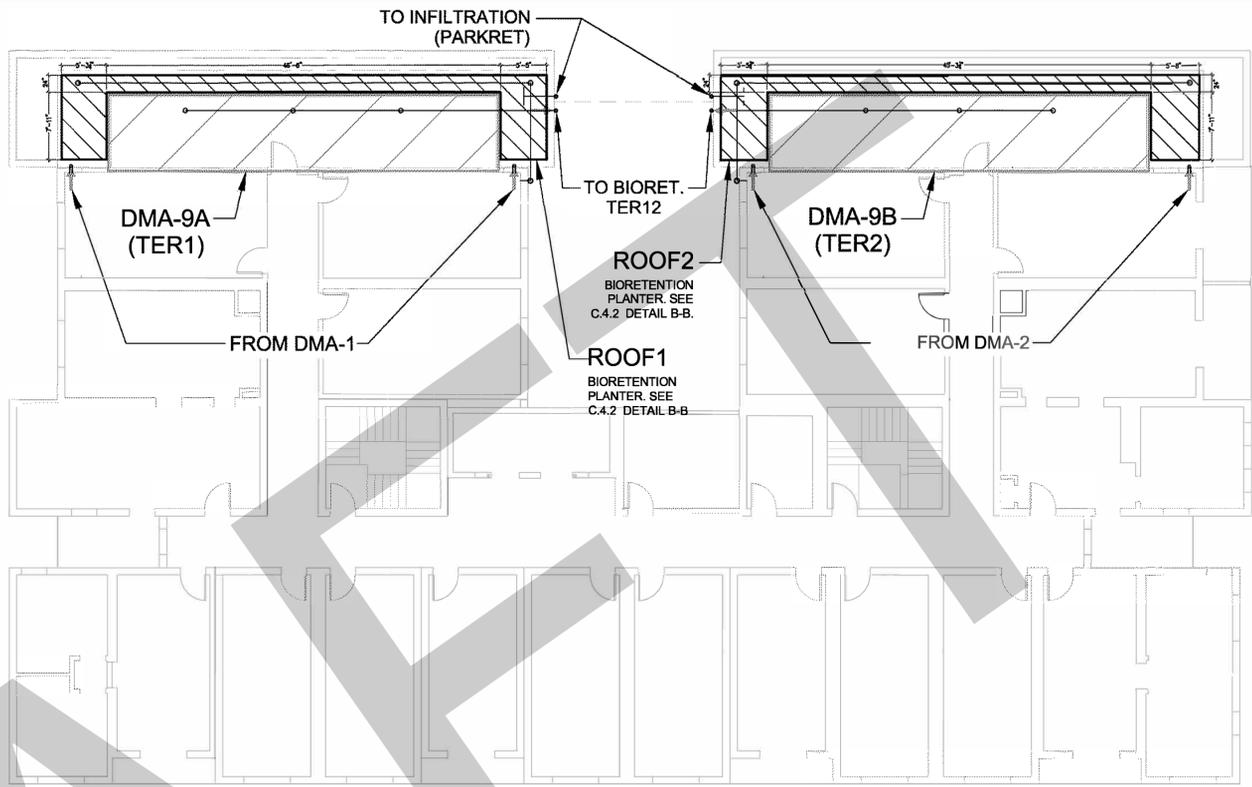
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**PRELIMINARY-NOT FOR CONSTRUCTION**



STORMWATER PLAN (ROOF AREAS)

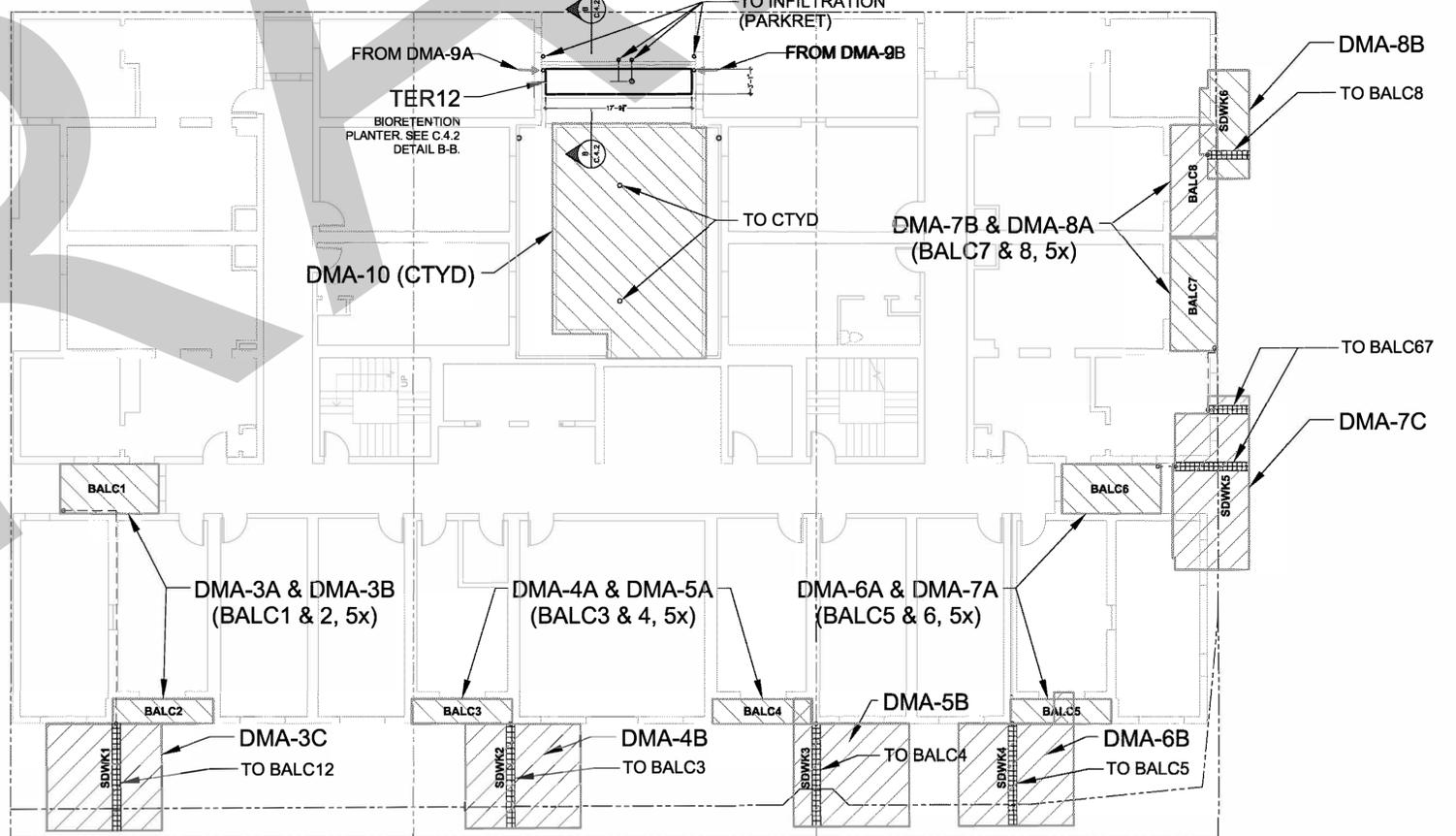
SCALE: 1" = 10'



STORMWATER PLAN (6TH LVL. AREAS)

SCALE: 1" = 10'

STORMWATER QUANTITIES						
DRAINAGE MGMT AREA (DMA)	SIZE, SQ-FT	DRAINS TO (TREATMENT / RETENTION AREA)	MIN. TREATMENT AREA, SQ-FT	DESIGN SIZE, SQ-FT	MIN. RETENTION VOL., CU-FT	DEPTH BELOW UNDERDRAIN, FT
DMA-1 / ROOF1	4602	ROOF1 / PARKRET	196	200	418	0.5
DMA-2 / ROOF2	4682	ROOF2 / PARKRET	199	200		
DMA-3A / BALC1	360	BALC12	N/A	28	11	1.0
DMA-3B / BALC2	185	BALC12	N/A			
DMA-3C / SDWK1	182	BALC12	N/A	28	4	0.42
DMA-4A / BALC3	185	BALC3	N/A			
DMA-4B / SDWK2	178	BALC3	N/A	28	4	0.42
DMA-5A / BALC4	185	BALC4	N/A			
DMA-5B / SDWK3	183	BALC4	N/A	28	4	0.42
DMA-6A / BALC5	185	BALC5	N/A			
DMA-6B / SDWK4	183	BALC5	N/A	37	14	1.0
DMA-7A / BALC6	365	BALC67	N/A			
DMA-7B / BALC7	385	BALC67	N/A	20	7	0.83
DMA-7C / SDWK5	184	BALC67	N/A			
DMA-8A / BALC8	385	BALC8	N/A	35	55	0.5
DMA-8B / SDWK6	74	BALC8	N/A			
DMA-9A / TER1	413	TER12 / PARKRET	35	55	418	0.5
DMA-9B / TER2	402	TER12 / PARKRET				
DMA-10 / CTYD	511	CTYD	CARTRIDGE FILTER	N/A	N/A	N/A
DMA-11 / PRKPERV	2071	SELF-RETAINING	N/A	N/A	N/A	N/A
DMA-12 / SDWK7	1369	DRAINS TO VEG. AREA	N/A	N/A	N/A	N/A
TOTAL AREA	17,333					



STORMWATER PLAN (1ST & 2ND LVL. AREAS)

SCALE: 1" = 10'



OWNER:  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

PROJECT ADDRESS:  
1811-1815-1819 MISSION ST.  
SANTA CRUZ, CA 95060

PRELIMINARY STORMWATER  
PLAN (SHEET 1 OF 3)  
1815 MISSION STREET

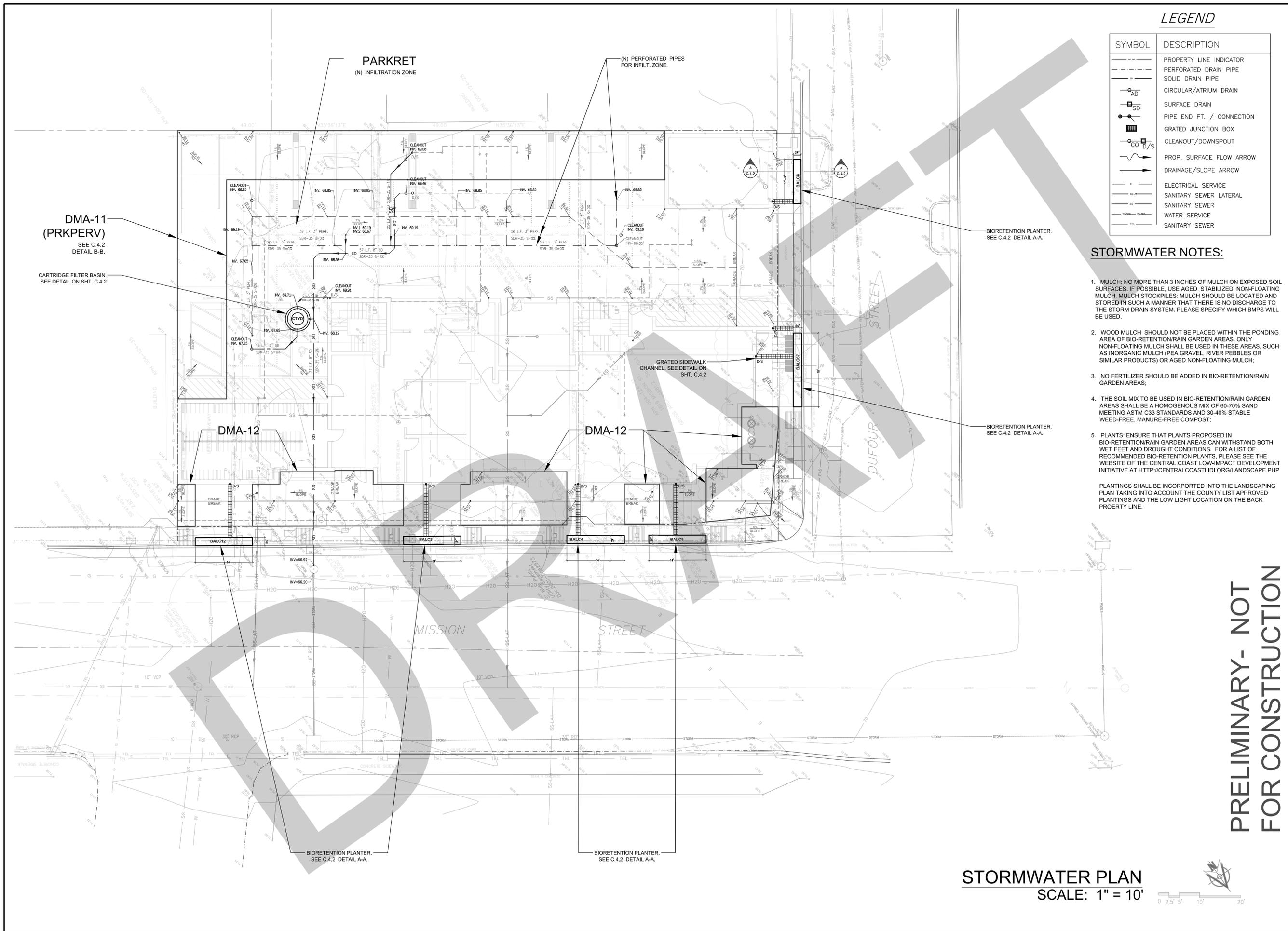
REVISION

No.	DESCRIPTION	DATE
1	REVISED AS PER CITY REVIEW	4/25/23

PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
DATE: 01/24/23

C.4.0

PRELIMINARY - NOT FOR CONSTRUCTION



**LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE INDICATOR
---	PERFORATED DRAIN PIPE
---	SOLID DRAIN PIPE
○ AD	CIRCULAR/ATRIUM DRAIN
□ SD	SURFACE DRAIN
○	PIPE END PT. / CONNECTION
□	GRATED JUNCTION BOX
○	CLEANOUT/DOWNSPOUT
→	PROP. SURFACE FLOW ARROW
→	DRAINAGE/SLOPE ARROW
---	ELECTRICAL SERVICE
---	SANITARY SEWER LATERAL
---	SANITARY SEWER
---	WATER SERVICE
---	SANITARY SEWER

**STORMWATER NOTES:**

- MULCH: NO MORE THAN 3 INCHES OF MULCH ON EXPOSED SOIL SURFACES. IF POSSIBLE, USE AGED, STABILIZED, NON-FLOATING MULCH. MULCH STOCKPILES: MULCH SHOULD BE LOCATED AND STORED IN SUCH A MANNER THAT THERE IS NO DISCHARGE TO THE STORM DRAIN SYSTEM. PLEASE SPECIFY WHICH BMPs WILL BE USED.
  - WOOD MULCH SHOULD NOT BE PLACED WITHIN THE PONDING AREA OF BIO-RETENTION/RAIN GARDEN AREAS. ONLY NON-FLOATING MULCH SHALL BE USED IN THESE AREAS, SUCH AS INORGANIC MULCH (PEA GRAVEL, RIVER PEBBLES OR SIMILAR PRODUCTS) OR AGED NON-FLOATING MULCH.
  - NO FERTILIZER SHOULD BE ADDED IN BIO-RETENTION/RAIN GARDEN AREAS.
  - THE SOIL MIX TO BE USED IN BIO-RETENTION/RAIN GARDEN AREAS SHALL BE A HOMOGENOUS MIX OF 60-70% SAND MEETING ASTM C33 STANDARDS AND 30-40% STABLE WEED-FREE, MANURE-FREE COMPOST.
  - PLANTS: ENSURE THAT PLANTS PROPOSED IN BIO-RETENTION/RAIN GARDEN AREAS CAN WITHSTAND BOTH WET FEET AND DROUGHT CONDITIONS. FOR A LIST OF RECOMMENDED BIO-RETENTION PLANTS, PLEASE SEE THE WEBSITE OF THE CENTRAL COAST LOW-IMPACT DEVELOPMENT INITIATIVE AT [HTTP://CENTRALCOASTLIDI.ORG/LANDSCAPE.PHP](http://CENTRALCOASTLIDI.ORG/LANDSCAPE.PHP)
- PLANTINGS SHALL BE INCORPORATED INTO THE LANDSCAPING PLAN TAKING INTO ACCOUNT THE COUNTY LIST APPROVED PLANTINGS AND THE LOW LIGHT LOCATION ON THE BACK PROPERTY LINE.



OWNER:  
 ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060  
 P: 831.440.8283

PROJECT ADDRESS:  
 1811-1815-1819 MISSION ST.  
 SANTA CRUZ, CA 95060

**PRELIMINARY STORMWATER PLAN (SHEET 2 OF 3)**  
 1815 MISSION STREET

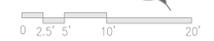
**REVISION**

No.	DESCRIPTION	DATE
1	REVISED DRNG CALLOUTS AS PER CITY COMMENTS	4/25/23

PROJECT No.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 01/24/23

**C.4.1**

**STORMWATER PLAN**  
 SCALE: 1" = 10'



**PRELIMINARY- NOT FOR CONSTRUCTION**



OWNER:  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

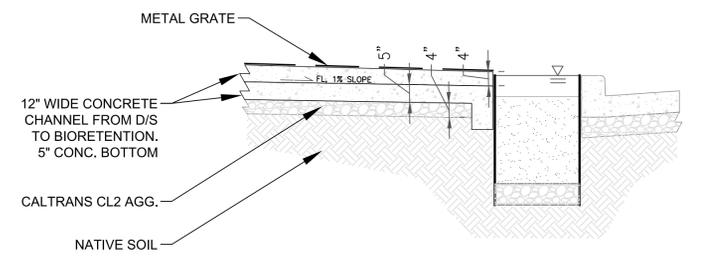
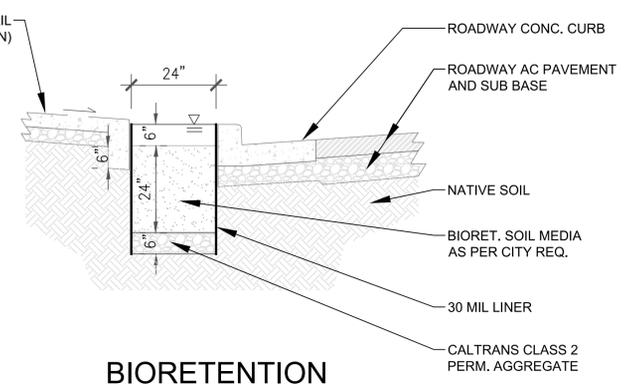
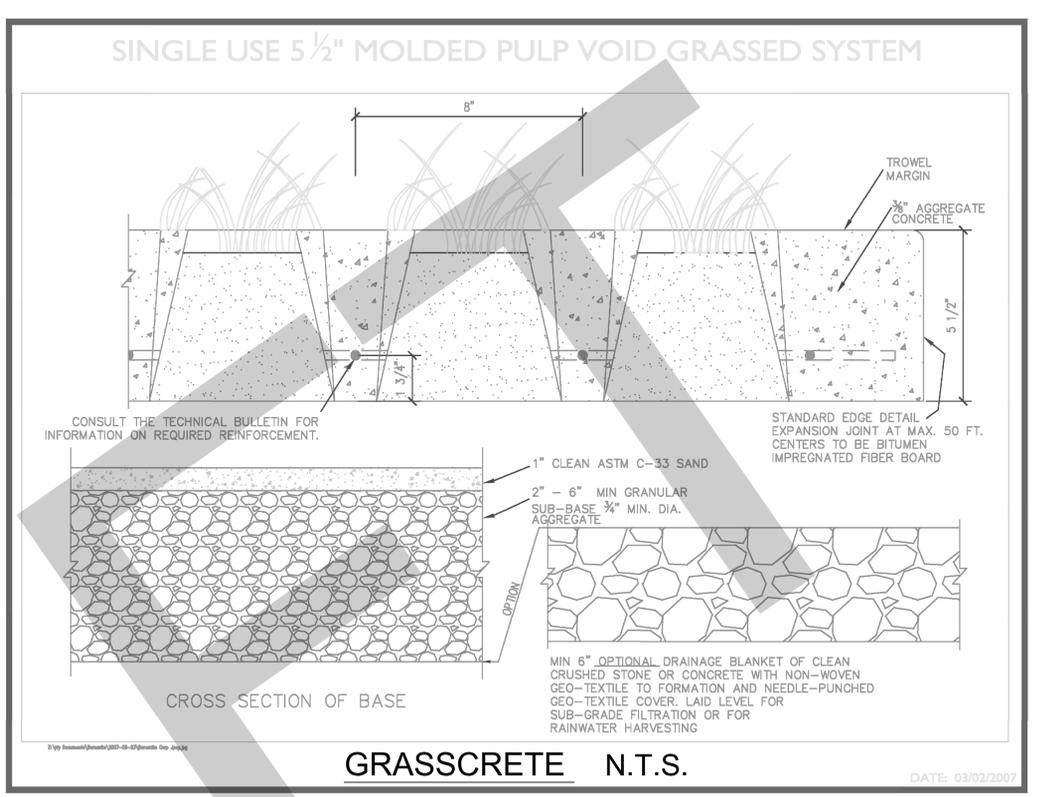
PROJECT ADDRESS:  
1811-1815-1819 MISSION ST.  
SANTA CRUZ, CA 95060

PRELIMINARY STORMWATER  
PLAN (SHEET 3 OF 3)

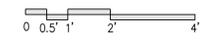
REVISION		
No.	DESCRIPTION	DATE
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PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
DATE: 01/24/23

C.4.2



DETAIL A-A  
SCALE: 1" = 2'



**Washington GULD\***

**NOT FOR CONSTRUCTION**

**Notes:**

- Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
- Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
- Inlet & outlet pipe(s) are to be Ø18.00" maximum. Inlet pipes must enter the structure in the inlet bay.
- Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
- Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
- For depths less than specified minimums contact Oldcastle Stormwater Solutions for engineering assistance.

\* Treatment Flow Rates shown conform to Washington State GULD Specifications

**Perk Filter™**  
Ø60.00" Manhole  
Washington State GULD  
One to Three Cartridges / Stacks

**Oldcastle™**  
Stormwater Solutions  
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | P: 800.579.8819 | oldcastlestormwater.com  
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DRAWING NO. PF-MH-60-WA NR EDC-0132 DATE 4/27/15 ISM 4/27/15 SHEET 1 OF 2

**Washington GULD\***

**NOT FOR CONSTRUCTION**

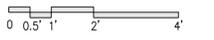
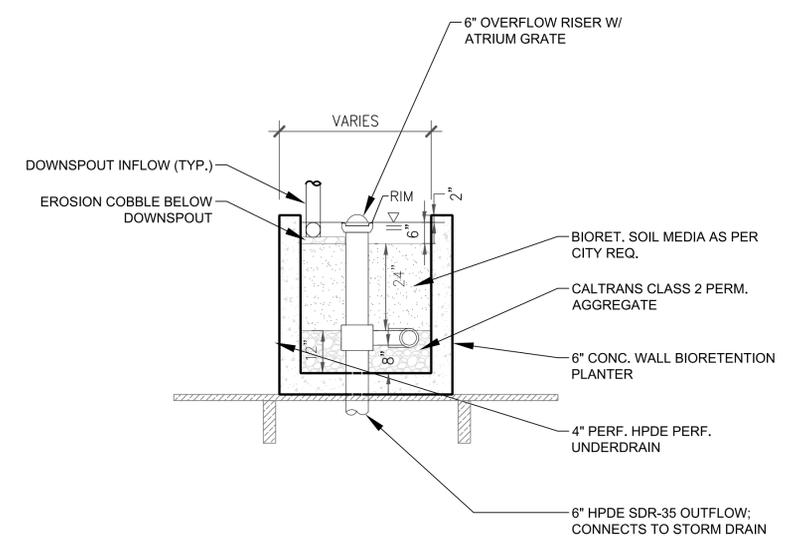
SECTION A-A

Minimum Depth							
PIPE SIZE	Ø6.00"	Ø8.00"	Ø10.00"	Ø12.00"	Ø15.00"	Ø18.00"	
CARTRIDGE TYPE	MINIMUM DEPTH RM TO OUTLET						
12"	4.08 [163.00"]	4.08 [163.00"]	4.33 [170.00"]	4.58 [180.00"]	4.83 [190.00"]	5.08 [200.00"]	5.08 [200.00"]
16"	4.83 [193.00"]	4.83 [193.00"]	5.08 [203.00"]	5.33 [213.00"]	5.58 [223.00"]	5.83 [233.00"]	5.83 [233.00"]
12" x 12"	5.58 [223.00"]	5.83 [233.00"]	6.08 [243.00"]	6.33 [253.00"]	6.58 [263.00"]	6.83 [273.00"]	6.83 [273.00"]
12" x 18"	6.08 [243.00"]	6.33 [253.00"]	6.58 [263.00"]	6.83 [273.00"]	7.08 [283.00"]	7.33 [293.00"]	7.33 [293.00"]

Ø60.00" PERK FILTER MANHOLE TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS								
CARTRIDGE STACK QUANTITY	12" & 16"				12" & 18"			
	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY (GPM) (CFS)	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY (GPM) (CFS)	TREATMENT FLOW RATE (GPM) (CFS)	TOTAL FLOW CAPACITY (GPM) (CFS)	TREATMENT FLOW RATE (GPM) (CFS)	
1	6.8 / 0.015	2.47	10.2 / 0.022	3.05	13.8 / 0.03	3.45	17.0 / 0.037	3.62
2	13.6 / 0.03	2.47	20.4 / 0.045	3.05	27.2 / 0.06	3.45	34.0 / 0.075	3.62
3	20.4 / 0.045	2.47	30.6 / 0.068	3.05	40.8 / 0.09	3.45	51.0 / 0.113	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

**Perk Filter™**  
Ø60.00" Manhole  
Washington State GULD  
One to Three Cartridges / Stacks

**Oldcastle™**  
Stormwater Solutions  
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | P: 800.579.8819 | oldcastlestormwater.com  
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DRAWING NO. PF-MH-60-WA NR EDC-0132 DATE 4/27/15 ISM 4/27/15 SHEET 2 OF 2



# EROSION & SEDIMENT CONTROL PLAN

FOR WET WEATHER DURING OCTOBER 15TH TO APRIL 15TH



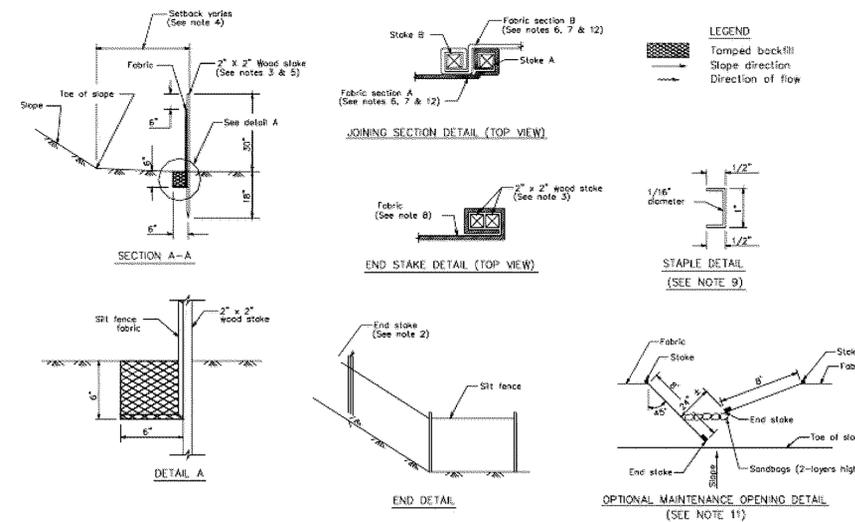
OWNER:  
ANDY GOLDBERG  
145 BETHANY CURVE  
SANTA CRUZ, CA 95060  
P: 831.440.8283

PROJECT ADDRESS:  
1811-1815-1819 MISSION ST.  
SANTA CRUZ, CA 95060

PRELIMINARY EROSION CONTROL PLAN (SHEET 1 OF 2)  
1815 MISSION STREET

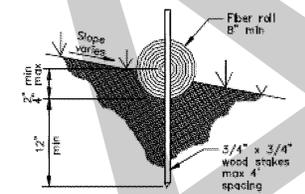
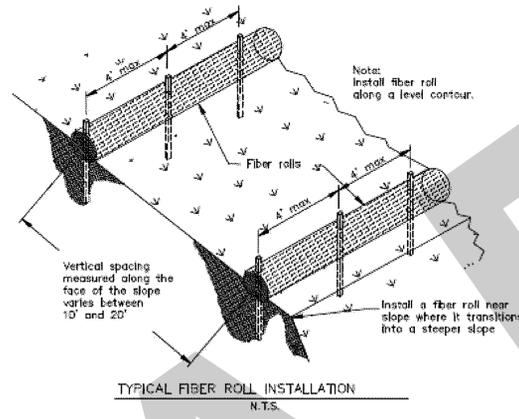
## EROSION AND SEDIMENT CONTROL PLAN NOTES (GENERAL):

- OWNER: ANDY GOLDBERG  
1890 PINE FLAT RD.  
SANTA CRUZ, CA 95060  
CONTACT: 831.440.8283
- CONTRACTOR: CONTACT:
- CIVIL ENGINEER: JUAN C. MARTINEZ, PE  
257 CAMBRIDGE AVE., KENSINGTON, CA 94708  
PHONE: 512.423.5779
- CONSTRUCTION SUPERINTENDENT: 24 HR. PHONE:
- GRADING CONTRACTOR: CONTACT PHONE:
- THIS PLAN IS INTENDED TO BE USED FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT CONTROLS OR PERMANENT IMPROVEMENTS.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE CONSTRUCTION SITE IN COMPLIANCE WITH THIS "SUPPLEMENTAL EROSION & SEDIMENT CONTROL PLAN FOR WET WEATHER GRADING DURING OCTOBER 15TH THROUGH APRIL 15TH" TOGETHER WITH RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
- THE OWNER/DEVELOPER SHALL REPORT MONTHLY CERTIFICATIONS (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) AND AFTER EACH RAIN EVENT (REPORT WEEKLY DURING MASS GRADING PHASE) THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE SUPPLEMENTAL EROSION & SEDIMENT CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, OWNER/DEVELOPER SHALL PROVIDE TO THE ENGINEER IN CHARGE AND TO THE CITY A WRITTEN EXPLANATION OF WHY THE MEASURE IS IN PLACE AND WHAT WILL BE DONE TO REMEDY THE SITUATION.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC SPACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.



### SILT FENCE

NTS

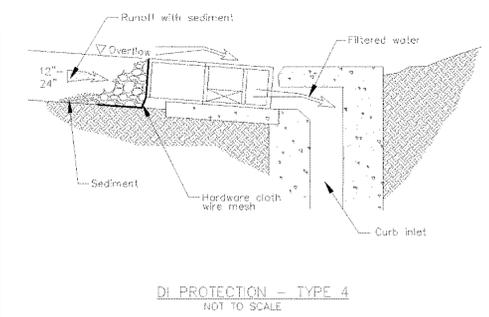
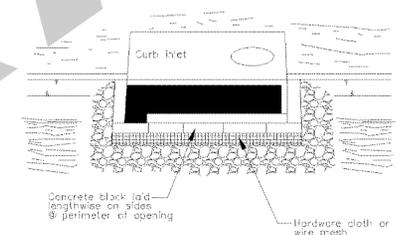


### ENTRENCHMENT DETAIL

N.T.S.

### FIBER LOG

### Storm Drain Inlet Protection SE-10

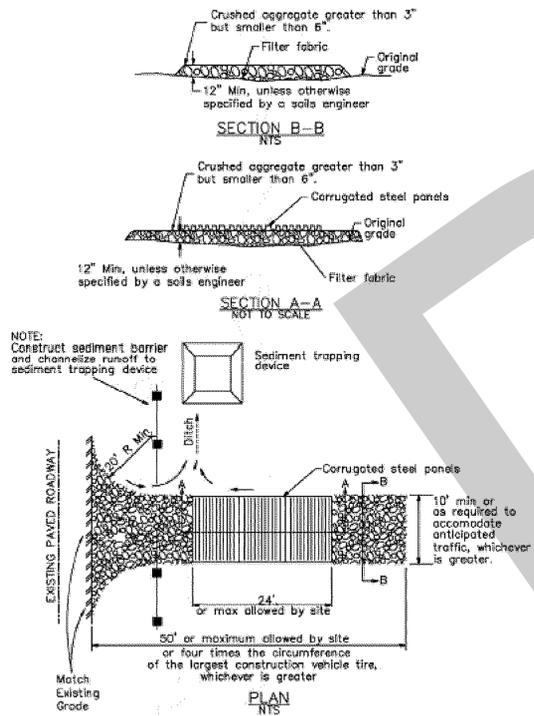


### MAINTENANCE MEASURES

CONTROLS	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY AND 2 BUSINESS DAYS (24 HOURS) AFTER QUALIFYING RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
JUTE MAT	WEEKLY AND 2 BUSINESS DAYS (24 HOURS) AFTER QUALIFYING RAIN	REPAIR WHENEVER JUTE MAT IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE DEPTH OF THE JUTE MAT ESPECIALLY IF HEAVY RAINS ARE EXPECTED
FIBER ROLLS	WEEKLY AND 2 BUSINESS DAYS (24 HOURS) AFTER QUALIFYING RAIN	REPAIR WHENEVER FIBER ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE DEPTH OF THE FIBER ROLL ESPECIALLY IF HEAVY RAINS ARE EXPECTED
STORM DRAIN INLET PROTECTION	WEEKLY AND 2 BUSINESS DAYS (24 HOURS) AFTER QUALIFYING RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN THE DEPTH EXCEEDS 2/3 THE HEIGHT OF THE FILTER

### BMP SUMMARY

BMP CATEGORY	BMP USED
EROSION CONTROL	STOCKPILE MANAGEMENT TRUCK WASHOFF AREA OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES WIND EROSION CONTROL CONSTRUCTION ENTRANCE
SEDIMENT CONTROL	SILT FENCE FIBER ROLLS STREET SWEEPING AND VACCUMING STORM DRAIN INLET PROTECTION STABILIZED CONSTRUCTION ENTRANCE/EXIT TIRE WASH
GOOD SITE MANAGEMENT	STORAGE OF CONSTRUCTION MATERIALS APPLICATION AND STORAGE OF LANDSCAPE MATERIALS MANAGEMENT OF WASTES AND WASTE MATERIALS ON SITE
NON-STORMWATER MANAGEMENT	WATER CONSERVATION PRACTICES ILLEGAL DUMPING REPORTING VEHICLE AND EQUIPMENT MAINTENANCE
RUN-ON AND RUN-OFF CONTROL	N/A
ACTIVE TREATMENT SYSTEMS	N/A



### STABILIZED CONSTRUCTION ENTRANCE WITH WASH

NTS

### CITY OF SANTA CRUZ EROSION AND SEDIMENT CONTROL NOTES:

- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE CITY WEBSITE AT: [HTTP://WWW.CITYOFSANTACRUZ.COM/HOME/SHOWDOCUMENT?ID=6031](http://www.cityofsantacruz.com/home/showdocument?id=6031)
- BMPs, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT, AND ANY NEEDED REPAIRS MADE IMMEDIATELY.
- CHECK THE SIDEWALK AND STREET DAILY DURING THE DEMOLITION AND CONSTRUCTION PHASES FOR SOIL OR SEDIMENT DRAG-OUT, AND SWEEP IF NEEDED.
- OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) AND PAINTS SHOULD BE STORED INSIDE IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE KEPT COVERED/ CLOSED AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY CONTAINMENT.
- DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
- SOIL STOCKPILES: EXCAVATED AND/OR NEW SOIL STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN-ON BY BMPs APPROPRIATE FOR THE PILE SIZE, LOCATION AND SITE CONDITIONS, AND MUST BE COVERED WITH PLASTIC SHEETING OR TARPS WHEN NOT IN USE AND SURROUNDED BY BERM, FIBER ROLLS OR WATTLES TO PREVENT RUN-ON AND RUN-OFF. WHEN EXCAVATED SOIL IS MOVED OFF-SITE, CHECK THE SIDEWALK AND STREET FOR DIRT "DRAG OUT" AND SWEEP IF NEEDED.
- STORM DRAIN INLET/CATCH BASIN PROTECTION: PLEASE USE FILTER FABRIC OR INSERTS FOR ANY NEARBY CATCH BASINS LOCATED ON STREETS. (SAND BAGS, GRAVEL BAGS AND STRAW WATTLES AROUND STORM DRAIN INLETS THAT ARE EXPOSED TO VEHICULAR TRAFFIC IN STREETS ARE NOT ALLOWED). IF FILTER FABRIC, PLEASE USE FILTEREX 8" SOXX WITH MIRAFI 140N FABRIC UNDERNEATH THE GRATE, APPROPRIATELY SIZED AND SECURED, DURING CONSTRUCTION. ADD NOTE TO EXTEND FABRIC MIN 6-INCHES BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE. ADD THAT CONTRACTOR SHALL REMOVE FILTER FABRIC IN THE CATCH BASINS AND STORM DRAIN INLETS UPON COMPLETION OF PROJECT.
- REGULARLY MAINTAIN PROJECT EROSION CONTROL MEASURES. CHECK REGULARLY FOR DAMAGE DURING CONSTRUCTION WORK. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH SIGNIFICANT RAIN EVENT AND NEEDED REPAIRS MADE IMMEDIATELY UPON DETECTION. DURING THE RAINY SEASON, USE ONE OR MORE SEDIMENT CONTROL MEASURES, SUCH AS FIBER ROLLS AND STRAW WATTLES, TO PREVENT SEDIMENT FROM LEAVING THE SITE.

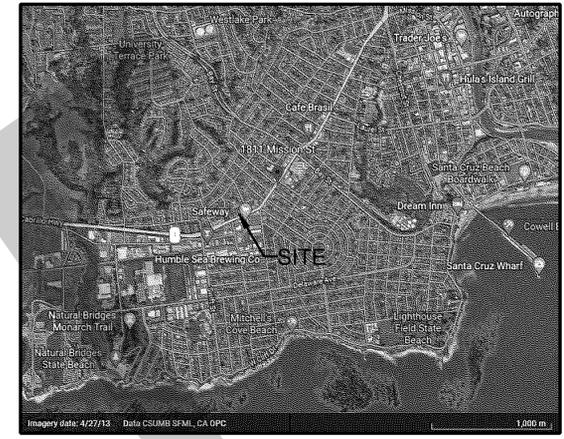
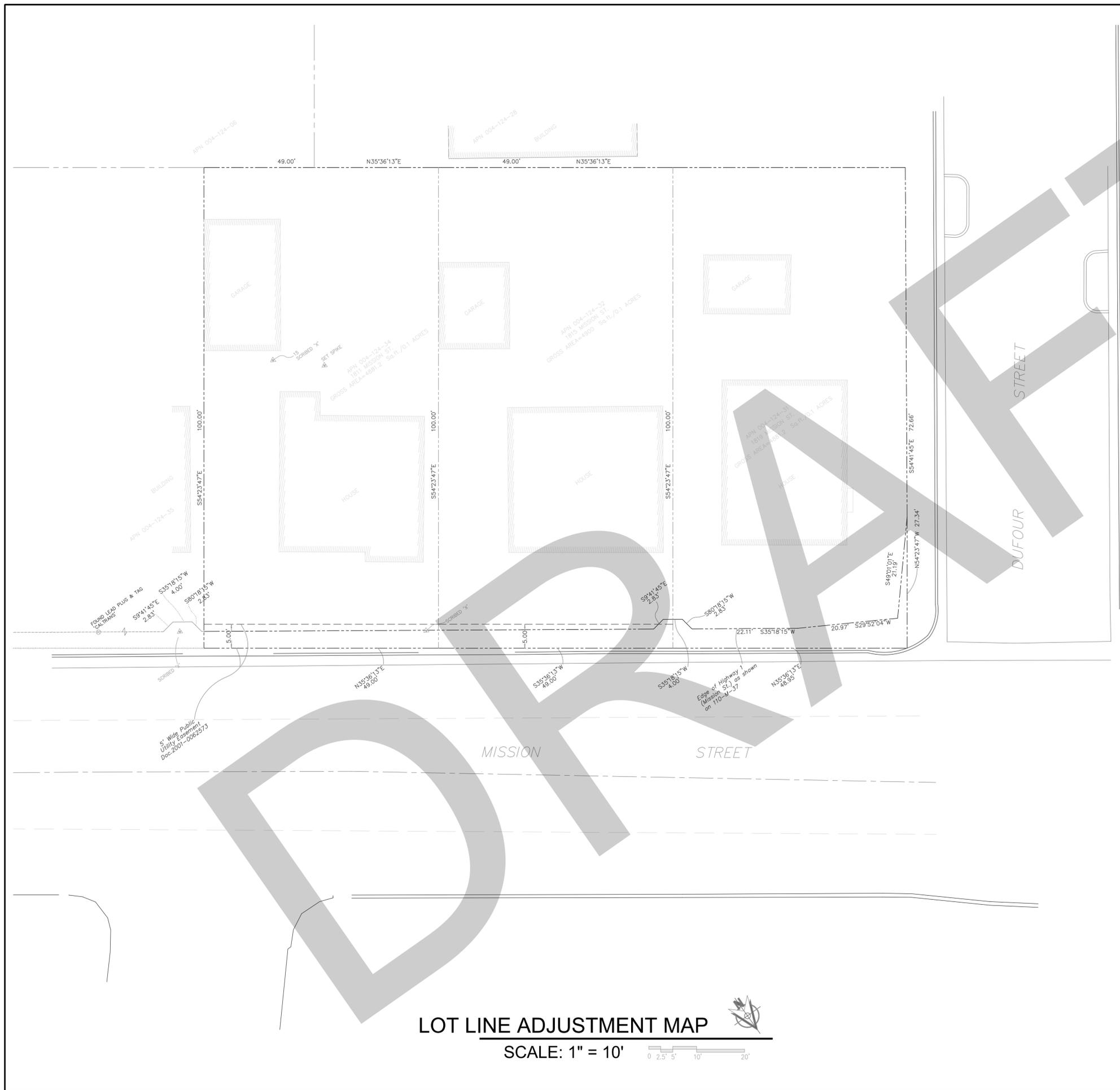
PRELIMINARY-NOT FOR CONSTRUCTION

REVISION		
No.	DESCRIPTION	DATE
△		
△		
△		
△		

PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
DATE: 01/24/23

C.5.0





VICINITY MAP

**SURVEY**

SURVEY FOR THIS PROJECT WAS OBTAINED FROM KEVIN SMITH, PROFESSIONAL LAND SURVEYOR, AS PART OF A TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST, 2024.

**BENCHMARK**

ELEVATIONS ARE NAVD88 DATUM AND BASED ON RTK BY EDMUNDSON SURVEYING

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING ALONG THE WESTERLY SIDE OF MISSION STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP "PORTION OF STATE HIGHWAY 1 IN THE CITY OF SANTA CRUZ, CALIFORNIA", RECORDED DECEMBER 21, 2006 IN VOLUME 110 OF MAPS, PAGE 37, SANTA CRUZ COUNTY RECORDS.

**GENERAL**

MAP PREPARED BY: JUAN CARLOS MARTINEZ, P.E.  
 P.O. BOX 2557  
 EL CERRITO, CA 94530

OWNER: ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060

PARCEL TABLE		
PARCEL NUMBER	EXISTING	PROPOSED
APN 004-124-32	4,900 SQ-FT	
APN 004-124-34	4,900 SQ-FT	
APN 004-124-31	4,895 SQ-FT	
TOTAL	14,695 SQ-FT	14,695 SQ-FT

**LOT LINE ADJUSTMENT MAP**

SCALE: 1" = 10'



OWNER:  
 ANDY GOLDBERG  
 145 BETHANY CURVE  
 SANTA CRUZ, CA 95060  
 P: 831.440.8283

PROJECT ADDRESS:  
 1811-1815-1819 MISSION ST.  
 SANTA CRUZ, CA 95060

LOT LINE ADJUSTMENT  
 MAP  
 1815 MISSION STREET

REVISION

No.	DESCRIPTION	DATE
△		
△		
△		
△		

PROJECT No.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 01/24/23

**TM.1**

NOT FOR CONSTRUCTION

1804 MISSION ST.  
H&R BLOCK  
PARCEL NO.: 002-741-03  
ZONING: CC - COMMUNITY COMMERCIAL  
APPROX. HEIGHT = 45' - 0"

MISSION STREET

ADJACENT PROPERTY:  
1807 MISSION ST.  
RESIDENTIAL  
PARCEL NO.: 004-124-35  
ZONING: CC - COMMUNITY  
APPROX. HEIGHT = 14' - 0"

ADJACENT PROPERTY:  
543 PALM ST.  
RESIDENTIAL  
PARCEL NO.: 004-124-06  
ZONING: CC - COMMUNITY COMMERCIAL  
APPROX. HEIGHT = 15' - 0"

(E) SINGLE STORY GARAGE  
TO BE DEMOLISHED  
APPROX. HEIGHT = 10' - 0"

(E) SINGLE STORY SFR  
TO BE DEMOLISHED  
APPROX. HEIGHT = 14' - 0"

SUBJECT PROPERTY:  
1811 MISSION STREET  
PARCEL #: 004-124-34  
ZONING: CC-COMMUNITY COMMERCIAL

(E) SINGLE STORY GARAGE  
TO BE DEMOLISHED  
APPROX. HEIGHT = 10' - 0"

(E) SINGLE STORY SFR  
TO BE DEMOLISHED  
APPROX. HEIGHT = 14' - 0"

SUBJECT PROPERTY:  
1815 MISSION STREET  
PARCEL #: 004-124-32  
ZONING: CC-COMMUNITY COMMERCIAL

ADJACENT PROPERTY:  
546 DUFOUR ST.  
RESIDENTIAL  
PARCEL NO.: 004-124-28  
ZONING: CC - COMMUNITY COMMERCIAL  
APPROX. HEIGHT = 15' - 0"

(E) SINGLE STORY GARAGE  
TO BE DEMOLISHED  
APPROX. HEIGHT = 10' - 0"

(E) SINGLE STORY SFR  
TO BE DEMOLISHED  
APPROX. HEIGHT = 14' - 0"

SUBJECT PROPERTY:  
1819 MISSION STREET  
PARCEL #: 004-124-31  
ZONING: CC-COMMUNITY COMMERCIAL

DUFOUR STREET

1901 MISSION ST.  
STARBUCKS  
PARCEL NO.:  
ZONING:  
APPROX. HEIGHT = 17' - 0"

DEMO SITE PLAN NOTES

1. SEE GP SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
2. REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.
3. ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.



workbench

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1815 MISSION STREET

1811, 1815, 1819 MISSION STREET  
SANTA CRUZ, CA 95060

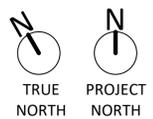


ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PREAPPLICATION	07.17.2024
1	PLANNING APPLICATION	01.16.2025

APN number	004-124-34, 32, 31
Project number	23163
Print Date	01/16/2025
Drawn by	JP
Checked by	EB
Scale	As indicated

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DEMO SITE PLAN

AP0.50D

















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1815 MISSION STREET  
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SANTA CRUZ, CA 95060

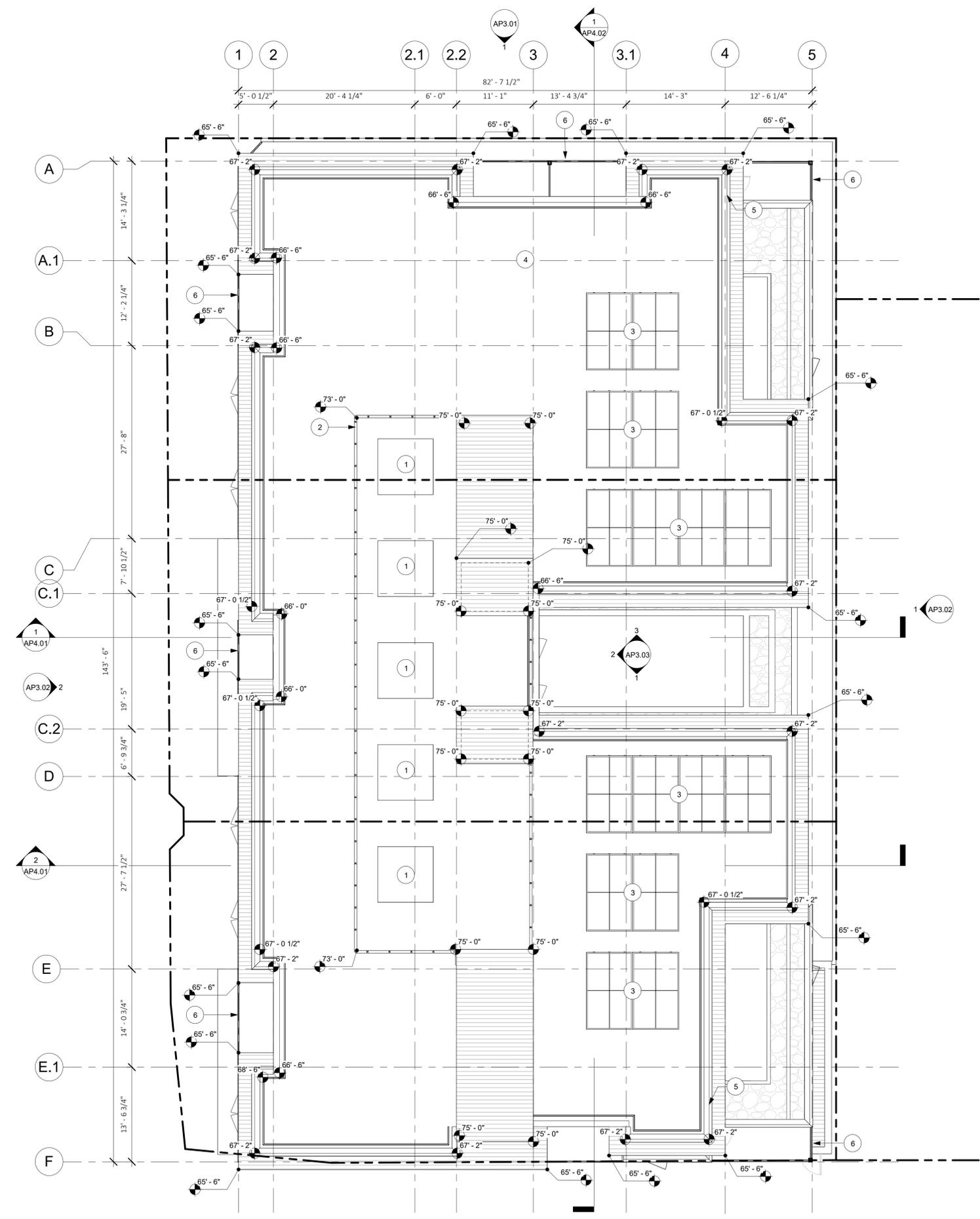


### ROOF PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

### ROOF PLAN KEYED NOTES

KEYNOTE SCHEDULE - ROOF PLAN	
KEYNOTE	MATERIAL
1	INDICATIVE ROOFTOP MECHANICAL EQUIPMENT
2	INDICATIVE MECHANICAL EQUIPMENT SCREEN
3	INDICATIVE SOLAR PHOTOVOLTAIC PANELS
4	MEMBRANE ROOF
5	ROOF DRAINAGE
6	RAILING BELOW



1 PROPOSED ROOF PLAN  
1/8" = 1'-0"

1/16/2025 2:25:42 PM

#### ISSUES/ REVISIONS

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1	PLANNING APPLICATION	01.16.2025

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#### PROPOSED ROOF PLAN

AP1.07





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1815 MISSION STREET  
1811, 1815, 1819 MISSION STREET  
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
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PROPOSED ELEVATIONS  
**AP3.02**

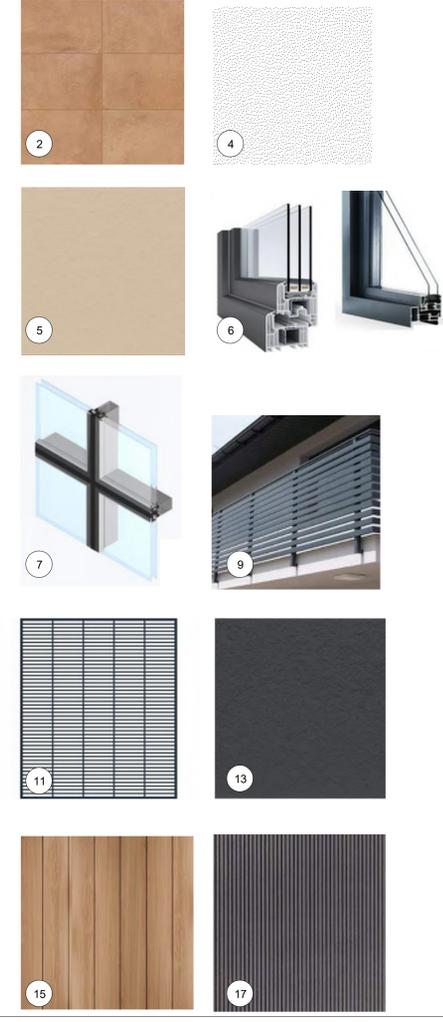
**ELEVATIONS GENERAL NOTES**

- 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**

KEYNOTE	MATERIAL
1	ALIGN
2	TERRACOTTA BLOCK WALL OR TERRACOTTA-LOOK FIBER CEMENT PANELS
3	ROLLING OVERHEAD DOOR/VEHICLE ENTRY GATE
4	WHITE STUCCO OR SIM.
5	TEXTURED BEIGE FIBER CEMENT PANELS OR SIM.
6	ALUMINUM OR VINYL WINDOWS OR SIM., 3" INSET FROM WALL PER SCMC OBJECTIVE DESIGN STANDARDS
7	GLAZED ALUMINUM OR TIMBER CURTAIN WALL SYSTEM OR SIM.
8	PAINTED METAL BALCONY, OR SIM.
9	HORIZONTAL PIPE RAIL OR SIM.
10	PLANTER/PLANTER BENCH
11	PATTERNED METAL SCREEN
12	ROOFTOP MECHANICAL EQUIPMENT
13	DARK GREY / CHARCOAL FIBER CEMENT PANEL OR SIM.
14	TERRACOTTA COLORED PARAPET CAP OR SIM.
15	WOOD OR WOOD-LOOK WALL / SOFFIT OR SIM.
16	ROOF OVERHANG WITH DECORATIVE WOOD OR WOOD-LIKE BEAMS OR SIM.
17	CORRUGATED METAL OR RIBBED FIBER CEMENT PANELS OR SIM.
18	REPRESENTATIVE BUILDING SIGNAGE
19	8' TALL SOUND WALL, TERRACOTTA OR TERRACOTTA LOOK FINISH
20	TRANSLUCENT GLASS OR FRIT PATTERN OR SIM ON BOTTOM WINDOW PANES

**MATERIALS LEGEND**



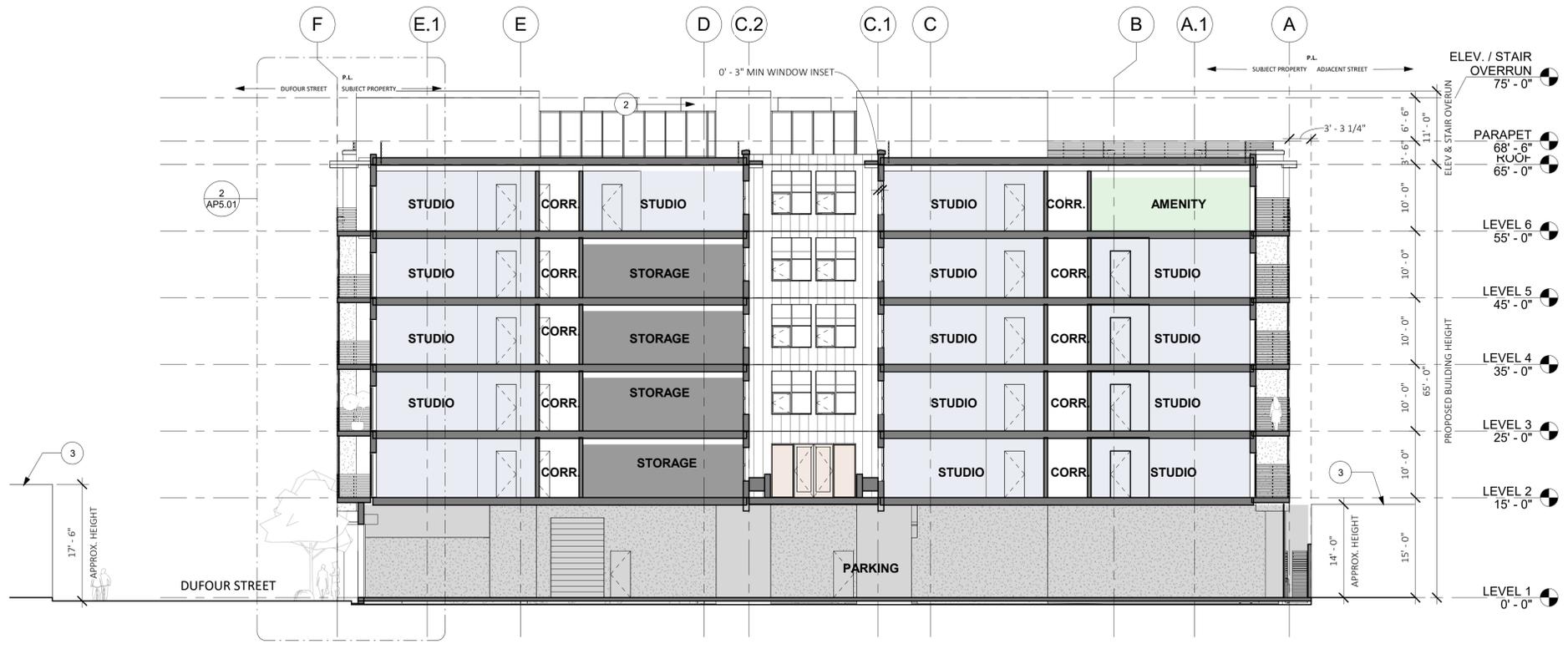
1 BUILDING ELEVATION - EAST  
1" = 10'-0"



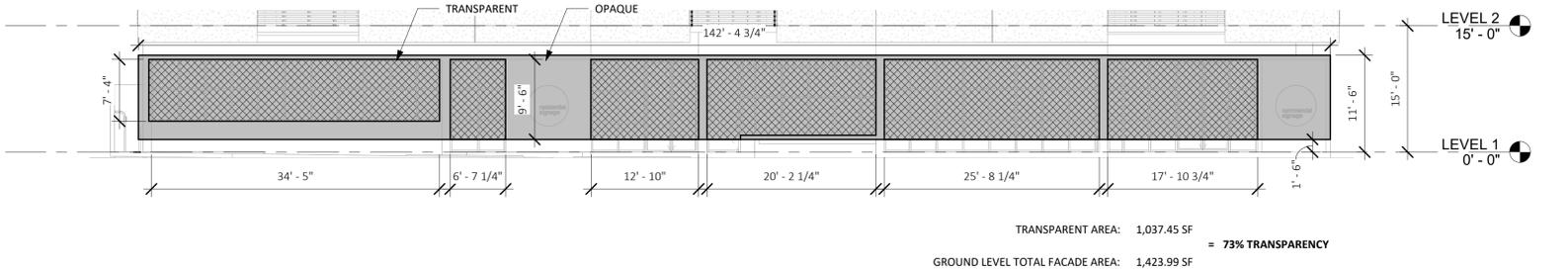
2 BUILDING ELEVATION - WEST  
1" = 10'-0"







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



2 WEST ELEVATION - GROUND FLOOR TRANSPARENCY DIAGRAM PER SCMC 24.12.185.14 (a)(i)  
1" = 10'-0"

**BUILDING SECTION NOTES**

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

**BUILDING SECTION KEYED NOTES**

KEYNOTE SCHEDULE - BUILDING SECTION	
KEYNOTE	MATERIAL
1	INDICATIVE MECHANICAL EQUIPMENT SCREEN
2	INDICATIVE ROOFTOP MECHANICAL EQUIPMENT
3	ADJACENT BUILDING
4	METAL AND WOOD CANOPY
5	HORIZONTAL PIPE RAIL OR SIM.
6	OVERHEAD METAL GARAGE DOOR
7	GLAZED ALUMINUM OR TIMBER CURTAIN WALL SYSTEM OR SIM.
8	ALUMINUM OR VINYL DOORS OR SIM.
9	METAL AWNING
10	RAISED PLANTER



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**1815 MISSION STREET**  
 1811, 1815, 1819 MISSION STREET  
 SANTA CRUZ, CA 95060



**ISSUES/ REVISIONS**

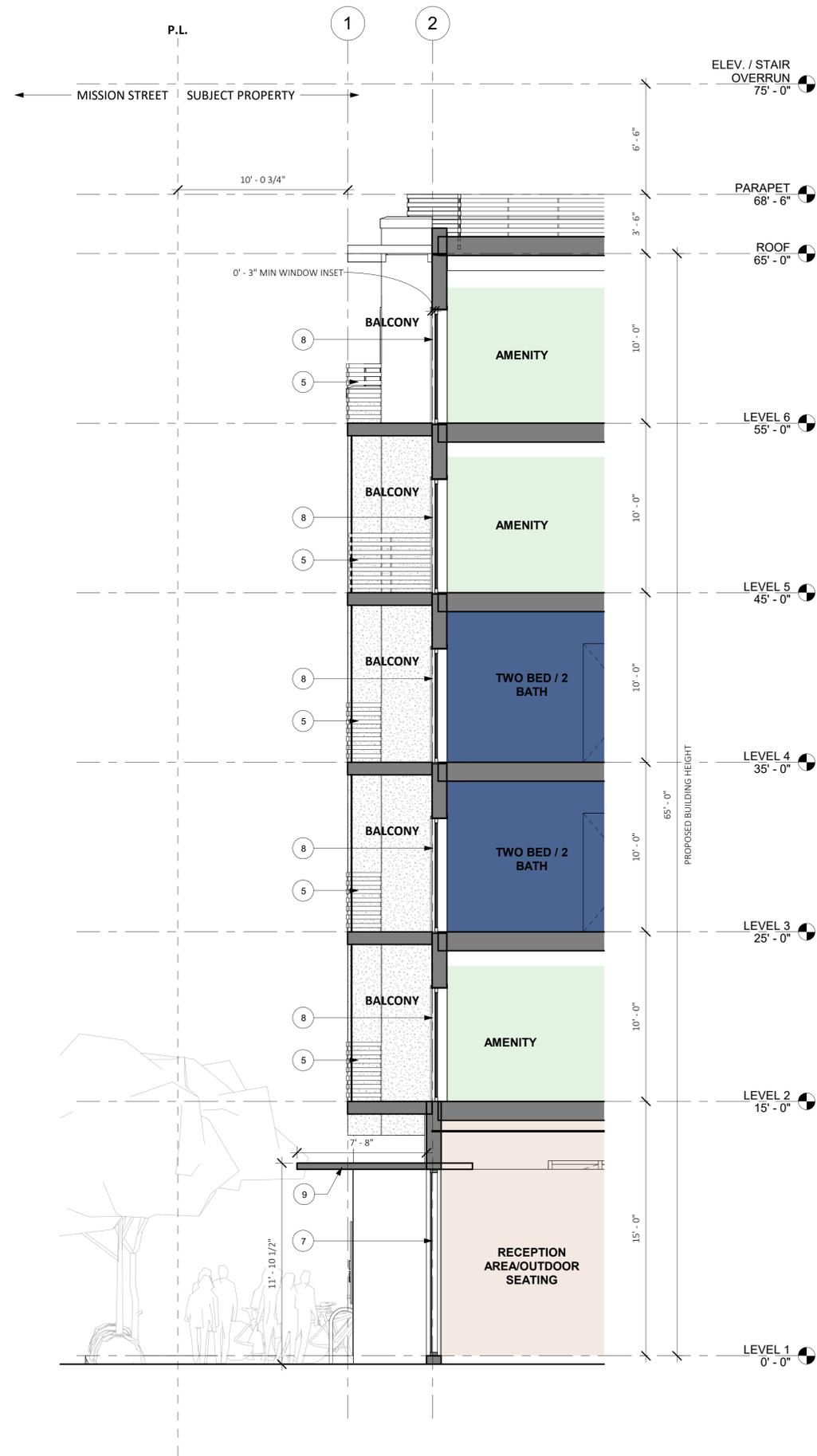
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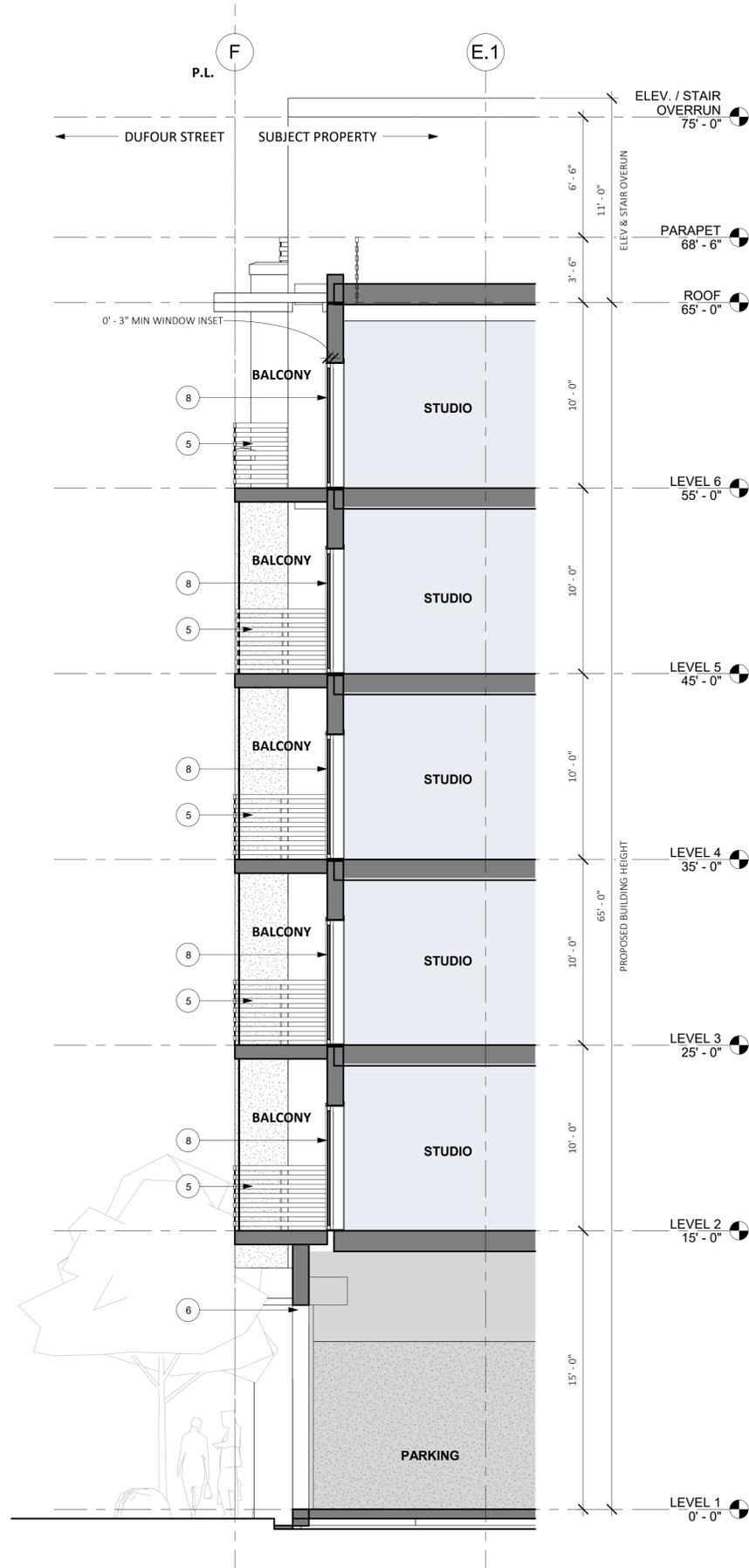
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**BUILDING SECTIONS**

**AP4.02**



1 WEST FACADE WALL SECTION  
1/4" = 1'-0"



2 SOUTH FACADE WALL SECTION  
1/4" = 1'-0"

### BUILDING SECTION NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

### BUILDING SECTION KEYED NOTES

KEYNOTE SCHEDULE - BUILDING SECTION	
KEYNOTE	MATERIAL
1	INDICATIVE MECHANICAL EQUIPMENT SCREEN
2	INDICATIVE ROOFTOP MECHANICAL EQUIPMENT
3	ADJACENT BUILDING
4	METAL AND WOOD CANOPY
5	HORIZONTAL PIPE RAIL OR SIM.
6	OVERHEAD METAL GARAGE DOOR
7	GLAZED ALUMINUM OR TIMBER CURTAIN WALL SYSTEM OR SIM.
8	ALUMINUM OR VINYL DOORS OR SIM.
9	METAL AWNING
10	RAISED PLANTER



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#### ISSUES/ REVISIONS

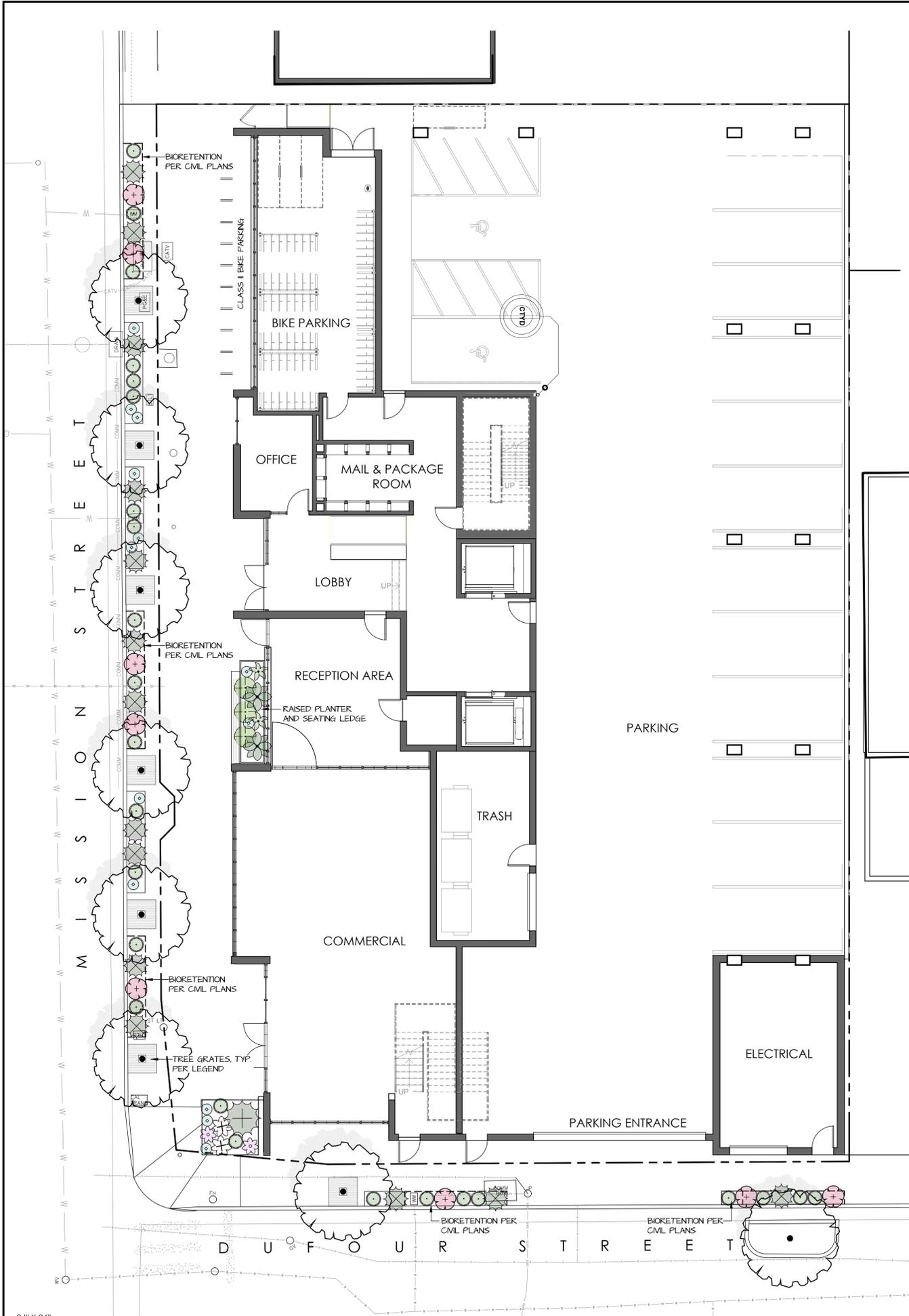
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Scale 1/4" = 1'-0"

#### ENLARGED WALL SECTIONS

AP5.01





24" X 36"

**LEVEL 1 STREET PLANTING LEGEND**

\*\* = CALIFORNIA NATIVE PLANT

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CARPINUS BETULA 'FRANS FONTAINE' / EUROPEAN HORNBEAM	15 GAL	X	30' X 15'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'LAKE COUNTY' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**ACHILLEA MILLEFOLIUM 'PRETTY BELINDA' / PINK YARROW	1 GAL	X	2' X 3'	L
	**CLINODIUM DOUGLASSI / YERBA BUENA	1 GAL	X	0.5' X 3'	L
	**POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL	X	4' X 4'	M
	**SALVIA SPATHACEA / HUMMINGBIRD SAGE	1 GAL	X	2' X 3'	L
	**STACHYS BYZANTINA / LAMB'S EARS	1 GAL	X	1' X 15'	L
	**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	X	4' X 3'	M

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' X 2'	L
	CHONDROPETALUM ELEPHANTUM / LARGE CAPE RUSH	1 GAL	X	4' X 5'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZUNI' / PURPLE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'CALISTOGA' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**ARCTOSTAPHYLOS 'SUNSET' / MANZANITA	5 GAL	X	3' X 5'	L
	**EPILOBium CANUM 'CATALINA' / CATALINA CALIFORNIA FUCHSIA	1 GAL	X	3' X 3'	L
	SALVIA ULGINOSA / BOG SAGE	1 GAL	X	4' X 4'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' X 2'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L

**LEVEL 2 PLANTING LEGEND**

\*\* = CALIFORNIA NATIVE PLANT

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZUNI' / PURPLE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'CALISTOGA' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**ARCTOSTAPHYLOS 'SUNSET' / MANZANITA	5 GAL	X	3' X 5'	L
	**EPILOBium CANUM 'CATALINA' / CATALINA CALIFORNIA FUCHSIA	1 GAL	X	3' X 3'	L
	SALVIA ULGINOSA / BOG SAGE	1 GAL	X	4' X 4'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' X 2'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L

TRAILING	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	X	15' X 4'	L

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZUNI' / PURPLE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'CALISTOGA' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**EPILOBium CANUM 'CATALINA' / CATALINA CALIFORNIA FUCHSIA	1 GAL	X	3' X 3'	L
	SALVIA ULGINOSA / BOG SAGE	1 GAL	X	4' X 4'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	1 GAL	X	3' X 3'	L

TRAILING	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	X	15' X 4'	L

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZUNI' / PURPLE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'CALISTOGA' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**EPILOBium CANUM 'CATALINA' / CATALINA CALIFORNIA FUCHSIA	1 GAL	X	3' X 3'	L
	SALVIA ULGINOSA / BOG SAGE	1 GAL	X	4' X 4'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	1 GAL	X	3' X 3'	L

TRAILING	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	X	15' X 4'	L

**WUCOLS WATER USE CLASSIFICATION**  
 H - HIGH WATER USE  
 M - MODERATE WATER USE  
 L - LOW WATER USE  
 VL - VERY LOW WATER USE

- PLANTING NOTES**
- ALL PLANT MATERIAL IN BIORETENTION PLANTERS PER CENTRAL CALIFORNIA COAST TECHNICAL ASSISTANCE MEMO (TAM) LID PLANT GUIDANCE FOR BIORETENTION SOIL MIXTURE PER CIVIL PLANS MULCH LAYER TO BE 12" THICK COMPOST MULCH THAT WILL NOT FLOAT.
  - ALL PLANTING AREAS (EXCEPT FLOW-THRU PLANTERS) ON SITE 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 SHREDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
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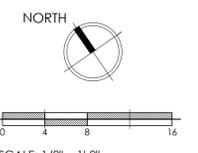
**TREE GRATES**  
 TREE GRATES TO BE RAIN 4x4 HEEL PROOF IN RAW CAST IRON BY RON AGE [WWW.IRONAGEGRATES.COM](http://WWW.IRONAGEGRATES.COM). INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS / QTY: 8

**mbLA**  
 megan bishop  
 LANDSCAPE ARCHITECTURE  
 po box 328 aptos, ca 95001  
 (831) 818-9227  
 www.mb-landarch.com

LICENSED LANDSCAPE ARCHITECT  
 MEGAN BLENCOWE BISHOP  
 NO. 5706  
 Exp. 4/11/26  
 STATE OF CALIFORNIA

**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

**1815 MISSION STREET**  
 1811, 1815, 1819 MISSION STREET  
 SANTA CRUZ, CA 95060



**PLAN REVISIONS**

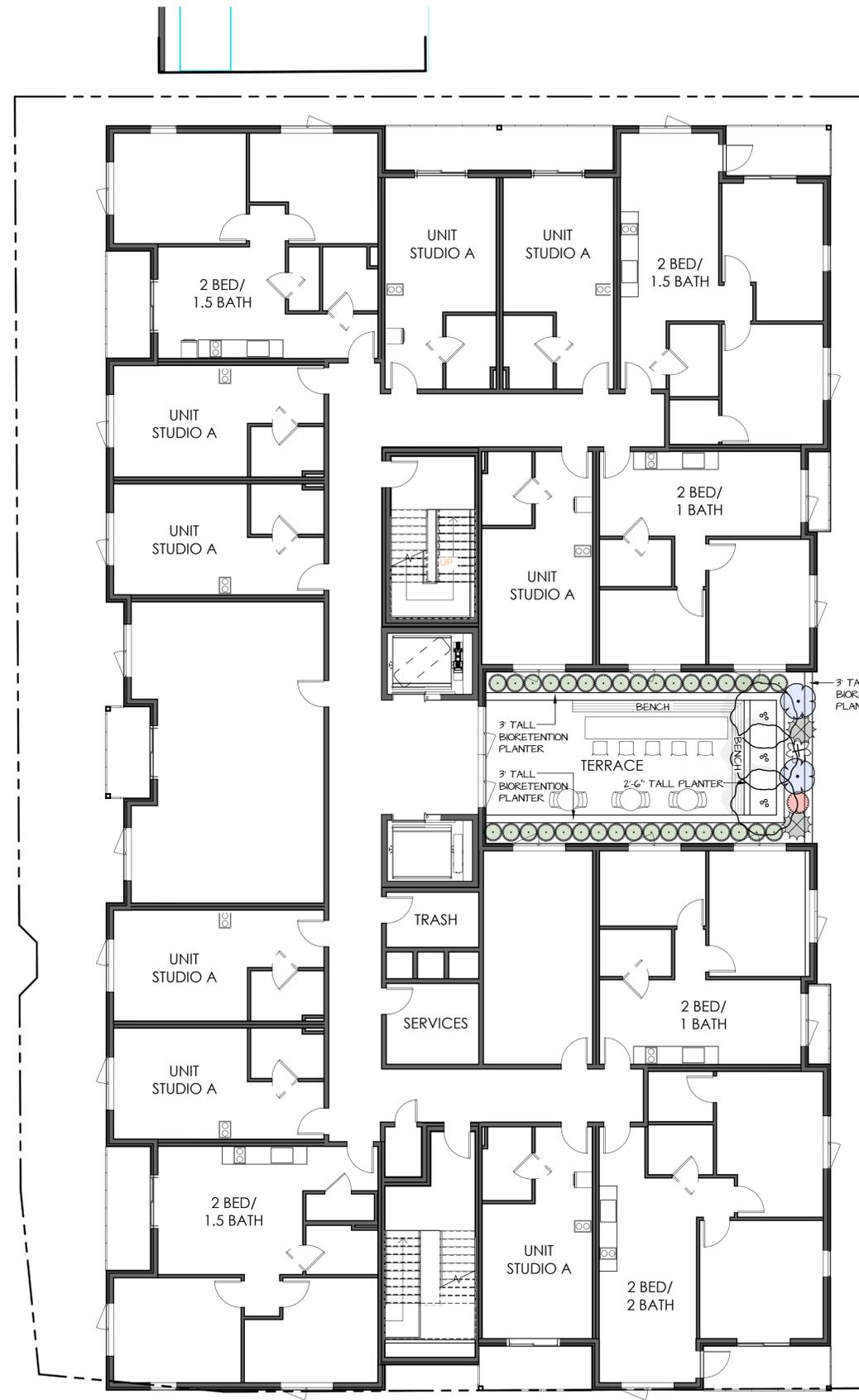
NO.	DATE	DESCRIPTION

DATE = 1/8/2025  
 JOB = 2412

SHEET TITLE  
**LANDSCAPE PLAN LEVEL 1 STREET**

SHEET NUMBER  
**L1.0**

M I S S I O N S T R E E T



D U F O R S T R E E T

### LEVEL 1 STREET PLANTING LEGEND

\*\* = CALIFORNIA NATIVE PLANT

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CARPINUS BETULA 'FRANS FONTAINE' / EUROPEAN HORNBEAM	15 GAL	X	30' X 15'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'LAKE COUNTY' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**ACHILLEA MILLEFOLIUM 'PRETTY BELINDA' / PINK YARROW	1 GAL	X	2' X 3'	L
	**CLINOPODIUM DOUGLASSI / YERBA BUENA	1 GAL	X	0.5' X 3'	L
	**POLYSTICHUM MUNIUM / WESTERN SWORD FERN	5 GAL	X	4' X 4'	M
	**SALVIA SPATHACEA / HUMMINGBIRD SAGE	1 GAL	X	2' X 3'	L
	**STACHYS BYZANTINA / LAMB'S EARS	1 GAL	X	1' X 15'	L
	**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	X	4' X 3'	M

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' X 2'	L
	CHONDROPETALUM ELEPHANTUM / LARGE CAPE RUSH	1 GAL	X	4' X 5'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L

### LEVEL 2 PLANTING LEGEND

\*\* = CALIFORNIA NATIVE PLANT

TREES	BOTANICAL NAME / COMMON NAME	MATURE SIZE	QTY	HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZUNI' / PURPLE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'CALISTOGA' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**ARCTOSTAPHYLOS 'SUNSET' / MANZANITA	5 GAL	X	3' X 5'	L
	**EPILOBIUM CANIUM 'CATALINA' / CATALINA CALIFORNIA FUCHSIA	1 GAL	X	3' X 3'	L
	SALVIA ULGINOSA / BOG SAGE	1 GAL	X	4' X 4'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' X 2'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L

TRAILING	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	X	15' X 4'	L

### LEVEL 6 PLANTING LEGEND

\*\* = CALIFORNIA NATIVE PLANT

TREES	BOTANICAL NAME / COMMON NAME	MATURE SIZE	QTY	HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZUNI' / PURPLE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'CALISTOGA' / COMMON YARROW	1 GAL	X	3' X 3'	L
	**EPILOBIUM CANIUM 'CATALINA' / CATALINA CALIFORNIA FUCHSIA	1 GAL	X	3' X 3'	L
	SALVIA ULGINOSA / BOG SAGE	1 GAL	X	4' X 4'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	1 GAL	X	3' X 3'	L

#### WUCOLS WATER USE CLASSIFICATION

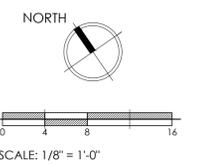
H - HIGH WATER USE  
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1815 MISSION STREET  
1811, 1815, 1819 MISSION SREET  
SANTA CRUZ, CA 95060



PLAN REVISIONS

DATE = 1/8/2025  
JOB = 2412

SHEET TITLE  
**LANDSCAPE PLAN LEVEL 2**

SHEET NUMBER  
**L2.0**

M I S S I O N S T R E E T



D U F O U R S T R E E T

### LEVEL 1 STREET PLANTING LEGEND

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TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CARPINUS BETULA 'FRANS FONTANE' / EUROPEAN HORNBEAM	5 GAL	X	30' X 15'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA MILLEFOLIUM 'LAKE COUNTY' / COMMON YARROW	1 GAL	X	3' X 3'	L
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	**POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL	X	4' X 4'	M
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	**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	X	4' X 3'	M

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CAREX DIVULSA / BERKELEY SEDGE	1 GAL	X	2' X 2'	L
	CHONDROPETALUM ELEPHANTUM / LARGE CAPE RUSH	1 GAL	X	4' X 5'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	X	3' X 3'	L

### LEVEL 2 PLANTING LEGEND

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TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'ZINI' / PURPLE GRAPE MYRTLE (MULTI-TRUNK)	5 GAL	X	9' X 8'	M

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
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### LEVEL 6 PLANTING LEGEND

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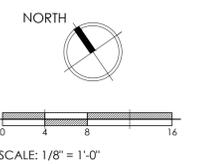
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1815 MISSION STREET  
1811, 1815, 1819 MISSION SREET  
SANTA CRUZ, CA 95060



PLAN REVISIONS

DATE = 1/8/2025  
JOB = 2412

SHEET TITLE  
**LANDSCAPE PLAN LEVEL 6**

SHEET NUMBER  
**L3.0**