528 FREDERICK ST

Santa Cruz, CA

PLANNING RESUBMITTAL

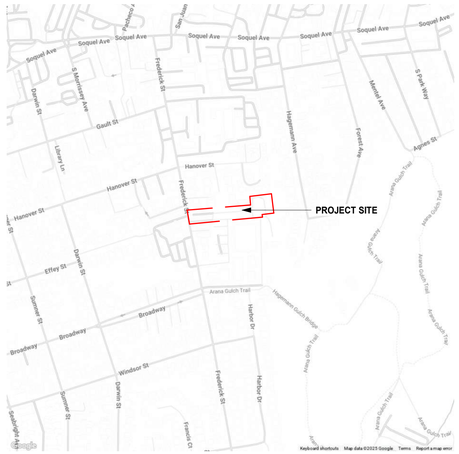
3DE ARCHITECTURE

PALISADE BUILDERS, INC.

AUGUST 7, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

SITE VICINITY MAP



SITE LOCATION MAP

SCMC 24.16.020(4):
A. Affordable Housing Requirement for Ownership Residential Developments. In an ownership residential or live/work development, twenty percent of the dwelling units shall be made available for sale to low [80% AMI] and moderate [120% AMI] income households at an affordable ownership cost [CALCULATED TO HUD MEDIAN VALUE].

B. Fractional Affordable Housing Requirement for Ownership Residential Developments – 0.7 Units or Less. If the number of dwelling units required under subsection (4)(a) results in a fractional requirement of 0.7 or less, then the applicant shall either: (i) make one inclusionary unit available for sale at an affordable ownership cost; (ii) make one inclusionary unit available at an affordable rent for low income households; or (iii) pay an in-lieu fee calculated pursuant to Section 24.16.030(6). This subsection (4)(b) applies to the fractional unit only, and whole units shall be provided as required by subsection (4)(a).

4 19 UNITS x 20% = 3.8 INCLUSIONARY UNITS

STATE DENSITY BONUS:
Any housing development that proposes five or more units and incorporates at least one of the requirements below is eligible for a density bonus: 10% LOW OR MODERATE INCOME

4 19 UNITS x 10% = 1.9 DENSITY BONUS UNITS

TOTAL AFFORDABLE UNITS PROVIDED:
4 UNITS (LAYERED)

PROJECT AFFORDABILITY

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
A PRIVATELY FUNDED RESIDENTIAL TOWNHOUSE DEVELOPMENT WITH INDIVIDUAL PARKING GARAGES. THE PROJECT IS FOUR BUILDINGS CONSISTING OF THE ELEMENTS DESCRIBED BELOW.

4 • FOUR (4) GROUPS OF UP TO SIX (6) TOWNHOMES WITH INDIVIDUAL ENTRIES AND GARGES.
• RESIDENTIAL BUILDINGS ARE OF TYPE V-A WOOD FRAMED CONSTRUCTION.
4 • 19 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.
• ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13".
• PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT.
• PROPOSED WORK WITHIN WATERCOURSE DEVELOPMENT SETBACK IS LIMITED TO SITE FENCING, SEE LANDSCAPING PLANS FOR DETAILS.

ZONING: R-L / CZ-O
PROJECT LOCATION: 528 FREDERICK ST
SANTA CRUZ, CA 95062
BLOCK AND LOT NUMBER:
ASSESSOR'S PARCEL NUMBER: 011-081-62 "LOT A" (011-051-71 TENTATIVE)
LOT AREA: 78,348 SQ. FT. (1.8 ACRES)

PROPOSED GROSS FLOOR AREA

FLOOR	OCCUPANCY	CONSTR. TYPE	GROSS AREA
FLOOR 1 RESIDENTIAL GARAGE	S-2	TYPE V-A	8,676 SQ. FT.
FLOOR 1 RESIDENTIAL	R-2	TYPE V-A	15,930 SQ. FT.
FLOOR 2 RESIDENTIAL	R-2	TYPE V-A	23,689 SQ. FT.
FLOOR 3 RESIDENTIAL	R-2	TYPE V-A	7,062 SQ. FT.
TOTAL			**55,357 SQ. FT.**

4

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS.

LOT COVERAGE: 24,612 SQ. FT.
BUILDING AREA (EXCLUDES 225 SQ FT PER GARAGE): 51,088 SQ. FT.
LOT AREA: 78,348 SQ. FT.
LOT AREA (EXCLUDING SLOPES >30%): ~68,000 SQ. FT.
FAR: 0.65

4

DENSITY:
LOT AREA PER STUDIO/1BR UNIT : N/A SF / UNIT (1,600 SF MIN)
LOT AREA PER 2BR+ UNIT : 4,124 SF / UNIT (2,200 SF MIN)

PARKING
VEHICLE PARKING REQUIRED: = NONE
EV CAPABLE = 10%
EV READY = 25%
EV CHARGING STATION = 5%
VEHICLE PARKING PROPOSED: = 38
STANDARD = 19
EV CAPABLE = 0
EV READY = 17
EV CHARGING STATION = 2

4

BICYCLE PARKING REQUIRED (SCMC 24.15.250):
CLASS 1 LONG TERM (1 PER UNIT) = 19
CLASS 2 SHORT-TERM (1 PER 4 UNITS) = 5
BICYCLE PARKING PROPOSED:
CLASS 1 LONG TERM (PRIVATE GARAGE) = 19
CLASS 2 SHORT-TERM (WITHIN SITE) = 6

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2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA RESIDENTIAL CODE & AMENDMENTS (CRC)
2022 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2022 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2022 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 NFPA 13

APPLICABLE CODES

OWNER:
440 FREDERICK LLC
900 E. HAMILTON AVE., STE. 140
CAMPBELL, CA 95008
P: 408.429.7700
CONTACT: JEFF JELNIKER

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.967.6866
CONTACT: KYLE FILOMEO

CIVIL ENGINEER:
IFLAND ENGINEERS
1509 SEABRIGHT AVE., STE A2
SANTA CRUZ, CA 95062
P: 831.316.3573
CONTACT: JON IFLAND

LANDSCAPE ARCHITECT:
MBLA LANDSCAPE ARCHITECTURE
PO BOX 328
APTOS, CA 95001
P: 831.818.9227
CONTACT: MEGAN BISHOP

PROJECT TEAM

WAIVERS REQUESTED:
1) FRONT YARD SETBACK REDUCTION FROM 15'-0" TO 3'-5" (SEE AP0.30)
2) FRONT GARAGE SETBACK REDUCTION FROM 20'-0" TO 17'-0" (SEE AP0.30)
3) INTERIOR SIDE YARD SETBACK (BETWEEN GROUPS OF TOWNHOMES) REDUCTION TO 12'-0" (SEE AP0.30)
4) REMOVED
4 5) REMOVED
3) BUILDING HEIGHT INCREASE TO 40'-6"

CONCESSIONS REQUESTED:
1) EXTERIOR FINISH MATERIAL VARIATION (SCMC 24.12.185.16) - ALL CLADDING AND ASSOCIATED TRIM TO BE FIBER CEMENT (HORIZONTAL LAP & BOARD AND BATTEN.

DENSITY BONUS WAIVERS & CONCESSIONS

UNIT TYPE & AREA SUMMARY
528 FREDERICK ST
REFERENCE: 08/07/2026 SITE PLAN

NAME	DESCRIPTION	BED COUNT	BATH COUNT	GARAGE AREA	FLOOR 1	FLOOR 2	FLOOR 3	UNIT COUNT	MAIN AREA*	TOTAL AREA
TH3	2 STORY 3 BD / 3 1/2 BA	3	3 1/2	450	822	1,279	n/a	13	2,101	2,551
TH4	3 STORY 5 BD / 5 2/2 BA	4	4 2/2	471	874	1,177	1,177	6	3,228	3,699
TOTAL UNITS		**63**	**69 25/2**					**19**	**46,681**	**55,357**
*MAIN AREA EXCLUDES GARAGE										
VEHICLE PARKING		2 STALLS / UNIT		**38**						
	STANDARD			19						
	EV			19						

PROJECT STATISTICS

OCCUPANCY GROUPS:
RESIDENTIAL R-2
STORAGE (GARAGE) S-2

CONSTRUCTION TYPE:
R-2 TYPE V-A, FULLY SPRINKLERED
S-2 TYPE V-A, FULLY SPRINKLERED

THE BUILDING SHALL COMPLY WITH THE 2022 CFC SECTION 510 FOR ERRC COVERAGE.

ALLOWABLE HEIGHTS / CONSTRUCTION TYPES
BASE ALLOWABLE HEIGHT & STORIES PER TABLE 504.3 & 504.4 FOR TYPE V-A:
R-2 50 FEET / 3 STORIES
R-2 60 FEET / 4 STORIES W/ AUTOMATIC SPRINKLER SYSTEM

FIRE-RESISTANCE RATING REQUIREMENTS:
TYPE V-A CONSTRUCTION: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	1 HR
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR
SHAFT / STAIRWAY ENCLOSURES	2 HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A, III-A AND V-A CONSTRUCTION AND OCCUPANCY PER TABLE 705.5:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, M, R-2 & S-2
X < 5	1 HR
5 ≤ X < 10	1 HR
10 ≤ X < 30	1 HR
X ≥ 30	0 HR

ACCESSIBILITY REQUIREMENTS (CBC 1102A.3.1):
CBC 1102A.3.1
APPLIES TO MULTISTORY DWELLINGS UNITS ON THE GROUND FLOOR OF BUILDINGS WITHOUT ELEVATORS IN A CONDOMINIUM WITH 4 OR MORE DWELLING UNITS - MIN. 10% OF UNITS (2 UNITS) SHALL COMPLY WITH THE FOLLOWING:
1) THE PRIMARY ENTRY INTO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE PATH
2) AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL
3) ALL ROOMS & SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE
4) NOTE: NO COMMON USE AREAS APPLICABLE TO THIS SECTION ARE PROPOSED FOR THIS PROJECT

PROJECT SUMMARY

05/16/2025 SB30 APPLICATION
06/09/2025 PLANNING APPLICATION
08/20/2025 PLANNING RESUBMITTAL
03/20/2026 PLANNING RESUBMITTAL 2
08/07/2026 PLANNING RESUBMITTAL 3

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PROJECT INFORMATION

•	•	•	•	•	AP0.00	PROJECT INFORMATION
	•	•	•	•	AP0.04	BIOLOGICAL ASSESSMENT LETTER
	•	•	•	•	AP0.05	ARBORIST REPORT (SELECTED PAGES)
	•	•	•	•	AP0.06	ARBORIST REPORT MAP
	•	•	•	•	AP0.07	ARBORIST REPORT MAP
	•	•	•	•	AP0.08	ARBORIST REPORT MAP
	•	•	•	•	AP0.09	TRANSPORTATION MEMO & MAPS
•	•	•	•	•	AP0.30	SETBACK DIAGRAM LEVEL 1
•	•	•	•	•	AP0.31	SETBACK DIAGRAM LEVEL 2
•	•	•	•	•	AP0.32	SETBACK DIAGRAM LEVEL 3
	•	•	•	•	AP0.33	OPEN SPACE DIAGRAMS
	•	•	•	•	AP0.34	SHADOW STUDIES
	•	•	•	•	AP0.50	OBJECTIVE DESIGN STANDARDS CHECKLIST & DIAGRAMS
CIVIL						
	•	•	•	•	TM1.0	TENTATIVE MAP - COVER SHEET
	•	•	•	•	TM1.1	TENTATIVE MAP
		•	•	•	TM1.2	TENTATIVE MAP SLOPE DIAGRAM
			•	•	C0.0	EXISTING CONDITIONS PLAN
			•	•	C0.1	EXISTING CONDITIONS PLAN
			•	•	C0.2	EXISTING CONDITIONS PLAN
•	•	•	•	•	C1.0	PRELIMINARY DEMOLITION PLAN
•	•	•	•	•	C1.1	PRELIMINARY DEMOLITION PLAN
•	•	•	•	•	C1.2	PRELIMINARY DEMOLITION PLAN
•	•	•	•	•	C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
•	•	•	•	•	C2.1	PRELIMINARY GRADING & DRAINAGE PLAN
•	•	•	•	•	C2.2	PRELIMINARY GRADING & DRAINAGE PLAN
•	•	•	•	•	C3.0	PRELIMINARY UTILITY PLAN
•	•	•	•	•	C3.1	PRELIMINARY UTILITY PLAN
•	•	•	•	•	C3.2	PRELIMINARY UTILITY PLAN
	•	•	•	•	C4.0	PRELIMINARY EROSION CONTROL NOTES AND DETAILS
	•	•	•	•	C4.1	PRELIMINARY EROSION CONTROL PLAN
	•	•	•	•	C4.2	PRELIMINARY EROSION CONTROL PLAN
	•	•	•	•	C4.3	PRELIMINARY EROSION CONTROL PLAN
	•	•	•	•	C5.0	PRELIMINARY STORMWATER CONTROL PLAN
ARCHITECTURAL						
•	•	•	•	•	AP1.01	SITE PLAN - GRADE
•	•	•	•	•	AP1.02	SITE PLAN - FLOOR 2
•	•	•	•	•	AP1.03	SITE PLAN - FLOOR 3
•	•	•	•	•	AP1.04	SITE PLAN - ROOF
	•	•	•	•	AP2.01	TOWNHOME PLANS - TH3
	•	•	•	•	AP2.02	TOWNHOME PLANS - TH4
•	•	•			AP3.00	BUILDING ELEVATIONS
•	•	•	•	•	AP3.01	BUILDING ELEVATIONS
•	•	•	•	•	AP3.02	BUILDING ELEVATIONS
			•	•	AP3.03	BUILDING ELEVATIONS
			•	•	AP3.04	BUILDING ELEVATIONS
			•	•	AP3.05	BUILDING ELEVATIONS
	•	•			AP3.10	MATERIAL BOARD
		•	•	•	AP3.20	SITE SECTIONS
		•	•	•	AP3.30	RENDERINGS
	•	•	•	•	AP10.40	WINDOW SCHEDULE & DETAILS
	•	•	•	•	AP10.41	WALL SECTION & ARCHITECTURAL DETAILS
LANDSCAPE						
	•	•	•	•	L1.1	SITE LANDSCAPE PLAN
	•	•	•	•	L1.2	SITE LANDSCAPE PLAN
	•	•	•	•	L1.3	SITE LANDSCAPE PLAN

SHEET INDEX

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

April 24, 2025

Palisade Builders, Inc.
Attention: Mr. Jeff Jeiniker
900 E. Hamilton Ave., Ste. 140
Campbell CA. 95008

Subject: Biological Assessment Letter for 440 Frederick Street in Santa Cruz

Per the request of the property owner, a biotic assessment was recently conducted for a short section of riparian corridor in Hageman's Gulch that is located adjacent to a proposed townhouse complex development project at 440 Frederick Street in Santa Cruz. The proposed project site is currently a paved parking lot that is located next to this densely vegetated ephemeral drainage (refer to attached photos, *Figures 1-5*).

Based on the project plans, it does not appear that proposed property development operations are going to have any significant or adverse impact to this riparian corridor. This project will involve limited and minor encroachment into this previously disturbed and impacted riparian woodland that is primarily composed of introduced and non-native invasive plants, such as English ivy (*Hedera helix*), cape ivy (*Delairea odorata*) and golden wattle (*Acacia longifolia*), among other noxious plant species. Common native understory vegetation occurring in this drainage area includes pacific blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*) and coyote brush (*Baccharis pilularis*), as well as lower- to mid-canopy arroyo willow (*Salix lasiolepis*) and coast live oak (*Quercus agrifolia*) trees. It should be noted that sizable upper-canopy blue gum eucalyptus (*Eucalyptus globulus*) and coast redwood (*Sequoia sempervirens*) trees are also occurring in fairly close proximity to the project site, but will not be impacted by development activities.

Per the plans and in preparation for proposed project operations, it will be necessary to remove a few coast live oaks that are located outside of the riparian corridor, as well as the removal of a few smaller non-native and introduced *Prunus* specie trees that are located along the edge of the parking lot bordering the riparian woodland. For more

information pertaining to tree impacts, such as tree removal, preservation, protection and mitigation, refer to the arborist report that has been or will be prepared for this project.

The limited and minor construction related encroachment into this riparian woodland area will primarily involve the removal of the previously mentioned exotic plant species and will not significantly impact or disturb this short section of seasonal drainage, including the steep and densely vegetated bank and the drainage channel that is presently dry. At the time of the assessment, it does not appear that this section of drainage supports any protected special status species, such as the California red-legged frog (*Rana draytonii*), and other than several foraging birds that were active at the site, notable flora or fauna were not observed or detected, including protected special status species.

In preparation for this project, it will be necessary to properly install, maintain and monitor resource protection measures, such as silt fencing and high visibility exclusionary fencing that will be installed between the construction site and this seasonal drainage. These resource protection measures will assist in preventing unnecessary encroachment and disturbance into this riparian corridor. Other than the proper implementation of these resource protection measures, no further action or mitigation should be necessary or required at this time in preparation for this development project.

Best regards,

Rob Thompson *4-24-25*
Resource Ecologist Date
ISA Certified Arborist # WE-7468A

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Phone # (831) 277-1419
Email: thompsontwm@gmail.com
Website: www.wildlandmanagement.com

Figure 1. The existing paved parking lot is the location of the proposed townhouse development project that is adjacent to a seasonal drainage and riparian corridor. Impacts to the riparian corridor will be insignificant and negligible.

Figure 2. Another view of existing parking lot and proposed project site located adjacent to riparian corridor. Minor encroachment will involve the removal of primarily non-native trees and understory vegetation, which will not impact this seasonal drainage.

Figure 3. Non-native trees and exotic invasive weeds, such as English ivy, dominate the woodland edge area where some construction related encroachment and disturbance will be necessary.

Figure 4. View of woodland edge where some encroachment will occur. Introduced trees and invasive ivy dominates this area.

Figure 5. Densely vegetated and overgrown interior area of this seasonal drainage and riparian corridor will not be impacted or disturbed by proposed project operations.

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ARBORIST REPORT- Updated
Tree Survey & Preliminary Impact Assessment

440 Frederick Street
Santa Cruz, CA
APN: 011-081-62 (Portion)

Updated report date 8/6/2026

Prepared for:

Palisade Builders, Inc.
900 E. Hamilton Ave., STE. 140
Campbell, CA

Prepared by:

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
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ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (T

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NOTE:
SELECTED PAGES HAVE BEEN INCLUDED ON THIS SHEET FOR REFERENCE.
PLEASE SEE FULL REPORT FOR ADDITIONAL INFORMATION NOT INCLUDED.

SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 74 trees.
2. A preliminary evaluation of anticipated construction impacts to the trees.
3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.

- The existing parking lot will be demolished, and construction of a multi-unit housing complex is proposed at 440 Fredrick Street, Santa Cruz..
- I surveyed a total of seventy-four trees including sixteen *regulated trees* within or near the project area.
- The sixteen *Heritage trees* range in condition from good to fair to poor.
- Eleven *Heritage trees* will be highly impacted by the proposed construction, and their removal will be necessary.
- Five *Heritage trees* in good or fair condition will have low or moderate construction impacts, and can be incorporated into the project.
- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

Data Summary

General	
Total Trees Inventoried	**Count**
Total	74
Species	13
Regulated Trees	
Heritage Trees	
All trees > 14" trunk diameter	16
Street Trees	0
Tree Disposition Categories – All Trees	
R.I. – Remove due to construction impacts	21
R.C. – Remove due to condition (poor condition)	45
R.T., I.M. - Retain tree. Preservable, low or moderate impacts that can be mitigated.	8

Construction Impacts to Regulated Trees

This is a preliminary impact evaluation based on the proposed site plan. The site plan may be revised based on review and recommendations by the city planning department. Construction impacts to trees may change if the site plan footprint is revised. Civil plans for the project have been developed but they are preliminary. Elements from the civil set that may affect trees are grading, utility points of connection, including water, (domestic and fire), sewer, gas, and electrical, drainage lines, and bioswales or detention systems. Other civil plan elements not depicted on the plans made available to me for this report may also affect the existing trees.

The proposed muti-unit housing project contains units of varying heights. The height of the buildings varies from two to three stories. In addition to the buildings, other design elements that will affect trees include driveways and parking spaces, retaining walls, walkways, and patios.

The elements that will have an impact on the *Regulated Trees* include:

- Demolition of Existing Parking Lot
- Grading
- Construction of New Building Foundations
- Retaining Walls
- Driveways and Parking Areas
- Drainage Elements including Bioswales and/or Detention Basins
- Utilities

In general, the total root loss a tree will incur due to construction impacts determines the negative impacts to the tree. Tree canopy loss impacts can also affect a trees structure, and/or health.

I used the distance between a tree and the element affecting the tree, divided by the trunk diameter, to determine an impact rating for a tree. For example, tree T254, an 18" coast live oak is 8.5 feet from the garage foundation of Unit #16, 8.5' X 12" ÷ 18" trunk diameter = 5.7 X the trunk diameter. This multiplier, (5.7X), is outside the trees critical root zone, but close enough to affect some root loss. With mitigation, it is within the trees tolerance for root loss. Construction impacts for this tree would be rated as **Moderate**.

A general industry guideline for impact rating is as follows:

High Impacts:	< 1 – 2.9 X	the trunk diameter - remove tree, (in most cases)
Moderate Impacts:	3X – 9 X	the trunk diameter – retain tree with mitigation
Low Impacts:	> 9 X	the trunk diameter – retain tree no mitigation (in most cases)

When rating the construction impacts to trees, other factors are considered such as, the depth of excavation necessary to build the construction element, tree species tolerance to root loss, tree condition, and tree age.

Canopy loss impacts are also evaluated based on the height of the element, and the percentage of canopy loss that will occur as a result of clearance pruning necessary to accommodate construction of the element.

Construction Impacts to Regulated Trees, Continued:

Data obtained for each tree to arrive at the impact rating, and the impact rating for each tree is listed in Appendix A, *Tree Assessment Chart*.

Of the sixteen *regulated trees*, most will be highly impacted, and their removal will be necessary. Most of the highly impacted trees are in, or very near, the footprint of the new homes. A few trees are highly impacted by utilities or storm drain systems.

Five regulated trees will have low or moderate impacts, and they can be retained.

Impact Level – Regulated Trees

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, and high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low - 2
- Moderate – 3
- High - 11

Table 3 – *Tree Disposition Categories – Regulated Trees*

Tree Disposition Categories – Regulated Trees		
R.I. –	Remove due to construction impacts	11
R.C. –	Remove due to condition (poor condition)	0
R.T., I.M. -	Retain tree. Preservable, low or moderate impacts that can be mitigated.	5

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all of the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching or Ditch Witch and re-pruning roots with a Sawzall
- Supervised root pruning

A tree protection plan sheet, including mitigation methods for retained trees will be necessary, and shall be included with the final plan set submittal.

Regulated Tree Removal and Replacement Trees

This report is a preliminary evaluation of construction impacts to trees based on the preliminary site plan. The final disposition of the regulated trees will be determined after planning department review. If changes are required to the site plan, the impacts to some trees may change.

If the tree removal recommendations in this report are approved, eleven *regulated trees* will be removed due to high construction impacts. The *Heritage trees* recommended for removal due to high impacts include trees, T240, T246, T257, T258, T260, and T270 coast live oak, T231and T233, Callery pear, T267 and T269, willow and T268, Canary Island palm.

The eleven *Heritage trees* meet City of Santa Cruz, Criteria and Standards for Tree Removal Approval, Criterion 3: "A Construction project design cannot be altered to accommodate existing heritage trees or shrubs".

Tree removal must be approved by the approval authority for the City of Santa Cruz. If tree removals are approved, the applicant must fulfill a tree mitigation requirement. The tree mitigation requirement requires the onsite replanting of a minimum of three 15-gallon trees, or one 24" box tree, for each *Heritage tree* approved for removal. In some circumstances, additional tree mitigation will be required, by the approval authority.

CONCLUSION

- The existing parking lot will be demolished, and construction of a multi-unit housing complex is proposed at 440 Fredrick Street, Santa Cruz..
- I surveyed a total of seventy-four trees including sixteen *Heritage trees* within or near the project area.
- The sixteen *Heritage* trees range in condition from good to fair to poor.
- Eleven *Heritage trees,* including trees T231 and T233, Callery pear, T240, T246, T257, T258, T260, T270, coast live oak, T267, and 269, willow, and T268 Canary Island palm, will be highly impacted by the proposed construction and their removal will be necessary.
- Five *Heritage trees,* including trees T254, T272, T273, T274, coast live oak, and T271, coast redwood, are in good or fair condition, will have low or moderate construction impacts, and can be incorporated into the project.
- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)

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Background

The boundaries of the proposed development project at 440 Frederick Street have been revised. A lot line adjustment has been made, and the sensitive habitat area has been removed from the revised project limits. A portion of the site plan development elements has also been revised. These revisions have changed the tree count number, and anticipated construction impacts to some *Heritage trees* surveyed for this project.

Summary

Based on the lot line adjustment and site plan revision some construction impacts have been revised to reflect the project revisions. Below is a description of the construction impact revisions, and a revised tree disposition count.

- All trees growing in the sensitive habitat area will not be affected by the project and can be retained.
- The anticipated construction impacts on five *Heritage trees, T254, T257, and T260,* coast live oak, and T231 and T233, Callery pear, will be *high* and their removal will be necessary.
- The anticipated construction impacts on one *Heritage tree*, T240 coast live oak, have been revised from *high* impacts to *moderate* impacts and, with mitigation, it can be retained.
- The total number of surveyed *Heritage trees* proposed for removal is five.
- The total number of surveyed *Heritage trees* within or near the project limits is nine.
- Three retained *Heritage trees* within or near the project limits will need mitigation methods to reduce root loss impacts from construction activities including trees T240,T272 and T273 coast live oak.
- One retained *Heritage tree* within or near the project limits, T274, coast live oak, will have low construction impacts, and can be retained.
- *Heritage trees* approved for removal will require replacement trees.

Appendix A, (attached), the Tree Assessment Chart has been revised to account for the project revisions. The revisions include revised assessments on Construction Impacts and Tree Disposition for *Heritage Trees.*

Sheet T3, Tree Location Map, (attached), was updated to reflect the lot line adjustment and revised site plan.

Respectfully submitted,

Kurt Fouts

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Attachments:

- Appendix A - Tree Assessment Chart
- Sheets T1 – T3, Tree Location Map

4

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Tree Location Map

440 Frederick Street, Santa Cruz

Sheet T1
of 3 sheets

K.F.
8/6/2026
APN:011-
081-62

Legend

- Protected Tree Location
- Non-Protected Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree X

Base map from Sheet 1, *Boundary & Topographic Survey*, dated 12/2/2024, by GV Land Surveying

GRAPHIC SCALE: 1 INCH = 10 FEET

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Tree Location Map

440 Frederick Street, Santa Cruz

Sheet T2
of 3 sheets

K.F.
8/6/2026

APN: 011-081-62

Legend

- Protected Tree Location
- Non-Protected Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree

Base map from Sheet 2, Boundary & Topographic Survey, dated 12/2/2024, by GV Land Surveying

N

10' 0' 5' 10' 20'

GRAPHIC SCALE: 1 INCH = 10 FEET

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Legend

- Protected Tree Location
- Non-Protected Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree X

Base map from Sheet 4, Boundary & Topographic Survey, dated 12/2/2024, by GV Land Surveying

Trees in red outlined boxes are outside revised project limits. **All trees shown outside project limits are to be retained.**

Tree Location Map

440 Frederick Street, Santa Cruz

K.F
8/6/2026

APN: 011-081-62

Sheet T3
of 3 sheets

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Hexagon Transportation Consultants, Inc.

Memorandum

Date: April 18, 2025

To: Mr. Jeff J. Jelniker, Palisade Builders, Inc.

From: Michelle Hunt
Daniel Choi

Subject: Transportation Screening Memo for the Proposed Residential Development Located at 440 Frederick Street in Santa Cruz, California

Hexagon Transportation Consultants, Inc. has prepared this Transportation Screening Memo for the proposed residential development located at 440 Frederick Street in Santa Cruz, California. The proposed project would construct 23 townhomes. The site is currently occupied by a surface parking lot for a church on the adjacent site. Access to the project site would be provided via Frederick Street. The project site plan is shown on Figure 1.

This Transportation Screening Memo was developed based on the City of Santa Cruz traffic study requirements (City of Santa Cruz SB 743 Implementation Guidelines, 2022 and City of Santa Cruz Transportation Study Requirements for Development, 2021).

CEQA Vehicle Miles Traveled (VMT) Analysis

According to the City's VMT policy, the effects of development on the transportation system using the VMT metric must be completed for the purpose of evaluating transportation impacts per CEQA requirements. A presumption of a non-significant transportation impact can be made on the facts of the project if it meets the screening criteria set forth in the City of Santa Cruz SB 743 Implementation Guidelines.

Projects near high-quality transit that meet specific screening criteria may be presumed to cause a less-than-significant impact on VMT. High quality transit is defined as being located within ½ -mile of an existing major transit stop. A major transit stop is defined as[1]:

- An existing rail or bus rapid transit station,
- A ferry terminal served by either a bus or rail transit service, or
- The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.

Projects near high-quality transit must also meet the following criteria to be screened out of a VMT analysis:

- Has a Floor Area Ratio (FAR) of 0.75 or more,
- Includes no more parking for use by residents, customers, or employees of the project than required by the City of Santa Cruz,

[1] California Public Resources Code § 21064.3

- Is consistent with the Sustainable Communities Strategy as determined by the City of Santa Cruz, and
- Does not replace affordable residential units with a smaller number of moderate- or high-income residential units.

The project site is located within one-half mile of an existing major transit stop that is served by two or more bus routes. An analysis of the existing scheduled bus service near the intersection of Frederick Street and Soquel Avenue shows that the average headway between buses is 9 minutes during the AM peak period and 8 minutes during the PM peak period (see Table 1).

Table 1
SCMTD Bus Stops within ½ Mile

AM Peak Period (7:00 - 9:00)					PM Peak Period (4:00 - 6:00)				
Scheduled Time	Headway (hh:mm)	SCMTD Route #	Direction	METRO Stop ID	Scheduled Time	Headway (hh:mm)	SCMTD Route #	Direction	METRO Stop ID
7:04am	--	1	EB	1795	4:02pm	--	3B	EB	1795
7:19am	0:15	1	EB	1795	4:04pm	0:02	2	EB	1795
7:29am	0:10	2	EB	1795	4:09pm	0:05	1	EB	1795
7:35am	0:06	1	EB	1795	4:24pm	0:15	1	EB	1795
7:50am	0:15	1	EB	1795	4:34pm	0:10	2	EB	1795
7:58am	0:08	3B	EB	1795	4:38pm	0:04	1	EB	1795
8:01am	0:03	2	EB	1795	4:53pm	0:15	1	EB	1795
8:06am	0:05	1	EB	1795	5:00pm	0:07	3B	EB	1795
8:21am	0:15	1	EB	1795	5:04pm	0:04	2	EB	1795
8:31am	0:10	2	EB	1795	5:07pm	0:03	1	EB	1795
8:36am	0:05	1	EB	1795	5:22pm	0:15	1	EB	1795
8:51am	0:15	1	EB	1795	5:33pm	0:11	2	EB	1795
8:59am	0:08	3B	EB	1795	5:37pm	0:04	1	EB	1795
					5:52pm	0:15	1	EB	1795
7:02am	--	1	WB	1796	4:03pm	--	1	WB	1796
7:07am	0:05	2	WB	1796	4:18pm	0:15	1	WB	1796
7:19am	0:12	3B	WB	1796	4:24pm	0:06	2	WB	1796
7:26am	0:07	1	WB	1796	4:25pm	0:01	3B	WB	1796
7:41am	0:15	1	WB	1796	4:32pm	0:07	1	WB	1796
7:48am	0:08	2	WB	1796	4:47pm	0:15	1	WB	1796
8:10am	0:21	1	WB	1796	4:52pm	0:05	2	WB	1796
8:19am	0:09	3B	WB	1796	5:00pm	0:08	1	WB	1796
8:25am	0:06	1	WB	1796	5:15pm	0:15	1	WB	1796
8:32am	0:07	2	WB	1796	5:20pm	0:05	2	WB	1796
8:39am	0:07	1	WB	1796	5:23pm	0:03	3B	WB	1796
8:54am	0:15	1	WB	1796	5:28pm	0:06	1	WB	1796
					5:44pm	0:15	1	WB	1796
					5:48pm	0:04	2	WB	1796
					5:57pm	0:09	1	WB	1796
Max AM Headway	**0:21**				**Max PM Headway**	**0:15**			
Average AM Headway	**0:09**				**Average PM Headway**	**0:08**			

Source: https://www.scmtd.com/en/routes/schedule-by-stop#tripDiv (Accessed on February 7, 2025)

The project would have a FAR of 0.913 (71,620 s.f. floor area/78,481 s.f. lot = 0.913), which meets the minimum FAR requirement.

Assembly Bill (AB) 2097 prohibits public agencies from imposing any minimum automobile parking requirements on residential, commercial, or other development projects located within half a mile of a major transit stop. The proposed project site falls within this half-mile radius and thus meets this criterion. However, for the purpose of VMT screening, the proposed parking supply would not exceed the City's Zoning Code requirements that would otherwise apply to locations not near public transit.

The project is consistent with the City of Santa Cruz General Plan land use designation. The project's density, proximity to multiple bus routes and active transportation facilities, and location within a central mixed-use area would promote the use of alternative transportation modes. Thus, the project is consistent with the 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

The project proposes to develop an existing surface parking lot and would not reduce the number of affordable dwelling units.

Therefore, the project meets all of the criteria set forth by the City and can be screened out as a project near high-quality transit. Thus, the project would have a less-than-significant impact on VMT.

Local Transportation Analysis

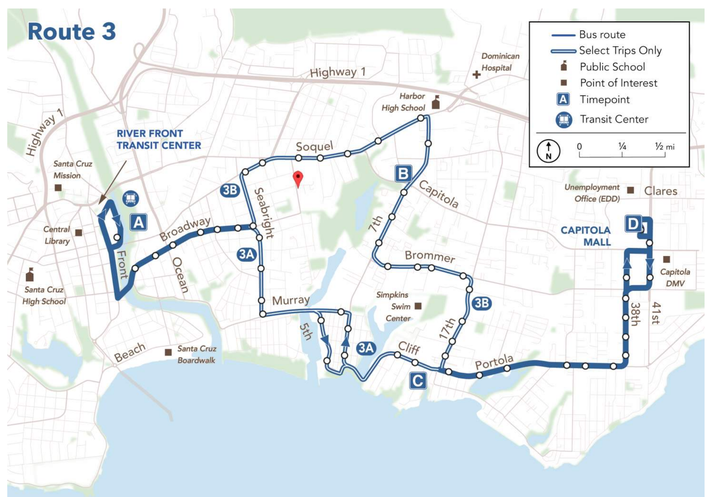
The City's Transportation Study (TS) Requirements state that discretionary projects that would generate 50 or more vehicle trips during the PM peak hour are required to prepare a TS.

Trips added to the surrounding roadway network by the proposed mixed-use development were estimated based on the trip generation rates recommended by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* (see Table 2). The project trip generation estimates show that the project would generate 11 vehicle trips during the AM peak hour and 13 vehicle trips during the PM peak hour.

Table 2
Project Trip Generation Estimates

		Daily		AM Peak Hour						PM Peak Hour					
		Trip		Trip	Splits		Trips			Trip	Splits		Trips		
Land Use	Size	Rate	Trips	Rate	In	Out	In	Out	Total	Rate	In	Out	In	Out	Total
Proposed Land Uses															
Townhomes[1]	23 du	7.20	166	0.48	25%	75%	3	8	11	0.57	57%	43%	7	6	13

Notes:
All trip rates are from ITE *Trip Generation Manual, 11th Edition*, 2021.
1.Single-Family Attached Housing (ITE Land Use 215): average trip rates in trips per dwelling unit were used.



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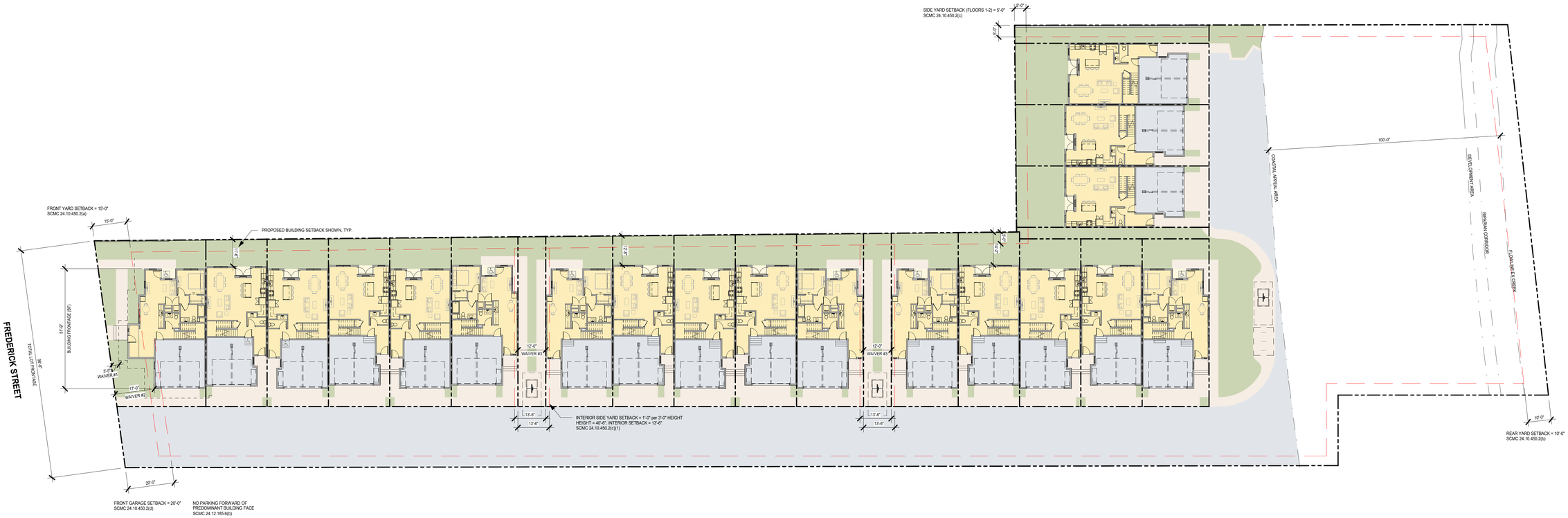

0' 8' 16' 32' 48'

PROJ NORTH: TRUE NORTH

3/64"=1'-0"

SETBACK DIAGRAM LEVEL 1

AP0.30

4

AUGUST 7, 2026

BDE ARCHITECTURE

PALISADE BUILDERS, INC.

528 FREDERICK ST

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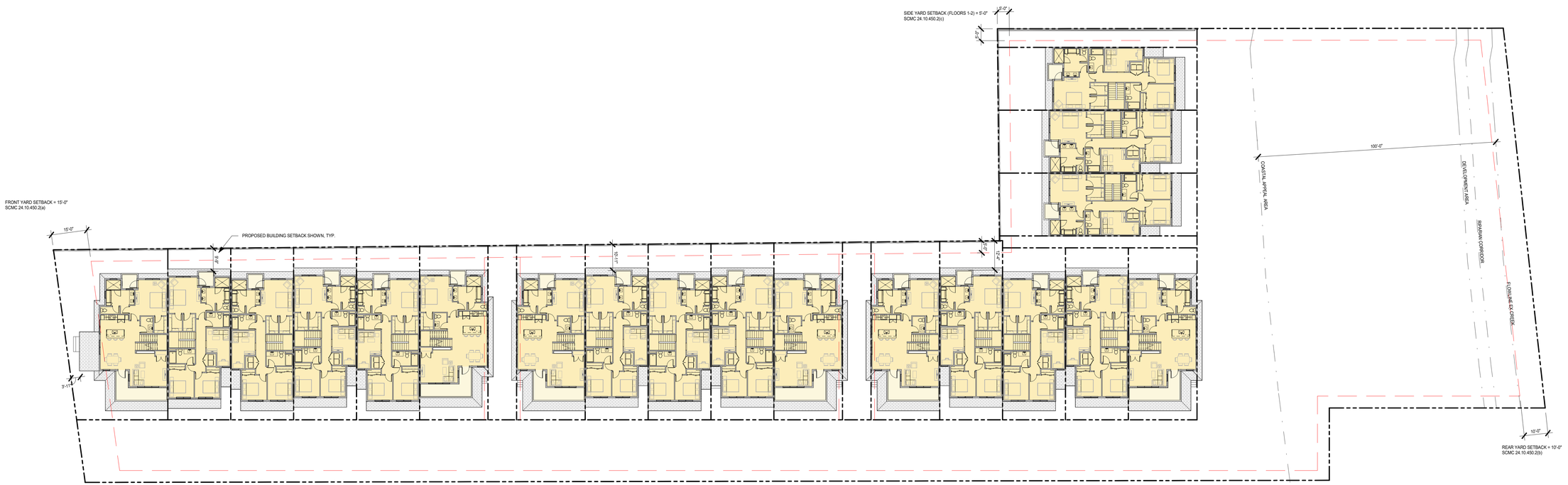

0' 8' 16' 32' 48'

PROJ NORTH: TRUE NORTH

3/64"=1'-0"

SETBACK DIAGRAM LEVEL 2

AP0.31

AUGUST 7, 2026

BDE ARCHITECTURE

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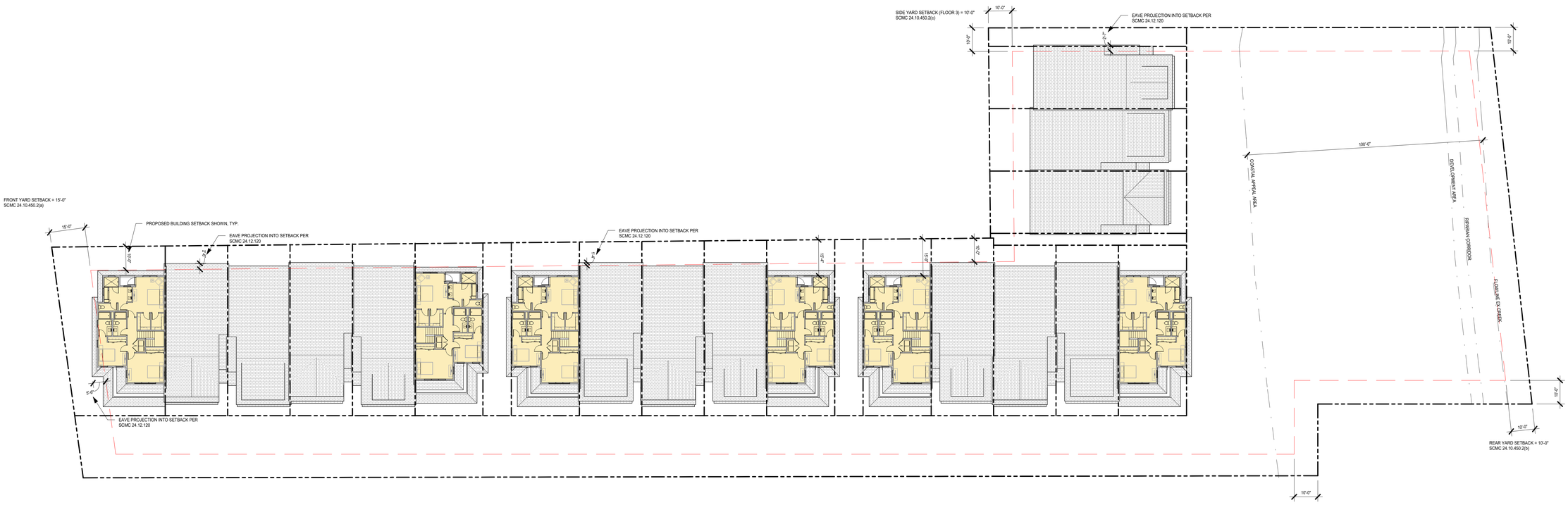

0' 8' 16' 32' 48'

PROJ NORTH: TRUE NORTH

3/64"=1'-0"

SETBACK DIAGRAM LEVEL 3

AP0.32

4

AUGUST 7, 2026

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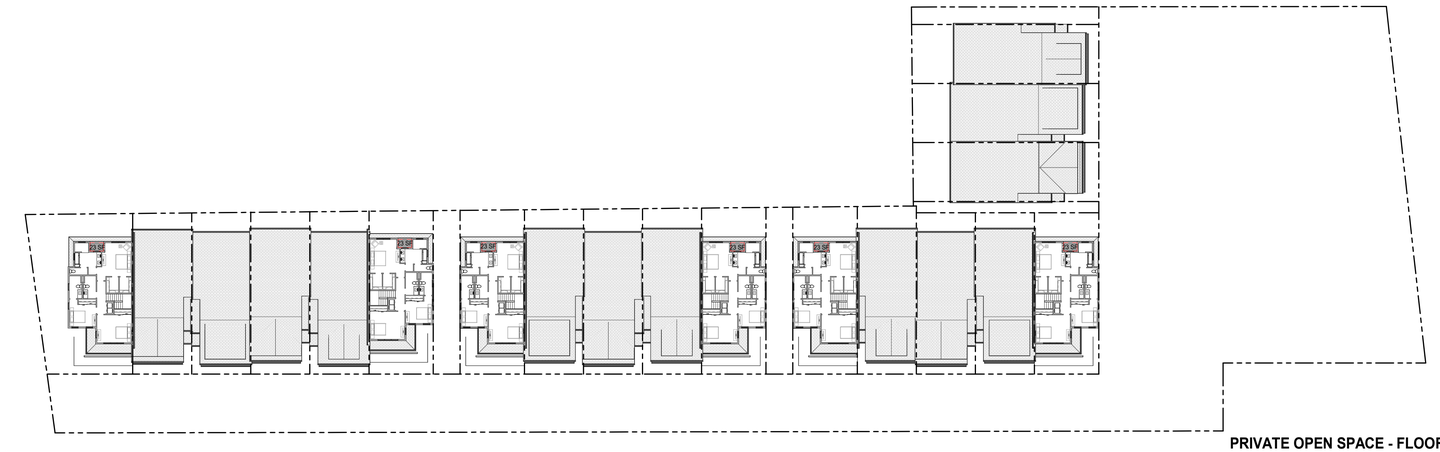
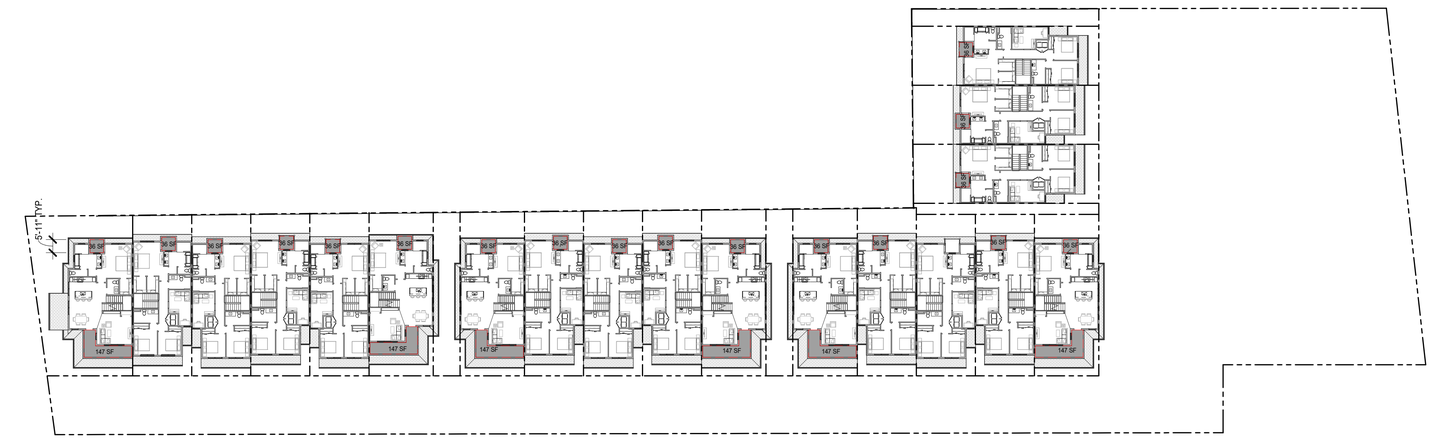


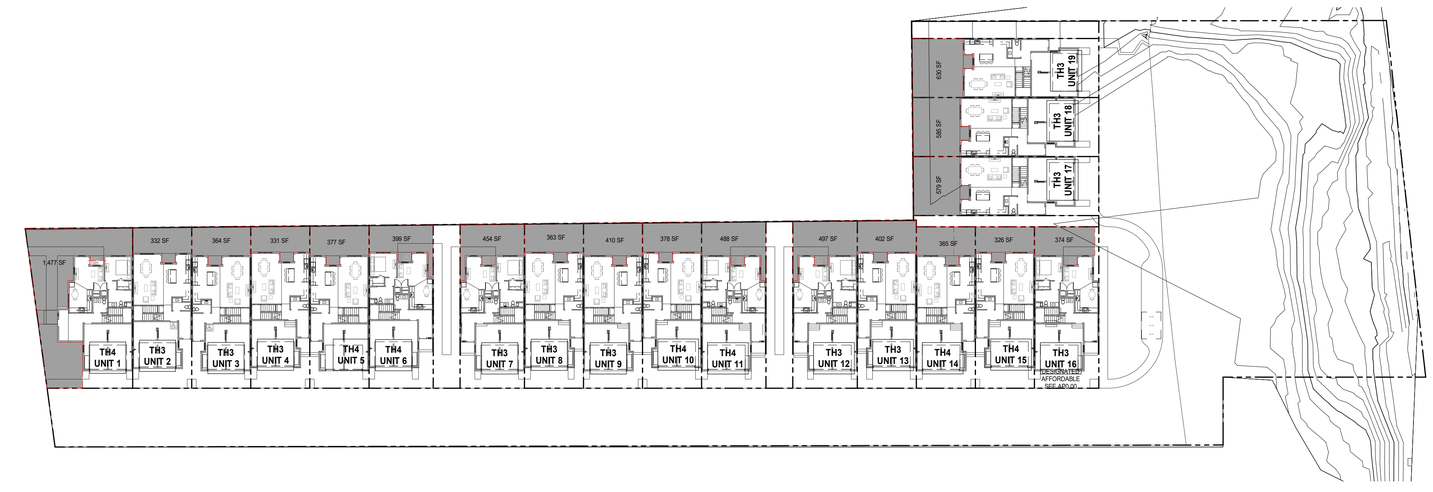
PRIVATE OPEN SPACE - FLOOR 3 **3**

1/32" = 1'-0"



PRIVATE OPEN SPACE - FLOOR 2 **2**

1/32" = 1'-0"



PRIVATE OPEN SPACE - FLOOR 1 **1**

1/32" = 1'-0"

PRIVATE OPEN SPACE CALCULATIONS
528 FREDERICK ST
REFERENCE: 08/07/26 OPEN SPACE DIAGRAMS LEVELS 1-3

UNIT #	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	UNIT TOTAL
UNIT 1	TH4	1477	183	23	1683
UNIT 2	TH3	332	36	-	368
UNIT 3	TH3	364	36	-	400
UNIT 4	TH3	331	36	-	367
UNIT 5	TH4	377	36	-	413
UNIT 6	TH4	399	183	23	605
UNIT 7	TH3	454	183	23	660
UNIT 8	TH3	363	36	-	399
UNIT 9	TH3	411	36	-	447
UNIT 10	TH4	379	36	-	415
UNIT 11	TH4	488	36	-	524
UNIT 12	TH3	497	183	23	703
UNIT 13	TH3	402	183	23	608
UNIT 14	TH4	365	36	-	401
UNIT 15	TH3	326	36	-	362
UNIT 16	TH3	374	36	-	410
UNIT 17	TH3	579	36	-	615
UNIT 18	TH3	585	36	-	621
UNIT 19	TH3	630	183	23	836
SITE TOTALS		**9,133**	**1,566**	**138**	**10,837**
SITE AVERAGE					**570**

4

0' 32' 64'

PROJ NORTH TRUE NORTH

1/32"=1'-0"

OPEN SPACE DIAGRAMS

AP0.33

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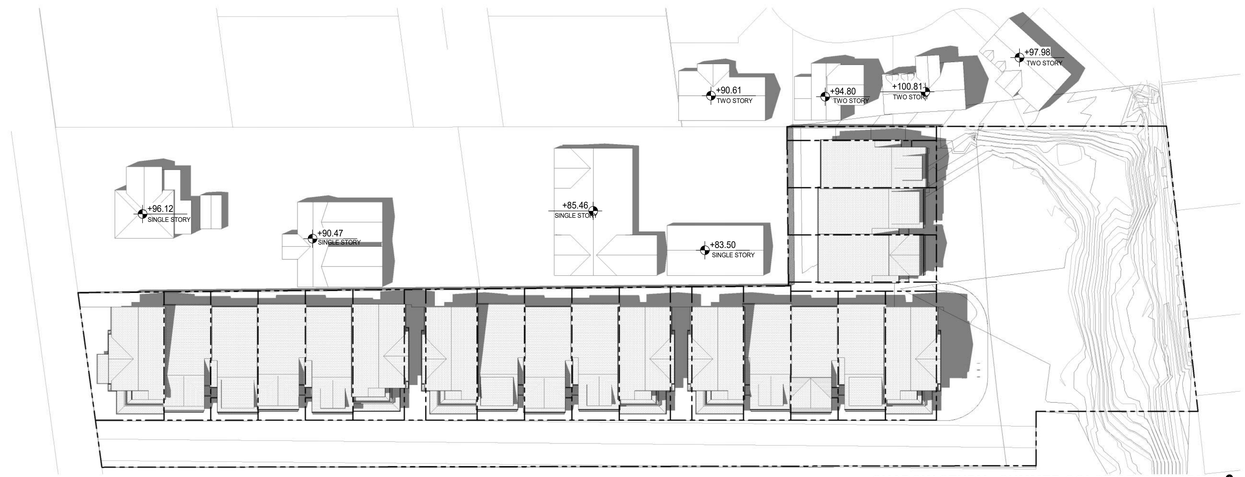
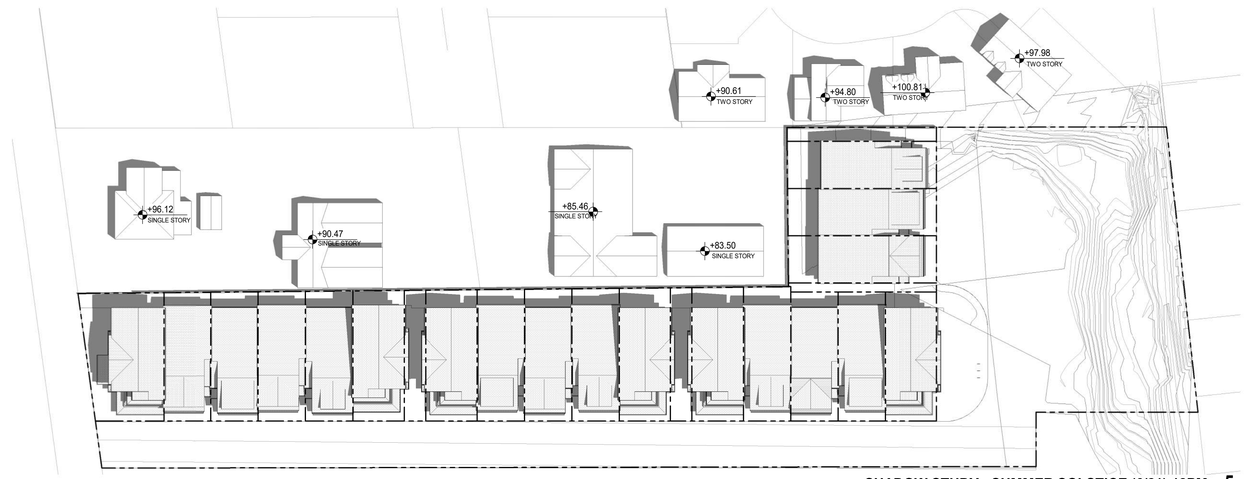


SHADOW STUDY - SUMMER SOLSTICE (6/21) 3PM **6**

1" = 40'-0"

SHADOW STUDY - WINTER SOLSTICE (12/21) 3PM **3**

1" = 40'-0"

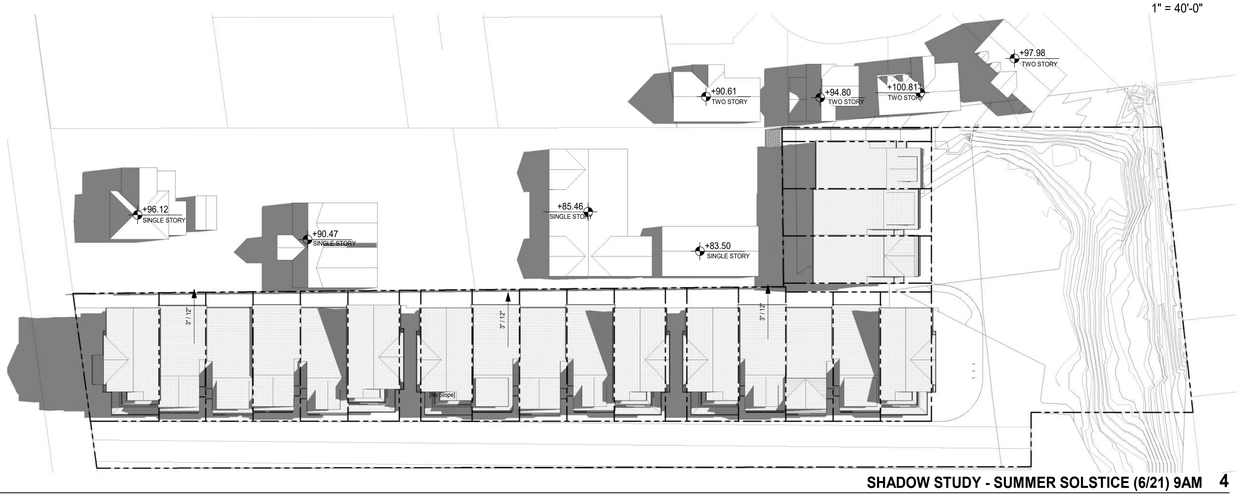


SHADOW STUDY - SUMMER SOLSTICE (6/21) 12PM **5**

1" = 40'-0"

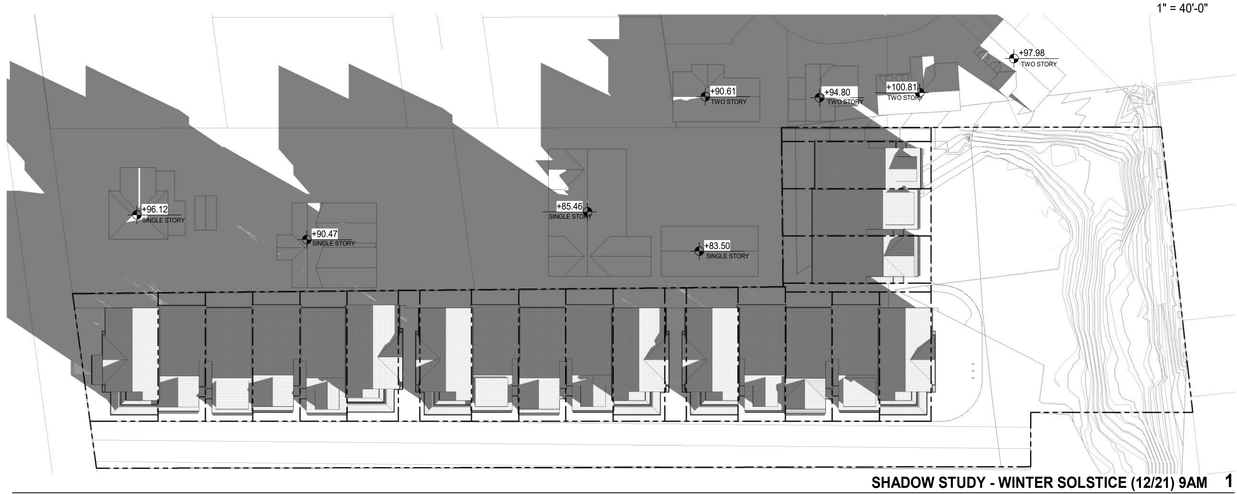
SHADOW STUDY - WINTER SOLSTICE (12/21) 12PM **2**

1" = 40'-0"



SHADOW STUDY - SUMMER SOLSTICE (6/21) 9AM **4**

1" = 40'-0"



SHADOW STUDY - WINTER SOLSTICE (12/21) 9AM **1**

1" = 40'-0"

0' 40' 80'

PROJECT NORTH TRUE NORTH

1"=40'

SHADOW STUDIES

AP0.34

4

AUGUST 7, 2026

BDE ARCHITECTURE

PALISADE BUILDERS, INC.

528 FREDERICK ST

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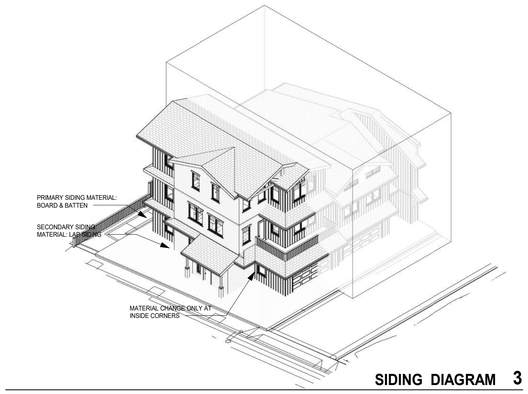
		R-L	Filled out by Applicant			
			Complies with Standard?	Plan Sheet Number	Zoning Code Section	
Section	Category	Provision				Applicant notes
Site Design	Maximum Building Length	Front Yard Setback (feet): 15 Except that the front yard may be reduced to not less than 10 feet for a portion not to exceed 50% of the building frontage, and providing that the total of 15 square feet of front yard is provided for each lineal foot of total lot frontage.	No	AP0.30	24.12.185.3 Zoning code section MU-M: 24.10.804 MU-H: 24.10.814 MU-OM: 24.10.824 24.12.185.3	waiver requested
Site Design	Maximum Building Length	Rear-yard Setback (feet): 10	Yes	AP0.30	Zoning code section MU-M: 24.10.804 MU-H: 24.10.814 MU-OM: 24.10.824	
Site Design	Maximum Building Length	Interior Side-yard Setback (feet): 5 for the first two stories and 5 additional feet for each story above the second story. For townhouses on interior lots (feet): 0	Yes	AP0.30	24.12.185.3 Zoning code section MU-M: 24.10.804 MU-H: 24.10.814 MU-OM: 24.10.824	
Site Design	Walkability	Existing Public Connections: All existing public streets, alleys, paths, paseos, trails, or other public pedestrian connections within the project site are maintained or relocated.	Yes		24.12.185.4 (a)(i)	no existing public access
Site Design	Walkability	Existing Public Connections: There is no reduction in the total number of connections through the site for cyclists and pedestrians.	Yes		24.12.185.4 (a)(iii)	no existing public access
Site Design	Public Frontages	Public frontage is comprised of ground-floor residential uses that are oriented toward the public frontage (Except Tag Side).	Yes	AP1.01	24.12.185.6 (f)	
Site Design	Public Frontages	*If ground floor residential units face a public frontage:* The unit's entrance faces toward the public frontage and provides access into an entry area, living area, kitchen, or hallway (not a bathroom or bedroom, with the exception of studios).	Yes	AP1.01	24.12.185.6 (g)	
Site Design	Public Frontages	*For entries facing a public frontage:* Entries include Min. of 48 square feet of flat, unenclosed, covered area (projection or inset, or a combination of the two). (See Planning Code Section 24.12.120 for allowed projections into setback areas.)	Yes	AP1.01	24.12.185.6 (h)	
Site Design	Parking Location and Screening	Off street parking and loading facilities, including bike parking requirements, provided as required in Section 24.12.200 et seq.	Yes	AP0.09 AP1.01	24.12.185.7 (a)	2 PARKING SPACES PROVIDED PER UNIT. NO GUEST PARKING PER 24.12.240
Site Design	Parking Location and Screening	*For projects including five or more dwelling units:* There is no parking in the area between the front lot line and a line extended horizontally from the plane of the predominant building face to the edges of the lot (See Figure 5 of Objective Development Standards).	Yes		24.12.185.7 (b)	ALL PARKING WITHIN UNIT GARAGES
Site Design	Parking Location and Screening	Driveways and approaches comply with: - The standards set forth in Municipal Code Sections 15.20 and 24.12.280; and - The driveway approach standard detail included with the public works standards in effect at the time of design review and designed in accordance with AASHTO Green Book sight distance standards Note: Ingress/egress to driveway approaches may be limited based on the results of a Transportation Study.	Yes	C3.0	24.12.185.7 (f)	
Site Design	Landscape and Buffering	All open spaces in the front setback (including driveways and sidewalks) are at least 75 percent landscape (planted materials) that comply with WELO standards as found in Chapter 16.16 of the Municipal Code at the time of design review. The selected planted materials are WELO compliant even when the formal requirements of the WELO do not apply to the project.	Yes	L1.1 L1.2 L1.3	24.12.185.8 (a)	
Site Design	Landscape and Buffering	Selected plant species for the site incorporate a mix of trees, shrubs, and ground cover.	Yes	L1.1 L1.2 L1.3		
Site Design	Landscape and Buffering	Turf areas include no more than 25 percent of the total irrigated area on the site.	Yes	L1.1 L1.2 L1.3	24.12.185.8 (a)(iii)	NO TURF PROPOSED
Site Design	Landscape and Buffering	Refuse/Recycling Storage Facility: *For all new multi-family and mixed-use residential projects with three or more housing units or any commercial development:* Enclosures for refuse bins or dumpsters are provided	Yes		24.12.185.8 (c)	INDIVIDUAL PICKUP APPROVED; BINS LOCATED IN UNIT GARAGES

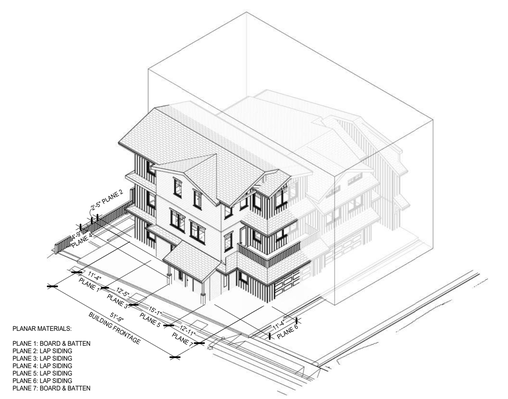
NOTE:
OBJECTIVE DESIGN STANDARDS DETERMINED TO BE NOT APPLICABLE HAVE BEEN REMOVED FROM THE ABOVE CHECKLIST FOR CLARITY. PLEASE SEE SUBMITTED CHECKLIST FOR COMPLETE FORM.

		R-L	Filled out by Applicant		
			Complies with Standard?	Plan Sheet Number	Zoning Code Section
Section	Category	Provision			
Site Design	Usable Open Space	400 square feet per dwelling unit for 2 or more units	Yes	A00.31	24.12.185.9 (b) Zoning code section R1: 24.10.350 R-1: 24.10.450 R-M: 24.10.530 R-T(A): 24.10.606 R-T(B): 24.10.614 R-T(C): 24.10.624 R-T(D): 24.10.632 R-T(E): 24.10.640
Site Design	Usable Open Space	*In all districts where residential uses are allowed:* Private usable open space is at least 4 feet in any horizontal dimension and common usable open space is at least 15 feet in any horizontal dimension.	Yes	A00.31	24.12.185.9 (c)(i)
Site Design	Usable Open Space	Note: There is no limit to the percent of the required open space assigned to private balcony or patio areas.	Yes	A00.31	24.12.185.9 (c)(ii)
Building Design	Roof Form	Variation in Roof Form: At least one form for every 30 feet of frontage (e.g., a frontage of 31 feet has a minimum roof form requirement of two roof forms) and located within 15 feet of the predominant building face on all frontages. On corner lots or double-frontage lots, standards for variation in roof form applies to all frontages. See Figure 8 of Development Standards. Note: Roof form is defined as a geometric plane or set of planes which form the top enclosure of a volumetric area below it/them. Common types of roof forms are gabled, hipped, sloped, flat, and flat with a decorative parapet. Examples of roof forms are illustrated in Figure 9 of Development Standards. Note: Smaller roof forms that cover enclosed space (such as dormers and bay windows) count as individual roof forms if they are at least 36 square feet in horizontal surface area. Bay windows located on a wall below another roof form will not count as individual roof forms regardless of size. Note: Unenclosed space (such balconies, terraces, porticos, and bellfries) count as individual roof forms if they are at least 48 square feet in horizontal area. Balconies should also conform to the standards for Useable Open Space in Section 24.12.185.B. Note: For the purposes of calculating the number of required roof forms on a building, each increment of 30 feet of building frontage requires an additional roof form, counted by rounding up to the next whole number. For example, a frontage of 31 feet would be required to provide two roof forms. However, there is no maximum dimension for any one roof form.	Yes	AP0.33	24.12.185.11 (a)
Building Design	Roof Form	Variation in Roof Form: Change in roof form is combined with: A change in height of at least 3 feet; A horizontal change in plane of at least 4 feet; or A change in roof pitch. See Figure 10 of Objective Development Standards for examples. Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.	Yes	AP0.33	24.12.185.11 (a)(ii)
Building Design	Building Modulation	Building faces longer than 30 feet are articulated in one of three ways (unless another modulation control applies, such as an Area Plan): i. A horizontal change in plane for every 30 feet building face, rounded up to the next whole number (e.g., 31 ft frontage provides two changes in plane); the change in plane is 4 feet deep, 6 feet wide and open to sky ii. A horizontal change in plane for every 30 feet of building face, rounded up to the nearest whole number; the change in plane is at least 2 feet deep and 6 feet wide and combined with a change in material iii. A horizontal change in plane at an interval of 50 feet or less; the change in plane is at least 6 feet deep and 12 feet wide and combined with a change in material. When implemented as building notches, the notches may contain balconies, as long as the railing is at least 70 percent see-through or transparent. (See Figures 11, 12, 13 of the Objective Development Standards) Note: Building faces that are less than 30 feet wide are not required to have a change in plane incorporated into their design. Note: Projections from the building face incl. balconies, awnings, signs, and decorative elements are not considered to be changes in plane.	Yes	AP0.33	24.12.185.12

		R-L	Filled out by Applicant			
			Complies with Standard?	Plan Sheet Number	Zoning Code Section	
Section	Category	Provision				Applicant notes
Building Design	Corridor Frontage	The passable sidewalk width is not less than 8 feet *If applicant has approved of an Administrative Use Permit and revocable license as allowed under Municipal Code Section 24.12.192 for Outdoor Extension Areas:* The passable sidewalk width shall not be less than 6 feet.	No		24.12.185.13 (a)(i)(2)	EXISTING SIDEWALK TO REMAIN
Building Design	Architectural Details	*If project is mixed-use and/or three stories in height or greater:* The building visually differentiates the ground floor from the floors above by one or more of the following: i.a change in material; and/or ii.a change in plane; and/or iii.a cornice line, belly band, or similar horizontal element.	Yes	AP3.00 AP3.01	24.12.185.15 (a)	Specify which- BELLY BAND OR PROJECTING ROOF BAND AT EACH FLOOR LEVEL
Building Design	Architectural Details	*For all windows above the ground floor:* at least 2 inches of window inset between the plane of the glass and the plane of the building face. *For buildings that include 4+ stories and for all windows above the ground floor:* this depth shall be increased to 3 inches.	Yes	AP10.40	24.12.185.15 (e)	
Building Design	Architectural Details	Walls or portions of walls that are unfenestrated (without windows, balconies, or glass doors) that extend from grade up to the roofline are limited to a maximum horizontal width of 15 feet.	Yes	AP3.00 AP3.01	24.12.185.15 (f)	
Building Design	Building Materials	Buildings incorporate two or more of accepted materials or as approved in the design of each building face: tile, brick, glass, metal (except as prohibited below), painted or sealed wood, concrete, stucco, plaster, adobe, and stone (engineered or natural), and living walls (as defined). Note: Unarticulated or flat panelized materials (such as metal, cement board, or GFRC panels) are prohibited on public frontages but may be incorporated on other building faces. Panels for modular and pre-fabricated construction are allowed (including sandwich panels). Note: Any materials that are not explicitly listed here require an administrative design review permit to ensure that approved materials conform to the goal of this section.	No	AP3.00 AP3.01	24.12.185.16	REQUIRES ADMINISTRATIVE REVIEW Specify which Materials: FIBER CEMENT BOARD & BATTEN (PAINTED) & FIBER CEMENT LAP PROFILE SIDING (PAINTED)
Building Design	Building Materials	No single material makes up more than 85 percent of any building face. This can include materials for building decoration, but does not include fenestration.	Yes	AP0.33 AP3.00 AP3.01	24.12.185.16 (b)	
Building Design	Building Materials	No Vinyl Windows are used in the following circumstances: 1. Any mixed-use or residential buildings more than three stories in height. 2. On a building face oriented toward a public street other than an alley of a mixed use or residential building three stories in height or less. 3. At building corners, except for living walls, all materials shall wrap around the corner to a depth of at least 4 inches. This includes corners of insets, reveals, or changes in plane that are 4 inches or greater in depth, as with a balcony, ground floor entry, or change in plane. See examples shown in Figure 19 of Development Standards.	No	AP0.33 AP3.00 AP3.01	24.12.185.16	1. N/A, 3 STORIES MAX. 2. (11) VINYL WINDOWS FACE FRONTAGE 3. COMPLIES, ALL MATERIAL RETURNS TO INSIDE CORNERS.
Building Design	Lighting	Individual exterior luminaires shielded to direct light downward and does not exceed 1,260 lumens. Note: A luminaire is considered to be fully shielded if it is constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.	Yes	AP0.33	24.12.185.17 (a)	
Building Design	Lighting	Exterior light fixtures utilize light sources with a color temperature that does not exceed 3000 Kelvin.	Yes	AP0.33	24.12.185.17 (a)	
Building Design	Lighting	Outdoor lights do not blink, flash, flicker, or change intensity (excluding motion-detecting lights).	Yes	AP0.33	24.12.185.17 (b)	
Building Design	Lighting	Building faces are illuminated such that surfaces located at least 10 horizontal feet away from building entries shall have at least 66 percent less luminance than surfaces within 10 horizontal feet of building entries. Compliance demonstrated with a lighting plan.	Yes	AP0.33	24.12.185.17 (g)	

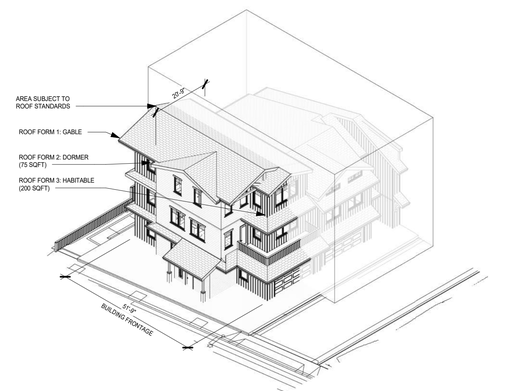


SIDING DIAGRAM 3



PLANAR MATERIALS:
PLANE 1: BOARD & BATTEN
PLANE 2: LAP SIDING
PLANE 3: LAP SIDING
PLANE 4: LAP SIDING
PLANE 5: LAP SIDING
PLANE 6: LAP SIDING
PLANE 7: BOARD & BATTEN

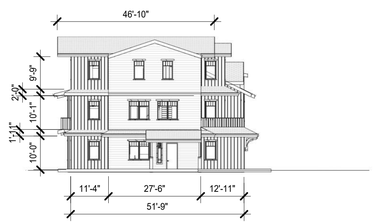
BUILDING ARTICULATION DIAGRAM 2



FRONTAGE ROOF FORM DIAGRAM 1

NOTE:
1. ALL EXTERIOR LUMINAIRES 1,260 LUMENS MAX
2. ALL EXTERIOR LUMINAIRES 3,000 K MAX
3. ALL EXTERIOR LUMINAIRES TO BE INSTALLED <15'-0" ABOVE ADJACENT GRADE

EXTERIOR LIGHTING DIAGRAM 4



MATERIAL BREAKDOWN:

BOARD & BATTEN: 35%
LAP SIDING: 44%
ASPHALT SHINGLE ROOF (PROJECTED): 21%

MATERIAL BREAKDOWN 5

0' 8' 16' 32' 48'

3/64"=1'-0"

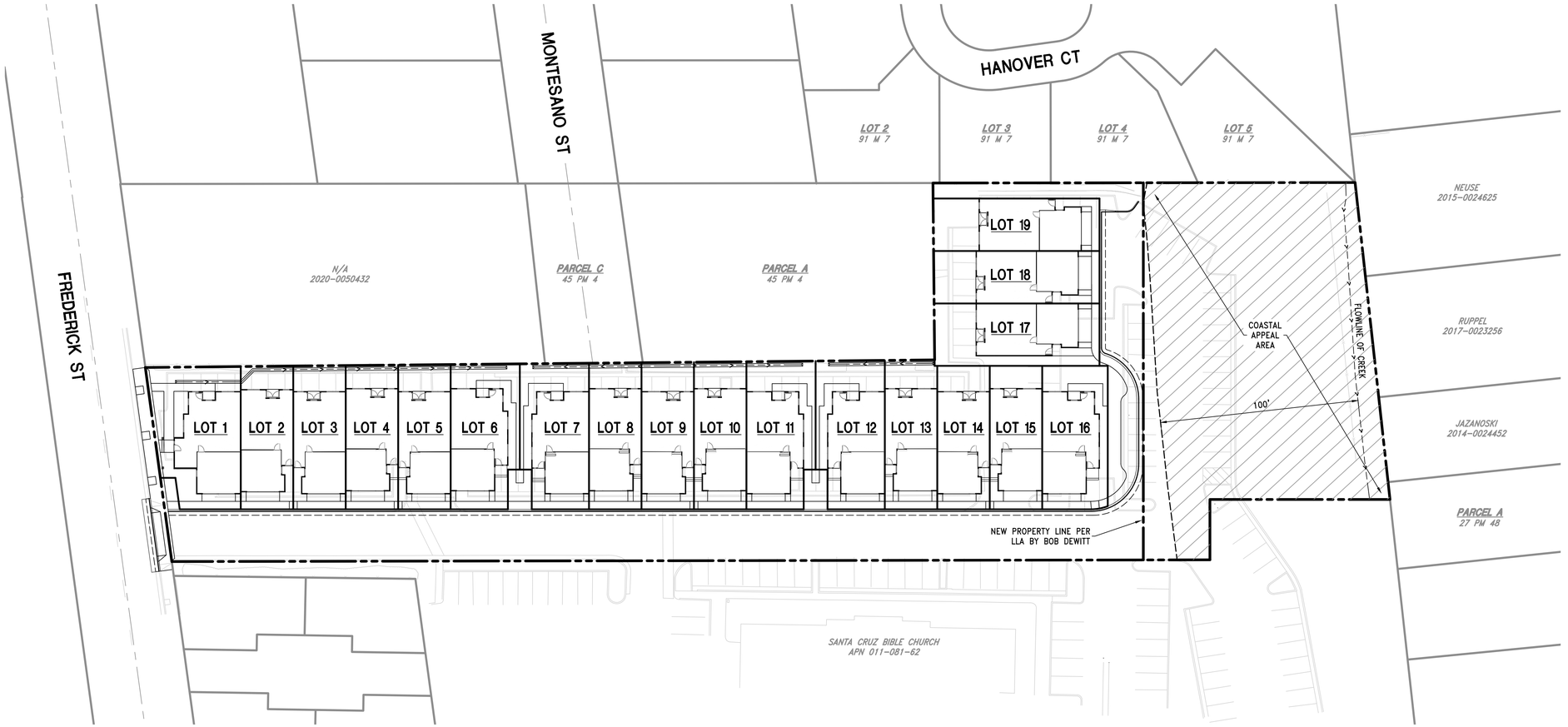
OBJECTIVE DESIGN STANDARDS CHECKLIST & DIAGRAMS

AP0.50

AUGUST 7, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

TENTATIVE MAP
FOR
528 FREDERICK STREET
SANTA CRUZ, CALIFORNIA



SITE PLAN
SCALE: 1" = 30'

VICINITY MAP
N.T.S.

GEOTECHNICAL ENGINEER
GEOTECHNICAL INVESTIGATIVE REPORT PREPARED FOR THIS PROJECT WAS OBTAINED FROM GEOCON CONSULTANTS, INC., PROJECT NO. E9446-04-01, DATED DECEMBER, 2024.

SURVEY
SURVEY FOR THIS PROJECT WAS OBTAINED FROM GV LAND SURVEYING, JOB NO. V24109, DATED DECEMBER 02, 2024.

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS CITY IF SANTA CRUZ BENCHMARK D6-23, WHICH IS A 7/8" BRASS TAG, LOCATED ON THE WEST SIDE OF FREDERICK STREET AT THE STAR OF THE SEA CHAPEL.

ELEVATION = 70.34 FEET DATUM = NAVD88

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE EASTERLY LINE OF FREDERICK STREET, AS SHOWN ON THAT MAP FILED IN VOLUME 139 OF MAPS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS.

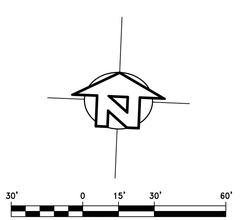
BASIS OF BEARINGS = N10°09'36"W

GENERAL DATA

MAP PREPARED BY:	IFLAND ENGINEERS 1509 SEABRIGHT AVENUE, SUITE A2 SANTA CRUZ, CA 95062 (831) 426-5313 CONTACT: JON IFLAND
OWNER & SUBDIVIDER:	PALISADE BUILDERS 900 E. HAMILTON AVENUE, SUITE 140 CAMPBELL, CA 95008 (408) 429-7700 CONTACT: MATT EATON
APN:	011-081-62 (PORTION)
EXISTING USE:	PARKING FOR SANTA CRUZ BIBLE CHURCH
PROPOSED USE:	(19) TOWNHOUSE LOTS & COMMON AREA
EXISTING ZONING:	RL – MULTIPLE RESIDENTIAL LOW
WATER SUPPLY:	CITY OF SANTA CRUZ
SANITARY SEWER:	CITY OF SANTA CRUZ
STORM DRAIN:	CITY OF SANTA CRUZ
TOTAL ACREAGE:	58,820 SQUARE FEET / 1.35± ACRES

INDEX OF CIVIL SHEETS

SHEET NO.	DESCRIPTION
TM1.0 – TM1.1	TENTATIVE MAP
C0.0 – C0.2	EXISTING CONDITIONS PLANS
C1.0 – C1.2	PRELIMINARY DEMOLITION PLANS
C2.0 – C2.2	PRELIMINARY GRADING AND DRAINAGE PLANS
C3.0 – C3.2	PRELIMINARY UTILITY PLANS
C4.0 – C4.3	PRELIMINARY EROSION CONTROL PLANS
C5.0	PRELIMINARY STORMWATER CONTROL PLAN



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BY	REVISION	DATE
STAFF	3 \ ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 \ ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 \ ROUND 1 PLAN REVIEW COMMENTS	08/19/2025

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TENTATIVE MAP - COVER SHEET
528 FREDERICK STREET
SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN: STAFF
DESIGN: IEI
DATE: 06/09/2025

SHEET
TM1.0

JOB NO. 24026

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TENTATIVE MAP
528 FREDERICK STREET
SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN: STAFF
DESIGN: IEI
DATE: 06/09/2025

SHEET
TM1.1

JOB NO. 24026

1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
2-STORY BUILDING
2-STORY BUILDING
2-STORY BUILDING
1-STORY BUILDING
2-STORY BUILDING
2-STORY BUILDING
2-STORY BUILDING

MONTESANO STREET

FREDERICK STREET

N87°03'39"E 397.42'

N87°32'29"E 05.92'

PRIVATE STORM DRAINAGE EASEMENT

PRIVATE STORM DRAINAGE EASEMENT

2' WIDE PUBLIC SIDEWALK EASEMENT

N10°09'35"W 98.63'

N10°09'35"W 42.56'

N87°36'37"E 7.57'

16.00'

56.09'

48.06'

9'

LOT	SF	N02°23'23"W
LOT 1	2,976 SF	71.89'
LOT 2	1,902 SF	72.14'
LOT 3	1,909 SF	72.40'
LOT 4	1,916 SF	72.65'
LOT 5	1,922 SF	72.90'
LOT 6	2,425 SF	53.24'
LOT 7	2,437 SF	73.57'
LOT 8	1,945 SF	73.82'
LOT 9	1,954 SF	74.08'
LOT 10	1,960 SF	74.33'
LOT 11	2,475 SF	54.66'
LOT 12	2,487 SF	75.00'
LOT 13	1,981 SF	72.24'
LOT 14	1,908 SF	72.24'
LOT 15	1,908 SF	72.24'
LOT 16	2,803 SF	70.65'

LOT 19 2,210 SF
LOT 18 2,203 SF
LOT 17 2,611 SF

N87°36'37"E 83.77'
N87°36'37"E 83.52'
N87°36'37"E 83.26'
N87°36'37"E 82.99'
N87°36'37"E 1.32'
N87°36'37"E 165.24'
N87°36'37"E 136.92'
N87°36'37"E 132.69'

N02°57'21"W 89.07'
N02°23'23"W 3.00'
S02°23'23"E 189.92'

7.81'
26.42'
28.42'
31.42'
4.17'
25.09'
33.00'
5'
9'

4' WIDE PRIVATE ACCESS EASEMENT
3'x14' PRIVATE STORM DRAINAGE EASEMENT
3'x12' PRIVATE STORM DRAINAGE EASEMENT
PRIVATE STORM DRAINAGE EASEMENT

6.00' 6.00' 12.00'
20.00'
30.74'
27.37'
28.83'
29.83'
34.83'

COMMON AREA
(PUBLIC UTILITIES, PEDESTRIAN ACCESS & VEHICULAR ACCESS EASEMENT FOR EMERGENCY VEHICLES AND THE ADJACENT SANTA CRUZ BIBLE CHURCH PROPERTY)
17,309 SF
S87°30'50"W 489.13'

COASTAL APPEAL AREA
DEVELOPMENT AREA
RIPARIAN CORRIDOR
FLOWLINE OF CREEK
100'
10'
15'

NEW 30' WIDE ACCESS & PRIVATE UTILITIES EASEMENT PER LLA BY BOB DEWITT

NEW PROPERTY LINE PER LLA BY BOB DEWITT

FIRE TRUCK TURNAROUND
Δ=21°24'35"
R=23.00'
L=8.59'
50'
20' TYP
90°
R=20' TYP

NEW 22' WIDE ACCESS EASEMENT PER LLA BY BOB DEWITT

20' 0 10' 20' 40'
GRAPHIC SCALE: 1 INCH = 20 FEET

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Legend

- MONUMENT FOUND AS NOTED
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- ACCESSIBLE PARKING
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- BENCHMARK
- ( ) INDICATES RECORD DATA
- ( )A 139 M 40
- R&C RECORD & CALCULATED DATA
- INV. INVERT ELEVATION
- UTILITY VALVE BOX
- BOLLARD
- STORM DRAIN INLET
- STREET SIGNAGE
- LIGHT STANDARD
- SSCO SAN. SEWER CLEANOUT
- UTILITY POLE
- IRR IRRIGATION VALVE BOX
- ELECTROLIER
- EB ELECTRICAL BOX
- EPB ELECTRICAL PULL BOX
- BUILDING FOOTPRINT
- GB GRADE BREAK
- W WATER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- OH OVERHEAD UTILITY LINE
- FENCE
- PROPERTY BOUNDARY
- CONTOUR LINE
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- BRUSH / HEDGE LINE
- WALL
- FLOWLINE
- MATCH LINE

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE EASTERLY LINE OF FREDERICK STREET, AS SHOWN ON THAT MAP FILED IN VOLUME 139 OF MAPS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = N10°09'36"W

Benchmark

THE BENCHMARK FOR THIS SURVEY IS CITY IF SANTA CRUZ BENCHMARK D6-23, WHICH IS A 7/8" BRASS TAG, LOCATED ON THE WEST SIDE OF FREDERICK STREET AT THE STAR OF THE SEA CHAPEL.

BENCHMARK ELEVATION = 70.34' (NAVD88)

Boundary Note

THE BOUNDARY SHOWN HEREON IS BASED ON A LOT LINE ADJUSTMENT THAT IS IN THE PROCESS OF BEING RECORDED AND IS BASED ON RECORD OF SURVEY VOLUME 139 OF MAPS, PAGE 40, SANTA CRUZ COUNTY RECORDER. AN INDEPENDENT BOUNDARY ANALYSIS HAS NOT BE DONE.

10' 0' 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

NOT FOR CONSTRUCTION

STAFF	3 \ ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 \ ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 \ ROUND 1 PLAN REVIEW COMMENTS	08/19/2025
BY	REVISION	DATE

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PRELIMINARY

EXISTING CONDITIONS PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C0.0

JOB NO. 24026

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SEE SHEET C0.0

SEE SHEET C0.2

Legend

- MONUMENT FOUND AS NOTED
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- ACCESSIBLE PARKING
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BENCHMARK
- ( ) INDICATES RECORD DATA
- ( )A 139 M 40
- R&C RECORD & CALCULATED DATA
- INV. INVERT ELEVATION
- UTILITY VALVE BOX
- BOLLARD
- STORM DRAIN INLET
- STREET SIGNAGE
- LIGHT STANDARD
- SAN. SEWER CLEANOUT
- UTILITY POLE
- IRRIGATION VALVE BOX
- ELECTROLIER
- ELECTRICAL BOX
- ELECTRICAL PULL BOX

- BUILDING FOOTPRINT
- GRADE BREAK
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- FENCE
- PROPERTY BOUNDARY
- CONTOUR LINE
- TOE OF SLOPE
- TOP OF SLOPE
- BRUSH / HEDGE LINE
- WALL
- FLOWLINE
- MATCH LINE

Basis of Bearings
SEE SHEET C0.0

Benchmark
SEE SHEET C0.0

Boundary Note
SEE SHEET C0.0

10' 0' 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

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PRELIMINARY

EXISTING CONDITIONS PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C0.1

JOB NO. 24026

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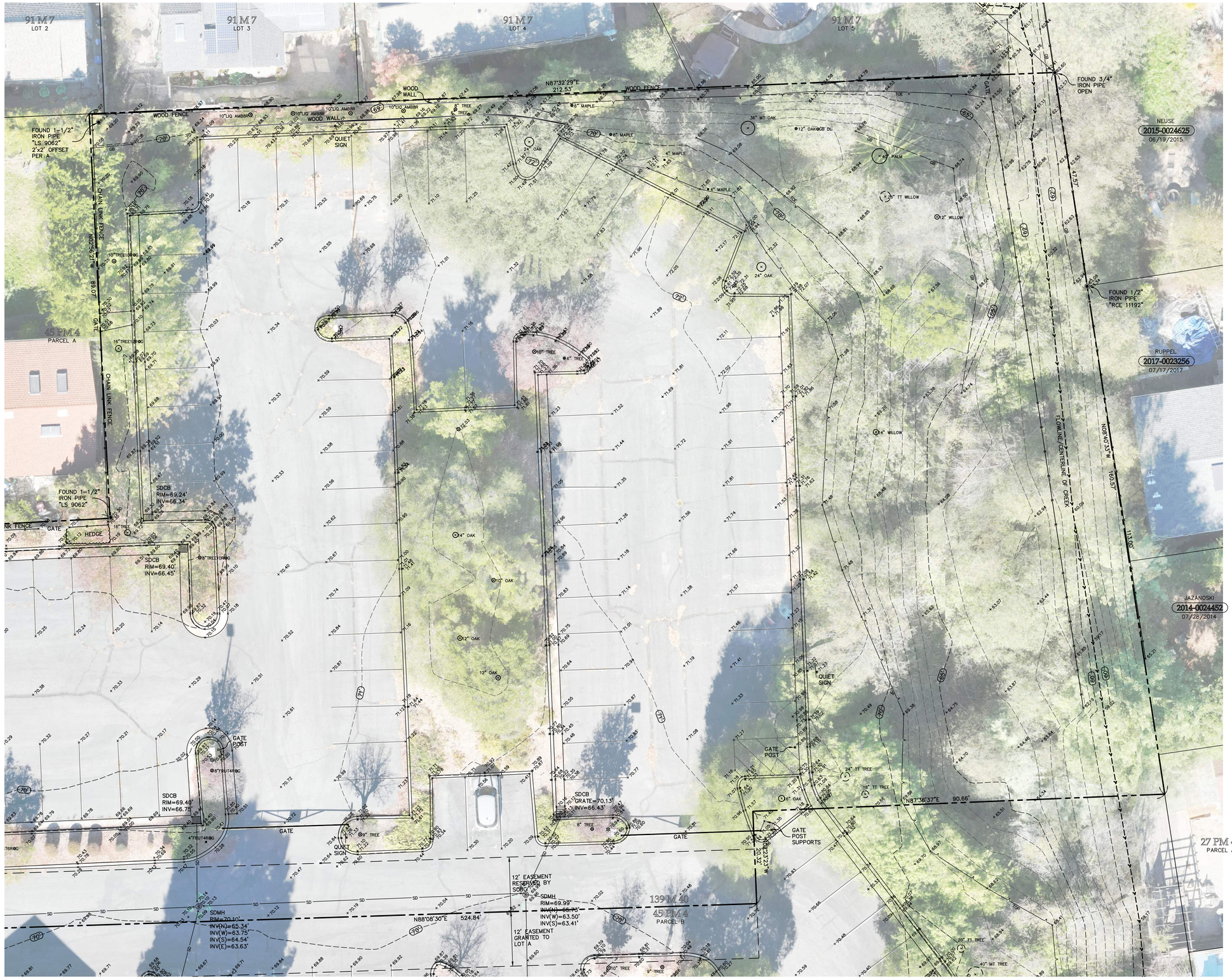

SEE SHEET C0.1

Legend

- MONUMENT FOUND AS NOTED
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
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- WATER VALVE
- WATER METER
- FIRE HYDRANT
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- ELECTROLIER
- ELECTRICAL BOX
- ELECTRICAL PULL BOX
- BUILDING FOOTPRINT
- GRADE BREAK
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- FENCE
- PROPERTY BOUNDARY
- CONTOUR LINE
- TOE OF SLOPE
- TOP OF SLOPE
- BRUSH / HEDGE LINE
- WALL
- FLOWLINE
- MATCH LINE

Basis of Bearings
SEE SHEET C0.0

Benchmark
SEE SHEET C0.0

Boundary Note
SEE SHEET C0.0

10' 0' 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

NOT FOR CONSTRUCTION

BY	REVISION	DATE
STAFF	1 \ ROUND 1 PLAN REVIEW COMMENTS	08/19/2025
STAFF	2 \ ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	3 \ ROUND 3 PLAN REVIEW COMMENTS	08/19/2026

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PRELIMINARY

EXISTING CONDITIONS PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C0.2

JOB NO. 24026

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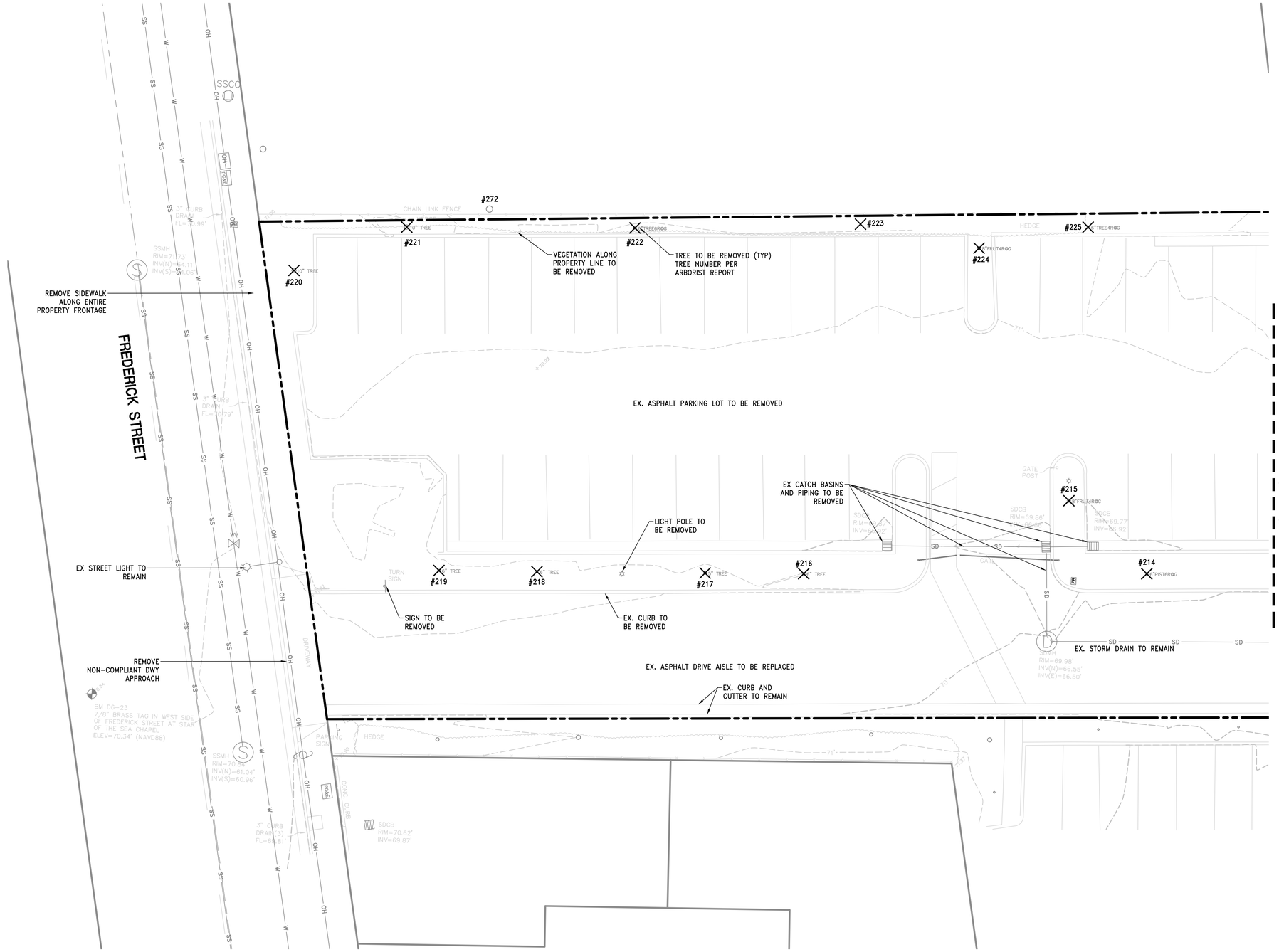

DEMOLITION NOTES

1. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SITE DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
2. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
3. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
4. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
5. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE.
6. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND BUILDING DEMOLITION AREA.
7. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION
8. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
9. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
10. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
11. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
12. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, THEN PROVIDE TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER BUILDINGS AND STRUCTURES.
13. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
14. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
15. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
16. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
17. GENERAL: DEMOLISH INDICATED SITE IMPROVEMENTS ACCORDING TO CIVIL DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
18. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
19. MAINTAIN FIRE WATCH DURING FLAME CUTTING OPERATIONS AND FOR A PERIOD AFTER CUTTING OPERATIONS ACCORDING TO OWNER'S INSURANCE AND LOCAL FIRE MARSHALL REQUIREMENTS.
20. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
21. EXPLOSIVES: USE OF EXPLOSIVES IS NOT PERMITTED.
22. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO MINIMIZE GROUND IMPACT AND DUST GENERATION.
23. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIAL WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
24. BELOW-GRADE AREAS: ROUGH GRADE BELOW-GRADE AREAS READY FOR FURTHER EXCAVATION OR NEW CONSTRUCTION. DO NOT DISTURB GRADE BELOW LEVEL OF NEW FOUNDATIONS.
25. SITE GRADING: UNIFORMLY ROUGH GRADE AREA OF DEMOLISHED CONSTRUCTION TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
26. ON-SITE STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
27. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
28. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
29. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
30. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
31. DO NOT BURN DEMOLISHED MATERIALS.
32. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF OWNER. CAREFULLY SALVAGE IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURN TO OWNER.

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

CALL BEFORE YOU DIG USA 811

NOT FOR CONSTRUCTION

BY	REVISION	DATE
STAFF	3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 PLAN REVIEW COMMENTS	08/19/2025

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PRELIMINARY

DEMOLITION PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C1.0

JOB NO. 24026

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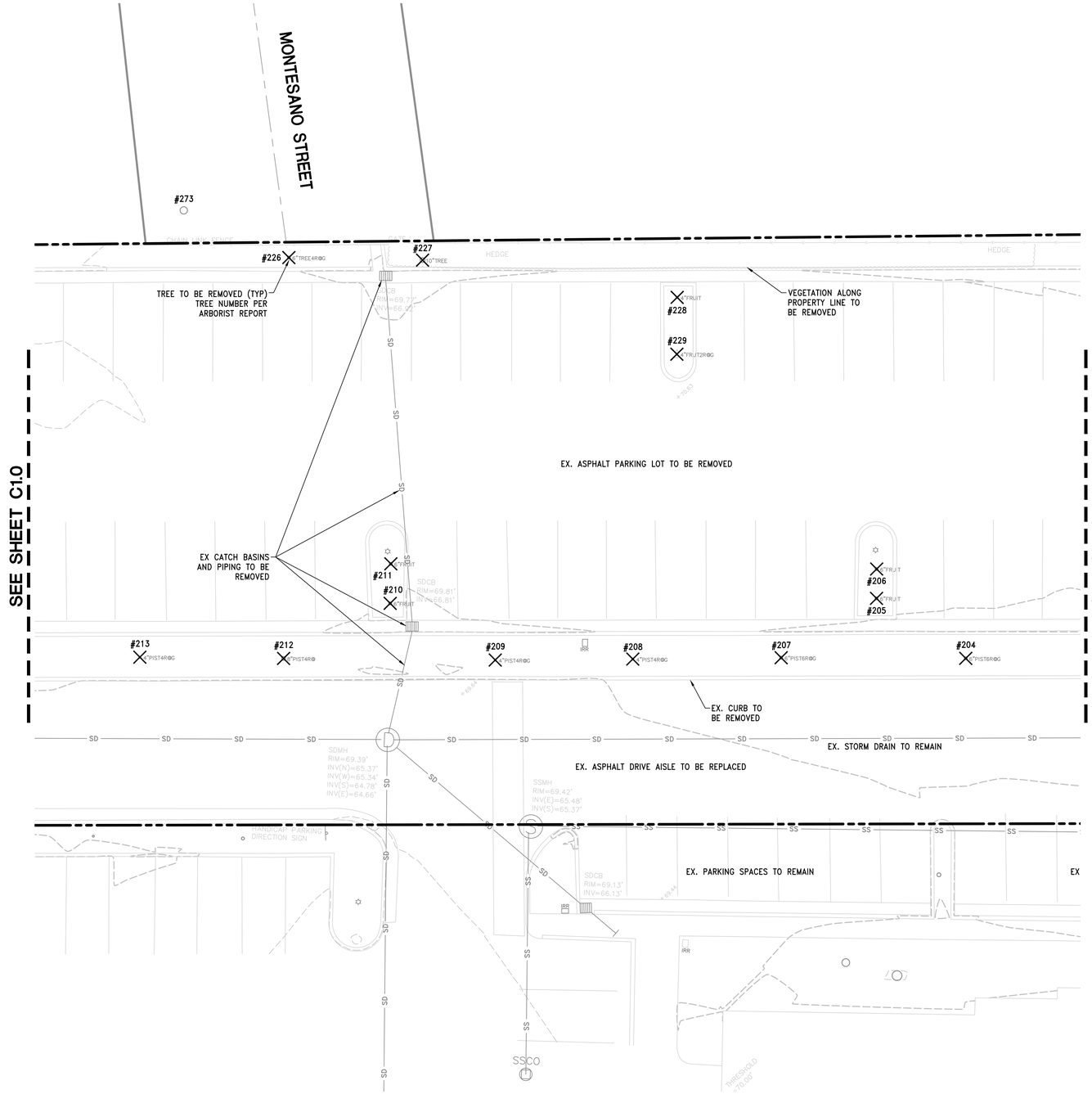

DEMOLITION NOTES

1. SEE SHEET C1.0 FOR DEMOLITION NOTES NOT OTHERWISE SHOWN HEREON.

10' 0 5' 10' 20'

GRAPHIC SCALE: 1 INCH = 10 FEET

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BY	REVISION	DATE
STAFF	3 \ ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 \ ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 \ ROUND 1 PLAN REVIEW COMMENTS	08/19/2025

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DEMOLITION PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)

DESIGN DEVELOPMENT

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DATE 06/09/2025

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SEE SHEET C1.1

SIGN TO BE REMOVED

WOOD WALL TO BE REMOVED & REPLACED TO NEW GRADES

LIGHT POLE TO BE REMOVED

TREE TO BE REMOVED (TYP) TREE NUMBER PER ARBORIST REPORT

COASTAL APPEAL AREA

REMOVE PAVEMENT STRIPING FROM THESE (5) SPACES

100'

10'

RIPARIAN CORRIDOR

DEVELOPMENT AREA

FLOWLINE OF CREEK

15'

EX. PARKING SPACES TO REMAIN

NEW 30' ACCESS & UTILITIES EASEMENT PER LLA BY BOB DEWITT

NEW PROPERTY LINE PER LLA BY BOB DEWITT

SAW CUT EX. ASPHALT

EX. ASPHALT TO BE REMOVED

EX. ASPHALT TO REMAIN

EX CATCH BASINS AND PIPING TO BE REMOVED

EX. ASPHALT PARKING LOT TO BE REMOVED

LIGHT POLE TO BE REMOVED

GATE TO BE REMOVED

EX CATCH BASIN AND PIPING TO BE REMOVED

EX. STORM DRAIN TO REMAIN

NEW 22' ACCESS EASEMENT PER LLA BY BOB DEWITT

DEMOLITION NOTES

1. SEE SHEET C1.0 FOR DEMOLITION NOTES NOT OTHERWISE SHOWN HEREON.

GRAPHIC SCALE: 1 INCH = 10 FEET

STAFF	3 ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 ROUND 1 PLAN REVIEW COMMENTS	08/19/2025
BY	REVISION	DATE

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DEMOLITION PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C1.2

JOB NO. 24026

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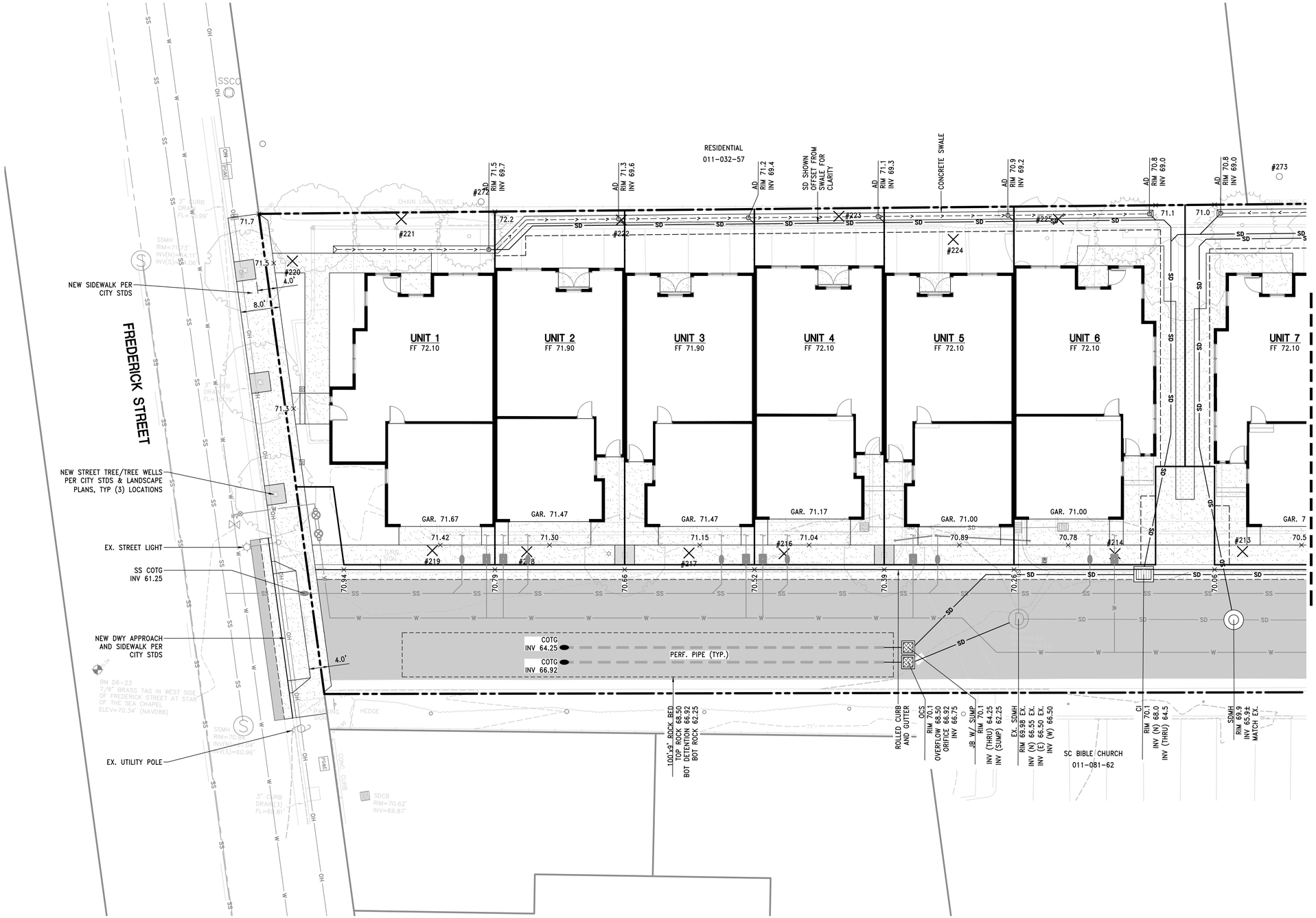

ESTIMATED EARTHWORK QUANTITIES

±920	CUBIC YARDS CUT
±800	CUBIC YARDS FILL
±120	CUBIC YARDS EXPORT

NOTES:
1. ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.

NOTES:

1. ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS FOR FINAL THICKNESS AND COMPACTION OF THE BUILDING PAD PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLAB ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

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STAFF	3	ROUND 3 PLAN REVIEW COMMENTS 08/19/2026
STAFF	2	ROUND 2 PLAN REVIEW COMMENTS 03/17/2026
STAFF	1	ROUND 1 PLAN REVIEW COMMENTS 08/19/2025
BY		REVISION DATE

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GRADING & DRAINAGE PLAN
528 FREDERICK STREET
SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C2.0

JOB NO. 24026

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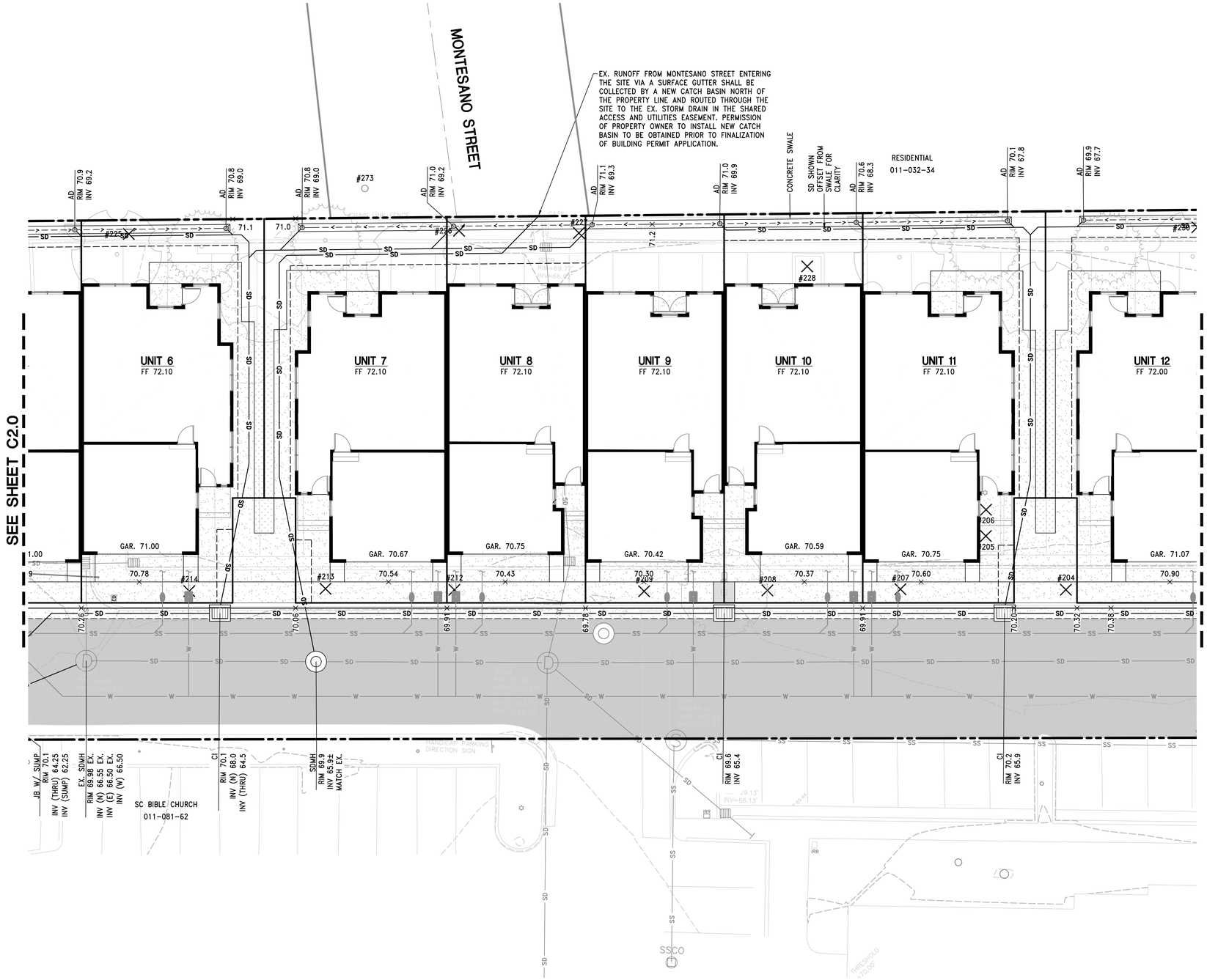

ESTIMATED EARTHWORK QUANTITIES

SEE SHEET C2.0

NOTES:

1. SEE SHEET C2.0 FOR GRADING AND DRAINAGE NOTES NOT OTHERWISE SHOWN HEREON.

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BY	REVISION	DATE
STAFF	3 ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 ROUND 1 PLAN REVIEW COMMENTS	08/19/2025

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GRADING & DRAINAGE PLAN
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SANTA CRUZ, CALIFORNIA

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DATE 06/09/2025

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NOTES:

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ESTIMATED EARTHWORK QUANTITIES

SEE SHEET C2.0

RESIDENTIAL
011-032-68

RESIDENTIAL
011-032-69

RESIDENTIAL
011-032-70

REMOVE & REPLACE EX. WOOD WALL TO NEW GRADES

WOOD FENCE

WOOD WALL

UNIT 19
FF 72.60

UNIT 18
FF 72.50

UNIT 17
FF 72.40

UNIT 11
FF 72.10

UNIT 12
FF 72.00

UNIT 13
FF 72.00

UNIT 14
FF 72.30

UNIT 15
FF 72.30

UNIT 16
FF 72.40

GAR. 72.17

GAR. 72.07

GAR. 71.97

GAR. 71.07

GAR. 70.90

GAR. 70.79

GAR. 70.95

GAR. 71.14

CB
RIM 70.0
INV 68.4

CB
RIM 70.3
INV 68.3

CB
RIM 70.2
INV 68.0

CB
RIM 70.2
INV 68.0

CB
RIM 70.6
INV 68.5

CB
RIM 71.2
INV 69.0

AD
RIM 70.1
INV 67.8

AD
RIM 69.9
INV 67.7

AD
RIM 70.0
INV 67.9

SDCB
RIM=69.24'
INV=66.34'

SDCB
RIM=69.40'
INV=66.45'

SDCB
RIM=69.10'
INV=65.40'

CI
RIM 70.2
INV 65.9

CI
RIM 70.1
INV 66.3

CI
RIM 70.5
INV 67.3

ROLLED CURB AND GUTTER

SSCO

SD

SS

W

SC BIBLE CHURCH
011-081-62

SEE SHEET C2.1

#234 #233 #232 #230 #206 #205 #204 #203 #202 #263 #262 #261 #260 #259 #257 #256 #255 #241 #240 #242 #243 #244 #267 #266 #245 #268 #269 #246 #270 #270-A #247 #248 #249 #250 #251 #252 #253 #254 #271 #274

70.1 70.4 70.6 70.3 70.7 71.1 71.6 71.73 71.37 71.90 71.27 71.79 71.14 71.66 71.03 70.75 70.60 70.90 70.77 70.66 70.73 70.96 70.20 70.32 70.38 70.27 70.14 70.27

"NO PARKING" PAVEMENT MARKINGS & STRIPING

NO PARKING

COASTAL APPEAL AREA

100'

10'

15'

DEVELOPMENT AREA

RIPARIAN CORRIDOR

FLOWLINE OF CREEK
HAGEMANN GULCH - REACH 2

GATE POST

GATE POST SUPPORTS

GRAPHIC SCALE: 1 INCH = 10 FEET

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STAFF	2	ROUND 2 PLAN REVIEW COMMENTS 03/17/2026
STAFF	1	ROUND 1 PLAN REVIEW COMMENTS 08/19/2025
BY		REVISION DATE

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PRELIMINARY

GRADING & DRAINAGE PLAN
528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C2.2

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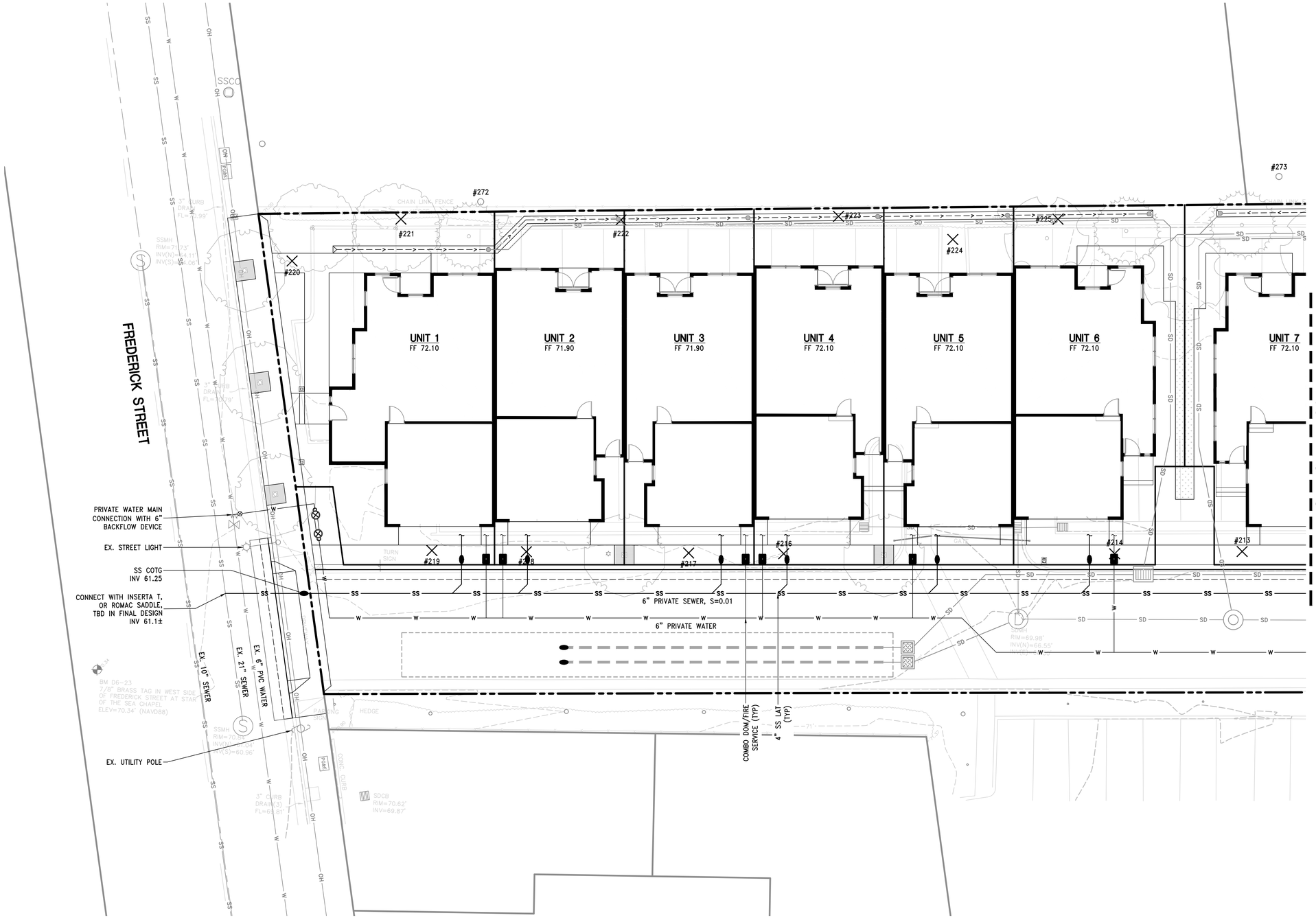

NOTES:

1. ALL DOMESTIC BY FIRE COMBINATION SERVICES ARE TO BE 1" UNLESS SPECIFIED OTHERWISE BY SCFD IN FINAL DESIGN.

GRAPHIC SCALE: 1 INCH = 10 FEET (10' 0 5' 10' 20')

NOT FOR CONSTRUCTION

STAFF	3 ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 ROUND 1 PLAN REVIEW COMMENTS	08/19/2025
BY	REVISION	DATE

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PRELIMINARY

UTILITY PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C3.0

JOB NO. 24026

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MONTESANO STREET

#273

#225 #226 #227 #228 #230

UNIT 6
FF 72.10

UNIT 7
FF 72.10

UNIT 8
FF 72.10

UNIT 9
FF 72.10

UNIT 10
FF 72.10

UNIT 11
FF 72.10

UNIT 12
FF 72.00

#214 #213 #212 #209 #208 #207 #206 #205 #204

SEE SHEET C3.0

SEE SHEET C3.2

SDCB
RIM=69.71'
INV=65.61'

SDMH
RIM=69.39'
INV(N)=65.37'
INV(S)=64.79'
INV(E)=64.66'

SSMH
RIM=69.42'
INV(E)=65.48'
INV(S)=65.37'

6" PRIVATE SEWER, S=0.01

6" PRIVATE WATER

SSMH
RIM 69.8
INV 63.70

COMBO DOM/FIRE SERVICE (TYP)

4" SS LAT (TYP)

SDCB
RIM=69.13'
INV=66.13'

SSCO

THRESHOLD
=70.00

DIRECTION SIGN

10' 0 5' 10' 20'
GRAPHIC SCALE: 1 INCH = 10 FEET

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3 \	ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
2 \	ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
1 \	ROUND 1 PLAN REVIEW COMMENTS	08/19/2025
BY	REVISION	DATE

STAFF
STAFF
STAFF

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UTILITY PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)

DESIGN DEVELOPMENT

DRAWN STAFF

DESIGN IEI

DATE 06/09/2025

SHEET C3.1

JOB NO. 24026

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BY	REVISION	DATE
STAFF	3 ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 ROUND 1 PLAN REVIEW COMMENTS	08/19/2025

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TEL (831) 426-5313
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CIVIL ENGINEERING ▪ LAND PLANNING ▪ STRUCTURAL DESIGN

PRELIMINARY

UTILITY PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)

DESIGN DEVELOPMENT

DRAWN: STAFF
DESIGN: IE
DATE: 06/09/2025

SHEET C3.2

JOB NO. 24026

SEE SHEET C3.1

UNIT 19 FF 72.60
UNIT 18 FF 72.50
UNIT 17 FF 72.40
UNIT 11 72.10
UNIT 12 FF 72.00
UNIT 13 FF 72.00
UNIT 14 FF 72.30
UNIT 15 FF 72.30
UNIT 16 FF 72.40

SS COTG INV 67.6
BLOW-OFF
4" SS LAT (TYP)
COMBO DOM/FIRE SERVICE (TYP)
6" PRIVATE SEWER, S=0.01
6" PRIVATE WATER
SSMH RIM 71.1 INV 66.9
SSMH RIM 70.5 INV 66.1
SSMH RIM 70.5 INV 66.2
COASTAL APPEAL AREA
100'
10'
15'
DEVELOPMENT AREA
RIPARIAN CORRIDOR
FLOWLINE OF CREEK
NO PARKING
CHAIN LINK FENCE
WOOD FENCE
WOOD WALL
GATE POST SUPPORTS
SDCB RIM=69.24' INV=66.34'
SDCB RIM=69.40' INV=66.45'
SDMH RIM=70.10' INV(W)=65.34' INV(N)=65.73' INV(W)=63.75' INV(W)=63.50' INV(E)=64.54' INV(S)=63.41' INV(E)=63.63'
SDCB RIM=69.10' INV=65.40'

GRAPHIC SCALE: 1 INCH = 10 FEET

CALL BEFORE YOU DIG USA 811

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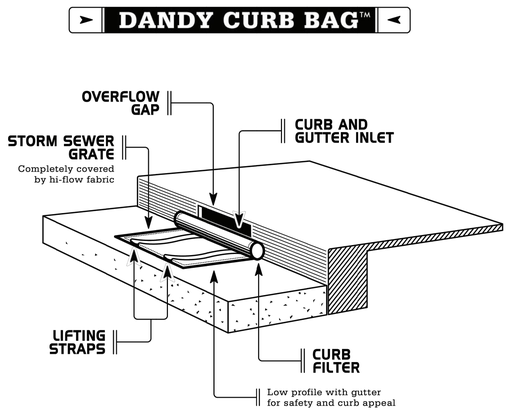

DANDY CURB BAG®
CURB AND GUTTER INLET/GRATE PROTECTION SYSTEM
GUIDE SPECIFICATION

PRODUCT:

DANDY CURB BAG®

MANUFACTURER:
Dandy Products, Inc.
P.O. Box 1680
Powell, Ohio 43065
Phone: 800-591-2284
Fax: 740-881-2791
Email: sdunnpe@dandyproducts.com
Web: www.dandyproducts.com

1.0 **Description:**

1.1 Work covered under this item consists of installing a Dandy Curb Bag® curb and gutter inlet protection system. The purpose is to keep silt, sediment, and construction debris out of the storm water system.

2.0 **Material:**

2.1 The Dandy Curb Bag® curb and gutter inlet protection unit shall be a **sewn in the U.S.A.** geotextile fabric unit enclosing a porous structure in the form of a cylindrical tube placed in front of and extending beyond the inlet opening on both sides and have a geotextile fabric envelope fitted to the individual grate(s)on the street side of the sewn unit for grate(s) to be inserted and to completely enclose the grate(s).

2.2 The Dandy Curb Bag® shall have lifting devices to allow manual inspection of the storm water system.

2.3 The Dandy Curb Bag® unit shall utilize an orange monofilament fabric that is manufactured in the U.S.A. with the following characteristics:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Tensile Strength	ASTM D4632	lbs	450 x 300
Elongation	ASTM D4632	%	38% x 21%
Trapezoidal Tear	ASTM D4533	lbs	165 x 150
CBR Puncture	ASTM D6241	lbs	1000
HYDRAULIC PROPERTIES:			
Apparent Opening Size (AOS)	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec[1]	4.9
Water Flow Rate	ASTM 4491	gal/min/ft²	365
% Open Area (POA)	COE - 22125-86	%	29
UV Resistance (% Retained @ 2500 hrs)	ASTM D 4355	%	70
Color			Orange[1]

[1]The color orange is a trademark of Dandy Products, Inc.
The property values listed above are effective April 2022 and are subject to change without notice.

3.0 **Installation:**

3.1 Place the empty Dandy Curb Bag® unit over the grate as the grate stands on end.

3.2 *For oil and sediment model; to install or replace absorbent, place absorbent pillow in pouch, on the bottom (below-grade side) of the unit.*

3.3 Tuck the enclosure flap inside to completely enclose the grate.

3.4 Holding the lifting devices, being careful not to damage the sewn fabric unit, insert the grate into its frame, street side edge first, then lower back edge with cylindrical tube into place. The cylindrical tube should be partially blocking the curb hood opening when installed properly.

4.0 **Maintenance:**

4.1 The contractor shall remove all accumulated sediment and debris from surface and vicinity of unit after each rain event or as directed by engineer/inspector. Dispose of unit no longer in use at an appropriate recycling or solid waste facility.

4.2 *For oil and sediment model; remove and replace absorbent when near saturation.*

5.0 **Method of Measurement:**

5.1 The quantity to be paid is for the actual number of Dandy Curb Bag® inlet protection units installed

6.0 **Basis of payment:**

6.1 The unit price shall include labor, equipment, and materials necessary to complete the work and maintain the Dandy Curb Bag® inlet protection units.

6.2 Payment for the completed work will be made at the contract prices for:

ITEM	UNIT	DESCRIPTION
Dandy Curb Bag®	EA	Curb Inlet Protection Unit (#_____Inlet)

1

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 PERMITTEE 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. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S): 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.
15. EROSION AND SEDIMENT CONTROL BMP'S, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT. MAKE NEEDED REPAIRS IMMEDIATELY.
16. CHECK THE SIDEWALK AND STREET DAILY DURING DEMOLITION AND CONSTRUCTION FOR SOIL DRAG-OUT, AND SWEEP IF NEEDED. ROUTINELY MAINTAIN THE CONSTRUCTION ENTRANCE/EXIT TO ENSURE IT REMAINS EFFECTIVE AT PREVENTING DRAG-OUT.
17. STORE OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE KEPT COVERED OR CLOSED, AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY CONTAINMENT.
18. DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
19. SOIL AND MATERIAL STOCKPILES MUST BE PROTECTED FROM RUN-OFF/RUN-ON, WHEN NOT IN USE, BY BMP'S SUCH AS SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES AND COVERED WITH SHEETING OR TARPS.
20. DO NOT LOCATE PORTA-POTTIES ADJACENT TO WATERCOURSE OR STORM DRAIN INLETS.
21. DURING THE RAINY SEASON, ENSURE THAT SEDIMENT CONTROL MEASURES ARE IN PLACE AND EFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE.
22. CONTACT ERIC DHAKNI, edhakni@santacruzca.gov OR (831) 420-5169, FOR FINAL INSPECTION FORM STORM WATER ONCE THE WORK IS COMPLETED AS PART OF THE PERMIT "SIGN-OFF" PROCESS. PRIOR TO CALLING FOR A FINAL INSPECTION, DISTURBED AREAS SHALL EITHER BE LANDSCAPED OR BARE SOILS SHALL BE PROTECTED BY MULCHING TO PREVENT EROSION.

NOT FOR CONSTRUCTION

3	ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
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PRELIMINARY

EROSION CONTROL NOTES AND DETAILS

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

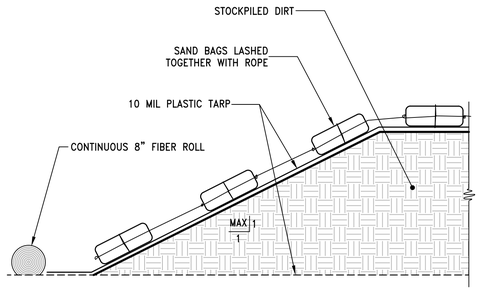
APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN STAFF
DESIGN IEI
DATE 06/09/2025

SHEET C4.0

JOB NO. 24026

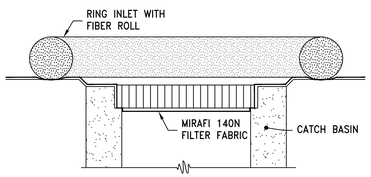
2



NOTES:
1. STOCKPILE SIZE AND LOCATIONS TO BE DETERMINED BY CONTRACTOR WITH ENGINEER'S APPROVAL.
2. USE OF NON-ACCESSIBLE PARKING STALLS FOR STOCKPILE AREA TO BE APPROVED BY OWNER PRIOR TO USE. IF AREA CANNOT BE USED, CONTRACTOR SHALL SECURE APPROVAL FOR AN ALTERNATE AREA OR ARRANGE FOR IMMEDIATE OFF-HAUL OF MATERIALS SUCH THAT STOCKPILING OF MATERIALS IS NOT NECESSARY.

DIRT STOCKPILE
NTS

4

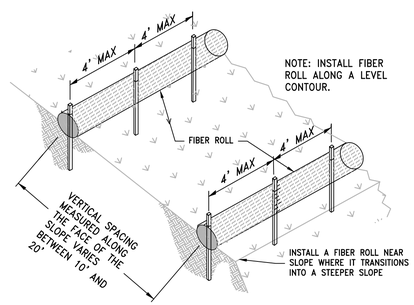


INSPECTION AND MAINTENANCE:

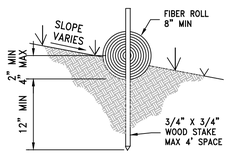
1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM – 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN 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

3



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

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 EROSIVE 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.

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

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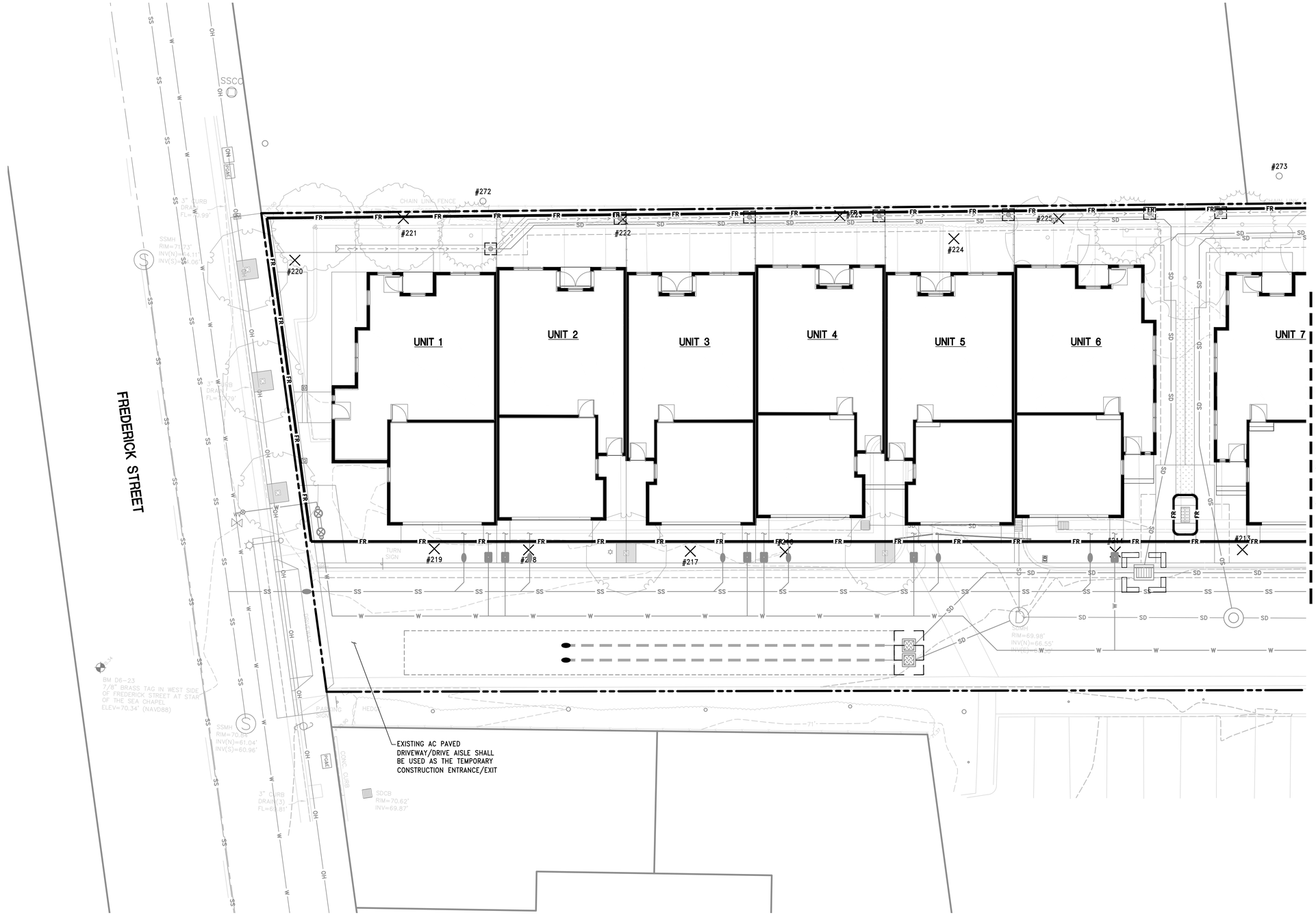

NOTES:

1. SEE EROSION CONTROL NOTES AND DETAILS SHEET AS PART OF THIS PLAN SET.
2. CONTRACTOR TO DETERMINE BEST LOCATION FOR THE CONCRETE WASHOUT.
3. EXISTING AC PAVED DRIVEWAY/DRIVE AISLE SHALL BE USED AS THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT.

LEGEND

- FR — FIBER ROLLS PER NOTE 1
- DIRT STOCKPILE LOCATION PER NOTE 1
- PORTABLE TOILET
- CATCH BASIN PROTECTION PER NOTE 1
- CURB INLET PROTECTION PER NOTE 1

10' 0 5' 10' 20'

GRAPHIC SCALE: 1 INCH = 10 FEET

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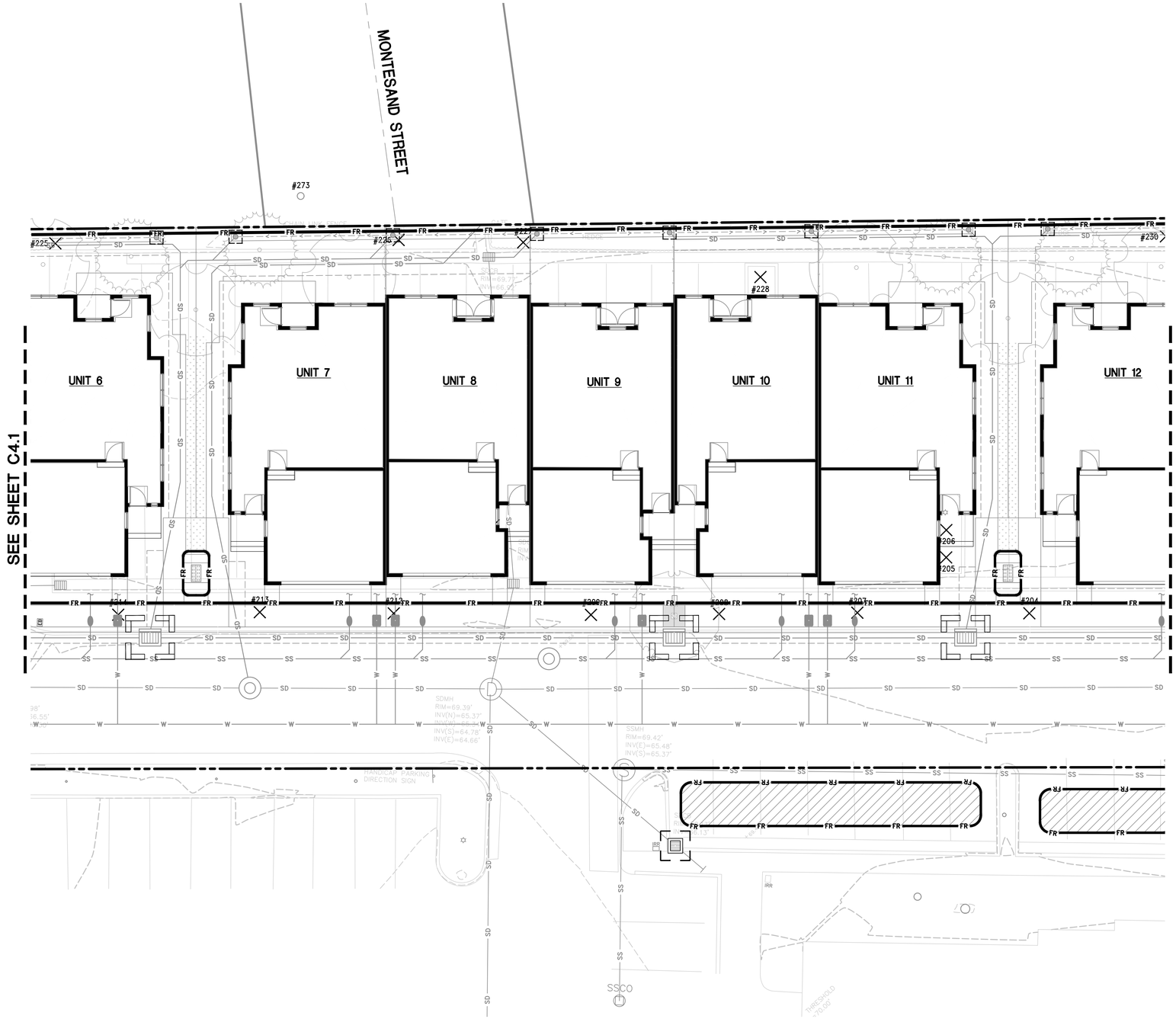

NOTES:

1. SEE SHEET C4.1 FOR EROSION CONTROL NOTES NOT OTHERWISE SHOWN HEREON.

LEGEND

SEE SHEET C4.1 FOR EROSION CONTROL BMP'S SYMBOL LEGEND.

10' 0 5' 10' 20'

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SHEET C4.3

JOB NO. 24026

SEE SHEET C4.2

UNIT 19
UNIT 18
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UNIT 12
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UNIT 14
UNIT 15
UNIT 16

COASTAL APPEAL AREA
DEVELOPMENT AREA
RIPARIAN CORRIDOR
100'
10'
15'
FLOWLINE OF CREEK
NO PARKING
WOOD WALL
SDCB RIM=69.24' INV=66.34'
SDCB RIM=69.40' INV=66.45'
SDMH RIM=70.10' INV(N)=65.34' INV(W)=63.75' INV(S)=64.54' INV(E)=63.63'
SDCB RIM=69.58' INV(N)=65.73' INV(W)=63.50' INV(S)=63.41'
GATE POST
GATE POST SUPPORTS
TOILET SIGN

NOTES:
1. SEE SHEET C4.1 FOR EROSION CONTROL NOTES NOT OTHERWISE SHOWN HEREON.

LEGEND
SEE SHEET C4.1 FOR EROSION CONTROL BMP'S SYMBOL LEGEND.

GRAPHIC SCALE: 1 INCH = 10 FEET

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NOT FOR CONSTRUCTION

DMA 1

DMA 2

SCM-1
ROCK BED

OUTLET
CONTROL
STRUCTURE

EX. SD TO
HAGEMANN
CREEK

DMA LEGEND

DMA 1 – 42,619 SF
(MITIGATED BY SCM-1)

DMA 2 – 927 SF
(OFFSET BY SCM-1)

NOTES:

1. BASED ON THE REQUIREMENTS OUTLINED IN CHAPTER 6B OF THE BEST MANAGEMENT PRACTICES MANUAL FOR THE CITY'S STORMWATER MANAGEMENT PROGRAM, THIS PROJECT IS CONSIDERED A TIER 4 PROJECT AND MUST THEREFORE MEET RUNOFF REDUCTION, WATER QUALITY TREATMENT, RUNOFF RETENTION, AND PEAK MANAGEMENT REQUIREMENTS.
2. TO MINIMIZE RUNOFF AND POLLUTION FROM THE DEVELOPMENT, A NUMBER OF LOW IMPACT DEVELOPMENT (LID) STRATEGIES HAVE BEEN IMPLEMENTED WHICH ARE DISCUSSED IN THIS PROJECT'S ACCOMPANYING STORMWATER REPORT.
3. WATER QUALITY TREATMENT AND RETENTION REQUIREMENTS WILL BE MET VIA THE RETENTION AND INFILTRATION OF THE 95TH PERCENTILE, 24-HOUR STORM EVENT WITHIN A ROCK BED AT THE SOUTHWEST CORNER OF THE SITE.
4. PEAK MANAGEMENT REQUIREMENTS WILL BE MET VIA THE SAME ROCK BED USED TO MEET WATER QUALITY TREATMENT AND RETENTION REQUIREMENTS. THIS ROCK BED HAS BEEN SIZED TO PROVIDE SUFFICIENT VOLUME TO DETAIN THE 10-YEAR STORM EVENT AT PRE-DEVELOPMENT RELEASE RATES ABOVE THE PROVIDED RETENTION VOLUME. CONTROLLED RELEASE IS PROVIDED VIA AN ORIFICE LOCATED WITHIN THE OUTLET CONTROL STRUCTURE.
5. RUNOFF FROM FRONTAGE IMPROVEMENTS ALONG FREDERICK STREET IS UNABLE TO BE CAPTURED AND CONVEYED TO SCM-1. TO OFFSET THIS AREA, ADDITIONAL RETENTION VOLUME HAS BEEN PROVIDED WITHIN SCM-1. THE PRE-DEVELOPMENT RELEASE RATE HAS ALSO BEEN REDUCED BY THE RATE OF RUNOFF PRODUCED BY DMA 2 SO THE NET RELEASE FROM THE SITE MATCHES PRE-DEVELOPMENT CONDITIONS.
6. RUNOFF FROM THE SITE WILL BE DISCHARGED TO THE EXISTING STORM DRAIN UNDER THE PARKING LOT LEADING TO AN OUTFALL LOCATED ALONG THE BANK OF HAGEMANN CREEK, THEREBY MIMICKING EXISTING DRAINAGE PATTERNS.
7. PORTIONS OF THE EXISTING DRIVE AISLE BETWEEN THE PROPOSED DEVELOPMENT AND THE SCBC CAMPUS WILL BE REMOVED AND REPLACED TO INSTALL NEW UTILITIES AND THE STORMWATER SYSTEM. SECTION B OF THE CENTRAL COAST PCRs STATES THAT REGULATED PROJECTS DO NOT INCLUDE "PRACTICES TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND OVERALL FOOTPRINT OF THE ROAD OR PARKING LOT" OR "UNDERGROUND UTILITY PROJECTS THAT REPLACE THE GROUND SURFACE WITH IN-KIND MATERIAL OR MATERIALS WITH SIMILAR RUNOFF CHARACTERISTICS." BECAUSE THE DRIVE AISLE IS TO BE REMOVED AND REPLACED WITH IN-KIND MATERIALS FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITES WHILE MAINTAINING THE ORIGINAL LINE AND GRADE, THIS PROJECT'S STORMWATER SYSTEM DOES NOT PROVIDE MITIGATION FOR THIS AREA.

20' 0 10' 20' 40'
GRAPHIC SCALE: 1 INCH = 20 FEET

CALL BEFORE YOU DIG
USA 811

BY	REVISION	DATE
STAFF	3 \ ROUND 3 PLAN REVIEW COMMENTS	08/19/2026
STAFF	2 \ ROUND 2 PLAN REVIEW COMMENTS	03/17/2026
STAFF	1 \ ROUND 1 PLAN REVIEW COMMENTS	08/19/2025

IFLAND ENGINEERS
1609 SEABRIGHT AVE, SUITE A2
SANTA CRUZ, CA 95062
TEL (831) 426-5313
www.iflandengineers.com
CIVIL ENGINEERING ▪ LAND PLANNING ▪ STRUCTURAL DESIGN

PRELIMINARY

STORMWATER CONTROL PLAN

528 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT

DRAWN: STAFF
DESIGN: IE
DATE: 06/09/2025

SHEET
C5.0

JOB NO. 24026

I:_PROJECTS\2024\24026 PALM\DWGS\ - DD PHASE_DD PHASE\C5.0-SWCP.dwg 19Aug26 08:27:31 AM JimIfland ©IFLAND ENGINEERS, INC.

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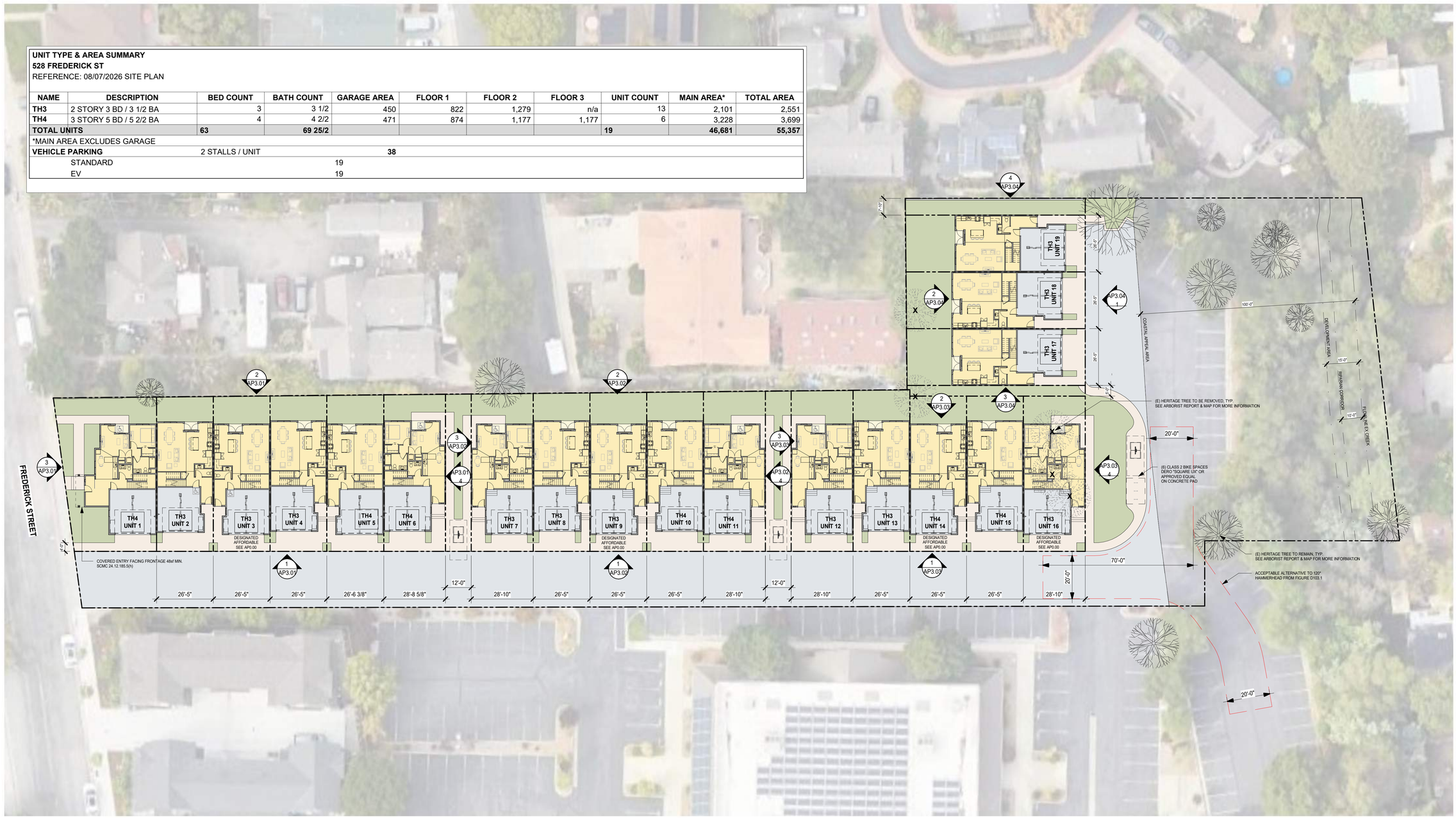
UNIT TYPE & AREA SUMMARY
528 FREDERICK ST
REFERENCE: 08/07/2026 SITE PLAN

NAME	DESCRIPTION	BED COUNT	BATH COUNT	GARAGE AREA	FLOOR 1	FLOOR 2	FLOOR 3	UNIT COUNT	MAIN AREA*	TOTAL AREA
TH3	2 STORY 3 BD / 3 1/2 BA	3	3 1/2	450	822	1,279	n/a	13	2,101	2,551
TH4	3 STORY 5 BD / 5 2/2 BA	4	4 2/2	471	874	1,177	1,177	6	3,228	3,699
TOTAL UNITS		**63**	**69 25/2**					**19**	**46,681**	**55,357**
*MAIN AREA EXCLUDES GARAGE										
VEHICLE PARKING		2 STALLS / UNIT		**38**						
	STANDARD			19						
	EV			19						



0' 8' 16' 32' 48'

PROJ. NORTH: TRUE NORTH

3/64"=1'-0"

SITE PLAN - GRADE

AP1.01

4

AUGUST 7, 2026

BDE ARCHITECTURE | PALISADE BUILDERS, INC.

528 FREDERICK ST

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0' 8' 16' 32' 48'

PROJ NORTH: TRUE NORTH

3/64"=1'-0"

SITE PLAN - LEVEL 2

AP1.02

4

AUGUST 7, 2026

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0' 8' 16' 32' 48'

3/64"=1'-0"

PROJ NORTH: TRUE NORTH

SITE PLAN - LEVEL 3

AP1.03

4

AUGUST 7, 2026

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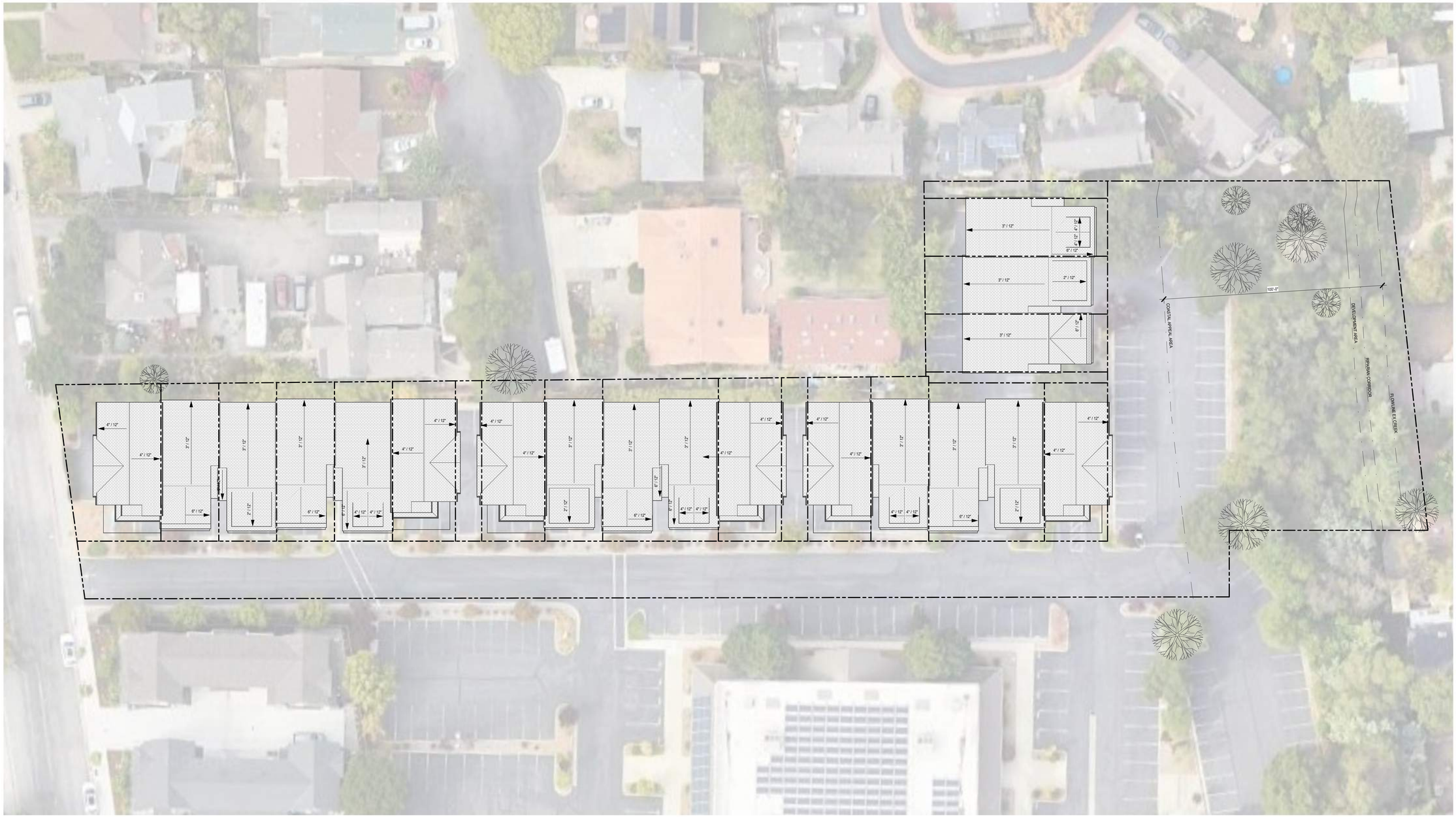

0' 8' 16' 32' 48'

3/64"=1'-0"

PROJ NORTH: TRUE NORTH

SITE PLAN - ROOF

AP1.04

4

AUGUST 7, 2026

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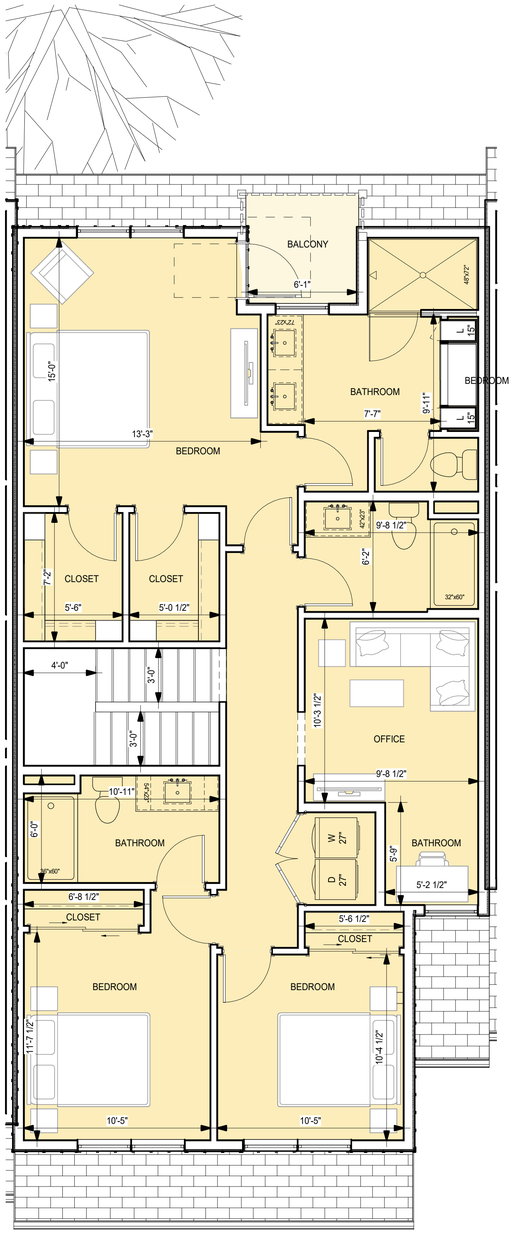
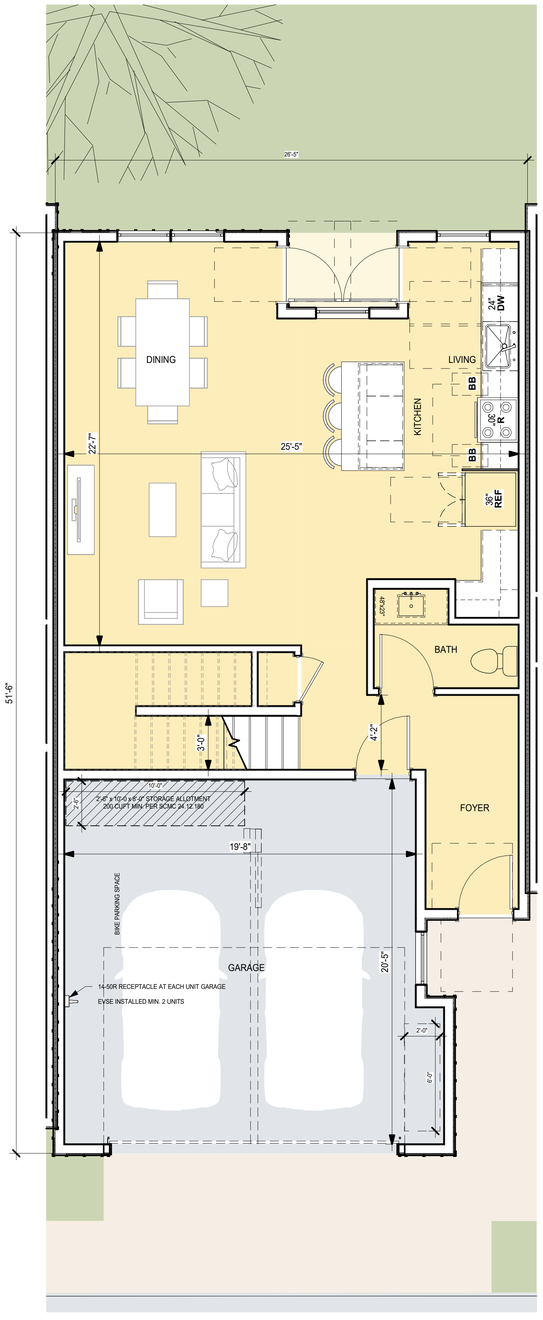


TH3 LEVEL 2 **2**

1/4" = 1'-0"



TH3 LEVEL 1 **1**

1/4" = 1'-0"

0' 2' 4' 8'

1/4"=1'-0"

TOWNHOME PLANS - TH3

AP2.01

AUGUST 7, 2026

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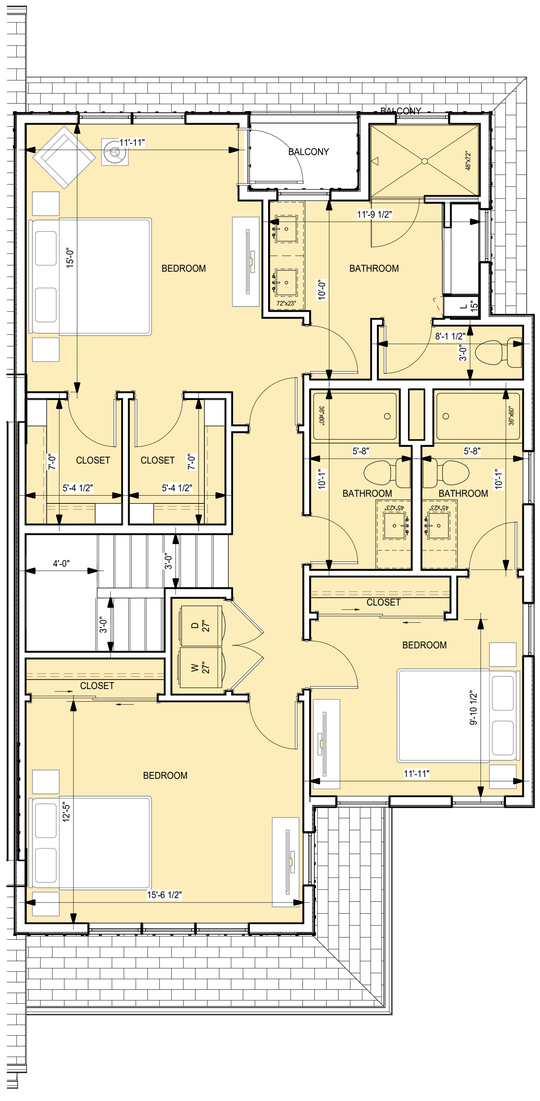
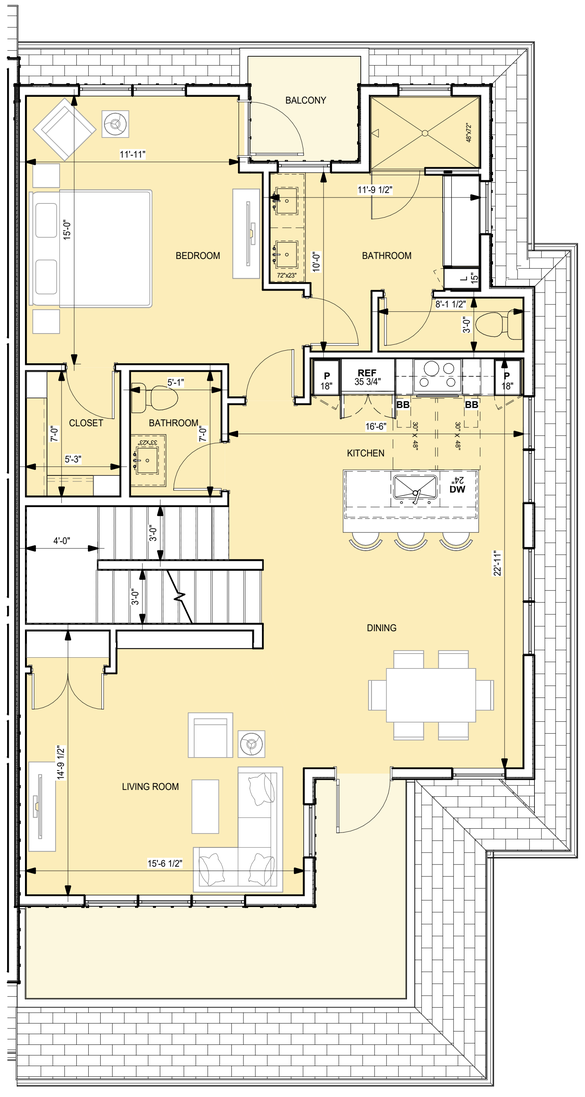


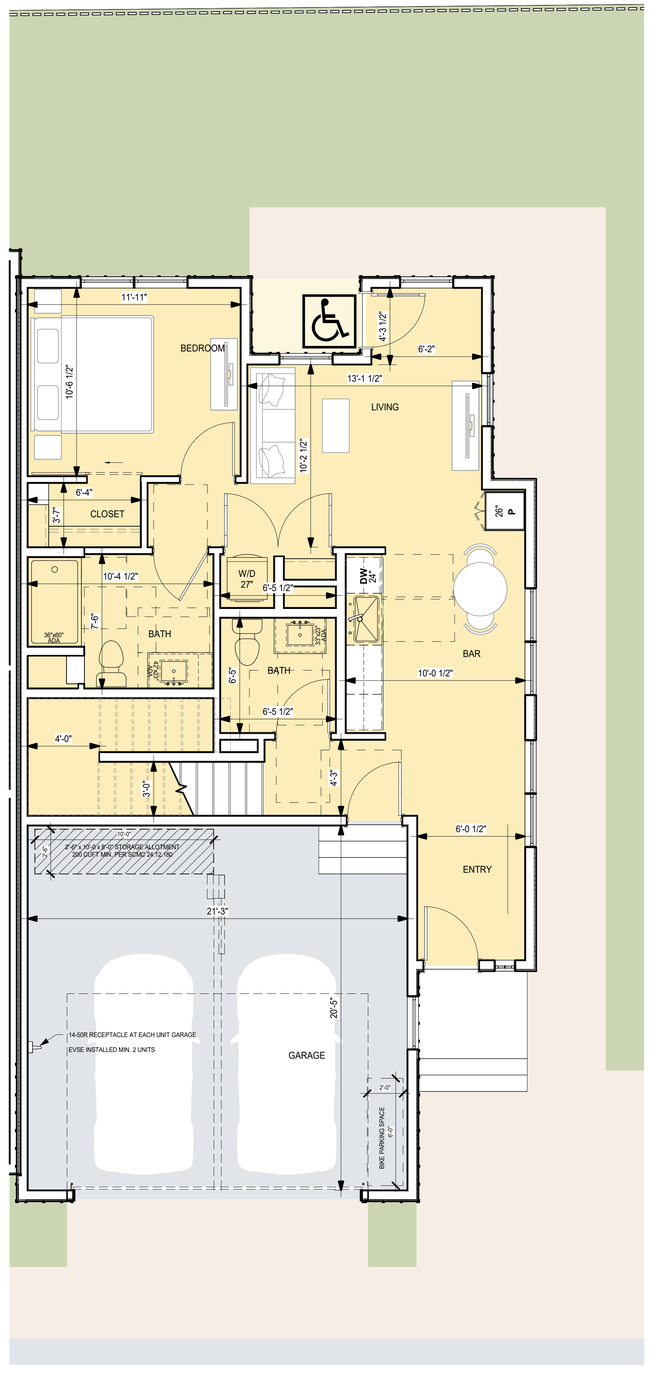
TH4 LEVEL 3 **3**

1/4" = 1'-0"



TH4 LEVEL 2 **2**

1/4" = 1'-0"



TH4 LEVEL 1 **1**

1/4" = 1'-0"

0' 2' 4' 8'

1/4"=1'-0"

BATHROOM

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EAST ELEVATION - UNITS 1-5 **4**

3/32" = 1'-0"

NORTH ELEVATION - UNITS 1-5 **2**

3/32" = 1'-0"

NOTE: ALL WINDOWS ON THIS ELEVATION (FRONTAGE ON FREDERICK ST) TO BE FIBERGLASS CONSTUCTION TO VISUALLY MATCH VINYL WINDOWS

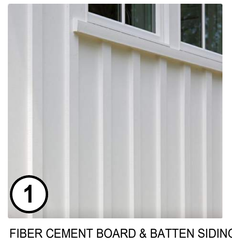
WEST ELEVATION - UNITS 1-5 **3**

3/32" = 1'-0"

SOUTH ELEVATION - UNITS 1-5 **1**

3/32" = 1'-0"

FIBERGLASS WINDOWS

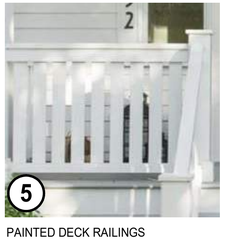


FIBER CEMENT BOARD & BATTEN SIDING

FIBER CEMENT LAP SIDING

COMPOSITE SHINGLE ROOF

VINYL WINDOWS



PAINTED DECK RAILINGS

MATERIAL LEGEND (FRONTAGE)

MATERIAL LEGEND

0' 4' 8' 16' 24'

3/32"=1'-0"

BUILDING ELEVATIONS - UNITS 1-6

AP3.01

AUGUST 7, 2026

PALISADE BUILDERS, INC.

ARCHITECTURE

528 FREDERICK ST

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EAST ELEVATION - UNITS 6-10 **4**

3/32" = 1'-0"

NORTH ELEVATION - UNITS 6-10 **2**

3/32" = 1'-0"

WEST ELEVATION - UNITS 6-10 **3**

3/32" = 1'-0"

SOUTH ELEVATION - UNITS 6-10 **1**

3/32" = 1'-0"

FIBER CEMENT BOARD & BATTEN SIDING

FIBER CEMENT LAP SIDING

COMPOSITE SHINGLE ROOF

VINYL WINDOWS

PAINTED DECK RAILINGS

MATERIAL LEGEND

0' 4' 8' 16' 24'

3/32"=1'-0"

BUILDING ELEVATIONS - UNITS 7-11

AP3.02

AUGUST 7, 2026

BDE ARCHITECTURE

PALISADE BUILDERS, INC.

528 FREDERICK ST

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EAST ELEVATION - UNITS 11-15 4

3/32" = 1'-0"

NORTH ELEVATION - UNITS 11-15 2

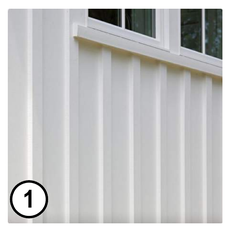
3/32" = 1'-0"

WEST ELEVATION - UNITS 11-15 3

3/32" = 1'-0"

SOUTH ELEVATION - UNITS 11-15 1

3/32" = 1'-0"



FIBER CEMENT BOARD & BATTEN SIDING

FIBER CEMENT LAP SIDING

COMPOSITE SHINGLE ROOF

VINYL WINDOWS

PAINTED DECK RAILINGS

MATERIAL LEGEND

0' 4' 8' 16' 24'

BUILDING ELEVATIONS - UNITS 12-16

3/32"=1'-0"

AP3.03

AUGUST 7, 2026

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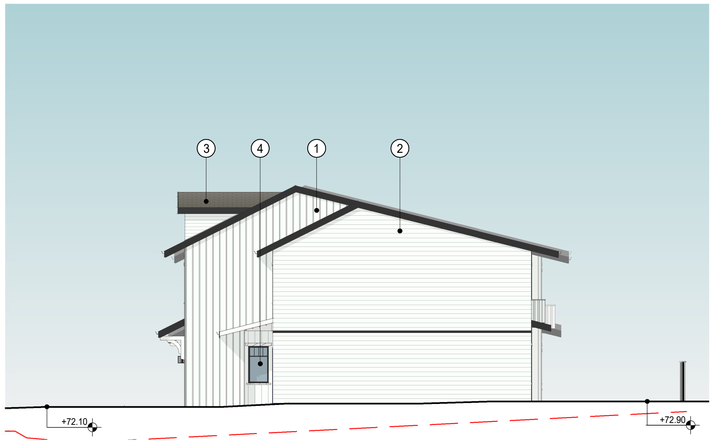
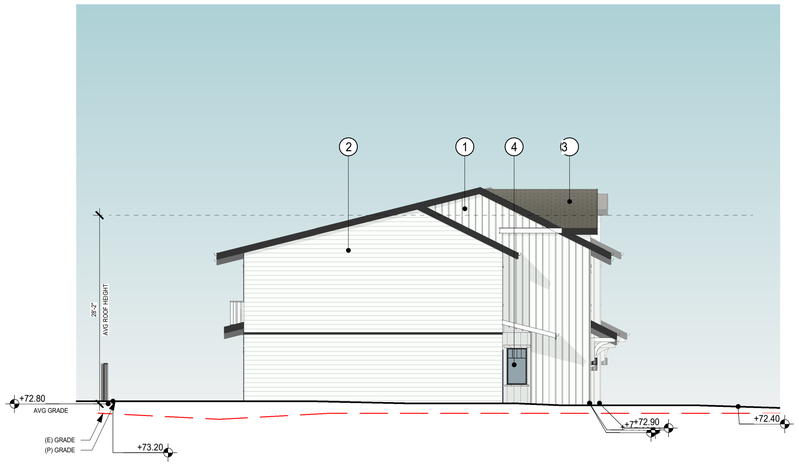


NORTH ELEVATION - UNITS 21-23 4

3/32" = 1'-0"

WEST ELEVATION - UNITS 21-23 2

3/32" = 1'-0"

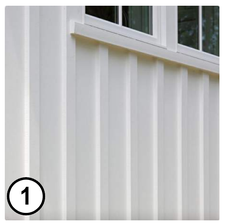


SOUTH ELEVATION - UNITS 21-23 3

3/32" = 1'-0"

EAST ELEVATION - UNITS 21-23 1

3/32" = 1'-0"



FIBER CEMENT BOARD & BATTEN SIDING

FIBER CEMENT LAP SIDING

COMPOSITE SHINGLE ROOF

VINYL WINDOWS

PAINTED DECK RAILINGS

MATERIAL LEGEND

0' 4' 8' 16' 24'

3/32"=1'-0"

BUILDING ELEVATIONS - UNITS 17-19

AP3.04

AUGUST 7, 2026

BDE ARCHITECTURE

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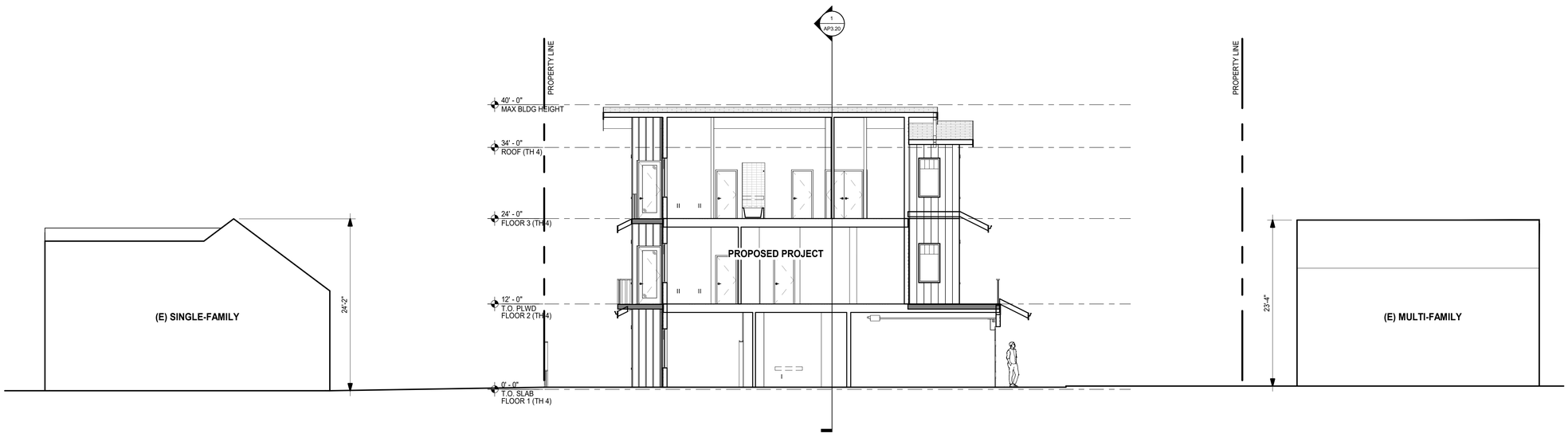
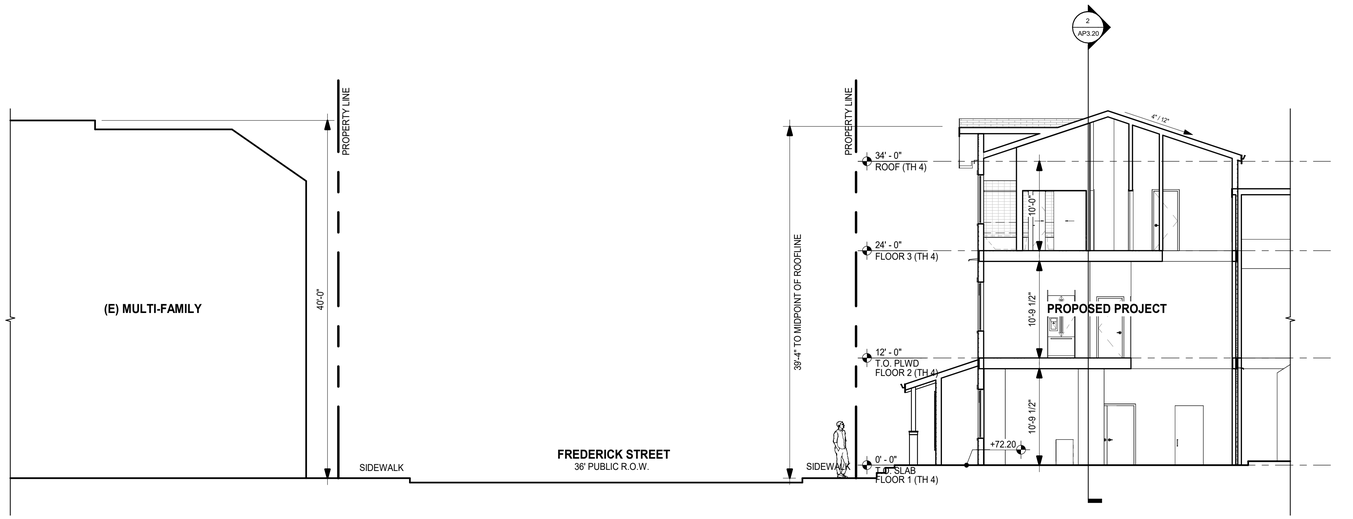


(E) MULTI-FAMILY

SITE CROSS SECTION 2

1/8" = 1'-0"



STREET CROSS SECTION 1

1/8" = 1'-0"

0' 4' 8' 16'

SECTIONS 1/8"=1'-0" **AP3.20**

BDE ARCHITECTURE | PALISADE BUILDERS, INC.

528 FREDERICK ST

AUGUST 7, 2026

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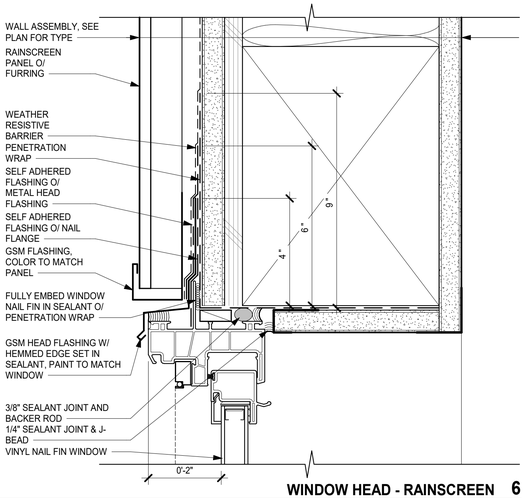
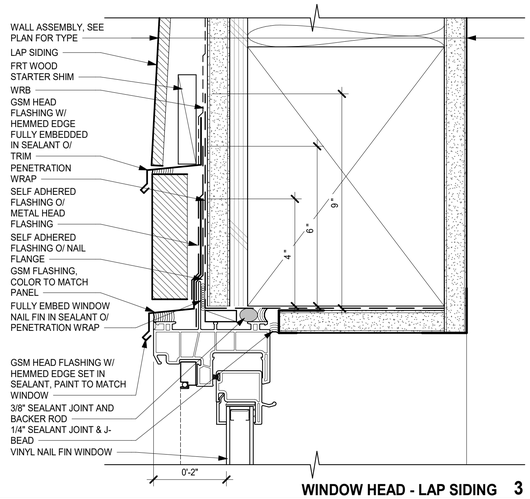


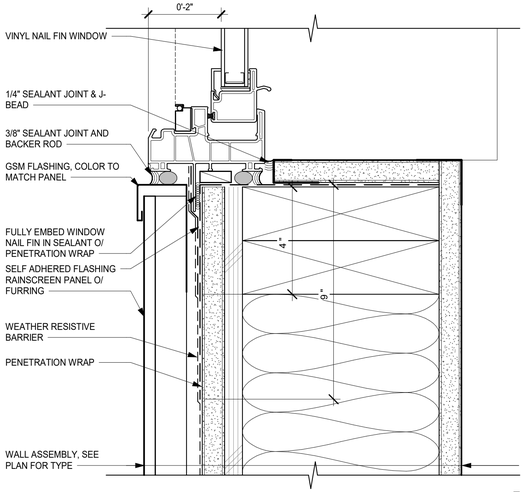
WINDOW HEAD - RAINSCREEN 6

6" = 1'-0"



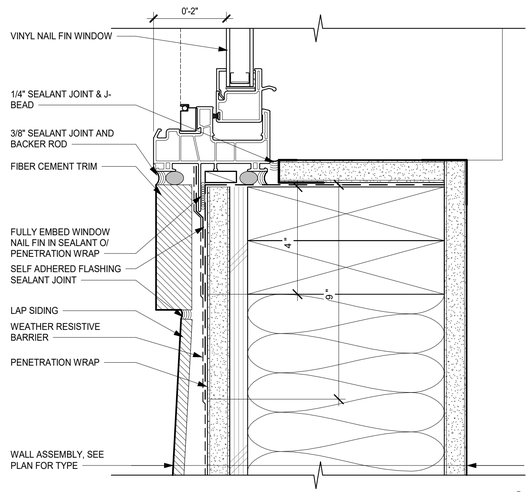
WINDOW HEAD - LAP SIDING 3

6" = 1'-0"



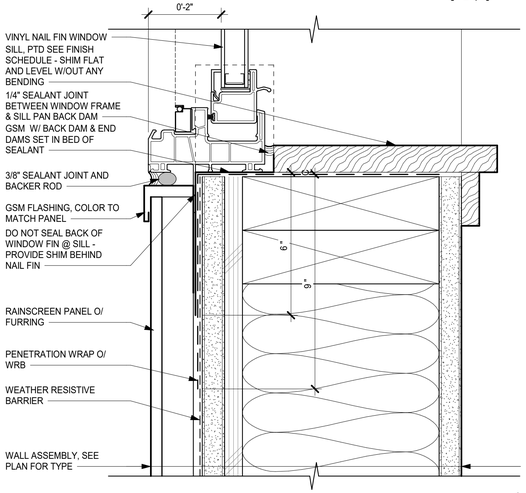
WINDOW JAMB - RAINSCREEN 5

6" = 1'-0"



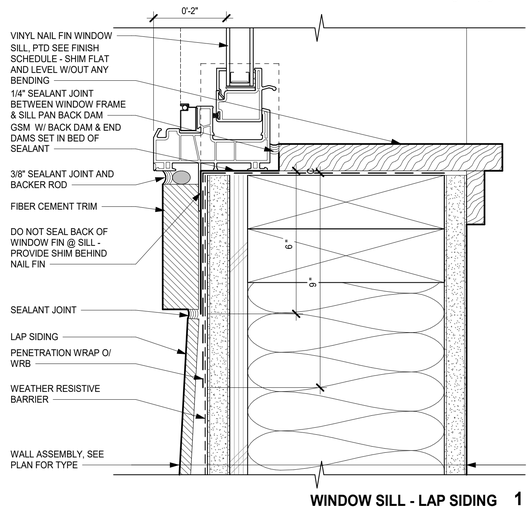
WINDOW JAMB - LAP SIDING 2

6" = 1'-0"



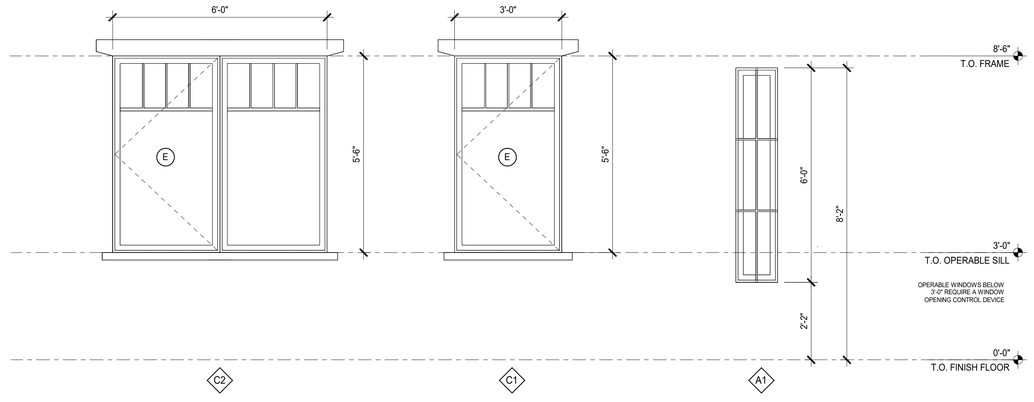
WINDOW SILL - RAINSCREEN 4

6" = 1'-0"



WINDOW SILL - LAP SIDING 1

6" = 1'-0"



NOTE: ALL GLAZING TO UTILIZE ONE OF THE FOLLOWING BIRD SAFETY TREATMENTS:
1) BIRD SAFE GLASS APPROVED FOR USE BY THE AMERICAN BIRD CONSERVANCY
2) FRITTED WINDOWS
3) UV PATTERNED FILM
4) WINDOW SCREENS

NOTE: SASHES NOTED AS EGRESS (KEYNOTE "E"), EMERGENCY ESCAPE AND RESCUE OPENINGS, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". OPENING SHALL HAVE THE FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

NOTE: ALL (11) WINDOWS ON UNIT 1 WEST ELEVATION (FRONTAGE ON FREDERICK ST) TO BE FIBERGLASS CONSTUCTION TO VISUALLY MATCH VINYL WINDOWS

WINDOW SCHEDULE

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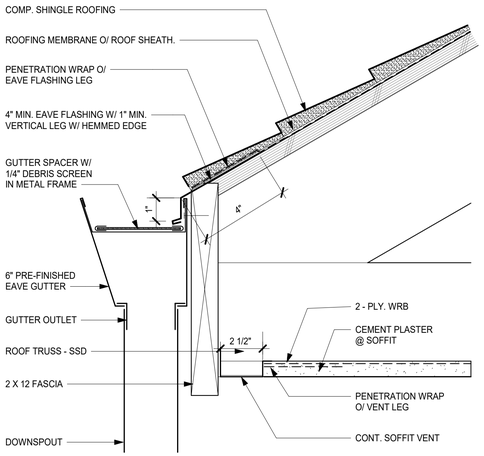
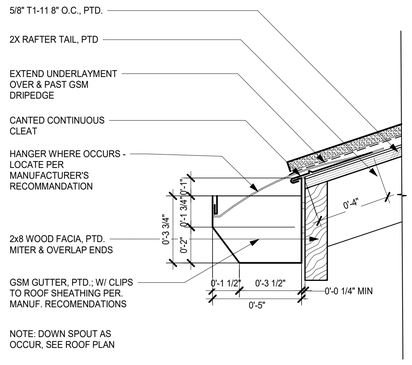


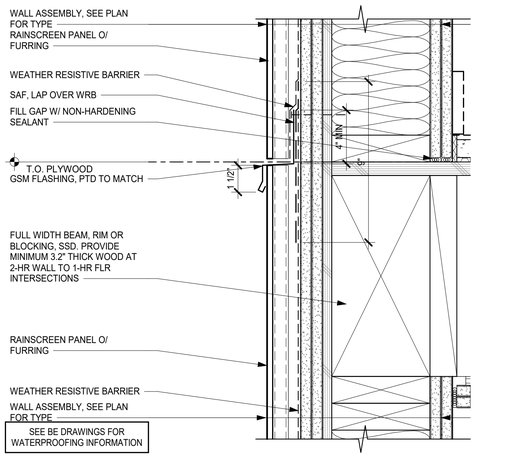
GUTTER @ SLOPED ROOF EAVE OVERHANG 1

3" = 1'-0"



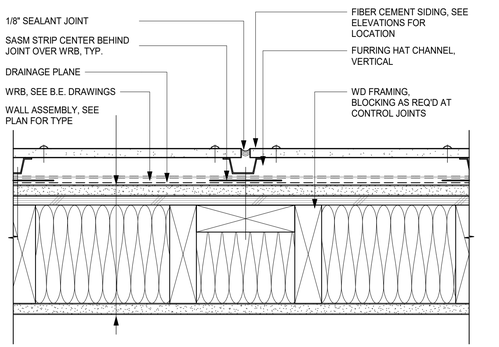
GUTTER AT EAVE 2

3" = 1'-0"



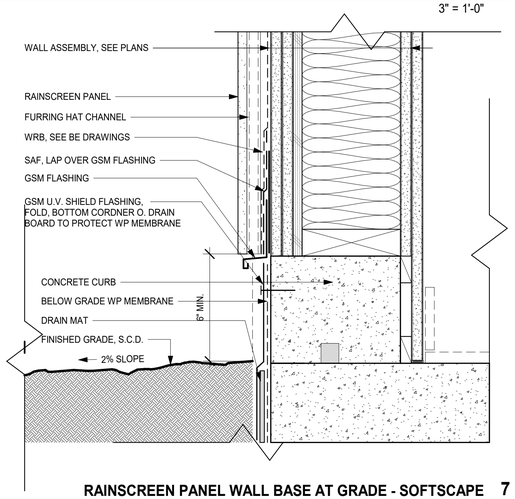
EXTERIOR WALL INTERSECTION AT FLOOR - RAINSCREEN 3

3" = 1'-0"



VERTICAL JOINT DETAIL - RAINSCREEN PANEL 5

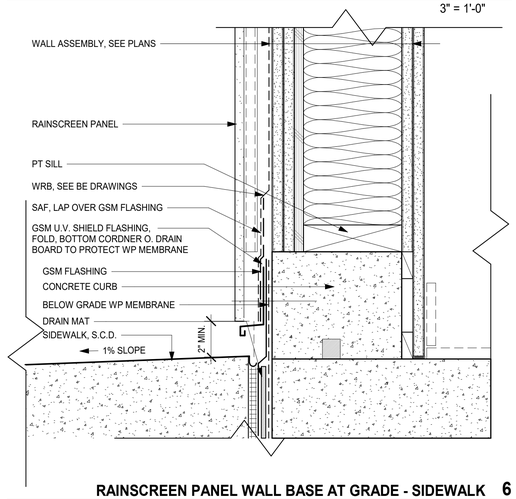
3" = 1'-0"



RAINSCREEN PANEL WALL BASE AT GRADE - SOFTSCAPE 7

3" = 1'-0"

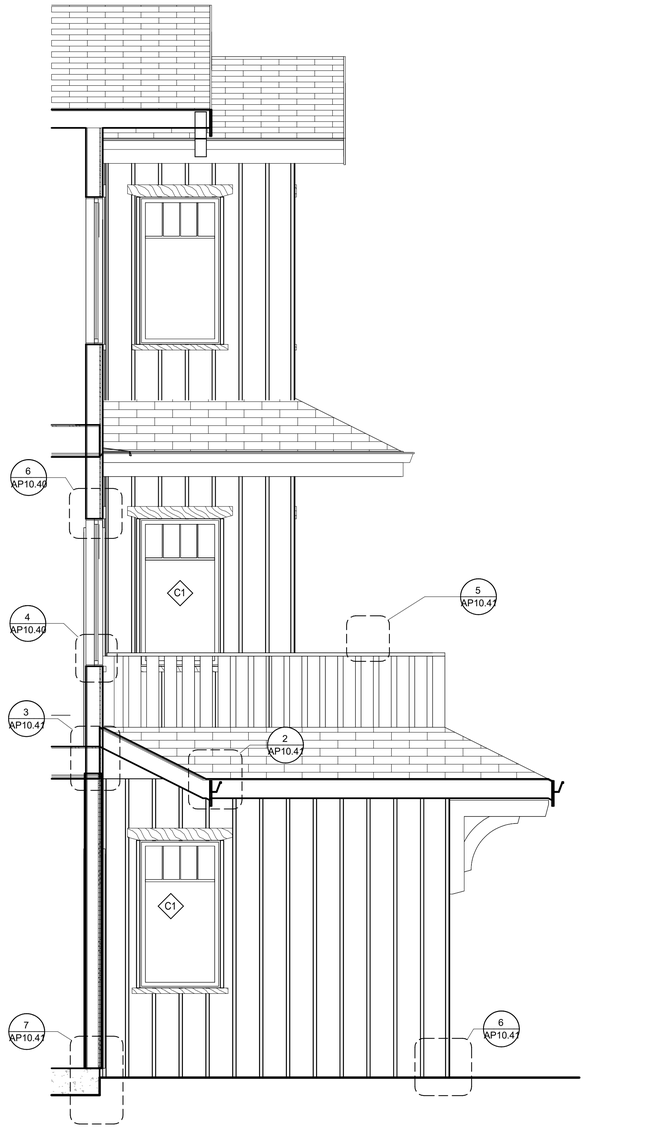
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION



RAINSCREEN PANEL WALL BASE AT GRADE - SIDEWALK 6

3" = 1'-0"

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION



Section 1 4

3/8" = 1'-0"

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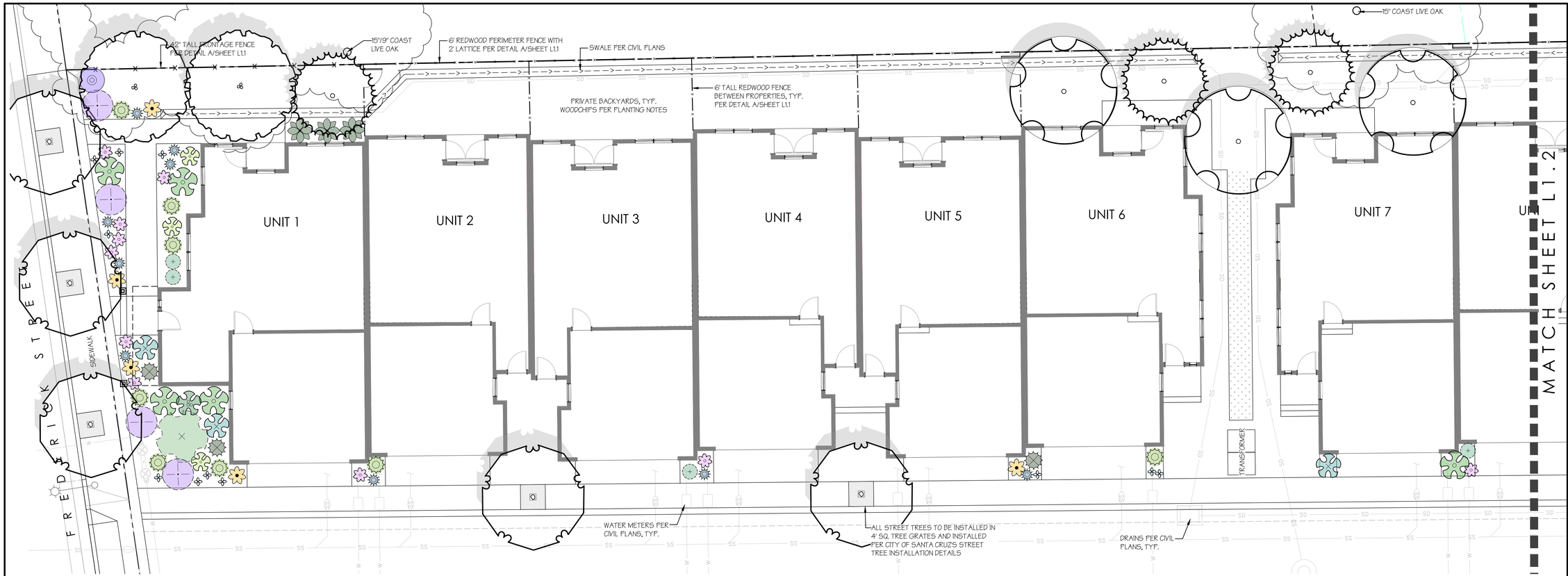

PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ACER PALMATUM 'OSAKAZUKI' / OSAKAZUKI JAPANESE MAPLE	24" BOX	6	20' X 20'	M
	ACER PALMATUM 'WOLFF' / EMPEROR 1 JAPANESE MAPLE	24" BOX	4	15' X 15'	M
	LAURUS NOBILIS / BAY LAUREL (STANDARD-TRUNK)	15 GAL	3	15' X 15'	L
	LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE	15 GAL		25' X 20'	M
	MULTI-TRUNK		7		
	STANDARD TRUNK FOR STREET TREES		5		

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA 'LAVENDER BEAUTY' / LIGHT PURPLE YARROW	1 GAL	38	2' X 3'	L
	**ACHILLEA MILLEFOLIUM 'TERRA COTTA' / ORANGE YARROW	1 GAL	20	2' X 4'	L
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL	9	4' X 6'	L
	AGAVE 'KARAS STRIPE' / VARIEGATED	5 GAL	4	3' X 3'	L
	AGAVE 'RAY OF LIGHT' / VARIEGATED	5 GAL	7	2' X 3'	L
	AGAVE SHAWII X ATTENUATA 'BLUE FLAME'	5 GAL	8	4' X 4'	L
	**ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA	5 GAL	3	2' X 10'	L
	**ARCTOSTAPHYLOS 'SUNSET' / MANZANITA	5 GAL	1	3' X 5'	L
	CALANDRINIA SPECTABILIS / ROCK PURSLANE	1 GAL	24	1' X 2'	L
	**DUDLEYA BRITTONII	3 GAL	29	1' X 1'	L
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL	1	3' X 3'	L
	LEUCADENDRON 'SAFARI GOLDSTRIKE' / SAFARI GOLDSTRIKE YELLOW CONEBUSH	1 GAL	1	5' X 5'	L
	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE DWARF MAT RUSH	1 GAL	26	2' X 3'	L
	ROSMARINUS OFFICINALIS 'BARBECUE' / ROSEMARY	1 GAL	3	5' X 4'	L
	**SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE	1 GAL	9	1.5' X 6'	L
	SENECIO VITALIS / SERPENT'S BLUE CHALK FINGERS	1 GAL	6	1.5' X 2.5'L	
	**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL	3	4' X 4'	M

GROUNDCOVER	BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	AJUGA REPTANS / CARPET BUGLE	4"	292 SF	12" O.C.	M

** = CALIFORNIA NATIVE PLANT

WUCOLS WATER USE CLASSIFICATION

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

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1. TOTAL LANDSCAPED AREA = 3,663 SF
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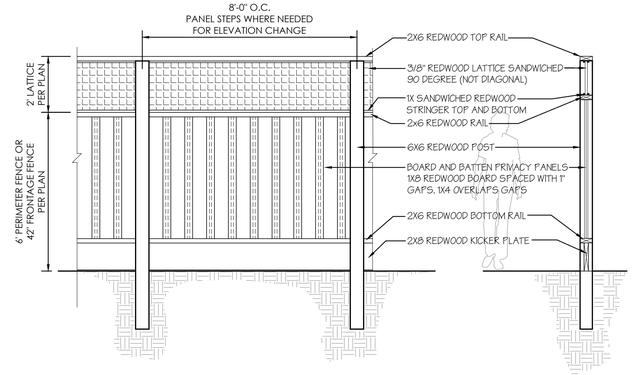

ELEVATION SECTION

A PERIMETER/FRONTAGE/INTERIOR FENCING

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LICENSED LANDSCAPE ARCHITECT · MEGAN BLENCOWE BISHOP · NO. 5706 Exp. 4/11/28 · STATE OF CALIFORNIA

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APN#011-081-62

NORTH

0 4 8 16

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DATE • 6/9/2025
JOB • 2420

SHEET TITLE

SITE LANDSCAPE PLAN

SHEET NUMBER

L1.1

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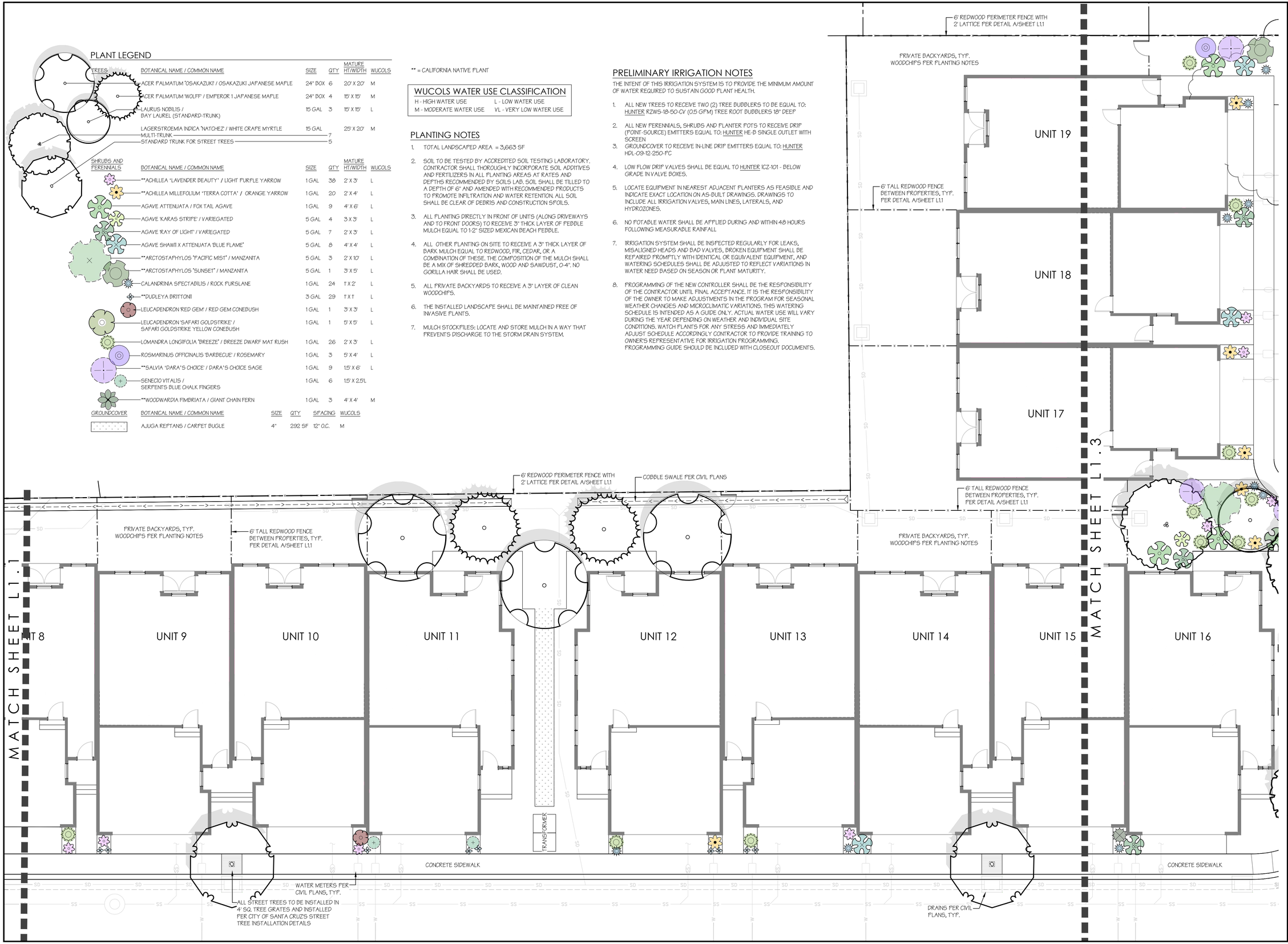

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JOB • 2420

SHEET TITLE

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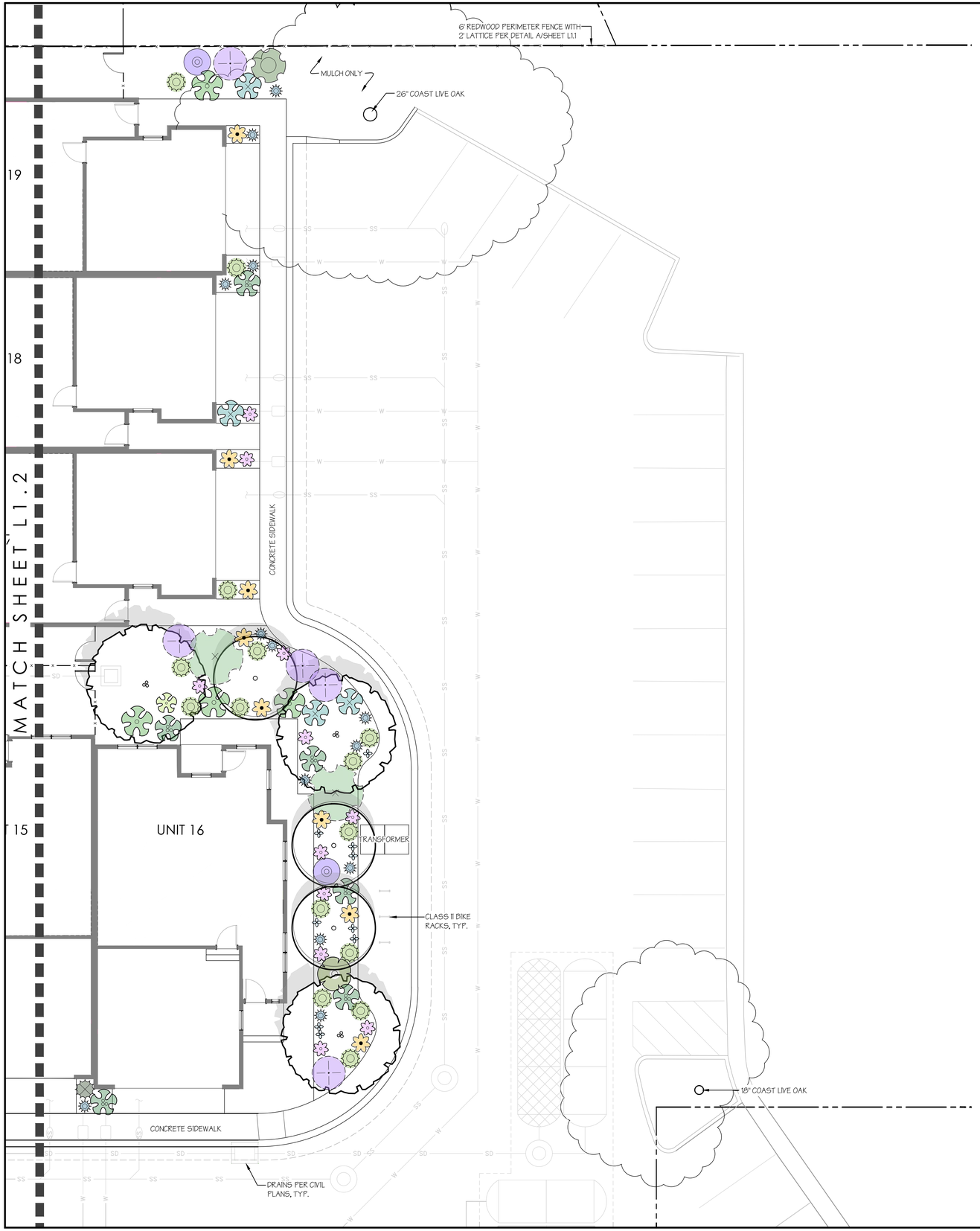
L1.2



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